

APOPKA PLANNING COMMISSION AGENDA
AUGUST 10, 2021 5:30 PM
Apopka City Hall Council Chambers

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

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

1. Approve minutes of the Planning Commission meeting held July 13, 2021.

PUBLIC COMMENT PERIOD

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

PUBLIC HEARING

1. Amendment to Ordinance No. 2780 – Rubright Planned Development
Owners: Alterna Mortgage Fund, LLC, Cypress Business Park, LLC (65%) & American Land Apopka Industrial, LLC (35%), & Exeter Wesley Land, LLC
Applicant: Poulos & Bennett, c/o Kathy Hattaway
Location: West of North Orange Blossom Trail and north of Hogshead Road
Project: 424.34 +/- acres
Project Manager: Bobby Howell
2. Special Exception – To allow a tobacco shop in the MU-D (Mixed-Use downtown) zoning district for the property located at 60 East 5th Street.
Owner: Kim Hai Yong
Applicants: Naram Global Inc. c/o Christopher Sagherian, President
Location: 60 East 5th Street
Project: 0.71 +/- acre
Project Manager: Jean Sanchez

SITE PLANS

1. Major Development Plan – Crossroads 429 Industrial Park
Owner: Summit Real Estate Group
Applicant: Stock & Associates Consulting Engineers, Inc. c/o George M. Stock, P.E., President
Location: 2800 General Electric Road
Project: 50.28 +/- acres
Project Manager: Jean Sanchez

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 13, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Linda Laurendeau, William Gusler and Howard Washington.

ABSENT: Robert Ryan, Butch Stanley, Mary Norwood and Orange County Public Schools (Non-voting)

STAFF PRESENT: Michael Rodriguez – City Attorney, Bobby Howell, AICP – Planning Manager, Phil Martinez – Planner II; Jean Sanchez – Planner II, Robert Hippler – IT Director, Robert Shelton - Network Engineer and Erin Arnold – Recording Secretary.

OTHERS PRESENT: John Abakan, Sofia Sierra-Gil, Lou Ronca, Luke Classon, Justin Bolding, Randy Lazarus, Teresa Sargeant, Patricia Lucht, Emma Maury, Isaih Robeson, William Duvall, Aaron Struckmeyer, Kait Bator, Dallas Austin and John Townsend.

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 8, 2021 at 5:30 p.m.

Motion: **Howard Washington made a motion to approve the Planning Commission minutes from the regular meeting held on June 8, 2021 at 5:30 p.m. and seconded by Linda Laurendeau. Aye votes were cast James Greene, Linda Laurendeau, William Gusler and Howard Washington (4/0).**

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

LEGISLATIVE – COMPREHENSIVE PLAN AMENDMENT – SMALL SCALE – FUTURE LAND USE AMENDMENT – PLYMOUTH HARBOR, LLC - Chairperson Greene stated this is a request to recommend approval of the change of future land use designation from “county” rural to “city” residential low suburban, subject to the findings of the staff report for the property owned by Plymouth Harbor, LLC and located west of Plymouth Sorrento Road and North of Yothers Road.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to recommend approval of the change of future land use designation from “county” rural to “city” residential low suburban, subject to the findings of the staff report.

The subject property was annexed into the City on April 3, 2019 by Ordinance No. 2715. The proposed Future Land Use designation of Residential Low Suburban is compatible with the property due to the parcels with a Future Land Use designation of Residential Low Suburban being located in the vicinity. This application is being processed simultaneously with an application to rezone the subject property from T (Transitional District) to RSF-1B (Residential Single-Family – Large Lot District).

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends approval of the request to apply the future land use designation of Residential Low Suburban (0-3.5 du/ac) for the property owned by Plymouth Harbor, LLC.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 13, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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

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

Motion: Linda Laurendeau made a motion to find the proposed Future Land Use Amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommended approval of the change of Future Land Use Designation from County Rural to City Residential Low Suburban, subject to the findings of the staff report for the property owned by Plymouth Harbor, LLC and located west of Plymouth Sorrento Road and north of Yothers Road. Motion seconded by William Gusler. Aye votes were cast James Greene, Linda Laurendeau, William Gusler and Howard Washington (4/0).

LEGISLATIVE – CHANGE OF ZONING – PLYMOUTH HARBOR, LLC - Chairperson Greene stated this is a request to recommend approval of the proposed Change of Zoning from T (Transitional District) and RSF-1A (Residential Single-Family Estate District) to RSF-1B (Residential Single-Family – Large Lot District) for the property owned by Plymouth Harbor, LLC and located west of Plymouth Sorrento Road and North of Yothers Road.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to recommend approval of the proposed Change of Zoning from T (Transitional District) and RSF-1A (Residential Single-Family Estate District) to RSF-1B (Residential Single-Family – Large Lot District) for the properties owned by Plymouth Harbor LLC, located west of Plymouth Sorrento Road and north of Yothers Road. The tract size is 29.62 +/- acres.

The subject properties consist of approximately 29.62 acres and contain single-family homes and equestrian facilities. The proposed RSF-1B zoning is compatible with the properties due to the RSF-1B zoning being found in the vicinity. The applicant has expressed interest in developing a residential subdivision on the subject properties in accordance with the RSF-1B zoning criteria.

The proposed RSF-1B (Residential Single-Family - Large Lot District) zoning is consistent with the existing Residential Low Suburban (Maximum 3.5 dwelling units per acre) Future Land Use Designation. Site development cannot exceed the intensity allowed by policies in the Comprehensive Plan, and cannot exceed more than 3.5 dwelling units per acre.

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional District) and RSF-1A (Residential Single-Family Estate District) to RSF-1B (Residential Single-Family – Large Lot District) for the property owned by Plymouth Harbor LLC, located west of Plymouth Sorrento Road and north of Yothers Road.

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

Commissioner Gusler asked for clarification between 1A and 1B in regards to density.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 13, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

Staff responded that 1A has a maximum of 3.5 dwelling units per acre and 1B is the same.

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

MOTION: Howard Washington made a motion to find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed change of zoning from T (Transitional District) and RSF-1A (Residential Single-Family Estate District) to RSF-1B (Residential Single-Family – Large Lot District) for the properties owned by Plymouth Harbor LLC, located west of Plymouth Sorrento Road and north of Yothers Road. Motion seconded by William Gusler. Aye votes were cast James Greene, Linda Laurendeau, William Gusler and Howard Washington (4/0).

LEGISLATIVE – COMPREHENSIVE PLAN AMENDMENT – SMALL SCALE – FUTURE LAND USE AMENDMENT – CHS MANAGEMENT - Chairperson Greene stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from County Rural to Mixed Use, subject to the findings of the staff report for the property owned by CHS Management and located north of Ponkan Pines Road and east of Plymouth Sorrento Road.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from County Rural to Mixed Use, subject to the findings of the staff report. Tract size is 8.85 +/- acres.

The proposed “Mixed Use” Future Land Use is compatible with the Mixed-Use Future Land Use designations being found in the vicinity of the subject property. In addition, the proposed Mixed-Use Future Land Use is compatible with the proposed zoning, MU-ES-GT (Mixed-Use East Shore - Gateway Subdistrict).

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

Future Land Use Element

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

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 13, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

2. **Policy 3.5**, Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.

The Development Review Committee finds the change in Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommends approval of the Future Land Use Map designation from County Rural to City Mixed-Use.

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.

Isaih Robeson, 3535 Plymouth Sorrento Road, asked about what type of project would be going on to this property. Staff mentioned that the site plan is not available at this time since this is just a land use change.

William Duval, 3327 Little Joe Court, stated that this change isn't going to happen. All the property around there is RCE and everyone has acreage. He plans to be involved every step of the way.

Chairperson Greene closed the public hearing.

MOTION: Linda Laurendeau made a motion to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from County Rural to Mixed Use, subject to the findings of the staff report for the property owned by CHS Management and located north of Ponkan Pines Road and east of Plymouth Sorrento Road. Motion seconded by Howard Washington. Aye votes were cast James Greene, Linda Laurendeau, William Gusler and Howard Washington (4/0).

LEGISLATIVE – CHANGE OF ZONING – CHS MANAGEMENT - Chairperson Greene stated this is a request to recommend approval of the proposed change of zoning from T (Transitional District) to MU-ES-GT (Mixed-Use - East Shore – Gateway Subdistrict) for the properties owned by CHS Management Corp., located north of Ponkan Pines Road and east of Plymouth Sorrento Road.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to recommend approval of the proposed change of zoning from T (Transitional District) to MU-ES-GT (Mixed-Use - East Shore – Gateway Subdistrict) for the properties owned by CHS Management Corp., located north of Ponkan Pines Road and east of Plymouth Sorrento Road. The tract size is 15.82 +/- acres.

The subject properties were annexed into the City on December 19, 2018 and October 7, 2020 by Ordinance Numbers 2789 and 2696, respectively. The subject properties are approximately 15.82 acres in total and a manufactured home is located on one parcel. The proposed MU-ES-GT zoning is compatible with the property due to the MU-ES-GT zoning being found in the vicinity.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 13, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

The proposed MU-ES-GT (Mixed-Use - East Shore - Gateway Subdistrict) zoning is consistent with the existing and proposed Mixed Use (Maximum 2 dwelling units per acre and 1.0 Floor Area Ratio) Future Land Use Designation. Site development cannot exceed the intensity allowed by policies in the Comprehensive Plan, and cannot exceed more than 2 dwelling units per acre and 1.0 floor area ratio per Future Land Use Element Policy 3.5 as properties are located north of Ponkan Road.

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed change of zoning from T (Transitional District) to MU-ES-GT (Mixed-Use - East Shore - Gateway Subdistrict) for the properties owned by CHS Management Corp., located north of Ponkan Pines Road and east of Plymouth Sorrento Road.

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

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

MOTION: Howard Washington made a motion to find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed change of zoning from T (Transitional District) to MU-ES-GT (Mixed-Use East Shore - Gateway Subdistrict) for the properties owned by CHS Management Corp., located north of Ponkan Pines Road and east of Plymouth Sorrento Road. Motion seconded by Linda Laurendeau. Aye votes were cast James Greene, Linda Laurendeau, William Gusler and Howard Washington (4/0).

LEGISLATIVE – CHANGE OF ZONING – 380 SEMORAN COMMERCE PLACE - 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, recommending approval of the proposed Change of Zoning from I-L (Light Industrial District) to C-R (Regional Commercial District) for the property owned by RAM SBC LLC, located north of E. Semoran Blvd. and West of Semoran Commerce Place.

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, recommending approval of the proposed Change of Zoning from I-L (Light Industrial District) to C-R (Regional Commercial District) for the property owned by RAM SBC LLC, located north of E. Semoran Blvd. and West of Semoran Commerce Place. The tract size is 1.85 +/- acres.

The subject property was annexed into the City on December 30, 1991 by Ordinance No. 690. The subject area consists of approximately 1.85 acres. The proposed C-R zoning is compatible with the property due to the existing Commercial Future Land Use and C-R zoning being found in the vicinity. The site contains a retail multi-tenant center. The applicant is proposing to rezone the subject area to allow for existing commercial uses that were previously permitted in the I-1 Zoning District (1992 Land Development Code), but are not permitted in the I-L, Light Industrial Zoning District in the 2019 Land Development Code.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 13, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

The proposed C-R (Regional Commercial District) zoning is consistent with the existing Commercial (Maximum 0.25 Floor Area Ratio) Future Land Use Designation. Site development cannot exceed the intensity allowed by policies in the Comprehensive Plan.

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 I-L (Light Industrial District) to C-R (Regional Commercial District) for the property owned by RAM SBC LLC, located north of E. Semoran Blvd. and west of Semoran Commerce Place.

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

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

MOTION: William Gusler made a motion to find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from I-L (Light Industrial District) to C-R (Regional Commercial District) for the property owned by RAM SBC LLC, located north of E. Semoran Blvd. and west of Semoran Commerce Place. Motion seconded by Linda Laurendeau. Aye votes were cast James Greene, Linda Laurendeau, William Gusler and Howard Washington (4/0).

LEGISLATIVE – COMPREHENSIVE PLAN AMENDMENT – SMALL SCALE – FUTURE LAND USE AMENDMENT – NORTHSTAR - Chairperson Greene stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from Commercial to Industrial, subject to the findings of the staff report for the property owned by CLPF Cadence Northstar, LLC and located north of Ocoee Apopka Road and east of S.R. 451.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to 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 Commercial to Industrial, subject to the findings of the staff report for the property owned by CLPF Cadence Northstar, LLC and located north of Ocoee Apopka Road and east of S.R. 451. Tract size is 8.53 +/- acres.

The subject property was annexed into the City on July 18, 1990 and December 30, 1991 by Ordinance Numbers 622 and 692, respectively. The proposed Future Land Use designation of Industrial is compatible with the surrounding parcels as properties with a Future Land Use designation of Industrial are located in the vicinity. This application is being processed simultaneously with an application to rezone a portion of the subject area from C-C (Community Commercial District) to I-L (Light Industrial District).

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends approval of the request

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 13, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

to apply the future land use designation of Industrial (Max. 0.6 FAR) for the property owned by CLPF Cadence Northstar, LLC.

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

Commissioner Laurendeau mentioned that this area is becoming pretty congested and it's at the ingress egress from the highway and there is a lot of development south of there. She mentioned that she also had a concern about the traffic due to the school that was newly built there as well.

Phil Martinez responded that the applicant has submitted a major development plan and it is being reviewed. Staff will accommodate traffic studies.

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

MOTION: William Gusler made a motion to find the proposed 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 Commercial to Industrial, subject to the findings of the staff report the property owned by CLPF Cadence Northstar, LLC and located north of Ocoee Apopka Road and east of S.R. 451. Motion seconded by Howard Washington. Aye votes were cast James Greene, Linda Laurendeau, William Gusler and Howard Washington (4/0).

LEGISLATIVE – CHANGE OF ZONING – NORTHSTAR - Chairperson Greene stated this is a request to recommend approval of the proposed change of zoning from C-C (Community Commercial District) to I-L (Light Industrial District) for the property owned by CLPF Cadence Northstar LLC, located north of Ocoee Apopka Road and east of S.R. 451.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to recommend approval of the proposed change of zoning from C-C (Community Commercial District) to I-L (Light Industrial District) for the property owned by CLPF Cadence Northstar LLC, located north of Ocoee Apopka Road and east of S.R. 451. The tract size is 1.67 +/- acres.

The subject property consists of approximately 1.67 acres and is vacant. The proposed I-L zoning is compatible with the properties due to the I-L zoning being found in the vicinity. This application is being processed simultaneously with an application to amend the Future Land Use Designation from Commercial to Industrial for the subject property.

The proposed I-L (Light Industrial District) zoning is consistent with the proposed Industrial (Maximum 0.6 Floor Area Ratio) Future Land Use Designation. Site development cannot exceed the intensity allowed by policies in the Comprehensive Plan, and cannot exceed more than 0.6 Floor Area Ratio. The applicant has submitted a Major Development Plan for an industrial warehousing complex on the subject property and the north adjacent property. The proposed Industrial Future Land Use and I-L, Light Industrial Zoning will create a consistent Future Land Use designation and Zoning district for the proposed Major Development Plan.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 13, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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 C-C (Community Commercial District) to I-L (Light Industrial District) for the property owned by CLPF Cadence Northstar LLC, located north of Ocoee Apopka Road and East of S.R. 451.

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

MOTION: William Gusler made a motion to find the 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 C-C (Community Commercial District) to I-L (Light Industrial District) for the property owned by CLPF Cadence Northstar LLC, located North of Ocoee Apopka Road and East of S.R. 451. Motion seconded by Linda Laurendeau. Aye votes were cast James Greene, Linda Laurendeau, William Gusler and Howard Washington (4/0).

LEGISLATIVE – MAJOR DEVELOPMENT PLAN – APOPKA 429 - Chairperson Greene stated this is a request to find the Major Development Plan consistent with the Land Development Code and, and recommend approval of the Apopka 429 Major Development Plan subject to the findings of this staff report for the property owned by Cypress Business Park, LLC and located southeast of US 441, west of Apopka Airport.

Staff Presentation: Bobby Howell, Planning Manager, stated this is a request to find the Major Development Plan consistent with the Land Development Code and, and recommend approval of the Apopka 429 Major Development Plan. The tract size is 246.18 +/- acres.

The applicant has submitted a Major Development Plan for consideration which details the development of infrastructure servicing a proposed industrial/warehouse development totaling up to 2,471,040 square feet on 246.18 acres. The subject property is located southeast of US 441, west of Apopka Airport. Development is subject to the standards and conditions set forth in PD Ordinance No. 2780 which was adopted on August 19, 2020. The Major Development Plan indicates there is the potential for the development of three warehouse buildings ranging in maximum sizes of 546,000 square feet, 725,040 square feet, and 1,200,000 square feet.

The Major Development Plan only proposes the development of infrastructure and grading for the site, the development of the warehouse buildings depicted on the Plan is not proposed at this time.

The Major Development Plan proposes the construction of an internal road leading from Orange Circle, which is the access road leading into the Apopka Airport, to the west, and then to the north to connect to US 441 adjacent to Wesley Road. Per Ordinance No. 2780, the road will be dedicated to the public. A 5-foot wide sidewalk will be constructed adjacent to the road at the time each building is developed. The intersection of Wesley Road and US 441 is proposed to be a signalized intersection at full project buildout. Additional offsite improvements include extending the existing northbound left turn lane on US 441 460-feet, and extending the existing southbound right turn lane located on US 441 430-feet. Right and left turn lanes leading onto US 441 from Wesley Road are proposed for construction.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 13, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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

The Development Review Committee recommends approval of the Apopka 429 Development Plan.

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 Major Development Plan consistent with the Land Development Code and recommend approval of the Apopka 429 Major Development Plan. Motion seconded by William Gusler. Aye votes were cast James Greene, Linda Laurendeau, William Gusler and Howard Washington (4/0).

LEGISLATIVE – MAJOR DEVELOPMENT PLAN – ORLANDO BELTWAY EAST -

Chairperson Greene stated this is a request to find the Major Development Plan consistent with the Land Development Code and Master Plan, and recommend approval of the Orlando Beltway East Major Development Plan subject to the findings of this staff report for the property owned by Orlando Beltway Associates and located west side of Plymouth Sorrento Road, approximately ¼ mile north of the intersection of Kelly Park Road and Plymouth-Sorrento Road.

Staff Presentation: Bobby Howell, Planning Manager, stated this is a request to find the Major Development Plan consistent with the Land Development Code and, and recommend approval of the Orlando Beltway East Major Development Plan. The tract size is 56.51 +/- acres.

On October 21, 2020, the City Council approved a rezoning and Master Plan that is consistent with the requirements of the Kelly Park Interchange Form Based Code for the subject property. The subject property is located on the west side of Plymouth-Sorrento Road, approximately one-quarter mile north of the intersection of Kelly Park Road and Plymouth-Sorrento Road, directly to the south of the Bridle Path subdivision.

The applicant has submitted a Major Development Plan for approval to develop a subdivision consisting of 202 single-family residential units, and a 2.4-acre parcel that is reserved for future non-residential development subject to the requirements of the Kelly Park Interchange (KPI) - Form-Based Code. Of the 202 units, 143 are single-family units on 40-foot wide lots with a minimum living area of 1,600 square feet and are located within the Neighborhood character zone. 59 are townhome units with a minimum living area of 1,200 square feet and are located within the Transition character zone. There are no minimum and maximum lot size and living area requirements in the Form-Based Code. All design elements are consistent with the approved Master Plan and the KPI – Form-Based Code.

Access to the site is proposed via Plymouth-Sorrento Road. Vehicular and pedestrian connections are provided to the Bridle Path subdivision to the north, and to the property to the south. A vehicular access point leading to the non-residential portion of the site is located south of lots 77 and 78. 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. Right and left turn lanes are provided leading into the site from Plymouth-Sorrento Road.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 13, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

Proposed amenities include a community swimming pool, internal trail system providing connections within the Form-Based Code area, and a 12-foot wide bike trail along the Plymouth-Sorrento Road frontage. Consistent with the approved Master Plan, 15.50 acres, or 28-percent of the site is reserved as open space. 20-percent open space is required in the Neighborhood character zone, and 15-percent open space is required in the Transition character zone.

The Development Review Committee recommends approval of the Orlando Beltway – East Major Development Plan.

Commissioner Washington asked for further clarification regarding the 30-foot-wide strip for future right of way.

Bobby Howell responded that the reservation is for the future widening of Plymouth Sorrento.

James Hoffman, VHB, stated that he is that applicant and is happy to answer any questions anyone may have.

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 Major Development Plan consistent with the Land Development Code and Master Plan and recommend approval of the Orlando Beltway East Major Development Plan. Motion seconded by Howard Washington. Aye votes were cast James Greene, Linda Laurendeau, William Gusler and Howard Washington (4/0).

LEGISLATIVE – MAJOR DEVELOPMENT PLAN – ADVENTHEALTH FUDGE ROAD COMPLEX PHASES 1 & 2 - Chairperson Greene stated this is a request to find the AdventHealth Fudge Road Complex Phases 1 & 2 – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits for the property owned by Adventist Health System/Sunbelt Inc and located at 4051 Fudge Road.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the AdventHealth Fudge Road Complex Phases 1 & 2 – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan. The tract size is 53.65 +/- acres.

Located south of U.S. 441 and north of Hogshead Road, the AdventHealth Fudge Road Complex Phases 1 & 2 – Major Development Plan (MDP) proposes the development of warehouse/medical supply distribution facilities. Phase 1 is currently undergoing a Construction Site Plan review with the Development Review Committee. The applicant intends to develop a Phase 3 in the future. Phase 1 comprises of 76,168 square feet for building 1 and 76,179 square feet for building 2 on 13.912 acres while Phase 2 consists of 303,040 building square feet 25 acres. The maximum permitted height of the buildings is 45 feet. The applicant proposes buildings with a height of 35 feet.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 13, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

This development will have access along Hogshead Road. The plan also shows an internal spine road providing access from north to south.

The Development Review Committee recommends approval of the AdventHealth Fudge Road Complex Phases 1 & 2 – Major Development Plan subject to the findings of this staff report.

Commissioner Laurendeau inquired about the soil in that area. Jean responded that part of the development review required a geotechnical and environmental studies and it's been deemed fine.

Commissioner Gusler asked is there will be any access from 441. Jean stated that there is no access from 441 being proposed at this time.

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

MOTION: William Gusler made a motion to find the AdventHealth Fudge Road Complex Phases 1 & 2 – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Howard Washington. Aye votes were cast James Greene, Linda Laurendeau, William Gusler and Howard Washington (4/0).

LEGISLATIVE – FINAL DEVELOPMENT PLAN & PLAT – WINDWARD HILLS - Chairperson Greene stated this is a request to find the Final Development Plan and Plat consistent with the Land Development Code and Master Plan/Preliminary Development Plan, and recommend approval of the Windward Hills - Final Development Plan and Plat for the property owned by Windward Hills, LLC and located at 4145 W. Orange Blossom Trail.

Staff Presentation: Bobby Howell, Planning Manager, stated this is a request to find the Final Development Plan and Plat consistent with the Land Development Code and Master Plan/Preliminary Development Plan, and recommend approval of the Windward Hills - Final Development Plan and Plat. The tract size is 67.76 +/- acres.

The applicant has submitted a Final Development Plan and Plat for consideration which details the development of 101 single-family units on 67.76 acres. The subject property is located at 4145 W. Orange Blossom Trail. Development is subject to the standards and conditions set forth in PD Ordinance No. 2508 which was adopted on August 3, 2016 under the 1993 Land Development Code, and requires the following:

- The uses permitted within the PUD district shall be: single-family homes and associated accessory uses or structures consistent with land use and development standards established for the R-1A zoning category and Neighborhood Commercial, except where otherwise addressed in this ordinance.
-
- Development of the property shall occur with the Master Site Plan set forth in Exhibit "A". If a development standard or zoning regulation is not addressed within Exhibit "A", development shall comply with the R-1A zoning standards set forth in the Land Development Code. Where

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 13, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

any development standard conflicts between the Apopka Farms Master Plan/Preliminary Development Plan and the Land Development Code, the Master Plan/Preliminary Development Plan shall preside. Any proposed revision to the Master Plan shall be evaluated and processed pursuant to Section 2.02.18.N (Master plan revision), LDC.

The proposed subdivision will be accessed via N. Orange Blossom Trail and through the adjacent Chandler Estates subdivision located to the north which is noted on the plat as Windward Hills Boulevard. Consistent with the approved Master Plan, two lots totaling 3.41 acres in size are located adjacent to N. Orange Blossom Trail and are reserved for commercial development. Two neighborhood streets, Lake Bluff Loop and Center Cove Lane will lead to interior subdivision lots located off Windward Hills Boulevard.

Consistent with the approved Master Plan, stormwater is proposed to be discharged into Tracts H and I. Tract H is located to the south of lots 1-3, and Tract I is located to the south of lots 60-69. These tracts are proposed to be owned and maintained by the homeowner's association.

Consistent with the Master Plan, Tract K is one acre in size and is reserved for a Park and Recreation area which consists of a play structure and grassed areas.

The Development Review Committee finds the Final Development Plan and Plat to be consistent with the Master Plan/Preliminary Development Plan and recommends approval of the Windward Hills Final - Development Plan and Plat.

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 Final Development Plan and Plat consistent with the Land Development Code and Master Plan/Preliminary Development Plan, and recommend approval of the Windward Hills - Final Development Plan and Plat. Motion seconded by Linda Laurendeau. Aye votes were cast James Greene, Linda Laurendeau, William Gusler and Howard Washington (4/0).

LEGISLATIVE – PLAT – HAMRICK ESTATES (FKA ROCK SPRINGS PRESERVE) -
Chairperson Greene stated this is a request to recommend approval of the Hamrick Estates Plat.

Staff Presentation: Bobby Howell, Planning Manager, stated this is a request to find the Plat consistent with the Land Development Code and Major Development Plan, and recommend approval of the Hamrick Estates Plat.

The applicant has submitted a Plat for consideration which details the development of 111 single-family units on 55.50 acres. The subject property is located west of Mt. Stirling Avenue, east of Pittman Road, and north of Ponkan Road. The property has two zoning designations, RSF-1A (Residential Single-Family Estate) and MU-ES-GT (Mixed Use-East Shore-Gateway). The plat is consistent with the approved Major Development Plan, Construction Site Plan, and Florida Statute 177, Platting.

The Development Review Committee finds the plat to be consistent with the Major Development Plan and Construction Site Plan and recommends approval of the Hamrick Estates Plat.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 13, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

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

Commissioner Washington asked if Pittman Road will be widened. Bobby Howell responded that it will not be.

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 Plat consistent with the Land Development Code and Major Development Plan, and recommends approval of the Hamrick Estates Plat. Motion seconded by Howard Washington. Aye votes were cast James Greene, Linda Laurendeau, William Gusler and Howard Washington (4/0).

LEGISLATIVE – MAJOR DEVELOPMENT PLAN – PLYMOUTH SORRENTO ASSEMBLAGE SUBDIVISION - Chairperson Greene stated this is a request to find the Plymouth Sorrento Assemblage – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits for the property owned by Klepzig Family Trust, Klepzig Dennis R Life Estate, Klepzig Joann Life Estate, Min Sun Cho, Hong Sik Kim and Deok Hwa Kim and located east of SR 429, west of Plymouth Sorrento Road and south of Joey McGuckin Road.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the Plymouth Sorrento Assemblage – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits. The tract size is 50.79 +/- acres.

Located in the southern terminus of the Kelly Park Interchange (KPI) – Form-Based Code area, the Plymouth Sorrento Assemblage Residential Subdivision – Major Development Plan (MDP) proposes the development of 179 single-family residences. The residential units will be a mix of minimum lot widths of 34-feet, 40-feet, and 55-feet. Minimum living areas of 1,300 square feet for the lots with 34-feet and 40-feet widths and 1,500 square feet for lots with 55-feet width are provided. There are no minimum or maximum lot width or living area requirements for developments within the KPI – Form-Based Code area. The properties have a recently adopted a future land use designation of Mixed-Use Interchange on May 19, 2021 by Ordinance Number 2822, which allows a maximum density of five dwelling units per acre and/or floor area ratio (FAR) of 0.5.

The applicant is dedicating a 30-foot wide strip along Plymouth Sorrento for future right-of-way widening. While 20% of the site is required to be open space, the plan proposes 11.92 acres of open space, which is 23% of the site. The MDP shows an 8-foot wide multi-purpose trail along Plymouth Sorrento Road and internal to the site, a passive park path with benches along the perimeter of the stormwater pond on the southwest portion of the subdivision, a pool and cabana, passive park, as well as, a recreational field.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 13, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

The Plymouth Sorrento Assemblage Residential Subdivision will have access via a full access driveway on Plymouth Sorrento Road. The plan also shows a connection to future development on the north, to the planned thoroughfare that will to Kelly Park Road.

The Development Review Committee recommends approval of the Plymouth Sorrento Assemblage – Major Development Plan subject to the findings of this staff report.

Commissioner Washington inquired about the road connecting this project to something to the north. Jean responded that the general plan for the KPI is that there is a road that will connect the north to the southern terminus of the form-based code are. It started with the approval with Publix Major Development plan.

Commissioner Washington stated that there are many properties between this location and Publix and asked if this road will be connecting all the way up to Publix. Jean stated that is correct. It should connect all the way to Kelly Park Road.

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

MOTION: William Gusler made a motion to find the Plymouth Sorrento Assemblage – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Linda Laurendeau. Aye votes were cast James Greene, Linda Laurendeau, William Gusler and Howard Washington (4/0).

LEGISLATIVE – REPLAT – LEGACY STATION TWO - Chairperson Greene stated this is a request to recommend approval of the Legacy Station Two – Replat.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the Legacy Station Two – Replat consistent with the Land Development Code, and the Comprehensive Plan, and recommended approval of the Replat subject to the review and approval of the City Surveyor and City Engineer.

This is a request to approve the Legacy Station – Plat, which redraws the lot boundaries for two of the three lots in the subdivision. Lot 1 has been approved for an urgent care center, Lot 2 is currently undergoing development review for a restaurant and dental office, and Lot 3 has been approved for an imaging center. This replat also depicts two 10-foot wide underground easements already established under separate documents.

Each lot will have access to U.S. 441 via an access easement depicted on the plat. Additional access easements are provided to each lot property owner for the maintenance of the master stormwater pond.

The Development Review Committee recommends approval of the Legacy Station Two – Replat, subject to the review and approval of the City Surveyor and City Engineer.

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.

**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 13, 2021 AT 5:30 P.M.
IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.**

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

MOTION: William Gusler made a motion to find the Legacy Station Two – Replat consistent with the Land Development Code, and the Comprehensive Plan, and recommended approval of the Replat subject to the review and approval of the City Surveyor and City Engineer. Motion seconded by Linda Laurendeau. Aye votes were cast James Greene, Linda Laurendeau, William Gusler and Howard Washington (4/0).

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 6:21 p.m.

James Greene, Chairperson

James K. Hitt, FRA-RA Community Development Director



MEETING OF: August 10, 2021
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Future Land Use Map
Adjacent Zoning Map
Adjacent Uses Map
PD Master Plan
Amendment
Existing PD Master Plan

18

PLANNING COMMISSION – AUGUST 10, 2021
CHANGE OF ZONING AMENDMENT – RUBRIGHT PROPERTIES
PAGE 2

ADDITIONAL INFORMATION: On August 19, 2020, the City Council approved Ordinance No. 2780, which approved a Planned Development (PD) Master Plan for a 6-lot industrial park totaling 349.37 acres in size. The subject property is located west of North Orange Blossom Trail, north of Hogshead Road, and west of the Orlando-Apopka Airport. The applicant is requesting to amend Ordinance No. 2780 to add an additional 75.08 acres to the PD from properties that are located to the south within the “Avian Pointe” Planned Development (PD) to increase the lot total to 7 lots in the approved Rubright PD Master Plan, and to allow an increase in the total amount of square footage from 4,500,000 to 5,500,000. The prospective developer still proposes to construct an industrial park consisting of a mix of light and heavy industrial uses.

PROJECT DESCRIPTION: The PD Master Plan amendment proposes a subdivision consisting of seven industrial lots on 424.34 acres. The lots range in size from 2.65 to 197.28 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 Development Plan review process.

Of the 424.34 acres, 5.28 are wetlands that will be protected from future development. 84.47 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 PD was originally approved 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 amended PD Master Plan allows up to 5,500,000 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 applicant will be required to enter into a Planned Development (PD) agreement at the Second and Final reading of City Council.

COMPREHENSIVE PLAN COMPLIANCE: 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.

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 June 11, 2021.

PLANNING COMMISSION – AUGUST 10, 2021
CHANGE OF ZONING AMENDMENT – RUBRIGHT PROPERTIES
PAGE 3

PUBLIC HEARING SCHEDULE:

August 10, 2021 – Planning Commission (5:30 pm)
September 8, 2021 – City Council (1:30 pm) – 1st Reading
September 18, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

July 23, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDED MOTION:

Development Review Committee: Finds the proposed amendment to the Rubright Planned Development (PD) consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Rubright Properties PD Master Plan amendment.

Recommended Motion – Planning Commission: Recommend approval of the amendment to the Rubright Planned Development (PD), based on the findings and facts presented in the staff report and exhibits.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use(s)</i>
North (County)	“County” Industrial	“County” IND-2 & IND-3	Cowart Mulch Supply & Woodlands
East (City and County)	“City” Industrial & “County” Commercial, Low Density Residential, & Rural Settlement 1/1	“City” AIR & “County” P-D	Orlando-Apopka Airport, Place of Worship, Zellwood Station
South (City & County)	“City” Mixed Use & “County” Rural	“City” PD & “County” A-1	Woodlands
West (County)	“County” Rural	“County” A-1	Lake Apopka Restoration Area

LAND USE &

TRAFFIC COMPATIBILITY:

The property is proposed to be accessed via Wesley Road, Orange Blossom Trail, and via an access easement that will be established to the west of Apopka Airport 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 Industrial, Mixed-Use, and Rural.

COMPREHENSIVE

PLAN COMPLIANCE:

The proposed Planned Development (PD) zoning is compatible with policies set forth in the Comprehensive Plan.

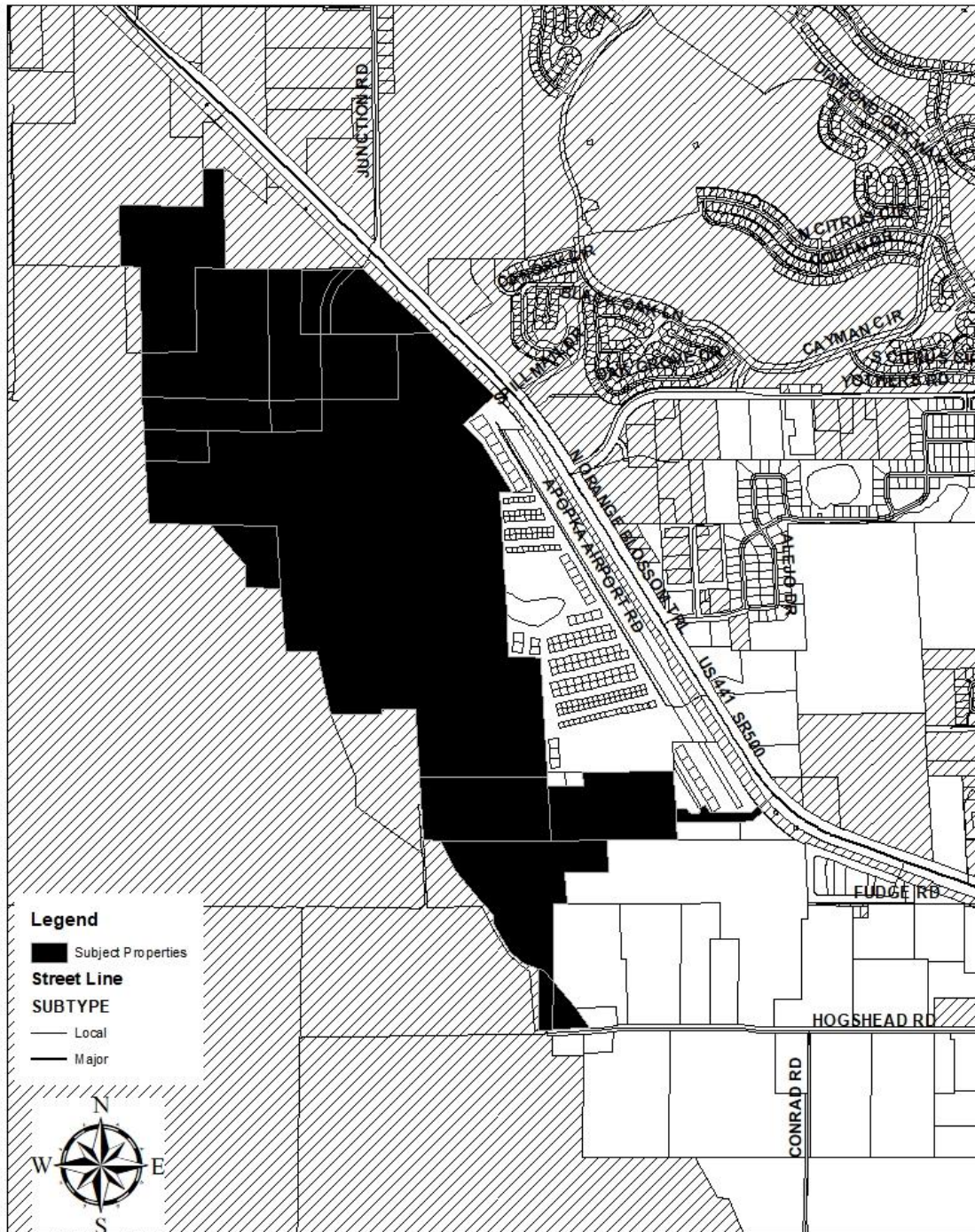
ALLOWABLE

USES:

Light and Heavy Industrial uses as set forth within the Master Plan.

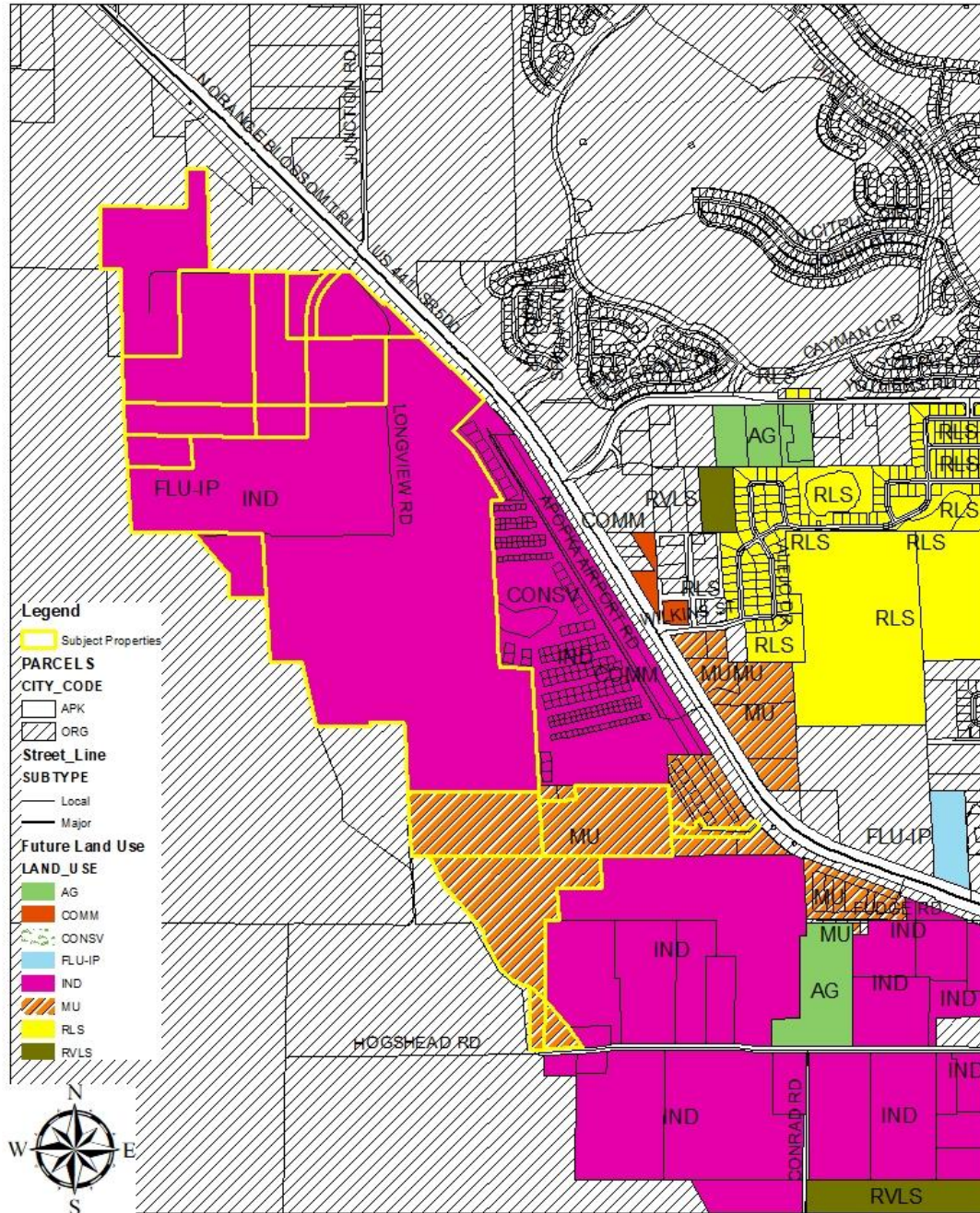
Rubright PD Amendment
424.34 +/- acres

Vicinity Map



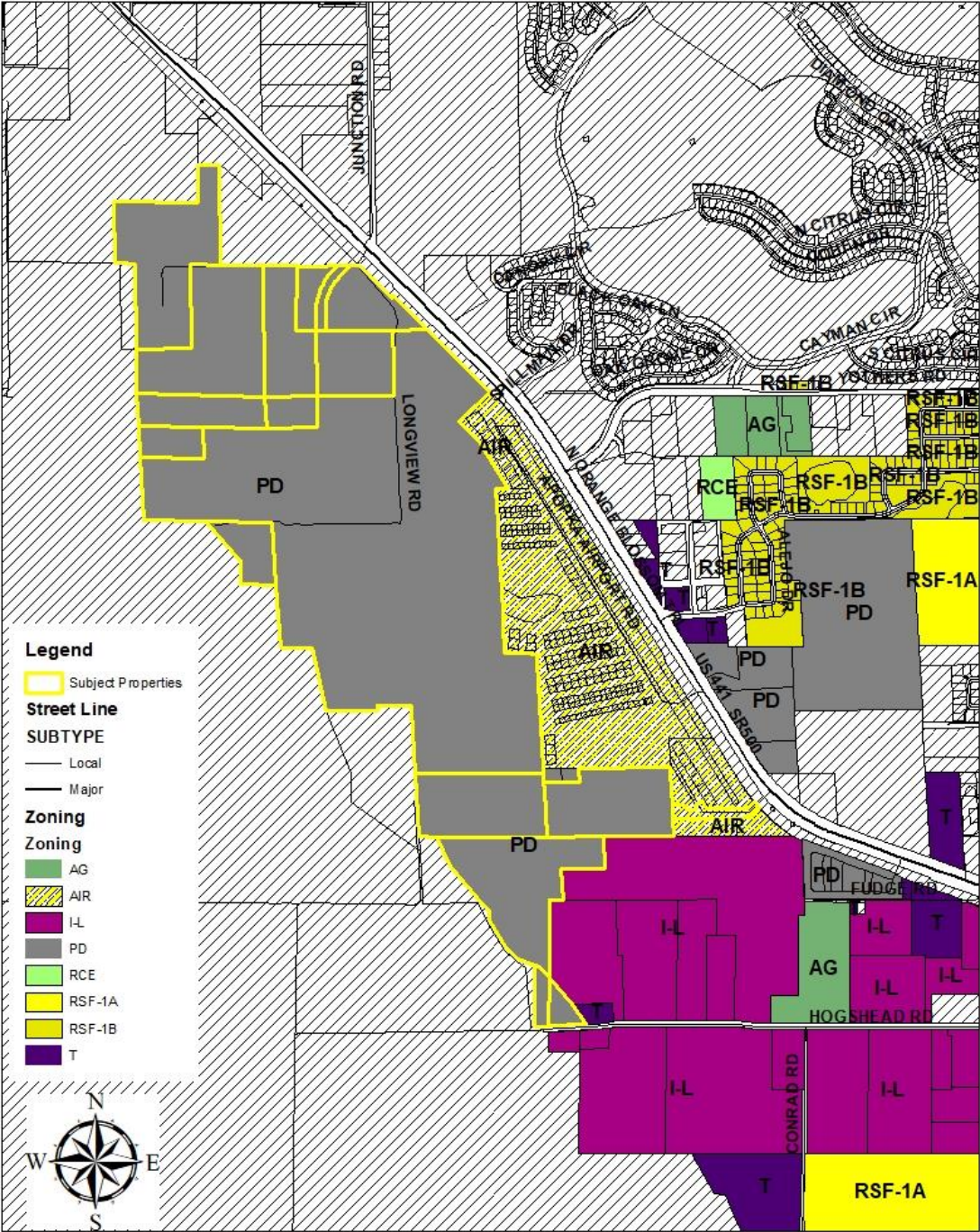
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Future Land Use



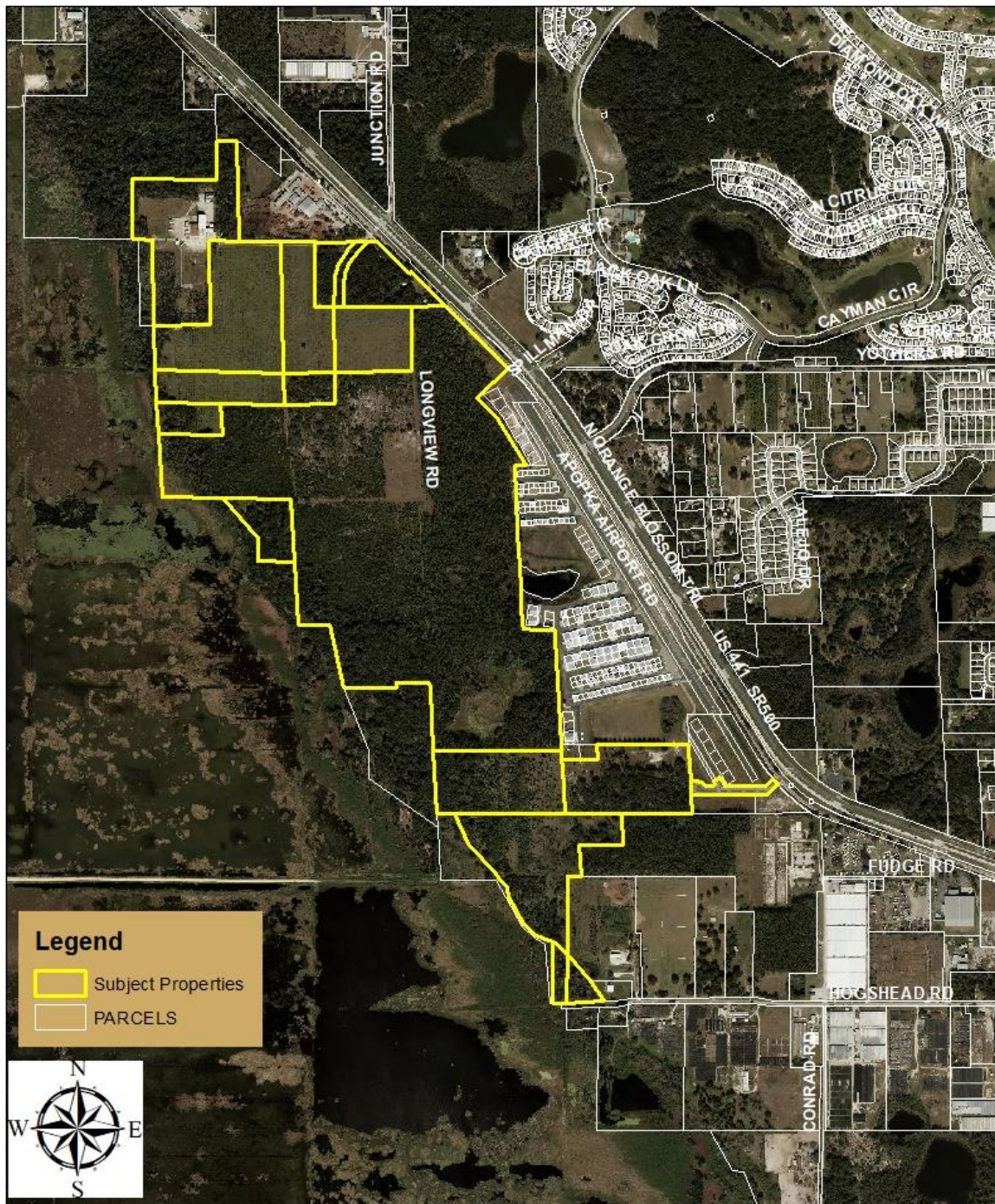
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Zoning Map



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

Aerial Map



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

Amendment Planned Development Master Plan
for
Rubright Properties

City of Apopka, FL

Parcel Id. No.:

35-20-27-5220-00-060; 34-20-27-0000-00-007; 26-20-27-0000-00-045
34-20-27-0000-00-008; 26-20-27-0000-00-028; 35-20-27-0000-00-056
34-20-27-0000-00-005; 26-20-27-0000-00-030; 27-20-27-0000-00-053
27-20-27-0000-00-052; 26-20-27-0000-00-046; 26-20-27-0000-00-029
35-20-27-0000-00-048; 35-20-27-0000-00-012; 02-21-27-0000-00-028
02-21-27-0000-00-030; 02-21-27-0000-00-029

Agent:

Poulos & Bennett, LLC C/O Kathy Hattaway, AICP
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Owner

Alterna Mortgage Income Fund
150 S. Pine Island Rd, Suite 430
Orlando, FL 32817

Owner

Exeter Wesley Land, LLC
101 W. Elm St. Suite 600
Conshohocken, PA 19428-2075

Owner

Cypress Business Park LLC 65%
2830 Drane Field Road
Lakeland, FL 33811

Owner

American Land Apopka Industrial LLC 35%
215 E. Main St. Fl 2
Lakeland, FL 33801-4656

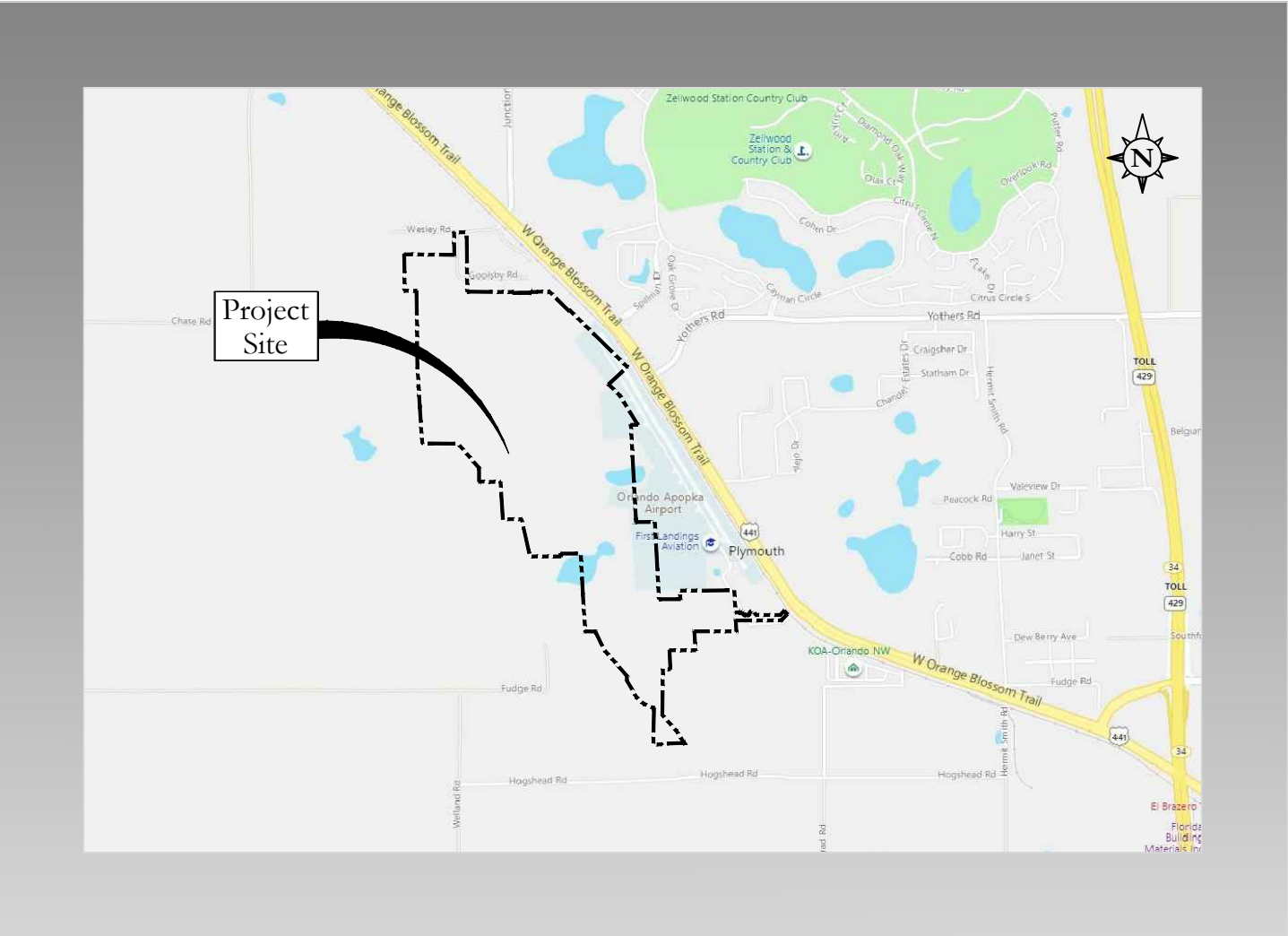
Sheet Index		Subm./Rev.					
Sheet Id.	Sheet Title	1	2	3	4	5	6
C1.00 - C1.02	Existing Conditions	■	■				
C2.00	Master Site Plan	■	■				
C2.10	PD Amendment Data Plan			■			
C2.20	Site Data & Sections	■	■				
C3.00	Drainage & Utilities Plan	■	■				
C4.00	Airport Zone Map	■	■				

Date

Description

1 4/16/2021 Submit to City of Apopka

2 6/4/2021 Resubmit to City of Apopka



Vicinity Map

Scale: 1" = 3,000'

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

Surveyor:
BESH
902 N. Sinclair Ave.
Tavares, FL 32778
352.343.8481

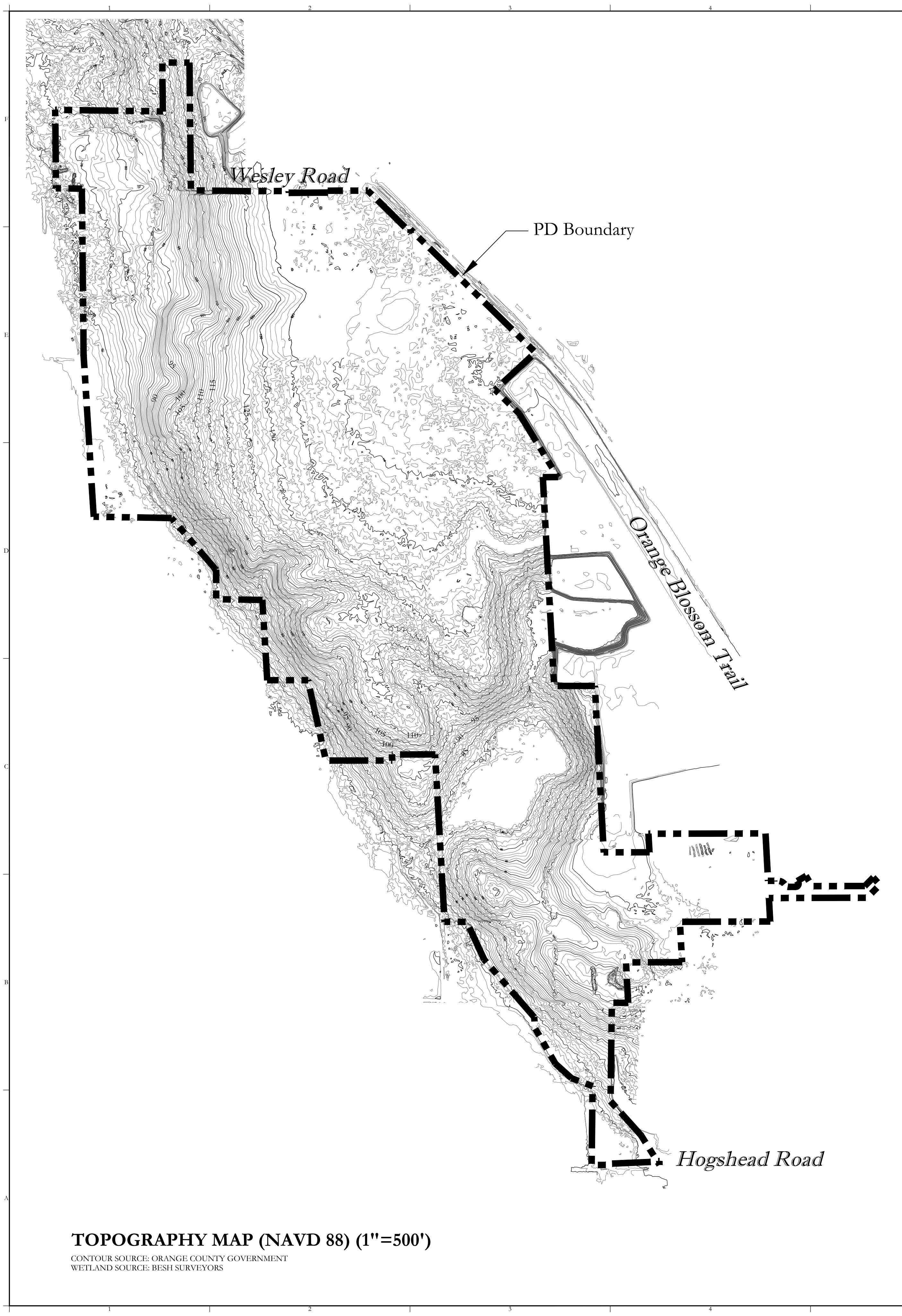
Environmental:
Bio-Tech Consulting, Inc.
3025 East South St.
Orlando, FL 32803
407.894.5969



2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 21-043 PD

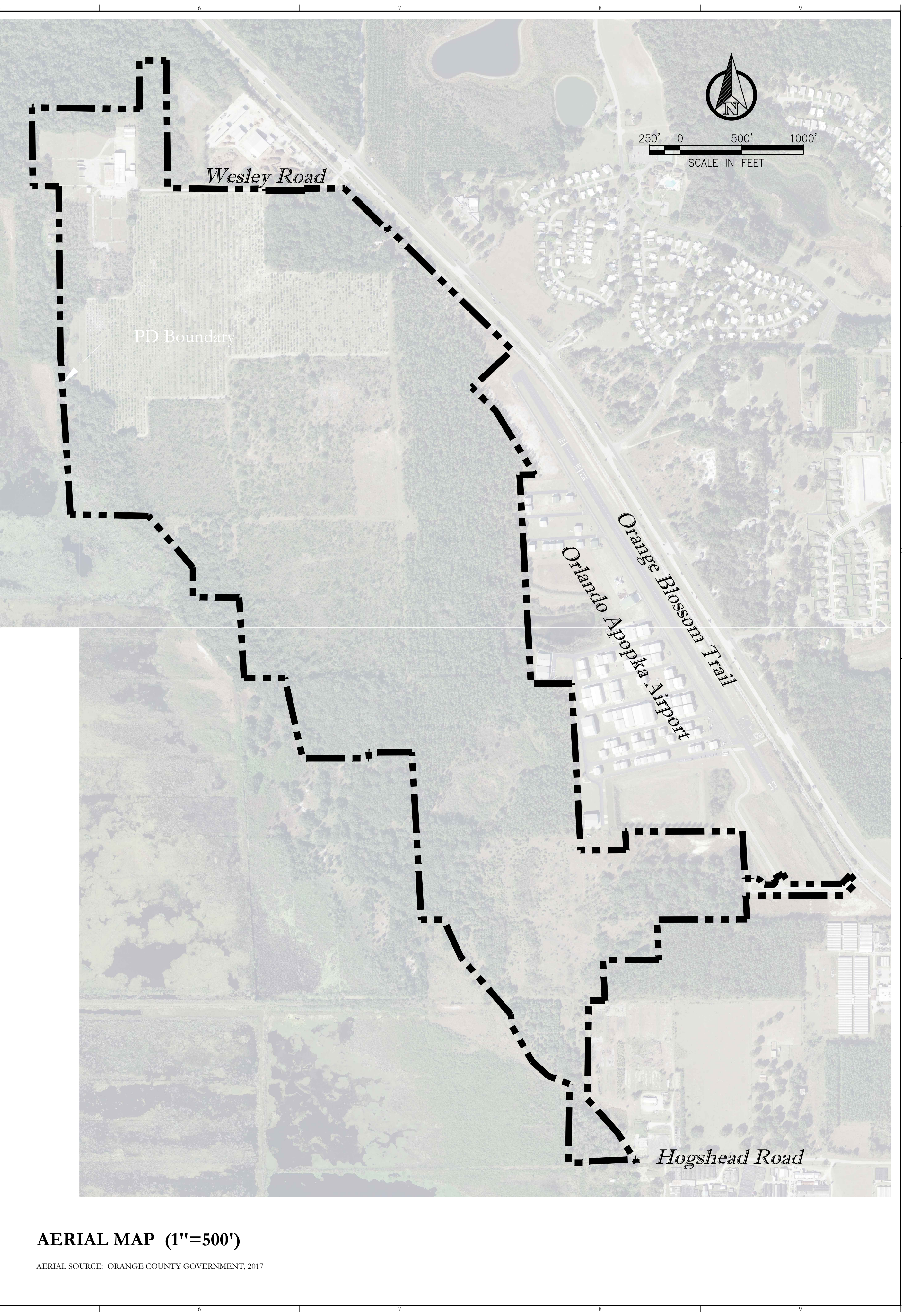
DATE: June 3, 2021

Z:\2021\21-043 BLUE STEEL - ALTERNA PD\040\PRELIM\01\21-043-PD-EC



TOPOGRAPHY MAP (NAVD 88) (1"=500')

CONTOUR SOURCE: ORANGE COUNTY GOVERNMENT
WETLAND SOURCE: BESH SURVEYORS



AERIAL MAP (1"=500')

AERIAL SOURCE: ORANGE COUNTY GOVERNMENT, 2017

Consultant:

02	6/3/2021	RESUBMIT TO CITY OF APOPKA
01	4/16/2021	SUBMIT TO CITY OF APOPKA
DESCRIPTIONS:		
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-043	
DESIGNED BY:	DG	
DRAWN BY:	DG	
CHECKED BY:	JO	
APPROVED BY:	KH	
SCALE IN FEET:	N.T.S.	

Project Name:
**AMENDED PLANNED
DEVELOPMENT
MASTER PLAN
RUBRIGHT
PROPERTIES**

Jurisdiction:
APOPKA, FLORIDA

Sheet Title:
**EXISTING
CONDITIONS**

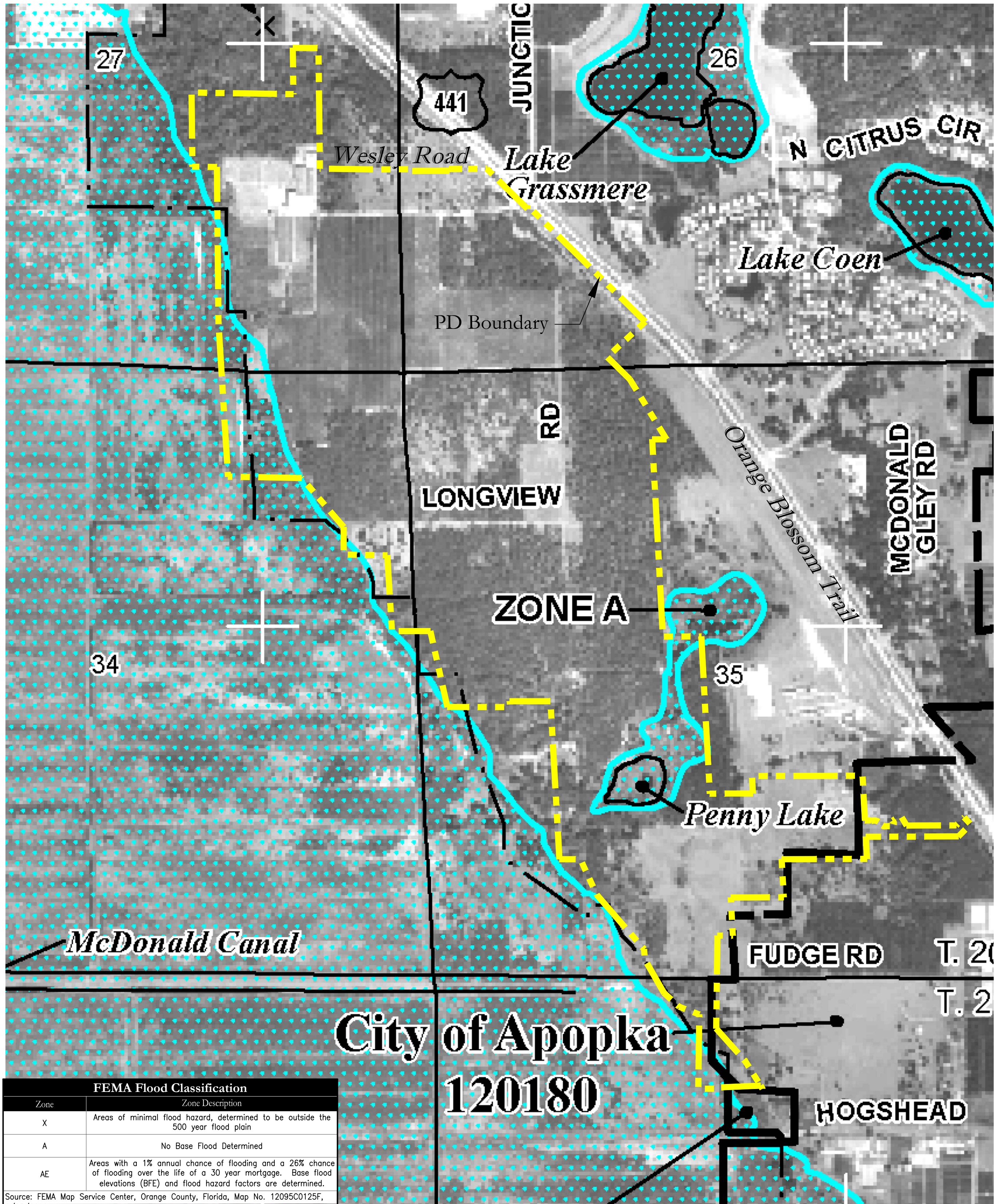
Sheet No.:
C1.00

Seal:



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

DATE:



FEMA Flood Classification	
Zone	Zone Description
X	Areas of minimal flood hazard, determined to be outside the 500 year flood plain
A	No Base Flood Determined
AE	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30 year mortgage. Base flood elevations (BFE) and flood hazard factors are determined.

Source: FEMA Map Service Center, Orange County, Florida, Map No. 12095C0125F, 9/25/2009.

FLOODPLAIN MAP (1"=600')



Map Unit Symbol	Map Unit Name
2	Archbold fine sand, 0 to 5 percent slopes
3	Basinger fine sand, frequently ponded, 0 to 1 percent slopes
4	Candler fine sand, 0 to 5 percent slopes
6	Candler-Apopka fine sands, 5 to 12 percent slopes
9	Canova muck
18	Gator muck, frequently ponded, 0 to 1 percent slopes
25	Okeelanta muck
34	Pomello fine sand, 0 to 5 percent slopes
38	St. Lucie fine sand, 0 to 5 percent slopes
46	Tavares fine sand, 0 to 5 percent slopes
47	Tavares-Millhopper complex, 0 to 5 percent slopes
48	Tavares-Urban land complex, 0 to 5 percent slopes
49	Terra Ceia muck, frequently ponded, 0 to 1 percent slopes
54	Zolfo fine sand, 0 to 2 percent slopes
Totals for Area of Interest	

SOILS MAP (1"=600')

SOILS SOURCE: U.S.D.A. SOIL CONSERVATION ONLINE MAPPING

Consultant:

02 6/3/2021 RESUBMIT TO CITY OF APOPKA

01 4/16/2021 SUBMIT TO CITY OF APOPKA

DESCRIPTIONS:
SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 21-043

DESIGNED BY: DG

DRAWN BY: DG

CHECKED BY: JO

APPROVED BY: KH

SCALE IN FEET: N.T.S.

Project Name:
AMENDED PLANNED DEVELOPMENT MASTER PLAN RUBRIGHT PROPERTIES

Jurisdiction:
APOPKA, FLORIDA

Sheet Title:
EXISTING CONDITIONS

Sheet No.:
C1.01

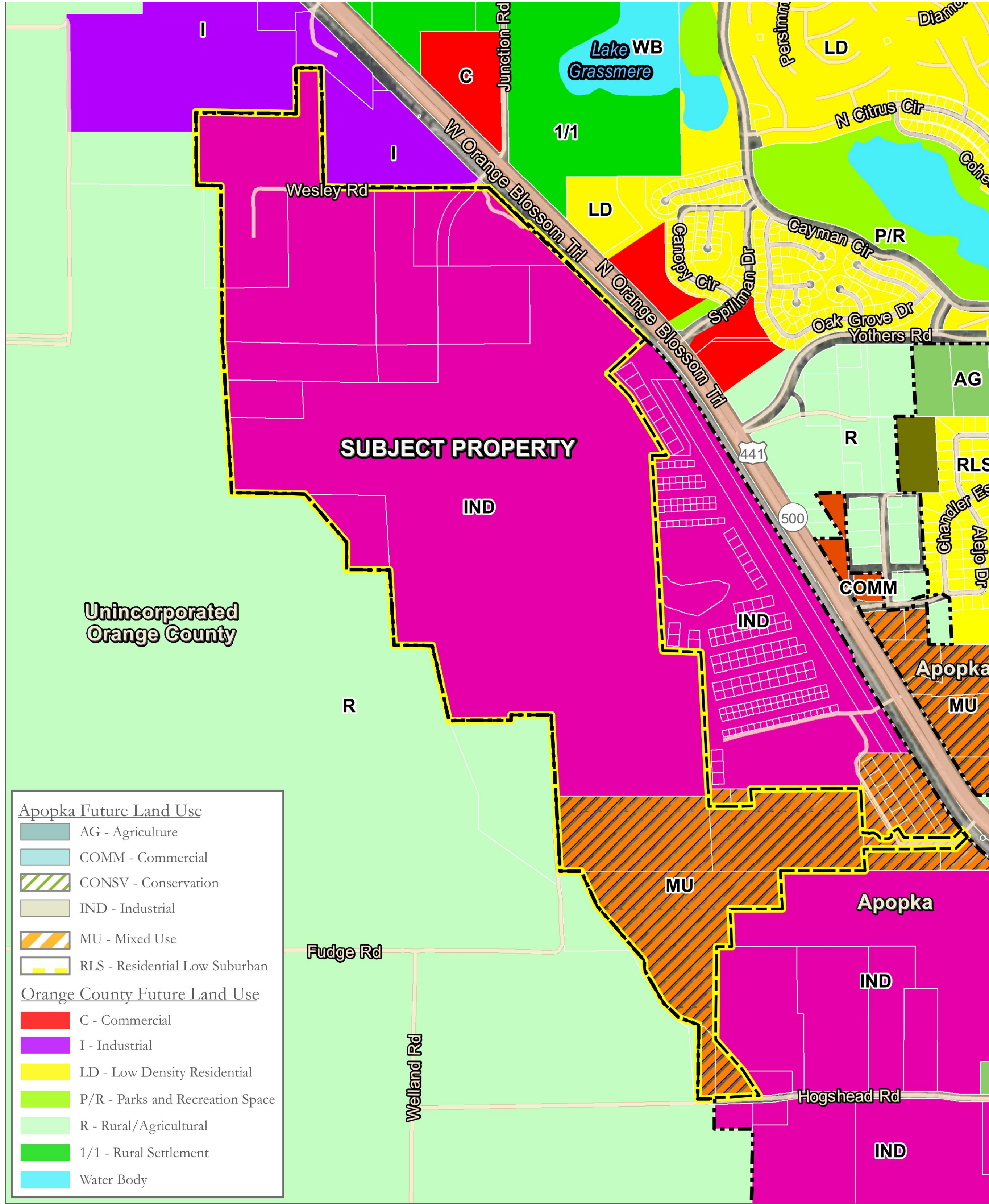
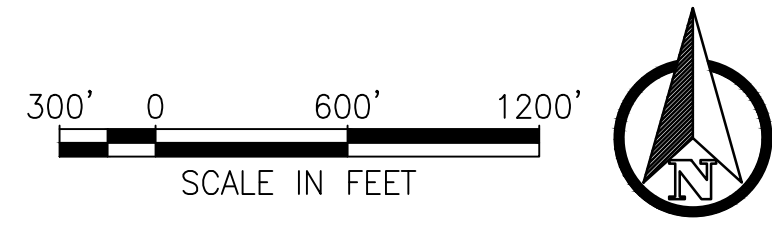
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POULOS & BENNETT

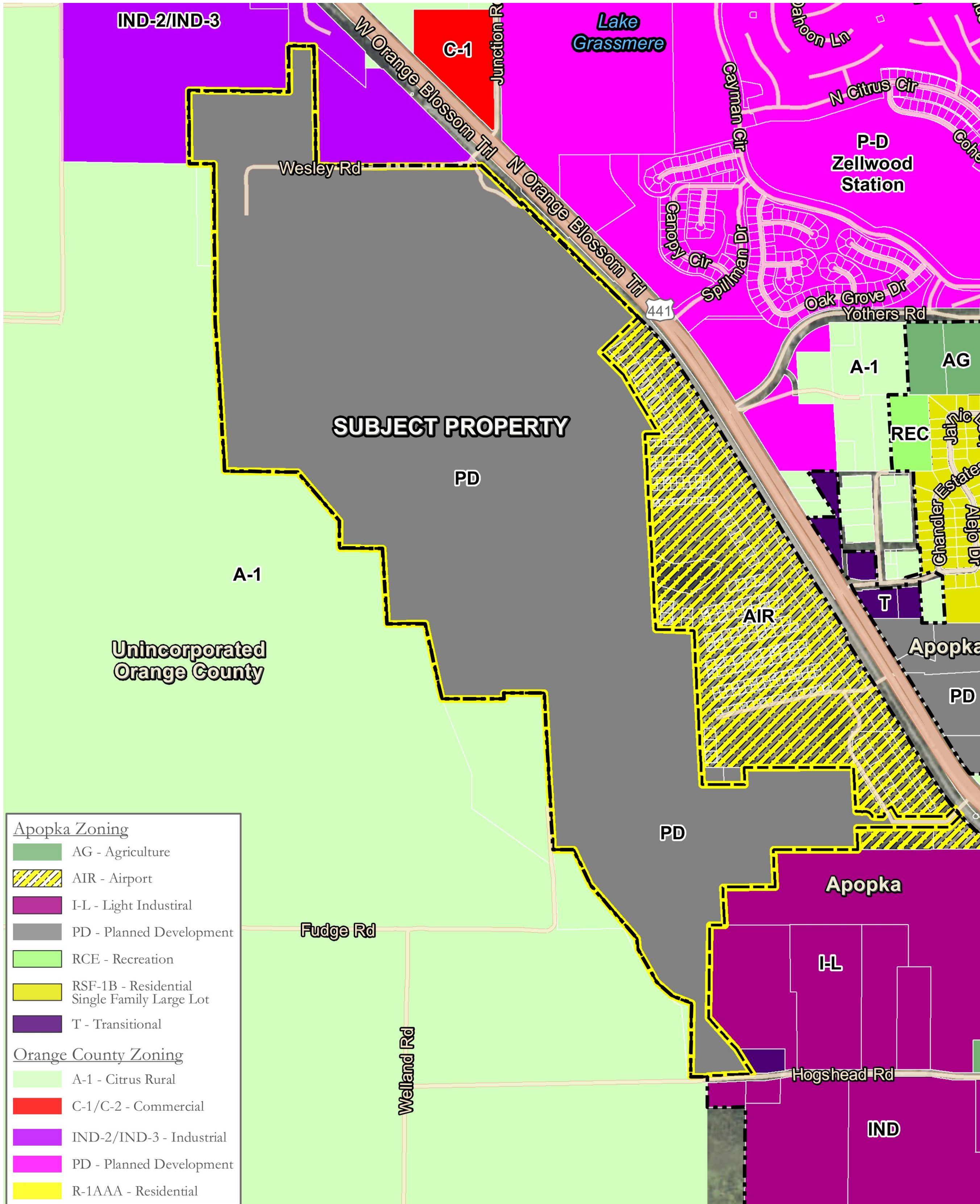
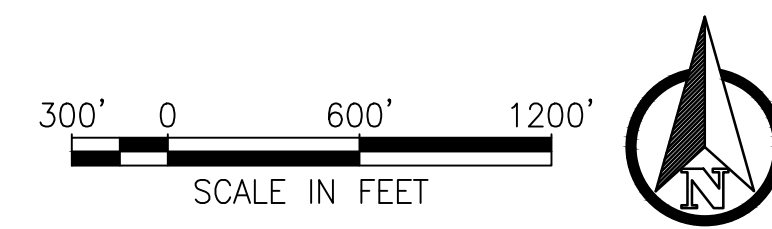
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

DATE:

28



EXISTING FUTURE LAND USE MAP (1"=600')



EXISTING ZONING MAP (1"=600')

Consultant:

02	6/3/2021	RESUBMIT TO CITY OF APOPKA
01	4/16/2021	SUBMIT TO CITY OF APOPKA
		DESCRIPTIONS:
		SUBMISSIONS/REVISIONS
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-043	
DESIGNED BY:	DG	
DRAWN BY:	DG	
CHECKED BY:	JO	
APPROVED BY:	KH	
SCALE IN FEET:	1"=600'	

Project Name:
**AMENDED PLANNED
DEVELOPMENT
MASTER PLAN
RUBRIGHT
PROPERTIES**

Jurisdiction:
APOPKA, FLORIDA

Sheet Title:
**EXISTING
CONDITIONS**

Sheet No.:
C1.02

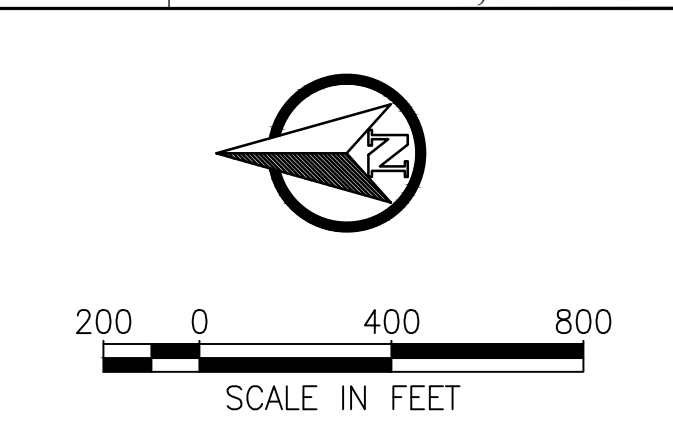
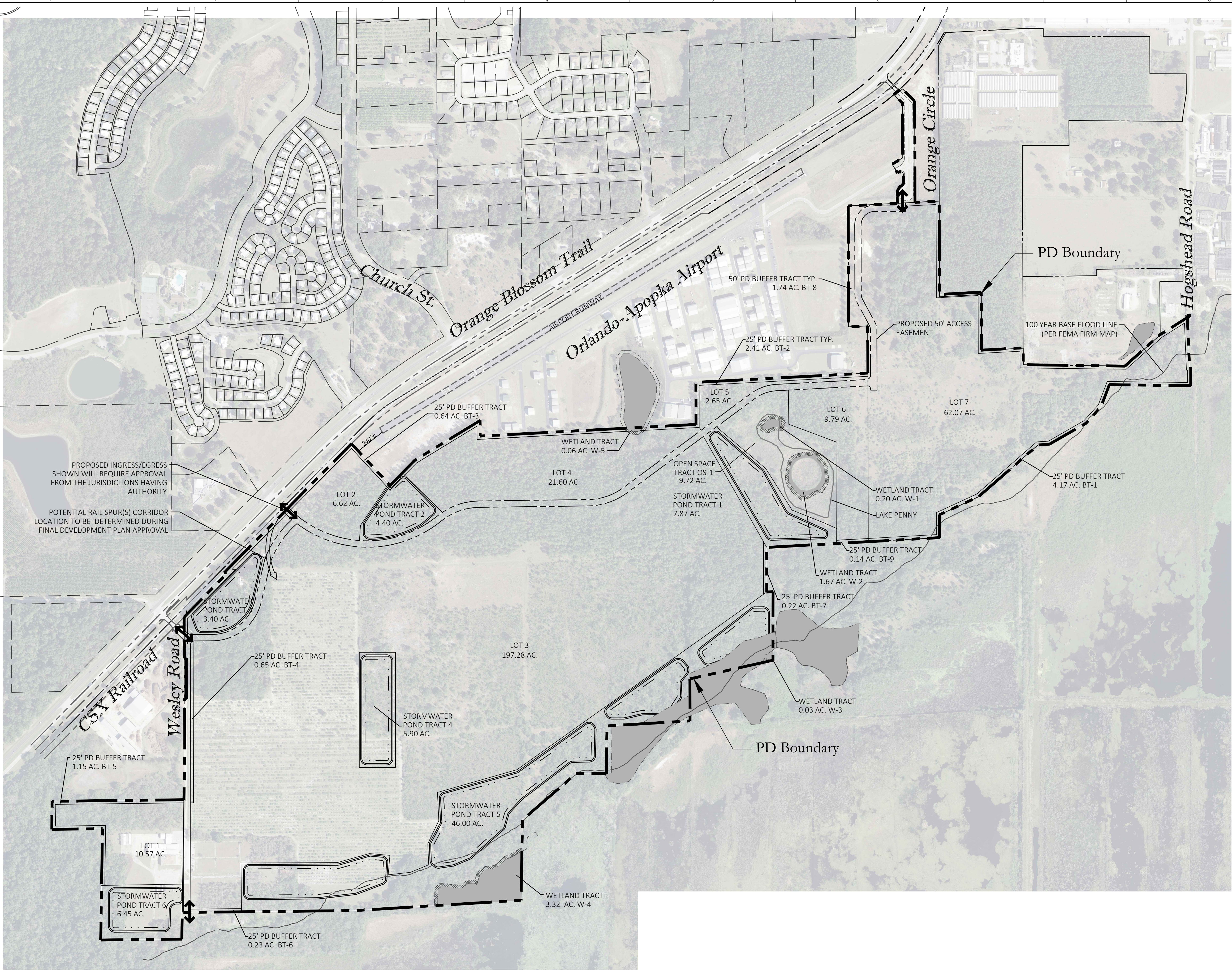
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DATE:



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Tel. 407.487.2594 - www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-043 BLUE STEEL - ALTERNA PD\CA0\PRELIM\MAP\PD\21-043-PD-MS



LEGEND	
	PD BOUNDARY
	ROW
	LOT LINES
	WETLANDS
	25' MIN. UPLAND BUFFER
	STORMWATER PONDS
	FULL ACCESS

Consultant:

02	6/3/2021	RESUBMIT TO CITY OF APOPKA
01	4/16/2021	SUBMIT TO CITY OF APOPKA
DESCRIPTIONS:		
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-043
DESIGNED BY:		DG
DRAWN BY:		DG
CHECKED BY:		JO
APPROVED BY:		KH
SCALE IN FEET:		1"=400'

Project Name:
**AMENDED PLANNED
DEVELOPMENT
MASTER PLAN
RUBRIGHT
PROPERTIES**

Jurisdiction:
APOPKA, FLORIDA
Sheet Title:
MASTER SITE PLAN

Sheet No.:
C2.00

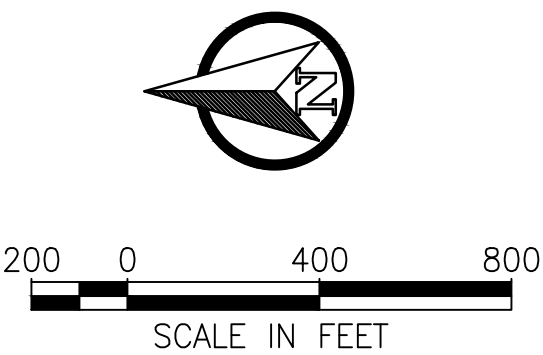
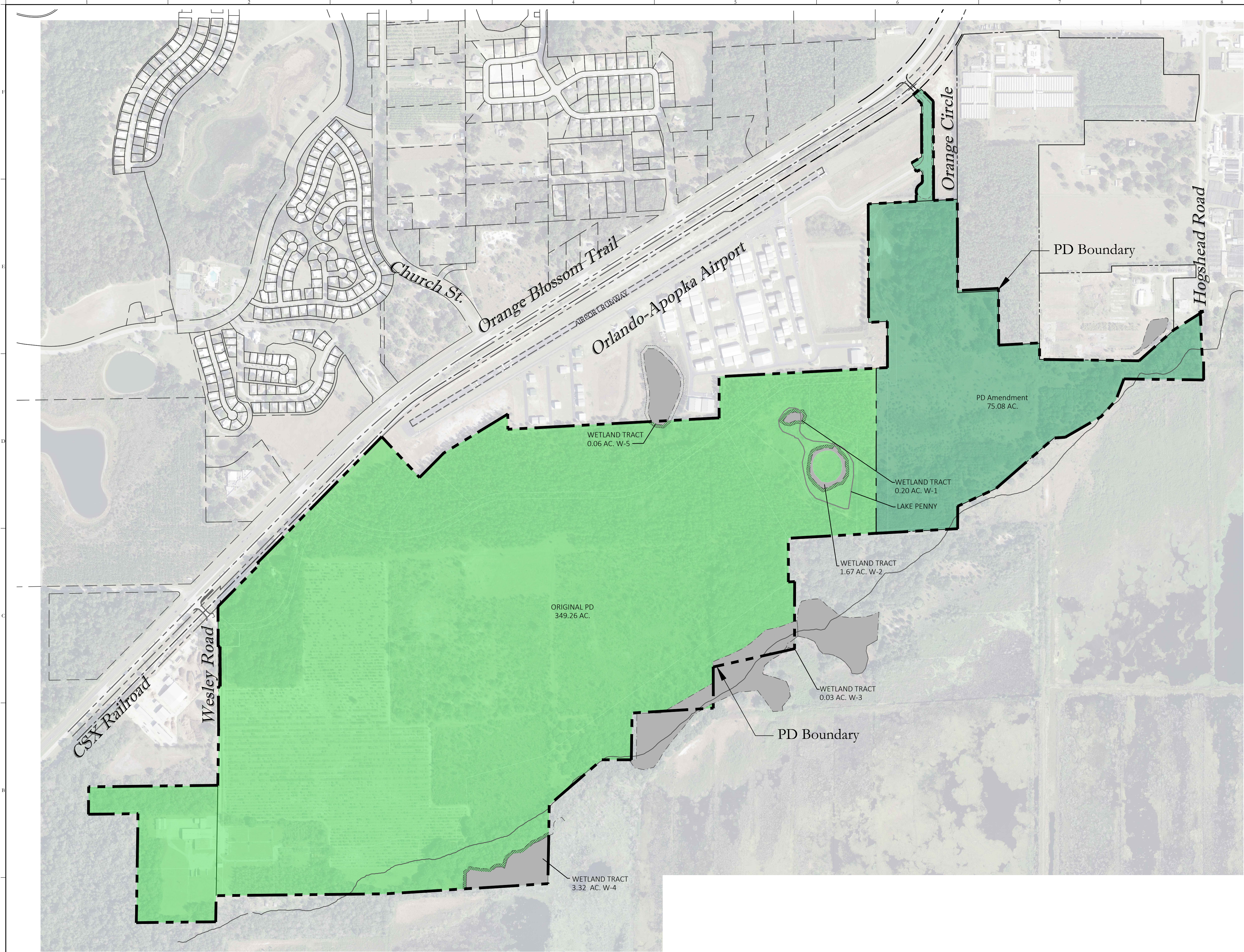
Seal:



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DATE:

Z:\2021\21-043 BLUE STEEL - ALTERN A PD\CA0\PRELIMINARY\PD\21-043-PD-MSP



LEGEND

- PD BOUNDARY
- ORIGINAL PD AREA
- PD AMENDMENT AREA
- WETLANDS
- 25' MIN. UPLAND BUFFER

Original PD Site Data

Gross Acreage	349.26 Acres
Wetlands	5.28 Acres
Developable Acres	343.98 Acres

PD Amendment Site Data

Gross Acreage	75.08 Acres
Wetlands	0.00 Acres
Developable Acres	75.08 Acres

Total PD Site Data

Gross Acreage	424.34 Acres
Wetlands	5.28 Acres
Developable Acres	419.06 Acres

Consultant:

02	6/3/2021	RESUBMIT TO CITY OF APOPKA
01	4/16/2021	SUBMIT TO CITY OF APOPKA
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APPROVED BY:		KH
SCALE IN FEET:		1"=400'

AMENDED PLANNED DEVELOPMENT MASTER PLAN RUBRIGHT PROPERTIES

Jurisdiction:
APOPKA, FLORIDA

Sheet Title:
**PD AMENDMENT
DATA PLAN**

Sheet No.:
C2.10

Seal:

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Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2394 www.poulosandbennett.com
Eng. Bus. No. 28567

DATE:

Planned Development Zoning District Standards

The purpose of this PD is to provide flexibility in the development of an industrial park, with light and heavy industrial uses, to allow for more concentrated development and reduced infrastructure. Up to 35% of the land area is permitted to include heavy industrial uses, that are not incompatible with the airport, in an effort to provide locations for the relocation of other heavy industrial users within Apopka. Landowners within the Rubright PD are permitted to transfer their rights to heavy industrial principal uses to another landowner, provided an assignment of rights is executed and provided with the development plan application. Pedestrian connectivity will be provided throughout the plan, and an open space network will provide a transition along the natural grade toward Lake Apopka. A 25-foot PD buffer is shown around the property perimeter.

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

SITE DATA:

Total Acres	424.34 Acres
Total Wetlands	5.28 Acres
Total Developable Acres	419.06 Acres
Total Stormwater Provided	74.02 Acres
Total Open Space	9.72 Acres
Total PD Buffer Tracts	11.35 Acres
Total Lots	7 Lots

Open Space Required (20%) Provided	84.47 Acres
Pond (75% of Total Stormwater Pond acreage Required)	63.65 Acres
PD Buffer Tracts (BT-1 thru BT-9)	11.35 Acres
Wetlands (W-1 Thru W-5)	5.28 Acres
<u>Open Space (OS-1)</u>	<u>9.72 Acres</u>
Total	90.00 Acres

Standard	All Uses
Lot Area, min. (s.f.)	12,000
Lot Width, min. (ft.)	100
Front Yard Setback, min. (ft.)	10
Side Yard Setback, min. (ft.)	10
Corner Side Yard Setback, min. (ft.)	15
Rear Yard Setback, min. (ft.)	10/30 [1]
Building Height, max. (ft.)	50' Subject to FAA Requirements as they may apply to Orlando Apopka Airport
Floor Area Ratio (FAR), max.	1.0

Notes: s.f. = square feet; ft. = feet; min. = minimum; max. = maximum
 [1] Thirty (30) feet when adjacent to a residential use or a residential zoning district.

DEVELOPMENT PROGRAM:

5,500,000 SF Industrial Uses
Permitted Uses are those allowed as Permitted or Special Exceptions in the I-L and I-H Zoning Districts in the Apopka Land Development Code, Table 4.2.2.C. Principal Uses and Table 4.3.2.B. Accessory Uses. However the following uses are Prohibited 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; and
Concrete batch facilities.

Stand alone solar panel fields, unless as an accessory use serving an industrial use located with the PD.

Outdoor Storage

Outdoor Storage is Permitted in this PUD as a both a Principal Use and an Accessory Use, subject to the following restrictions:

As a Principal Use:

Per Section 4.2.3.F.5.a. of the Apopka Land Development Code:

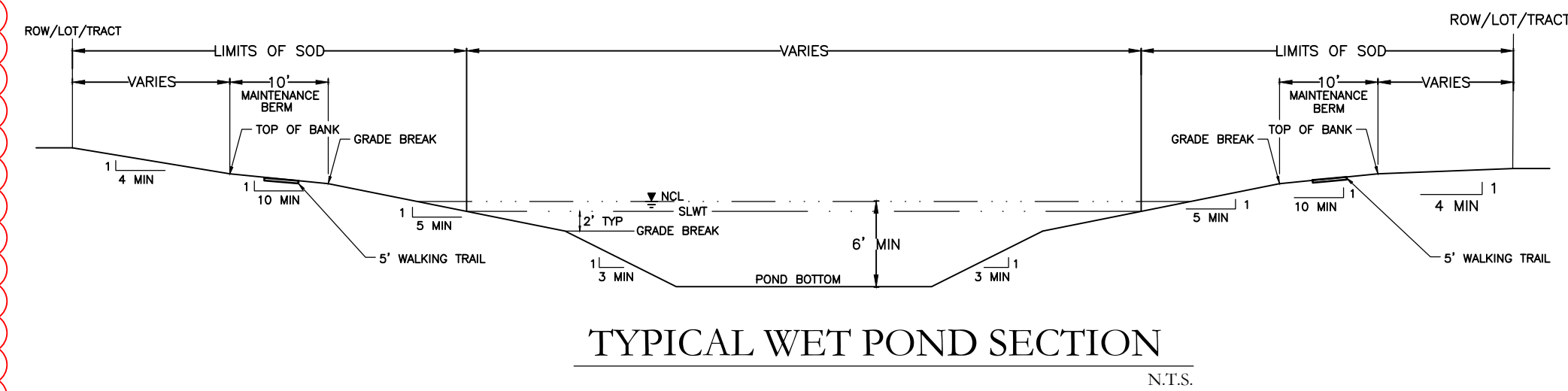
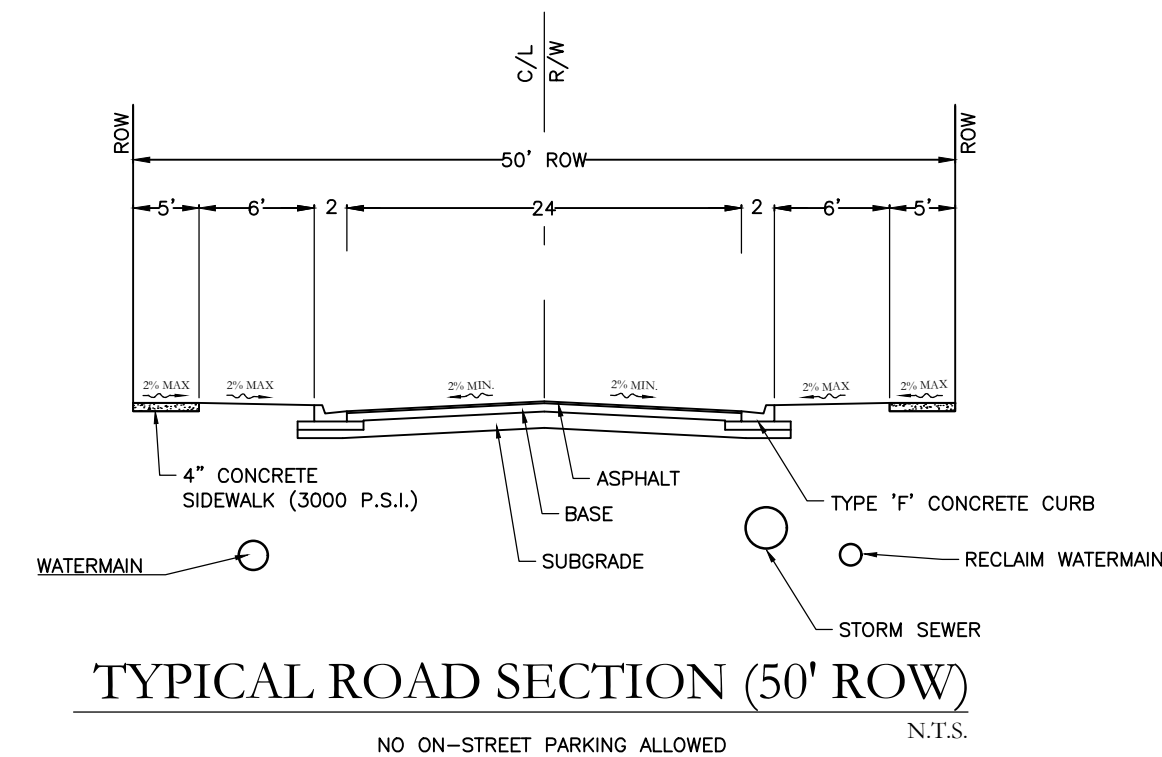
1. Outdoor storage shall be screened from all public streets, residential development, and Residential districts by an opaque fence or wall with a minimum height of six feet, and a maximum height of ten feet.
2. Stacked or stockpiled material located within 50 feet of a screening fence or wall shall not exceed the height of the screening fence or wall.
3. Adjacent lots containing heavy industrial uses do not have to be screened.
4. Outdoor storage areas shall be configured to allow vehicular circulation through and around the storage area.
5. Any repair of equipment shall be conducted within an enclosed building.

6. Customers and vehicles shall be allowed to circulate through the area(s) used for outdoor storage.

As an Accessory Use:

Per Section 4.3.4.B.14 of the Apopka Land Development Code:

- a. Outdoor storage areas shall be located to the side or rear of the development's principal structure(s).
- b. Where an outdoor storage area stores goods intended for sale or resale, such goods shall be limited to those sold on the premise in conjunction with the principal use of the lot.
- c. Flammable liquids or gases in excess of 100 gallons shall be stored underground.
- d. No materials shall be stored in areas intended for vehicular or pedestrian circulation.
- e. Outdoor storage areas shall be enclosed with either a wall made of masonry material consistent with that of the primary building(s) on the lot, wood, or vinyl (or a combination of such a masonry wall and metal fencing). The height of the wall or fence shall be sufficient to screen stored materials from view from public street rights-of-way, private streets, public sidewalks, and any adjoining residential development.



PHASING:

Phasing may occur on a parcel by parcel basis so long as each development parcel provides sufficient and appropriate access and infrastructure.

OWNERSHIP/MAINTENANCE:

Roads:
Stormwater Ponds:
Utilities:
PD Buffer Tracts:
Open Space Tracts:
Signage:

Public - To Be Owned and Maintained By The City of Apopka
Private - To Be Owned and Maintained By Master P.O.A.
Public - To Be Owned and Maintained By The City of Apopka
Private - To Be Owned and Maintained By Master P.O.A.
Private - To Be Owned and Maintained By Master P.O.A.
Private - To Be Owned and Maintained By Master P.O.A.

Consultant:

02	6/3/2021	RESUBMIT TO CITY OF APOPKA
01	4/16/2021	SUBMIT TO CITY OF APOPKA
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CHECKED BY:		JO
APPROVED BY:		KH
SCALE IN FEET:		N.T.S.

Project Name:

**AMENDED PLANNED
DEVELOPMENT
MASTER PLAN
RUBRIGHT
PROPERTIES**

Jurisdiction:
APOPKA, FLORIDA

Sheet Title:

**SITE DATA &
SECTIONS**

Sheet No.:

C2.20

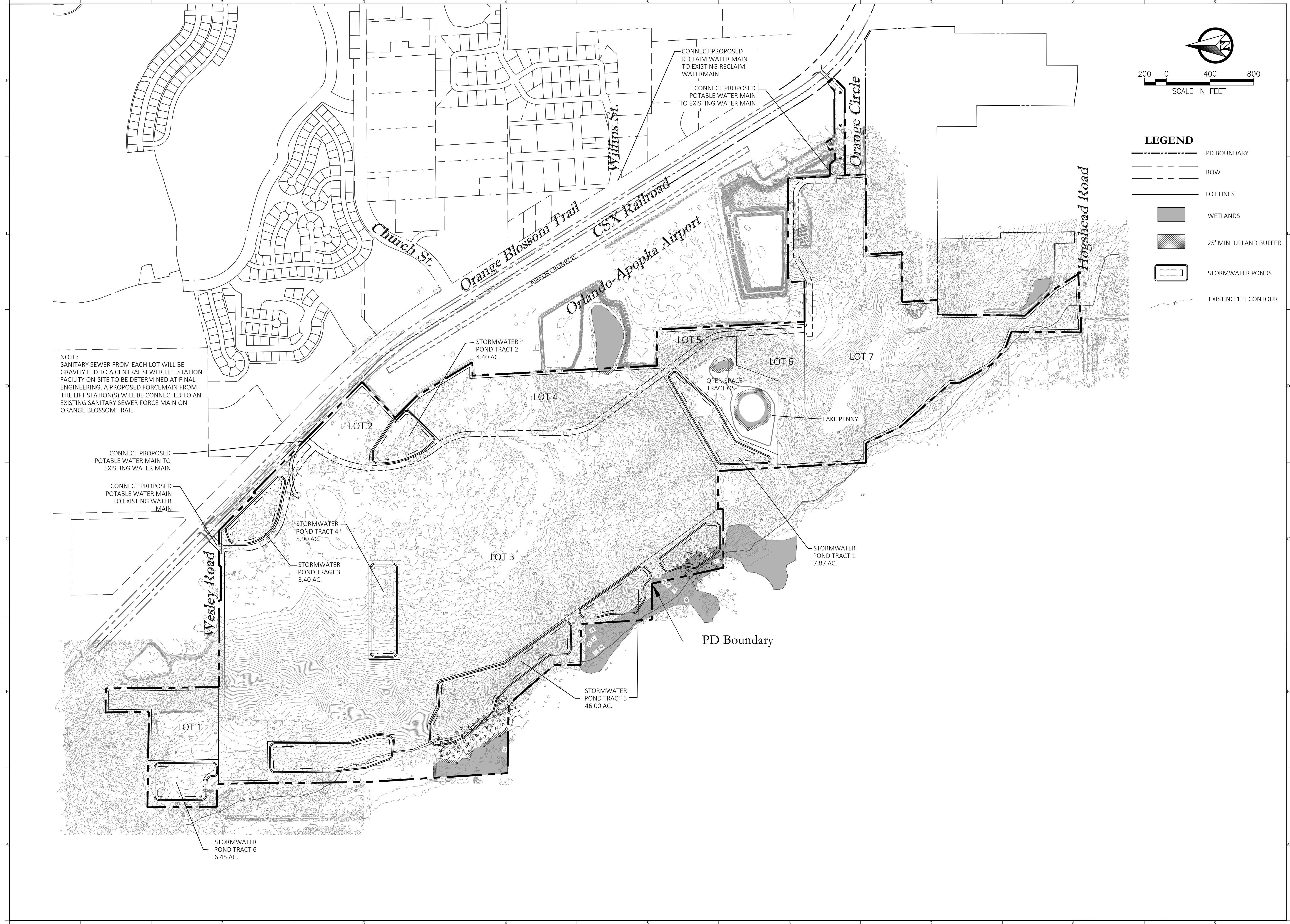
Seal:

DATE:

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-043 BLUE STEEL - ALTERN A PD\CA0\PRELIM\WP\21-043-PD-DUP



Consultant:

02 6/3/2021 RESUBMIT TO CITY OF APOPKA

01 4/16/2021 SUBMIT TO CITY OF APOPKA

DESCRIPTIONS:

SUBMISSIONS/REVISIONS

VERTICAL DATUM:

NAVD 88

JOB NO.:

21-043

DESIGNED BY:

DG

DRAWN BY:

DG

CHECKED BY:

JO

APPROVED BY:

KH

SCALE IN FEET:

1"=400'

Project Name:

AMENDED PLANNED DEVELOPMENT MASTER PLAN RUBRIGHT PROPERTIES

Jurisdiction:

APOPKA, FLORIDA

Sheet Title:

DRAINAGE & UTILITIES PLAN

Sheet No.:

C3.00

Seal:

DATE:

POULOS & BENNETT

Poulos & Bennett, LLC

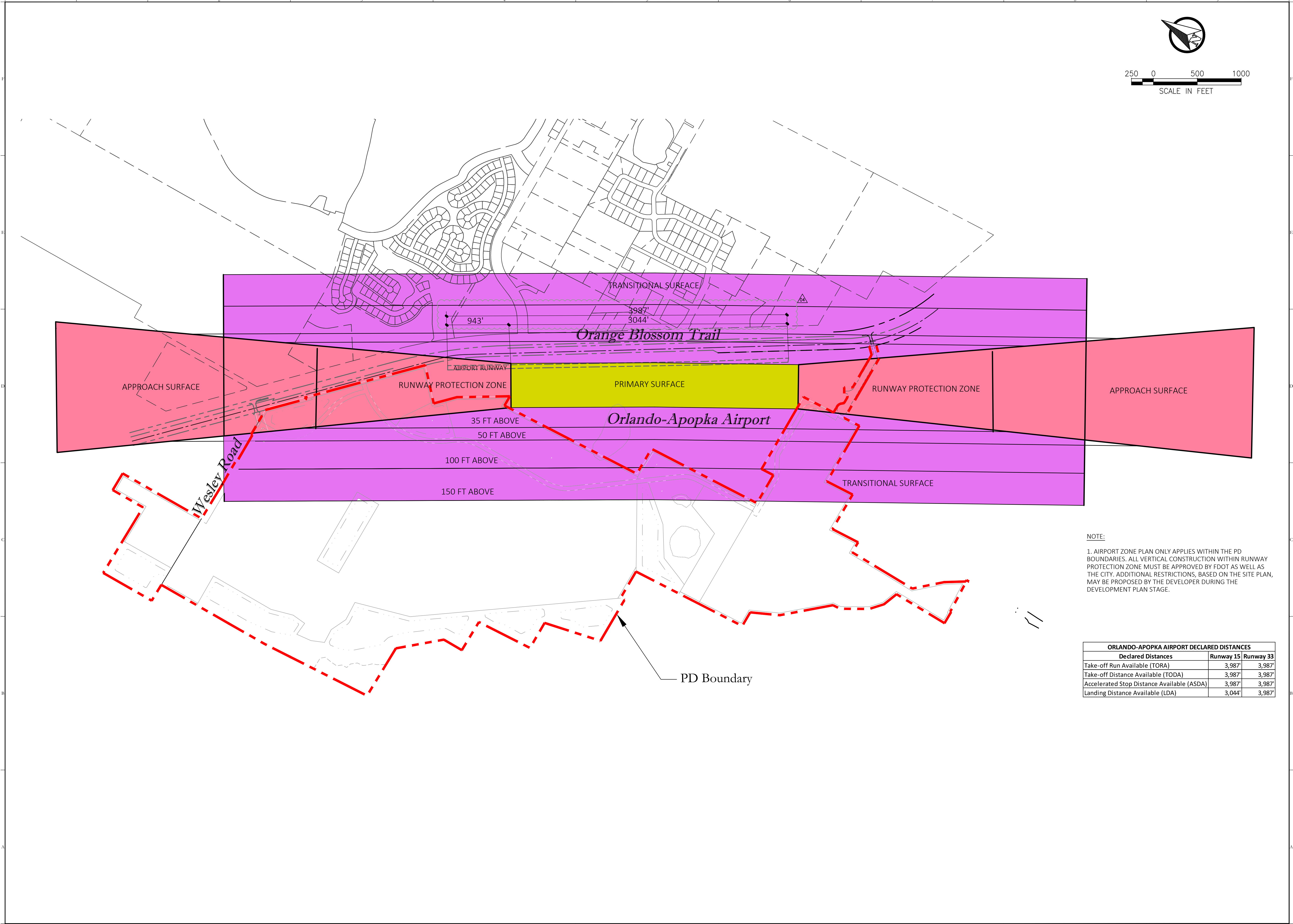
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Eng. Bus. No. 28567

33

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Consultant:

02	6/3/2021	RESUBMIT TO CITY OF APOPKA
01	4/16/2021	SUBMIT TO CITY OF APOPKA
DESCRIPTIONS:		
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-043	
DESIGNED BY:	DG	
DRAWN BY:	DG	
CHECKED BY:	JO	
APPROVED BY:	KH	
SCALE IN FEET:	1"=500'	

Project Name:

**AMENDED PLANNED
DEVELOPMENT
MASTER PLAN
RUBRIGHT
PROPERTIES**

Jurisdiction:

APOPKA, FLORIDA

Sheet Title:

AIRPORT ZONE PLAN

Sheet No.:

C4.00

Seal:



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2394 www.poulosandbennett.com
Eng. Bus. No. 28567

DATE:

Planned Development Master Plan
for
Rubright Properties

City of Apopka, FL

Parcel Id. No.:

26-20-27-0000-00-028;26-20-27-0000-00-027
35-20-27-5220-00-060;26-20-27-0000-00-042
26-20-27-0000-00-030;26-20-27-0000-00-032
27-20-27-0000-00-053;34-20-27-0000-00-007
26-20-27-0000-00-029;27-20-27-0000-00-052
34-20-27-0000-00-005

Agent:

Poulos & Bennett, LLC C/O Kathy Hattaway, AICP
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Applicant

American Land Development
3911 Orange Lake Drive
Orlando, Florida 32817

Owner

American Sanford Four, LLC
3911 Orange Lake Drive
Orlando, Florida 32817

Owner

Stephen R. Rubright
4814 Wesley Road
Apopka, Florida 32712

Owner

Rubright Family, LP
1921 Hill Dr.
Apopka, Florida 32703

Owner

Rubright Properties, LLC
3465 Ocoee Apopka Road
Apopka, Florida 32703

Owner

Douglas and Lisa Surett &
James E. Purdy
P.O. Box 39
Loudon,Tenn. 37774

Owner

JP Holdings Inc, &
James Scott Pridgen
205 W S.R. 434 Ste A
Winter Springs, Florida 32708

Owner

JP Holdings Inc.
205 W S.R. 434 Ste A
Winter Springs, Florida 32708

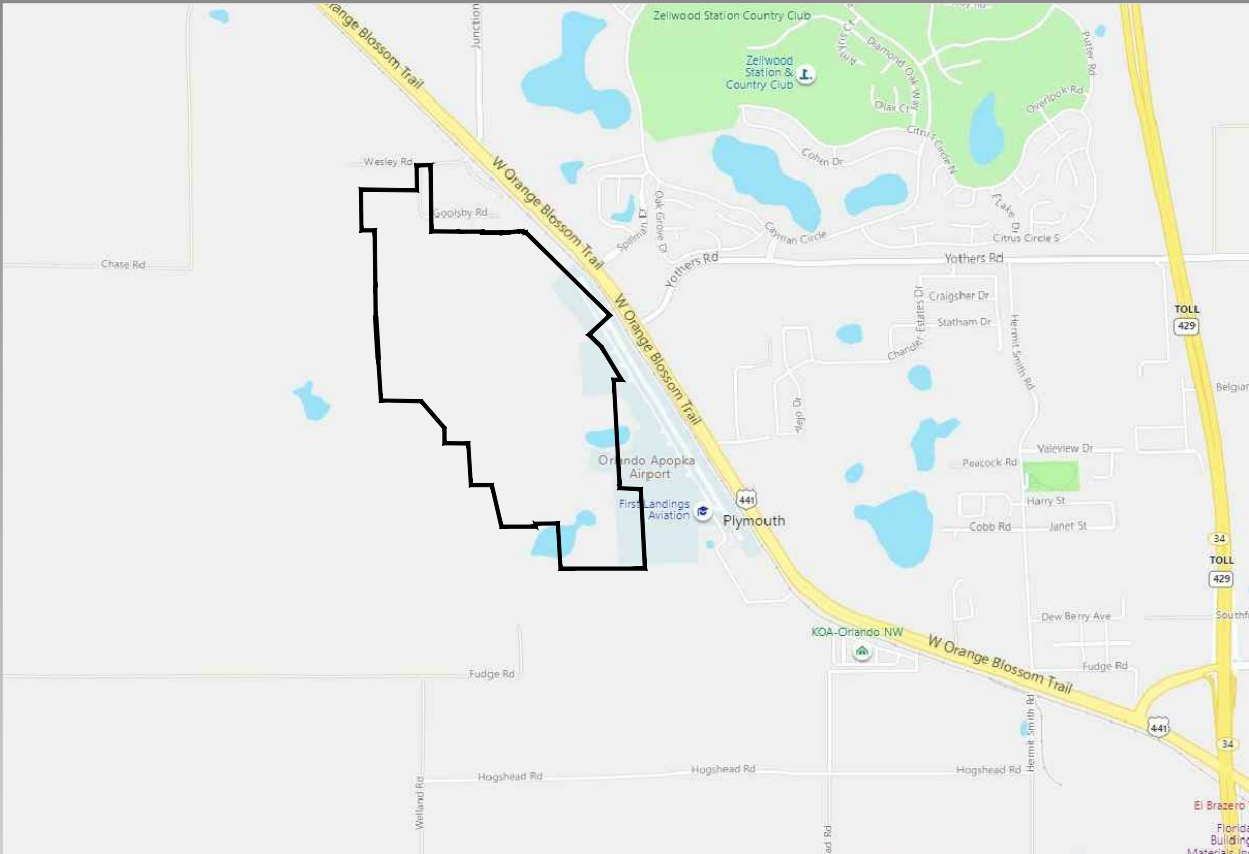
Sheet Index

Sheet Id.	Sheet Title	Subm./Rev.					
		1	2	3	4	5	6
C1.00 - C1.02	Existing Conditions	■					
C2.00	Master Site Plan	■					
C2.10	Site Data & Sections	■					
C3.00	Drainage & Utilities Plan	■					
C4.00	Airport Zone Map	■					

Date

Description

03/23/2020 Submit to City of Apopka
03/27/2020 Resubmit to City of Apopka
06/01/2020 Resubmit to City of Apopka
06/23/2000 Resubmit to City of Apopka
07/08/2020 Resubmit to City of Apopka



Vicinity Map

Scale: 1" = 3,000'

Civil Engineer/Planning:

Poulos & Bennett, LLC
2602 East Livingston St.
Orlando, FL 32803
407.487.2594

Environmental:

Bio-Tech Consulting, Inc.
3025 East South St.
Orlando, FL 32803
407.894.5969

Surveyor:

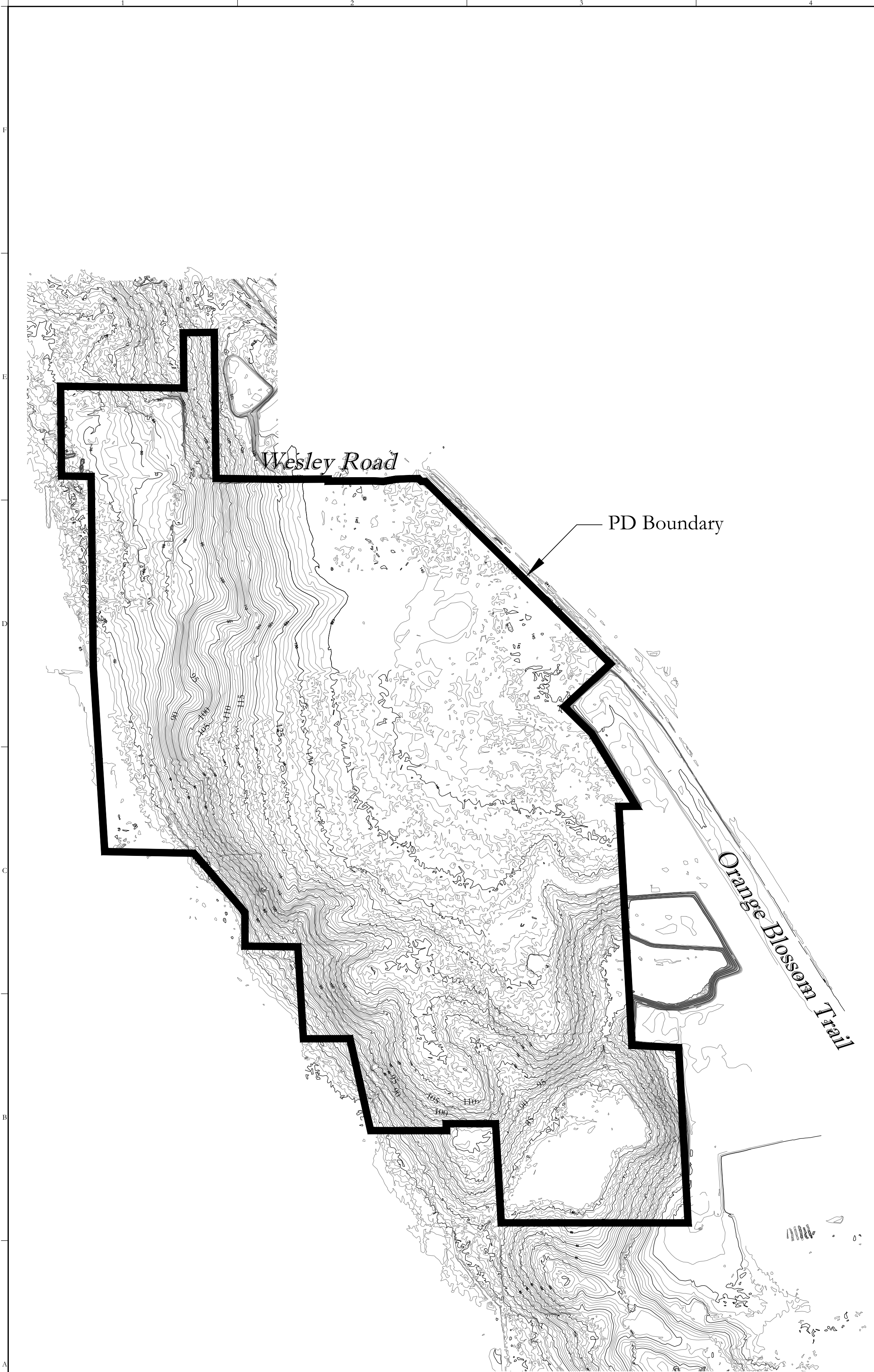
BESH
902 N. Sinclair Ave.
Tavares, FL 32778
352.343.8481



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Eng. Bus. No. 28567
P&B Job No.: 18-032 PD

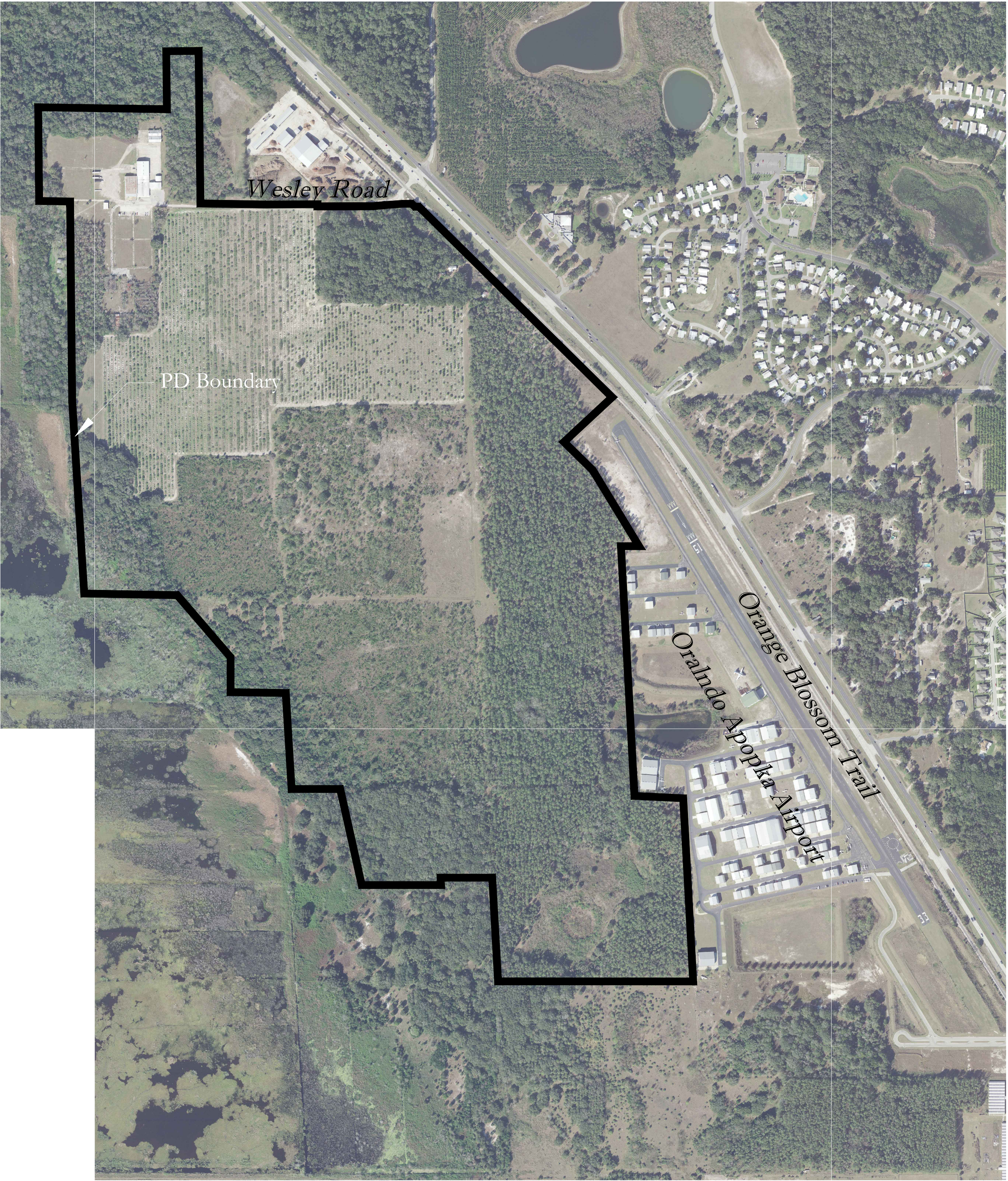
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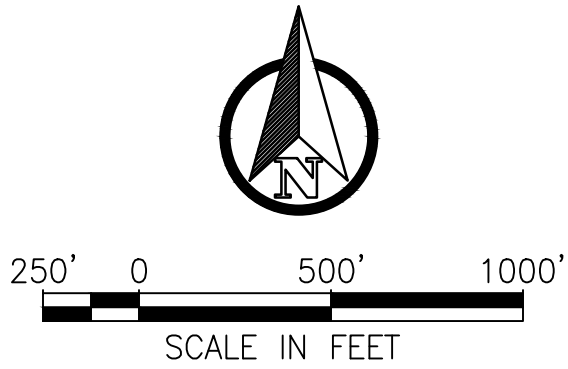
TOPOGRAPHY MAP (NAVD 88) (1"=500')

CONTOUR SOURCE: ORANGE COUNTY GOVERNMENT
WETLAND SOURCE: BESH SURVEYORS



AERIAL MAP (1"=500')

AERIAL SOURCE: ORANGE COUNTY GOVERNMENT, 2017



Consultant:

03/06/2020	RESUBMIT TO CITY OF APOPKA
02/06/01/2020	RESUBMIT TO CITY OF APOPKA
01/03/27/2020	RESUBMIT TO CITY OF APOPKA
00/03/23/2020	SUBMIT TO CITY OF APOPKA
DESCRIPTIONS:	
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18032
DESIGNED BY:	GM
DRAWN BY:	HAL
CHECKED BY:	HI
APPROVED BY:	KH
SCALE IN FEET:	N.T.S.

Project Name:
**PLANNED
DEVELOPMENT
MASTER PLAN
RUBRIGHT
PROPERTIES**

Jurisdiction:
APOPKA, FLORIDA

Sheet Title:
**EXISTING
CONDITIONS**

Sheet No.:
C1.00

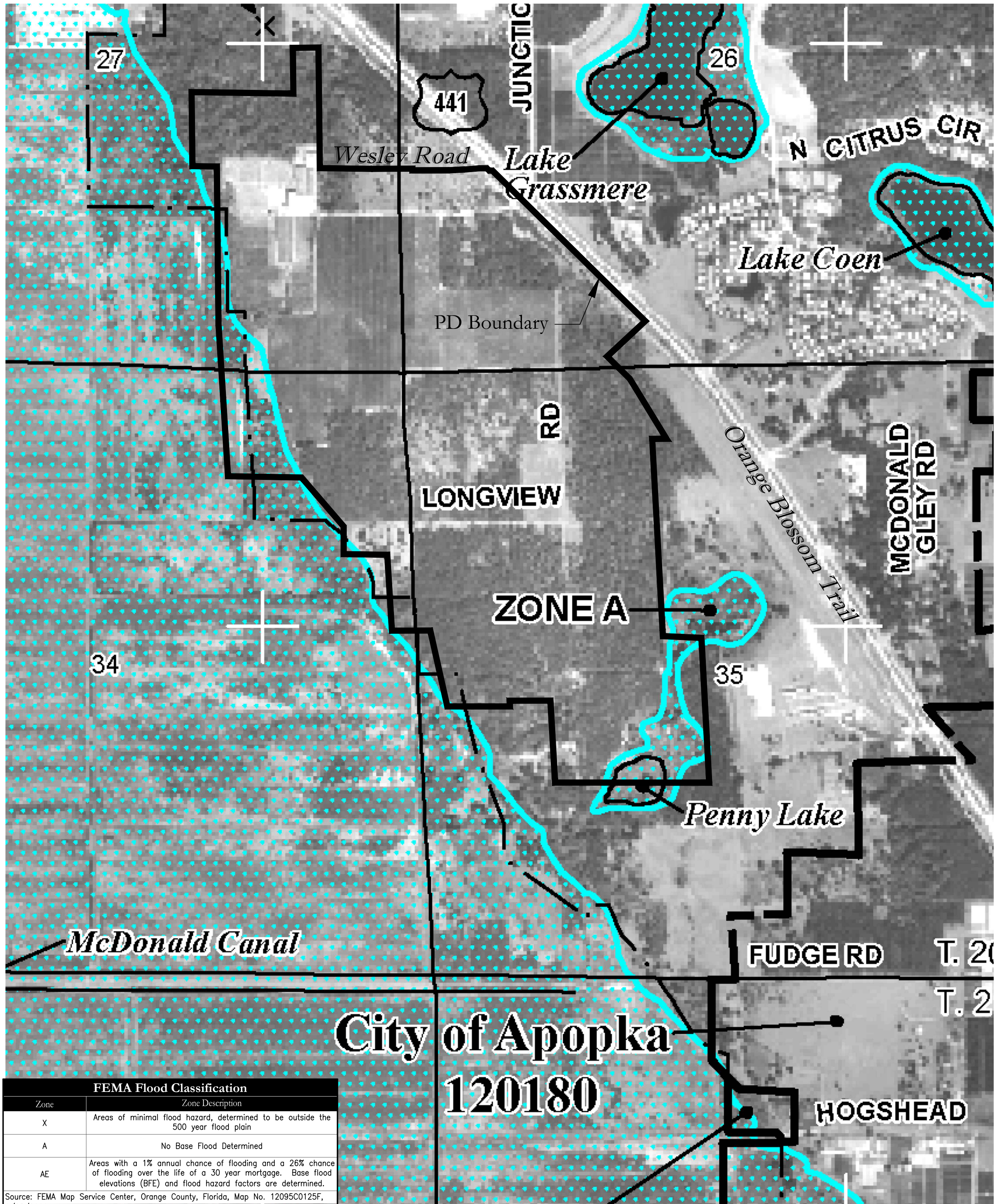
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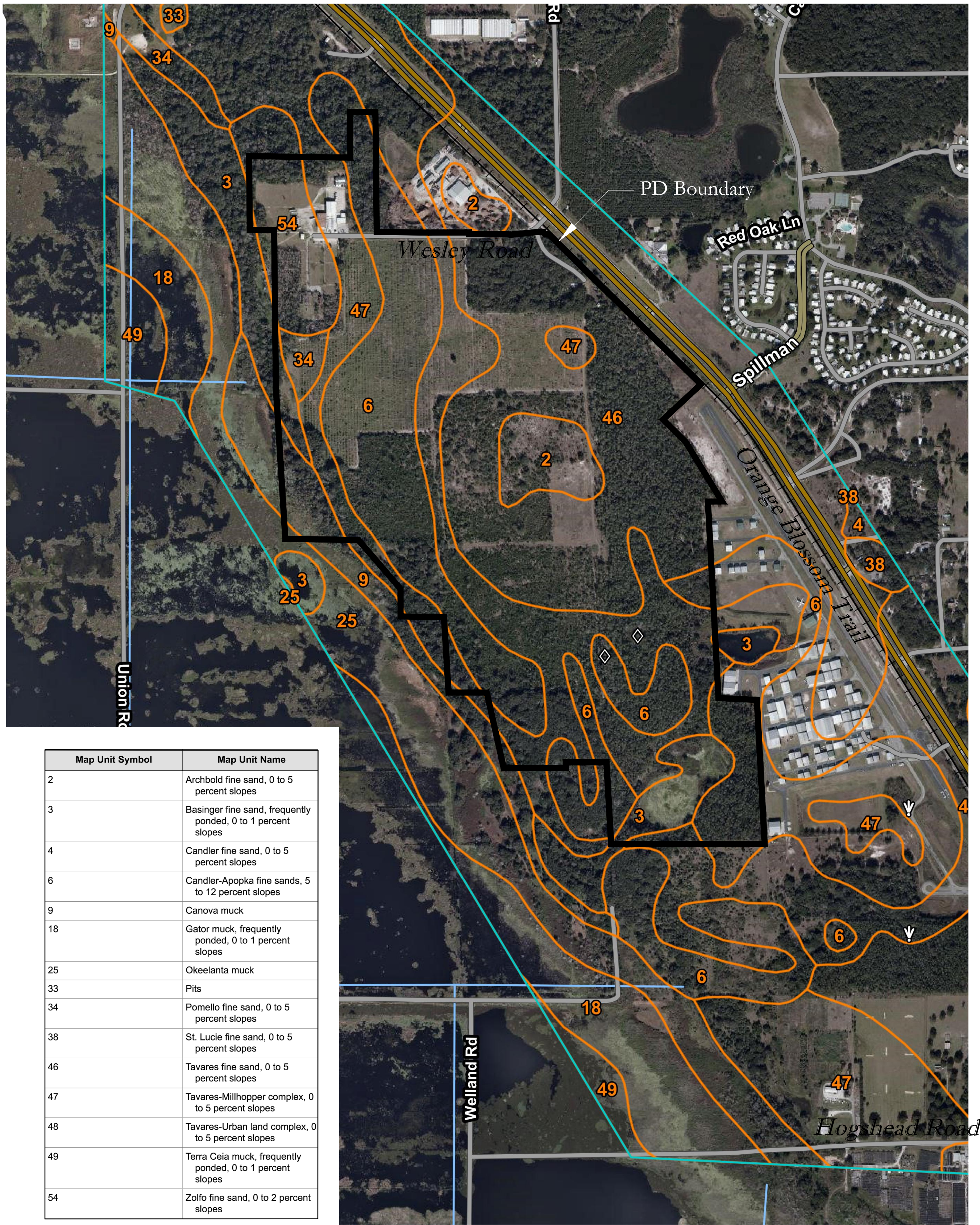
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Tel. 407.487.2394 www.poulosandbennett.com
Eng. Bus. No. 28567

DATE:

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FLOODPLAIN MAP (1"=600')



SOILS MAP (1"=600')

SOILS SOURCE: U.S.D.A. SOIL CONSERVATION ONLINE MAPPING

Consultant:

03/06/2020	RESUBMIT TO CITY OF APOPKA
02/06/01/2020	RESUBMIT TO CITY OF APOPKA
01/03/27/2020	RESUBMIT TO CITY OF APOPKA
00/03/23/2020	SUBMIT TO CITY OF APOPKA
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SCALE IN FEET:	N.T.S.

Project Name:
**PLANNED
DEVELOPMENT
MASTER PLAN
RUBRIGHT
PROPERTIES**

Jurisdiction:
APOPKA, FLORIDA

Sheet Title:
**EXISTING
CONDITIONS**

Sheet No.:
C1.01

Seal:

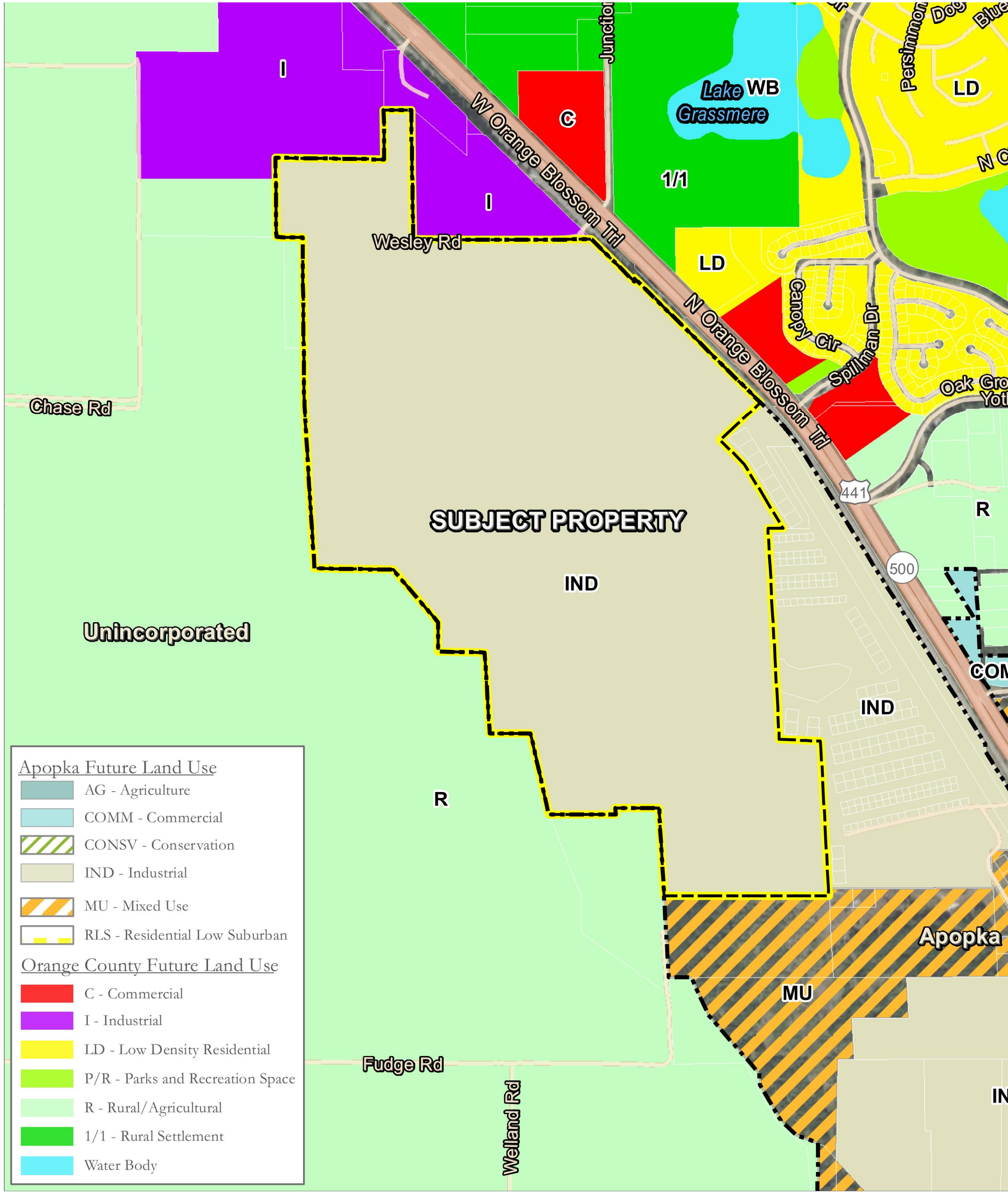
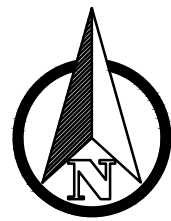
POULOS & BENNETT

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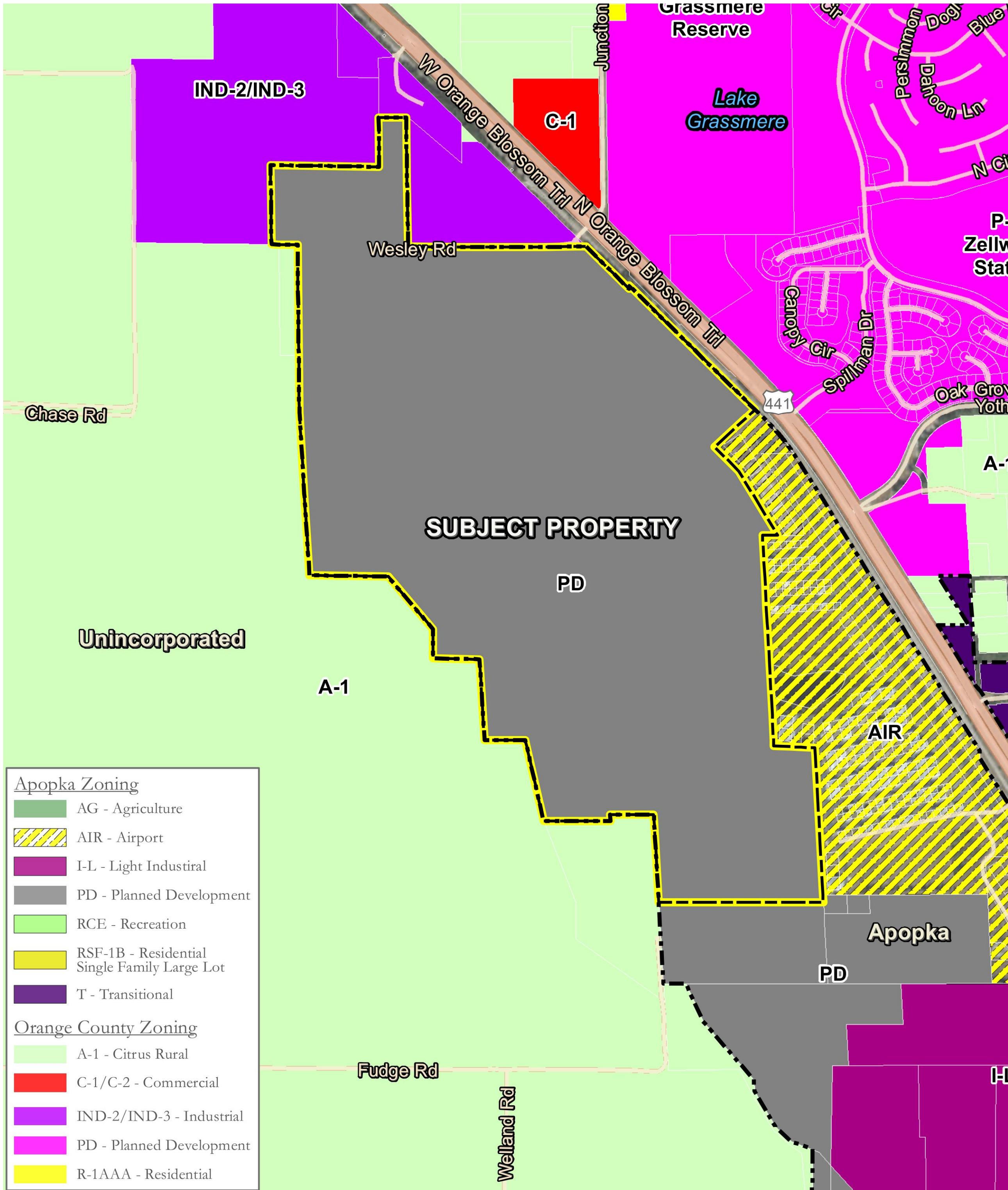
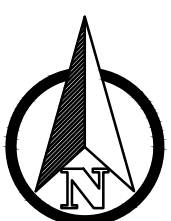
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300' 0 600' 1200'
SCALE IN FEET



PROPOSED FUTURE LAND USE MAP (1"=600')

300' 0 600' 1200'
SCALE IN FEET



PROPOSED ZONING MAP (1"=600')

Consultant:

03/06/2020	RESUBMIT TO CITY OF APOPKA
02/06/01/2020	RESUBMIT TO CITY OF APOPKA
01/03/27/2020	RESUBMIT TO CITY OF APOPKA
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CHECKED BY:	HI
APPROVED BY:	KH
SCALE IN FEET:	1"=600'

Project Name:

**PLANNED
DEVELOPMENT
MASTER PLAN
RUBRIGHT
PROPERTIES**

Jurisdiction:

APOPKA, FLORIDA

Sheet Title:

**EXISTING
CONDITIONS**

Sheet No.:

C1.02

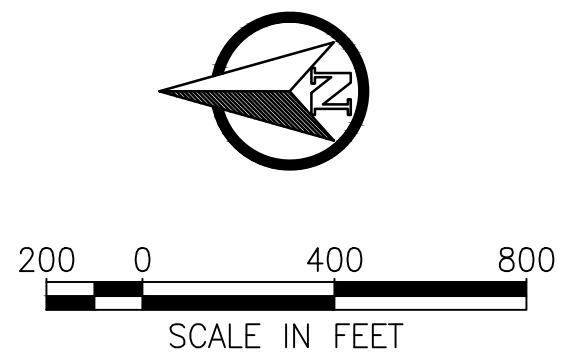
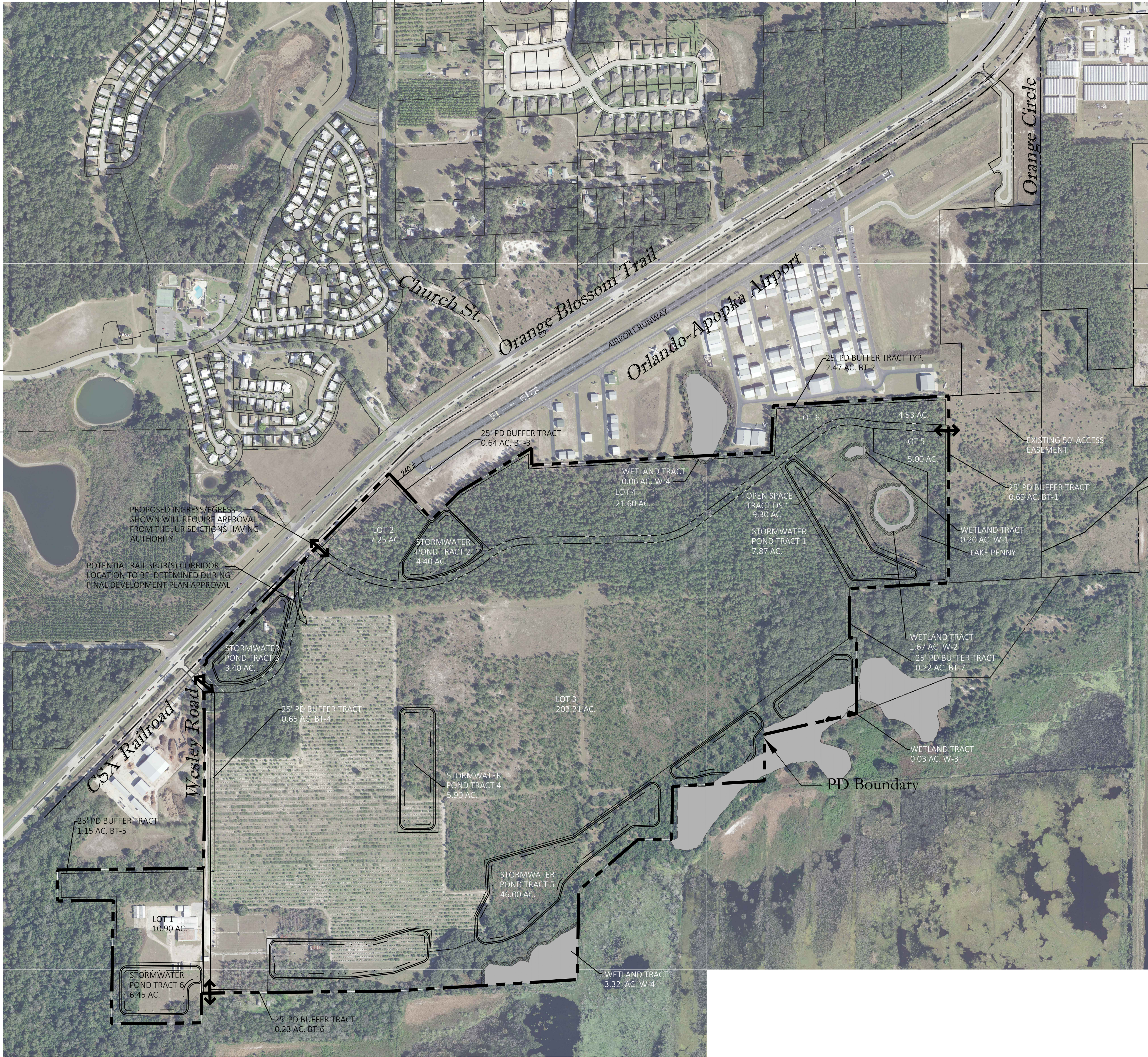
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POULOS & BENNETT

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Tel. 407.487.2394 www.poulosandbennett.com
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LEGEND

- SURVEY BOUNDARY
- ROW
- TRACT LINES
- WETLANDS
- 25' MIN. UPLAND BUFFER
- STORMWATER PONDS
- FULL ACCESS

03/06/2020	RESUBMIT TO CITY OF APOPKA
02/06/2020	RESUBMIT TO CITY OF APOPKA
01/03/2020	RESUBMIT TO CITY OF APOPKA
00/03/2020	SUBMIT TO CITY OF APOPKA
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CHECKED BY:	HI
APPROVED BY:	KH
SCALE IN FEET:	1"=400'

PLANNED DEVELOPMENT MASTER PLAN RUBRIGHT PROPERTIES

Jurisdiction:
APOPKA, FLORIDA

Sheet Title:
MASTER SITE PLAN

Sheet No.:
C2.00

Seal:

DATE:

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Planned Development Zoning District Standards

The purpose of this PD is to provide flexibility in the development of an industrial park, with light and heavy industrial uses, to allow for more concentrated development and reduced infrastructure. Up to 35% of the land area is permitted to include heavy industrial uses, that are not incompatible with the airport, in an effort to provide locations for the relocation of other heavy industrial users within Apopka. Pedestrian connectivity will be provided throughout the plan, and an open space network will provide a transition along the natural grade toward Lake Apopka. A 25-foot PD buffer is shown around the property perimeter.

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

SITE DATA:

Total Acres	349.37 Acres
Total Wetlands/Water Bodies	5.19 Acres
Total Developable Acres	344.18 Acres
Total Stormwater Provided	74.02 Acres
Total Open Space	9.30 Acres
Total PD Buffer Tracts	6.05 Acres
Total Lots	6 Lots

Open Space Required (20%) Provided	69.87 Acres
Pond (75% of Total Stormwater Pond acreage Required)	52.40 Acres
PD Buffer Tracts (BT-1thru BT-7)	6.05 Acres
Wetlands (W-1 Thru W-4)	5.25 Acres
Open Space (OS-1)	9.30 Acres
Total	73.00 Acres

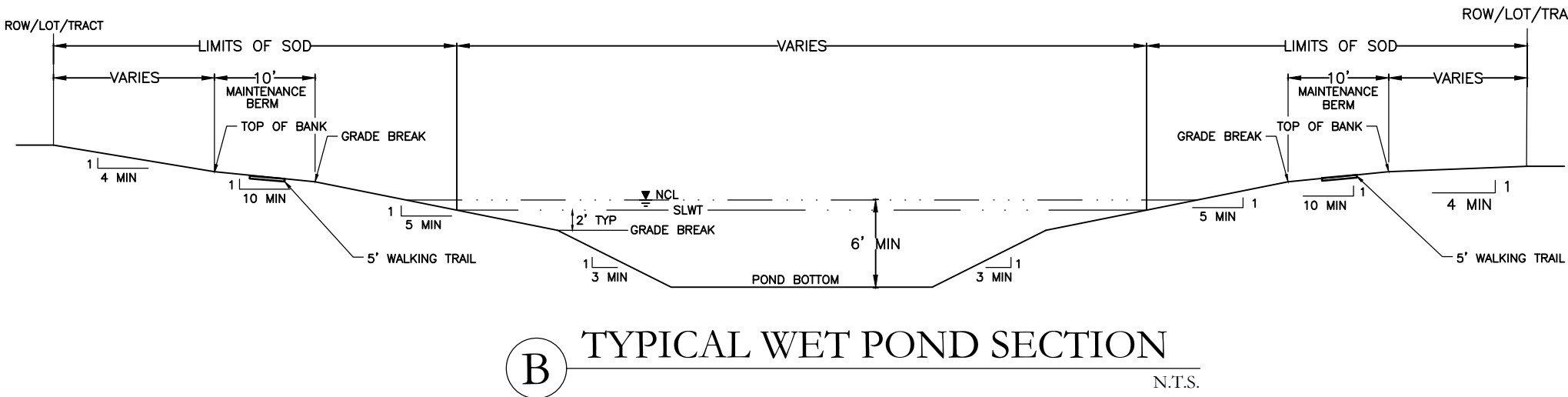
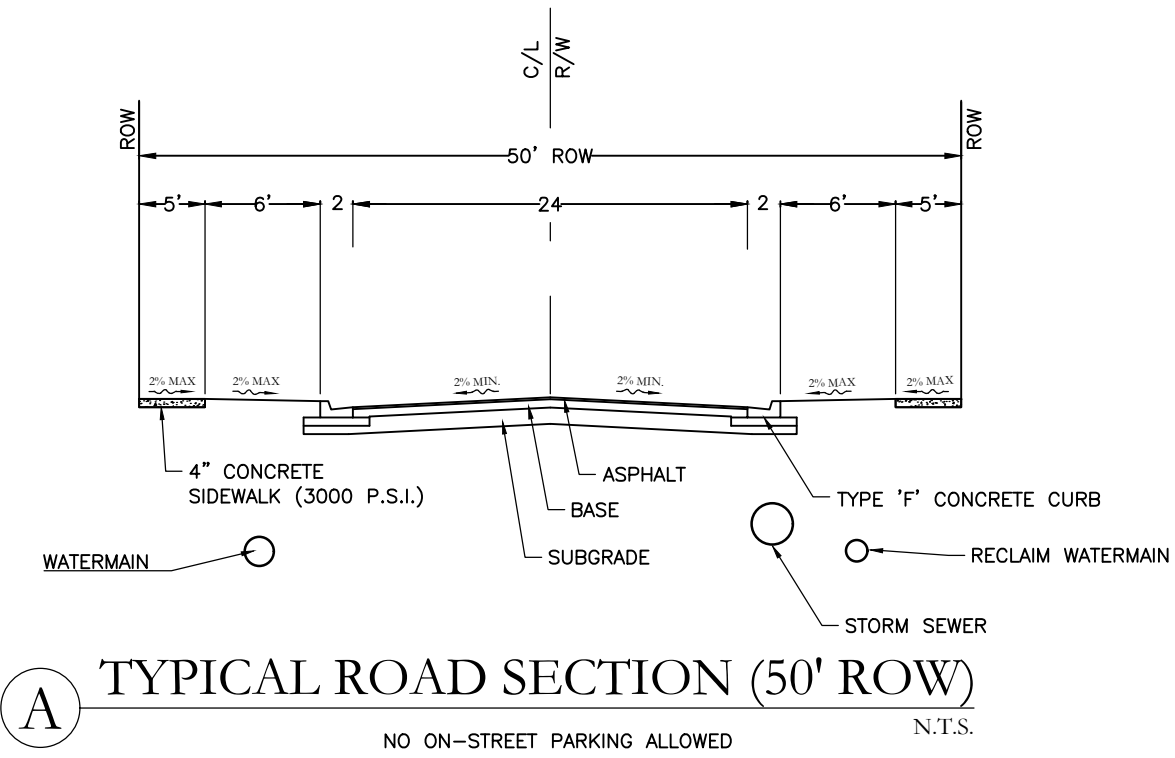
Standard	All Uses
Lot Area, min. (s.f.)	12,000
Lot Width, min. (ft.)	100
Front Yard Setback, min. (ft.)	10
Side Yard Setback, min. (ft.)	10
Corner Side Yard Setback, min. (ft.)	15
Rear Yard Setback, min. (ft.)	10/30 [1]
Building Height, max. (ft.)	50' Subject to FAA Requirements as they may apply to Orlando Apopka Airport
Floor Area Ratio (FAR), max.	1.0
Notes: s.f. = square feet; ft. = feet; min. = minimum; max. = maximum	
[1] Thirty (30) feet when adjacent to a residential use or a Residential district.	

DEVELOPMENT PROGRAM:

4,500,000 SF Industrial Uses
Permitted/Prohibited Uses: As described in the I-L and I-H Use Chart in the Apopka Land Development Code; however the following uses are Prohibited 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; and
- Concrete batch facilities.

Stand alone solar panel fields, unless as an accessory use serving an industrial use located with the PD.



PHASING:

Project site infrastructure, roads and storm water facilities will be constructed in one (1) single phase.

OWNERSHIP/MAINTENANCE:

Roads:	Public - To Be Owned and Maintained By The City of Apopka
Stormwater Ponds:	Private - To Be Owned and Maintained By Master P.O.A.
Utilities:	Public - To Be Owned and Maintained By The City of Apopka
PD Buffer Tracts:	Private - To Be Owned and Maintained By Master P.O.A.
Open Space Tracts:	Private - To Be Owned and Maintained By Master P.O.A.
Signage:	Private - To Be Owned and Maintained By Master P.O.A.

Consultant:

03/06/23/2020	RESUBMIT TO CITY OF APOPKA
02/06/01/2020	RESUBMIT TO CITY OF APOPKA
01/03/27/2020	RESUBMIT TO CITY OF APOPKA
00/03/23/2020	SUBMIT TO CITY OF APOPKA
DESCRIPTIONS:	
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18032
DESIGNED BY:	GM
DRAWN BY:	HAL
CHECKED BY:	HI
APPROVED BY:	KH
SCALE IN FEET:	N.T.S.

PLANNED DEVELOPMENT MASTER PLAN RUBRIGHT PROPERTIES

Jurisdiction:
APOPKA, FLORIDA

SITE DATA & SECTIONS

Sheet No.:
C2.10

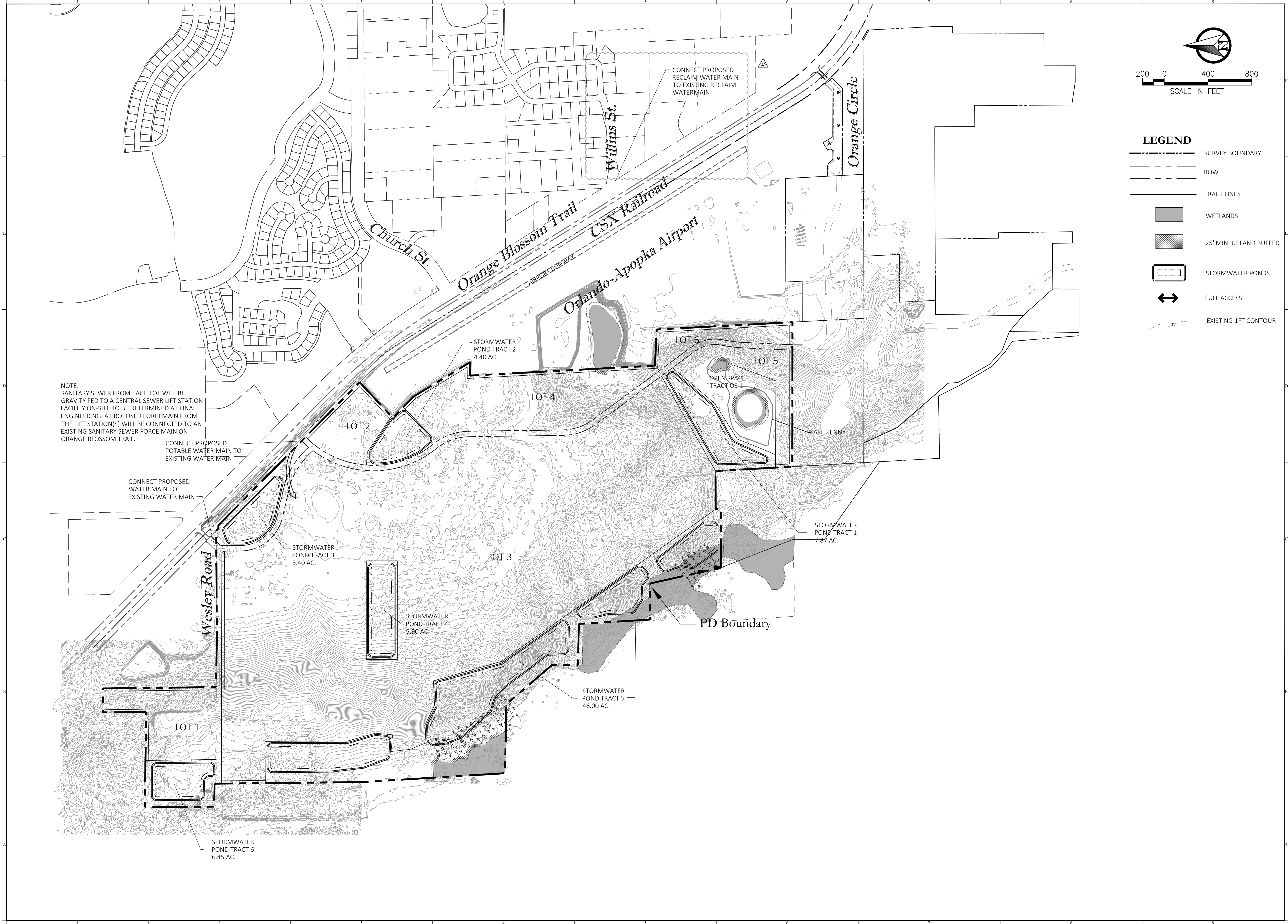
Seal:

DATE:



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 - www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-032 ZLATWSS - RUBRIGHT PROPERTIES\CAD\PRELIMINARY\PD\18-032-PD-XTB



Consultant:

03/06/2020	RESUBMIT TO CITY OF APOPKA
02/06/01/2020	RESUBMIT TO CITY OF APOPKA
01/03/27/2020	RESUBMIT TO CITY OF APOPKA
00/03/23/2020	SUBMIT TO CITY OF APOPKA

DESCRIPTIONS:	
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18032
DESIGNED BY:	GM
DRAWN BY:	HAL
CHECKED BY:	HI
APPROVED BY:	KH
SCALE IN FEET:	1"=400'

Project Name:

**PLANNED
DEVELOPMENT
MASTER PLAN
RUBRIGHT
PROPERTIES**

Jurisdiction:

APOPKA, FLORIDA

Sheet Title:

**DRAINAGE &
UTILITIES PLAN**

Sheet No.:

C3.00

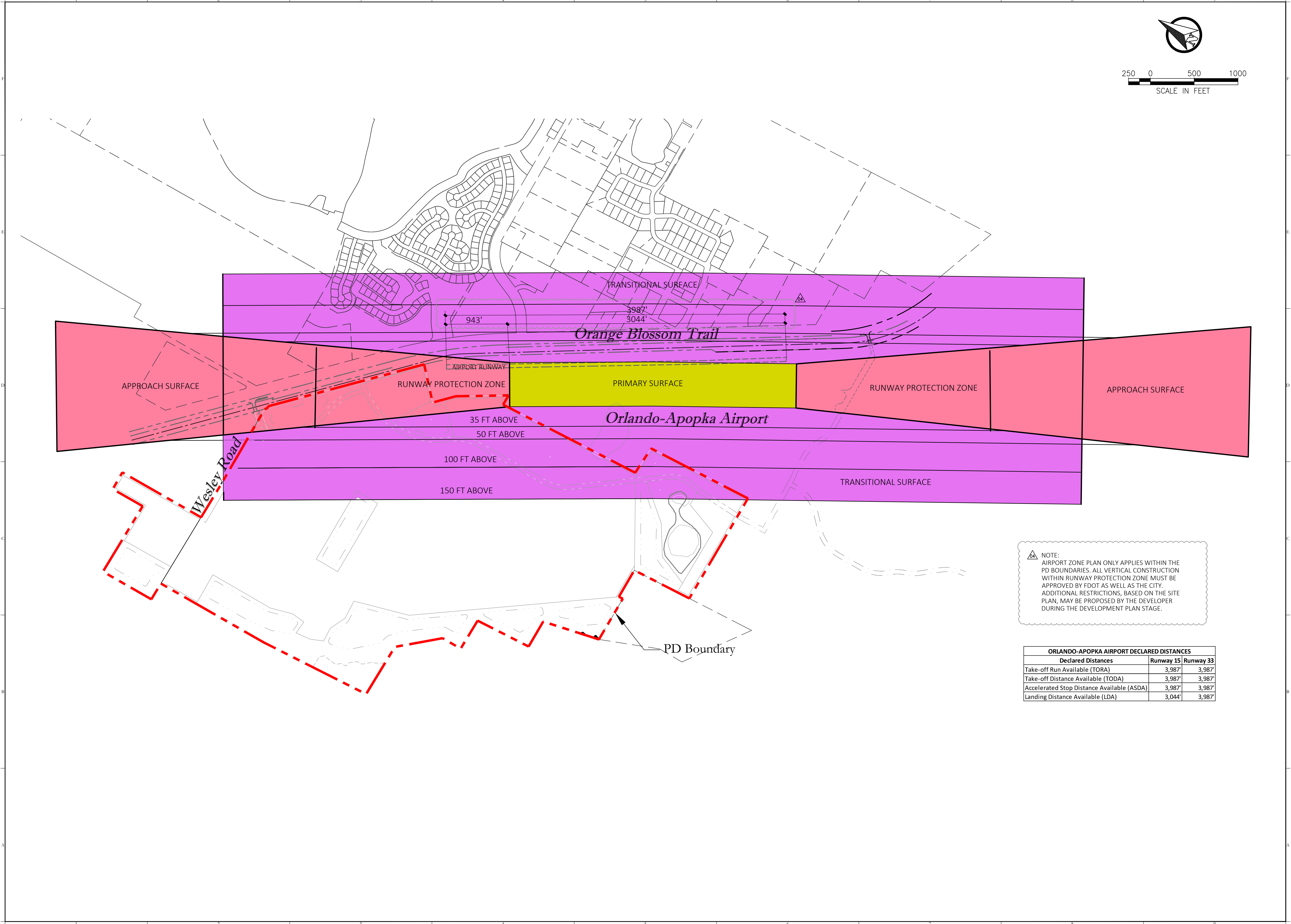
Seal:

DATE:

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2394 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-032 ZLATWSS - RUBRIGHT PROPERTIES\CAD\PRELIMINARY\PD\18-032-PD-XTB



NOTE:
AIRPORT ZONE PLAN ONLY APPLIES WITHIN THE PD BOUNDARIES. ALL VERTICAL CONSTRUCTION WITHIN RUNWAY PROTECTION ZONE MUST BE APPROVED BY FDOT AS WELL AS THE CITY. ADDITIONAL RESTRICTIONS, BASED ON THE SITE PLAN, MAY BE PROPOSED BY THE DEVELOPER DURING THE DEVELOPMENT PLAN STAGE.

ORLANDO-APOPKA AIRPORT DECLARED DISTANCES		
Declared Distances	Runway 15	Runway 33
Take-off Run Available (TORA)	3,987'	3,987'
Take-off Distance Available (TODA)	3,987'	3,987'
Accelerated Stop Distance Available (ASDA)	3,987'	3,987'
Landing Distance Available (LDA)	3,044'	3,987'

Consultant:

04/07/08/2020	RESUBMIT TO CITY OF APOPKA
03/06/23/2020	RESUBMIT TO CITY OF APOPKA
02/06/01/2020	RESUBMIT TO CITY OF APOPKA
01/03/27/2020	RESUBMIT TO CITY OF APOPKA
00/03/23/2020	SUBMIT TO CITY OF APOPKA
SUBMISSIONS/REVISIONS	
DESCRIPTIONS:	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18032
DESIGNED BY:	GM
DRAWN BY:	HAL
CHECKED BY:	HI
APPROVED BY:	KH
SCALE IN FEET:	1"=500'

Project Name:
PLANNED DEVELOPMENT MASTER PLAN RUBRIGHT PROPERTIES

Jurisdiction:
APOPKA, FLORIDA

Sheet Title:
AIRPORT ZONE PLAN

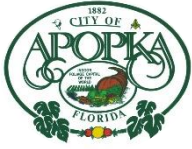
Sheet No.:
C4.00

Seal:

DATE:



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: May 11, 2021
FROM: Community Development
EXHIBITS: Vicinity Map
Future Land Use Map
Zoning Map
Aerial Map
Criteria Responses
Concept Plan
Architectural Renderings

**SUBJECT &
REQUEST:**

**APPROVE A SPECIAL EXCEPTION TO ALLOW A TOBACCO SHOP IN
THE MU-D (MIXED-USE DOWNTOWN) ZONING DISTRICT FOR
PROPERTY LOCATED AT 60 EAST 5TH STREET**

SUMMARY:

OWNER: Kim Hai Yong
APPLICANT: Naram Global Inc. c/o Christopher Sagherian, President
PARCEL ID NUMBER: 09-21-28-0196-50-790
LOCATION: 60 East 5th Street
FUTURE LAND USE: Commercial (Maximum 0.25 FAR)
CURRENT ZONING: MU-D (Mixed-Use Downtown) District
EXISTING USE: Vacant
TRACT SIZE: 0.71 +/- acre

RECOMMENDED MOTION:

Approve a Special Exception to allow a tobacco shop in the MU-D (Mixed-Use Downtown) zoning district for property located at 60 East 5th Street.

PLANNING COMMISSION – AUGUST 10, 2021
SPECIAL EXCEPTION – THE SMOKE EXCHANGE
PAGE 2

RELATIONSHIP TO ADJACENT PROPERTIES: Zoning and existing land use assigned to adjacent and nearby properties appear in the following table. The character of the area surrounding the subject property is described as follows:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	5 th Street Right-of-Way (ROW) and Commercial	MU-D	5 th Street; Retail and Public Parking Lot
East (City)	Park Avenue ROW and Commercial	MU-D	Park Avenue and Place of Worship
South (City)	Commercial	MU-D	Retail
West (City)	Commercial	MU-D	Apopka Community Center/VFW

PROJECT SUMMARY: The property is presently assigned a Future Land Use Designation of Commercial and has a zoning designation of MU-D (Mixed-Use Downtown). The applicant is proposing to operate a tobacco shop within one of the units in the existing multi-tenant center 60th East 5th Street. Pursuant to Table 4.2.2.C, tobacco shop use requires a Special Exception Permit.

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

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

PLANNING COMMISSION – AUGUST 10, 2021
SPECIAL EXCEPTION – THE SMOKE EXCHANGE
PAGE 3

The proposed Special Exception is in compliance with all above-referenced standards.

PUBLIC HEARING SCHEDULE:

August 10, 2021 – Planning Commission (5:30 pm)

DULY ADVERTISED:

July 30, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDED MOTION:

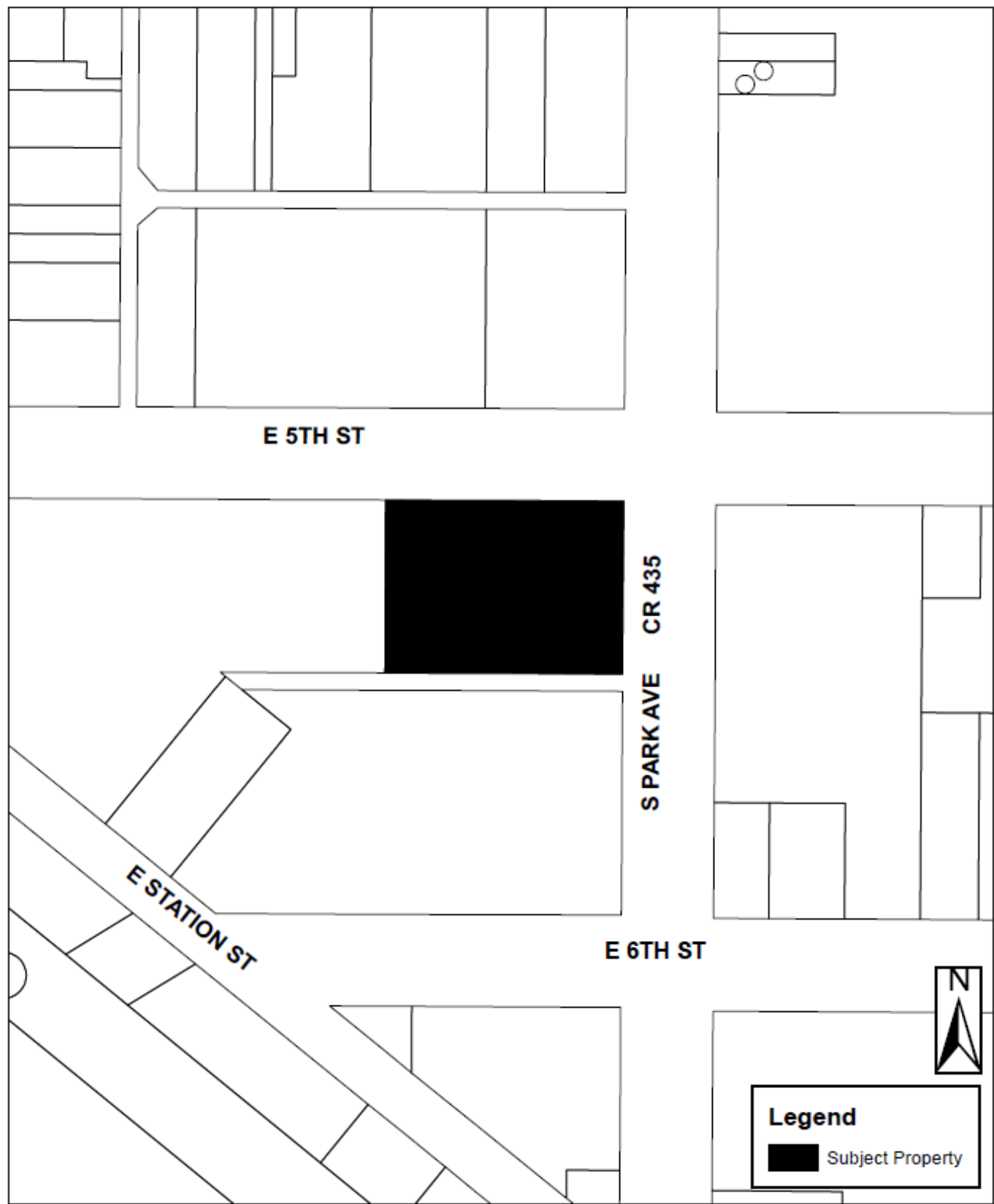
Development Review Committee: Recommends approval of a Special Exception to allow a tobacco shop in the MU-D (Mixed-Use Downtown) zoning district for property located at 60 East 5th Street.

Recommended Motion: Approve a Special Exception to allow a tobacco shop in the MU-D (Mixed-Use Downtown) zoning district for property located at 60 East 5th Street.

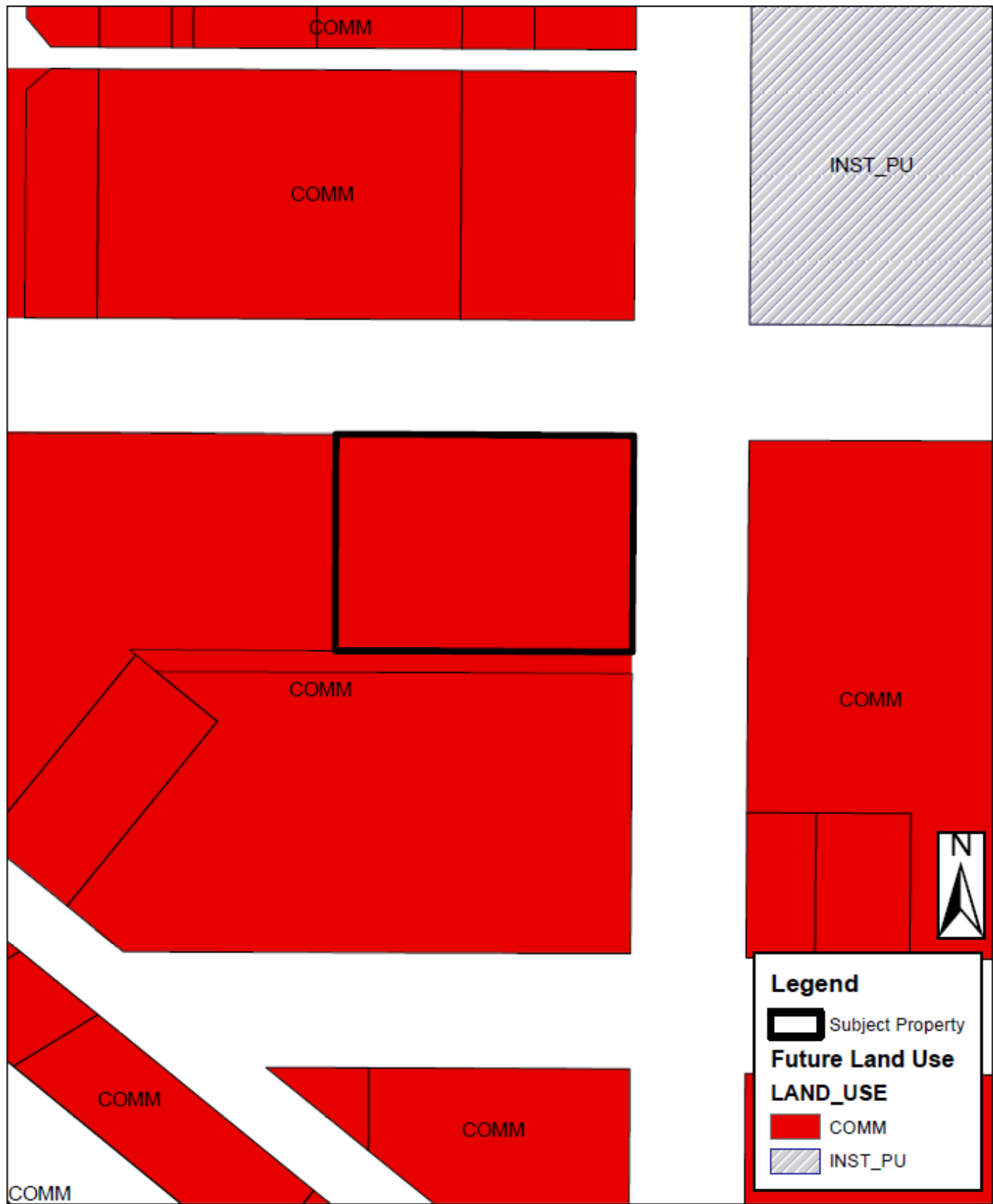
Planning Commission Role: Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.3.2.B.1.a, the Planning Commission has the authority to take make decisions on Special Exception permits. Therefore, the Planning Commission may approve, deny or approve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

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

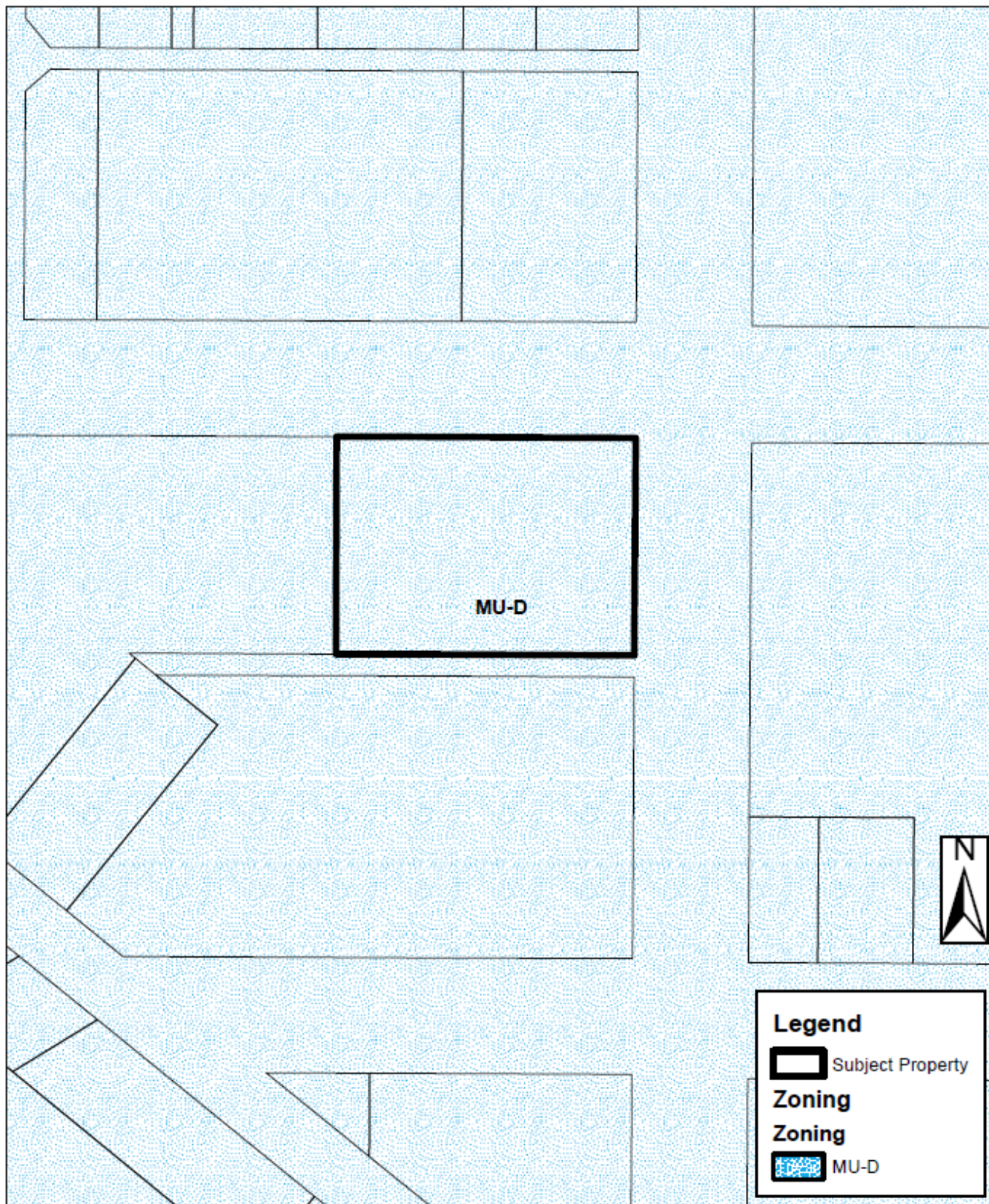
Vicinity



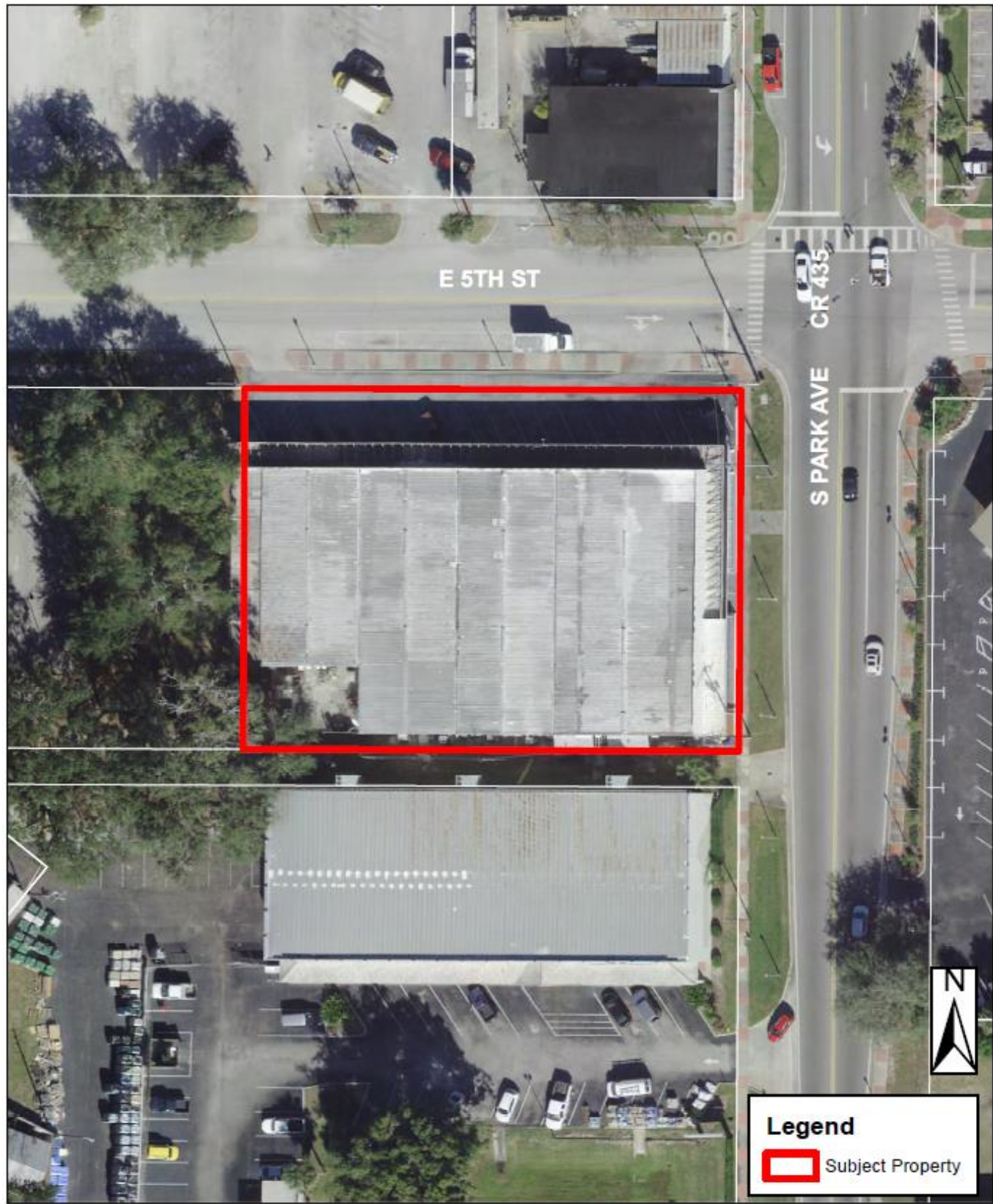
Future Land Use

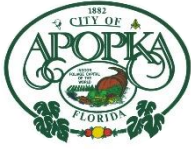


Zoning



Aerial





CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT	MEETING OF:	August 10, 2021,
☐ BUSINESS	FROM:	Community Development
☒ PUBLIC HEARING	EXHIBITS:	Vicinity Map
☒ SITE PLAN		Aerial Map
☐ SPECIAL REPORTS		Major Development Plan
☐ OTHER:		Architectural Elevations

SUBJECT & REQUEST: **RECOMMEND APPROVAL OF THE CROSSROADS 429 INDUSTRIAL PARK – MAJOR DEVELOPMENT PLAN**

SUMMARY:

OWNER:	Summit Real Estate Group
APPLICANT:	Stock & Associates Consulting Engineers, Inc. c/o George M. Stock, P.E., President
PARCEL ID NUMBER:	06-21-28-7177-00-011
LOCATION:	2800 General Electric Road
FUTURE LAND USE:	Industrial (0.60 FAR)
EXISTING USE:	Vacant
ZONING:	I-L (Light Industrial)
TRACT SIZE:	50.28 +/- acres
PROPOSED USE:	Industrial park comprising of two buildings with vehicle and trailer parking.
FLOOR AREA RATIO:	Proposed: 0.25; Maximum: 0.60

RECOMMENDED MOTION:

Recommend approval of the Crossroads 429 Industrial Park – Major Development Plan.

PLANNING COMMISSION – AUGUST 10, 2021
CROSSROADS 429 INDUSTRIAL PARK – MAJOR DEVELOPMENT PLAN

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial	I-L; O (Office)	Vacant; Apopka Fire Station; Industrial Park
East (City)	Residential Low Suburban	T (Transitional)	Lake Heiniger Estates Residential Subdivision
South (City)	Industrial, Mixed-Use and Public Right-of-Way (ROW)	MU-ES-GT (Mixed-Use – East Shore – Gateway); I-L; ROW	Vacant; Peterson Road; Agricultural Facility
West (City)	Industrial and ROW	I-L; PD (Planned Development)	Vacant; SR 429

PROJECT SUMMARY: Located east of SR 429, west of King Street and north of Peterson Road, the Crossroads 429 Industrial Park – Major Development Plan (MDP) proposes the development of an industrial park with two buildings, Building 100 and Building 200, including vehicle and trailer parking on approximately 50 acres. Building 100 comprises of 88,882 square feet warehouse storage area and 9,876 square feet of office area. Building 200 consists of 163,511 square feet of warehouse storage area and 18,168 of office area. While the required parking for Building 100 is 55 spaces, the applicant is proposing 64 parking spaces with four accessible spaces. The required parking spaces for Building 200 is 96 while 125 spaces with 6 accessible spaced are provided. The maximum permitted height of the buildings is 45 feet. The applicant proposes buildings with a height of 40 feet. The minimum setbacks applicable to this project are as follows:

Setback	Min. Standard
Front	10'
Side	10'
Rear	10'
Corner	15'

ACCESS/TRANSPORTATION: This development will have one full access connection on King Street and three full access connections on Peterson Road. The center access on Peterson Road will line up with Grand Avian Parkway and the intersection will be controlled by a two-way stop condition.

A traffic impact analysis was conducted to support this development. The project is projected to generate 488 Daily trips and 53 P.M. Peak hour trips. Orange Avenue, Lake View Drive, King Street, Peterson Road, and Grand Avian Parkway were analyzed for future Daily and P.M. Peak Hour conditions with the addition of project generated traffic. The analysis demonstrated that all study segments will continue to operate within their capacity and the adopted LOS standard at project buildout.

An operational analysis was conducted for the following intersections: US 441 and Orange Avenue; Orange Avenue and Lake View Drive; Orange Avenue and King Street; Peter Road and King Street; Grand Avian Parkway and Peterson Road; and the site entrances. The analyses demonstrated that all study intersection will continue to operate within the City's adopted LOS.

PLANNING COMMISSION – AUGUST 10, 2021
CROSSROADS 429 INDUSTRIAL PARK – MAJOR DEVELOPMENT PLAN

The developer has also agreed to widen the lanes on King Street from Orange Avenue to Peterson Road and on Peterson Road from King Street to Grand Avian Parkway. Additionally, the developer will extend Peterson Road to the westernmost project entrance on Peterson Road and construct a right turn lane on the northbound approach of King Street. These improvements will be done in partnership with the Coke Property to the south and the City. Both developers will receive transportation impact fee credits for the widening and turn lane installation work. A transportation impact fee credit agreement has been drafted and is currently being reviewed by the three parties. The agreement will be complete and presented to City Council for approval with the major development plan.

BUFFER(S)/LANDSCAPING: The applicant proposes Live Oaks, Winged Elms, Bald Cypress Trees, Crape Myrtles, and Sabal Palms within the development.

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

PUBLIC HEARING SCHEDULE:

August 10, 2021 – Planning Commission, 5:30 p.m.

September 8, 2021 – City Council, 1:30 p.m.

RECOMMENDED MOTION:

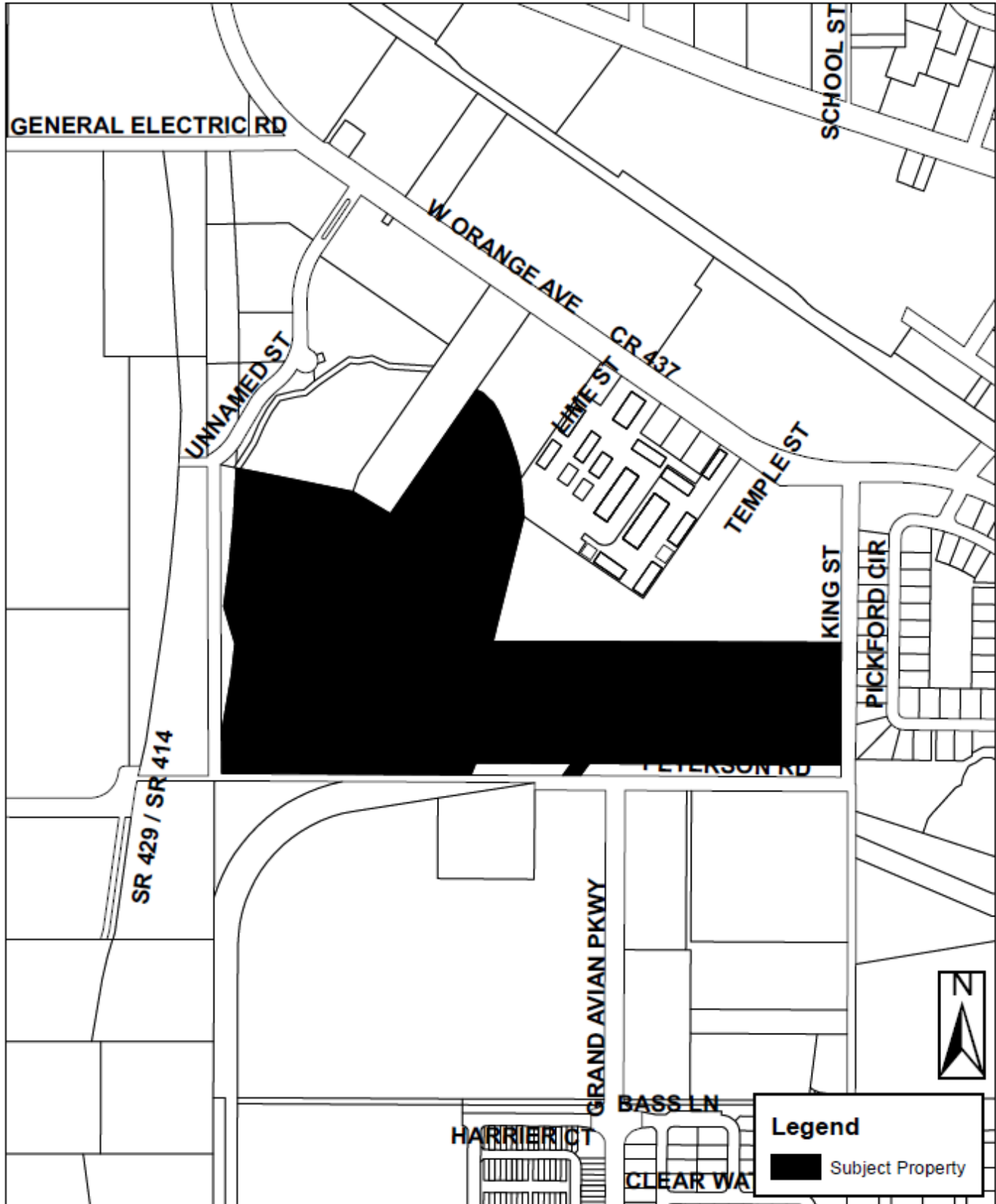
Development Review Committee: Recommends approval of the Crossroads 429 Industrial Park – Major Development Plan subject to the findings of this staff report and exhibits.

Planning Commission: Find the Crossroads 429 Industrial Park – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

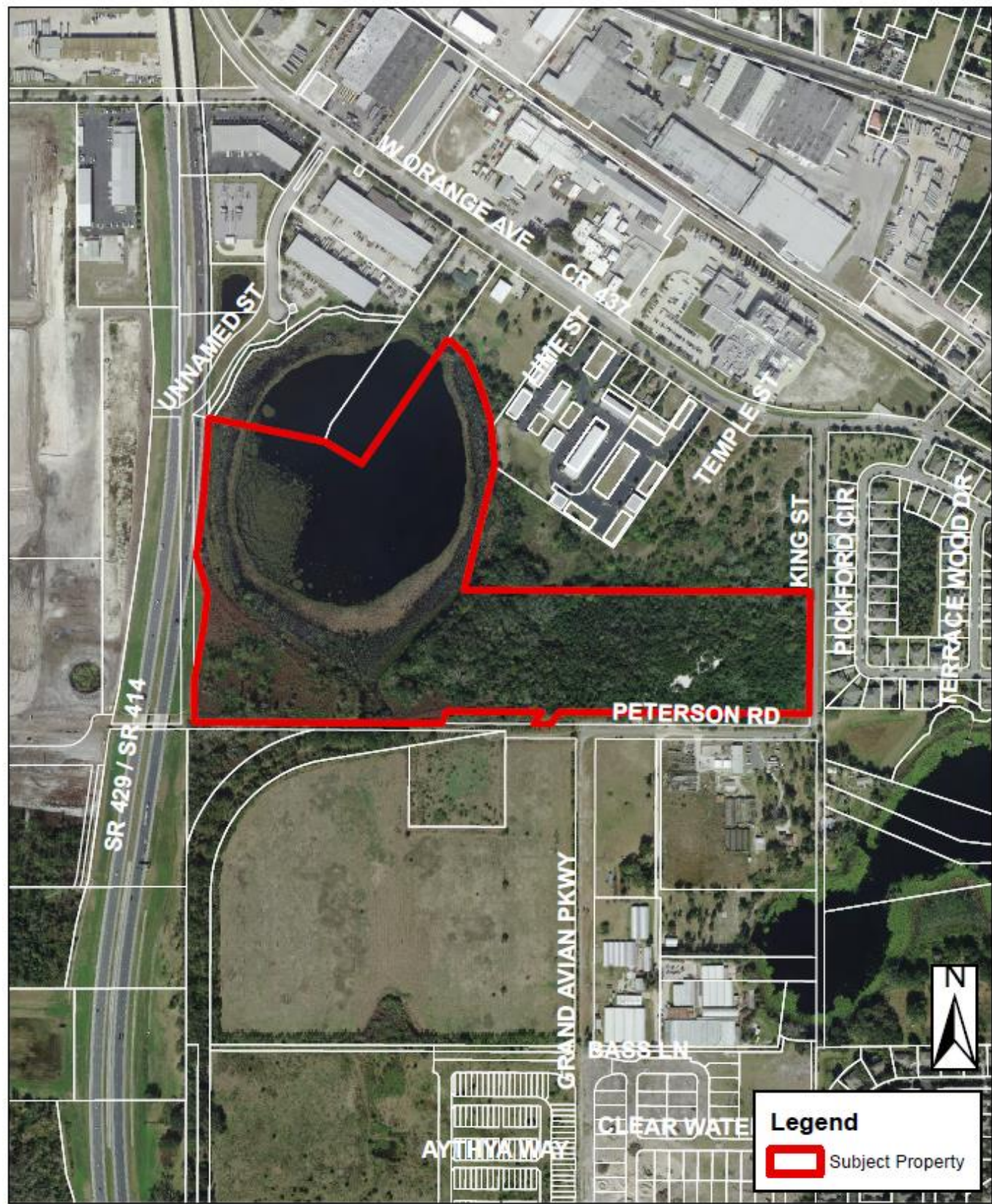
Planning Commission Role: To advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

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



ABBREVIATIONS

FOC	- FIBER OPTIC CABLE
G	- GAS
E	- ELECTRIC
OE	- OVERHEAD ELECTRIC
UE	- UNDERGROUND ELECTRIC
SAN	- SANITARY
T	- TELEPHONE
W	- WATER
(ATG)	- ADJUST TO GRADE
(ATGB0)	- ADJUST TO GRADE BY OTHERS
(TBA)	- TO BE ABANDONED
(TBR)	- TO BE REMOVED
(TBR&R)	- TO BE REMOVED AND REPLACED
(TBR&REL)	- TO BE REMOVED AND RELOCATED
(TBRB0)	- TO BE REMOVED, RELOCATED OR REPLACED BY OTHERS
(UIP)	- USE IN PLACE
BC	- BACK OF CURB
FC	- FACE OF CURB
BC	- BOTTOM OF CURB
TC	- TOP OF CURB
TW	- TOP OF WALL
BW	- BOTTOM OF WALL
PVMT	- PAVEMENT
ASPH	- ASPHALT
CONC	- CONCRETE
GRND	- GROUND
EG	- EXISTING GRADE
FG	- FINISHED GRADE
FF	- FINISHED FLOOR
LL	- LOWER LEVEL
OC	- ON CENTER
EW	- EACH WAY
DB	- DEED BOOK
PB	- PLAT BOOK
PG	- PAGE
(#W)	- RIGHT OF WAY WIDTH
FT	- FEET
N/F	- NOW OR FORMERLY
MLD	- MAJOR LAND DISTURBANCE
PDE	- PERMANENT DRAINAGE EASEMENT
PRWE	- PERMANENT RETAINING WALL EASEMENT
PTSE	- PERMANENT TRAFFIC SIGNAL EASEMENT
PRMUSSE	- PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY, SEWER, SIDEWALK EASEMENT
TSCL	- TEMPORARY SLOPE AND CONSTRUCTION LICENSE
RMUE	- ROADWAY MAINTENANCE AND UTILITY EASEMENT
FND	- FOUND
SQ	- SQUARE
AI	- AREA INLET
CI	- CURB INLET
CO	- CLEANOUT
GI	- GRATE INLET
MH	- MANHOLE
RD	- ROOF DRAIN
YD	- YARD DRAIN
HPP	- HIGH PERFORMANCE POLYPROPYLENE PIPE
PVC	- POLYVINYL CHLORIDE PIPE
PLAS	- PLASTIC PIPE
RCP	- REINFORCED CONCRETE PIPE
VCP	- VITRIFIED CLAY PIPE
ELEV	- ELEVATION
FL	- FLOWLINE
TS	- TAILSTAKE
TYP	- TYPICAL
EX	- EXISTING
PR	- PROPOSED
TYP	- TYPICAL

CONVENTIONAL SIGNS (USED IN PLANS)

DESCRIPTION	EXISTING	NEW
RIGHT-OF-WAY	--- EXIST. R/W ---	--- NEW R/W ---
PROPERTY LINE	--- R ---	
CITY LIMITS	--- R ---	
EASEMENT	--- R ---	
CONSTRUCTION LIMITS	--- R ---	
SOIL BORINGS	B-1	
BUILDING		
BUILDING REMOVAL		
FENCE		
GUARDRAIL		
MAILBOX	M.B.	
RAILROAD		
SIGN		
TREE OR SHRUB (DESIGNATE DIA.)		
GUY WIRE		
UTILITY POLE		
LIGHT STANDARD		
UNDERGROUND CONDUIT OR CABLE (TYPE SPECIFIED)	T	
PIPE LINE (OWNER SPECIFIED)	SHELL	
UTILITY MAIN (SIZE AND TYPE SPECIFIED)	4" GAS	
UTILITY MANHOLE (TYPE SPECIFIED)	6	
GAS AND WATER VALVE	6x2	
GAS AND WATER SERVICE VALVE	6x2	
WATER METER	WM	
SEWER VENT	SV	
FIRE HYDRANT	6x2	
SANITARY SEWER	6x2	
STORM SEWER	6x2	
SEWER MANHOLE	6x2	
GRATED INLET	6x2	
CURB INLET (SINGLE / MULTIPLE)	6x2	
ID DRAINAGE STRUCTURES	6x2	
PIPE WITH HEADWALLS	6x2	
DRAINAGE V-DITCH (SODDED OR SEEDS)	6x2	
DRAINAGE FLAT BOTTOM DITCH (PAVED)	6x2	
ASPHALTIC CONCRETE PAVEMENT	ASPHALT E.P.	
CONCRETE PAVEMENT	CONCRETE E.P.	
SAWCUT		
TRAFFIC FLOW		

PREPARED BY:
STOCK & ASSOCIATES
CONSULTING ENGINEERS, INC.
ATTN: MR. GEORGE STOCK, P.E. - PRESIDENT
257 CHESTERFIELD BUSINESS PARKWAY
ST. LOUIS, MO 63005

PREPARED FOR:
SUMMIT REAL ESTATE GROUP
ATTN: MR. SCOTT M. REESE - PRINCIPAL
135 NORTH MERAMEC AVENUE, SUITE 600
ST. LOUIS, MO 63105
PH: 314-863-9991

DISCLAIMER:

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, CHAPTER 556 OF THE FLORIDA STATUTES.

CITY OF APOPKA
ENGINEERING DIVISION
120 E. MAIN STREET
APOPKA, FL 32703
CONTACT: MR. RICHARD EARP, P.E.
PH: 407.703.1718
EMAIL: rearp@apopka.net

APOPKA FIRE DEPARTMENT:
175 E. FIFTH STREET
APOPKA, FL 32703
CONTACT: MR. SEAN WYLAM, FIRE CHIEF
PH: 407.703.1756
EMAIL:

COMMUNICATIONS SERVICES:
AT&T
1227 S. DIVISION AVE.
ORLANDO, FL 34805
CONTACT:
PH: 407.351.7100
EMAIL:

CHARTER COMMUNICATIONS
3767 ALL AMERICAN BLVD.
ORLANDO, FL 32810
CONTACT: MS. TRACEY DOMOSTOY
PH: 407.532.8511
EMAIL: TRACEY.DOMOSTOY@CHARTER.COM

WATER/SANITARY SERVICE:
CITY OF APOPKA
748 E. CLEVELAND STREET
APOPKA, FL 32703
CONTACT:
PH: 407.703.1731
EMAIL:

ELECTRIC SERVICE:
DUKE ENERGY
3250 BONNET CREEK RD.
ORLANDO, FL 32830
CONTACT:
PH: 800.700.8744
EMAIL:

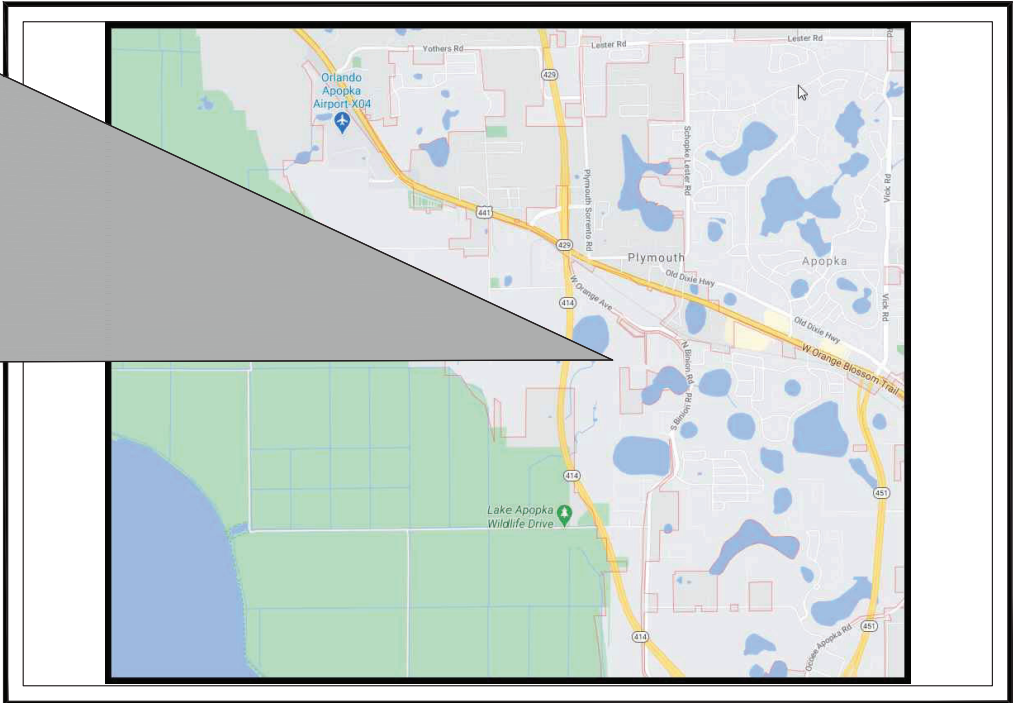
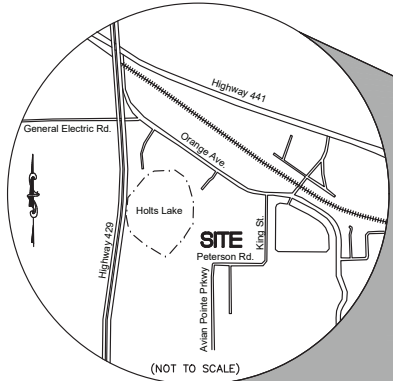
RECLAIM WATER SERVICE:
CITY OF APOPKA
748 E. CLEVELAND STREET
APOPKA, FL 32703
CONTACT:
PH: 407.703.1731
EMAIL:

GAS SERVICE:
LAKE APOPKA NGD
38 N. PARK AVENUE
APOPKA, FL 32703
CONTACT: MR. EVERETT HOLMES
PH: 407.656.0751
EMAIL: eholmes@langd.org

CROSSROADS 429 INDUSTRIAL PARK

A PORTION OF LOT 14 AND 15, PLYMOUTH CITRUS GROWERS ASSOCIATION SUBDIVISION REPLAT, P.B. Y, PG. 38 LOCATED IN THE SW 1/4 OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

Major Development Plan



LOCATION MAP
(NOT TO SCALE)

PERTINENT DATA

SITE ACREAGE	= 50.401± ACRES (2,195,456 SF)
OWNER	= MID FLORIDA FREEZER WAREHOUSES, LTD
TAX PARCEL ID	= 06-21-28-7177-00-011
SITE ADDRESS	= 2800 GENERAL ELECTRIC ROAD
ZIP CODE	= 32703
FEMA FLOOD MAP	= 12095C0110F DATED SEPTEMBER 25, 2009
EXISTING ZONING	= I-L LIGHT INDUSTRIAL
PROPOSED USE	= COMMERCIAL/INDUSTRIAL
ZONING (NORTH)	= INDUSTRIAL
ZONING (EAST)	= RESIDENTIAL
ZONING (SOUTH)	= COMMERCIAL/INDUSTRIAL
ZONING (WEST)	= FLORIDA 429 TOLL ROAD

FIRE DISTRICT	= CITY OF APOPKA
SEWER DISTRICT	= CITY OF APOPKA
WATER SHED	= LAKE APOPKA
WATER SERVICE	= CITY OF APOPKA
GAS SERVICE	= LAKE APOPKA NGD
ELECTRIC SERVICE	= DUKE ENERGY
PHONE SERVICE	= AT&T
CABLE SERVICE	= SPECTRUM NETWORKS



GEOTECHNICAL NOTE

CONTRACTOR SHALL READ THE GEOTECHNICAL INVESTIGATION REPORT H1205393 AS PREPARED BY TERRACON CONSULTANTS, INC. (BRENDAN S. O'BRIEN, 407-740-6110) DATED FEB. 22, 2021. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT.

SHEET INDEX

SHEET NO.	DESCRIPTION
PLAN SHEET	
C1.0	TITLE & INDEX
C2.0	EXISTING CONDITIONS
C3.0	OVERALL SITE PLAN
C3.1-C3.2	SITE PLANS
C3.3	RETENTION BASINS - SECTIONS AND DETAILS
C3.4	TRAFFIC IMPACT ASSESSMENT WORK EXHIBIT
C4.1-C4.2	STORMWATER POLLUTION PREVENTION PLANS
C4.3	S.W.P.P.P. DETAILS
C5.0	PRE-DEVELOPED DRAINAGE AREA MAP
C6.0	POST-DEVELOPED DRAINAGE AREA MAP
P-1	PHOTOMETRIC PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF LOT 14 AND 15 OF THE PLAT OF PLYMOUTH CITRUS GROWERS ASSOCIATION SUBDIVISION REPLAT, PLAT BOOK Y, PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN THE SW 1/4 OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 6; THENCE WITH THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 6, N89°38'59"W, A DISTANCE OF 30.00 FEET; THENCE DEPARTING THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 6, N00°17'11"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 50.00' OF LOT 14, OF SAID PLAT OF PLYMOUTH CITRUS GROWERS ASSOCIATION SUBDIVISION REPLAT, PLAT BOOK Y, PAGE 38 AND THE POINT OF BEGINNING;

THENCE WITH THE NORTH BOUNDARY LINE OF THE SOUTH 50.00' OF SAID LOT 14, N89°38'59"W, A DISTANCE OF 977.13 FEET; THENCE S34°44'52"W, A DISTANCE OF 60.80 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD/A.K.A. TANGELO AVENUE; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N89°38'59"W, A DISTANCE OF 72.72 FEET; THENCE N34°44'52"E, A DISTANCE OF 80.60 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 50.00' OF SAID LOT 14; THENCE WITH THE NORTH BOUNDARY LINE OF THE SOUTH 50.00' OF SAID LOT 14, N89°38'59"W, A DISTANCE OF 380.00 FEET; THENCE S20°17'16"W, A DISTANCE OF 53.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD/A.K.A. TANGELO AVENUE; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N89°38'59"W, A DISTANCE OF 1114.57 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 429 (MAYLAND BOULEVARD EXTENSION) PER ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY R/W MAP PROJECT NO. 429-201; THENCE WITH SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) N00°15'15"W, A DISTANCE OF 162.97 FEET; 2) N09°37'30"E, A DISTANCE OF 245.05 FEET; 3) N06°24'37"E, A DISTANCE OF 134.98 FEET; 4) N17°07'10"W, A DISTANCE OF 160.89 FEET; THENCE NORTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 5143.54 FEET, A CENTRAL ANGLE OF 0°25'48" AND A CHORD BEARING AND DISTANCE OF N09°10'42"E, 576.93 FEET) FOR AN ARC DISTANCE OF 577.23 FEET TO A POINT OF NON-TANGENCY WITH THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF SUPERIOR COMMERCE PARK AS RECORDED IN PLAT BOOK 55, PAGE 50 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH SAID SOUTHERLY BOUNDARY LINE, S78°28'38"E, A DISTANCE OF 492.82 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF SUPERIOR COMMERCE PARK, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11032, PAGE 4987 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH THE SOUTHERLY BOUNDARY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11032, PAGE 4987, S89°48'19"E, A DISTANCE OF 180.64 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11032, PAGE 4987; THENCE WITH THE EASTERLY BOUNDARY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11032, PAGE 4987, N34°31'56"E, A DISTANCE OF 623.86 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE LANDS DESCRIBED IN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5328, PAGE 3871 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH THE SOUTHERLY BOUNDARY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5328, PAGE 3871 THE FOLLOWING NINE (9) COURSES: 1) S65°05'22"E, A DISTANCE OF 30.48 FEET; 2) S44°23'31"E, A DISTANCE OF 23.03 FEET; 3) S52°22'43"E, A DISTANCE OF 33.01'28"E, A DISTANCE OF 39.74 FEET; 4) S25°40'19"E, A DISTANCE OF 45.76 FEET; 5) S22°03'51"E, A DISTANCE OF 91.15 FEET; 6) S17°40'02"E, A DISTANCE OF 68.36 FEET; 7) S16°41'44"E, A DISTANCE OF 48.73 FEET; 8) S07°35'01"E, A DISTANCE OF 44.19 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF THE PLAT OF APOPKA EXPRESSWAY COMMERCE CENTER, A COMMERCIAL CONDOMINIUM, PER OFFICIAL RECORDS BOOK 9431, PAGE 2186; THENCE WITH SAID SOUTHWESTERLY BOUNDARY LINE, S05°12'08"E, A DISTANCE OF 155.52 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF APOPKA EXPRESSWAY COMMERCE CENTER, A COMMERCIAL CONDOMINIUM; THENCE WITH THE WESTERLY AND SOUTHERLY BOUNDARY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9545, PAGE 2857 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA THE FOLLOWING TWO (2) COURSES: 1) S13°55'03"W, A DISTANCE OF 535.30 FEET; 2) S89°44'44"E, A DISTANCE OF 1441.65 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID KING STREET; THENCE WITH THE WEST RIGHT-OF-WAY LINE OF SAID KING STREET, S00°17'11"W, A DISTANCE OF 507.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.401 ACRES (2195456 SQUARE FEET) OF LAND, MORE OR LESS.

FLOOD ZONE DESIGNATION

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE 'X' WITH A DEFINITION OF: AREA OF MINIMAL FLOOD HAZARD, NO DEFS OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 12095C0110F, EFFECTIVE DATE SEPTEMBER 25, 2009.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE 'AE' WITH A DEFINITION OF: AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT (BASE FLOOD). BASE FLOOD ELEVATIONS (BFE) ESTABLISHED. BFE = 105.20. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS APPLY. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 12095C0110F, EFFECTIVE DATE SEPTEMBER 25, 2009.

OWNER

MID FLORIDA FREEZER WAREHOUSES, LTD
P.O. BOX 572
CAPE CANAVERAL, FL 32920

SCOPE OF WORK

PROPOSED CONSTRUCTION OF TWO INDUSTRIAL BUILDINGS WITH ASSOCIATED CAR AND TRAILER PARKING.

STATEMENT REGARDING ROOF TOP SCREENING

PLEASE REFERENCE THE AARCHITECTURAL SIGHT LINE ANALYSIS EXHIBIT SHEETS A.131 AND A.133 (SUBMITTAL UNDER SEPARATE PLAN PACKAGE) THAT WILL APPLY TO THE CURRENT DESIGN PARAPET HEIGHTS OF THE PROPOSED BUILDINGS AS THEY HAVE BEEN PREVIOUSLY SUBMITTED. PARAPET HEIGHTS ON THE SOUTH, EAST, AND WEST ELEVATIONS OF BOTH PROPOSED BUILDINGS INTEND TO EFFECTIVELY SCREEN A "ZONE" ON THE ROOF THAT WOULD SUPPORT VARIABLE, YET LIMITED PLACEMENT OPTIONS FOR THE LARGEST EXPECTED ROOF TOP EQUIPMENT WITH TYPICAL HEIGHTS OF 6' INCLUSIVE OF CURBS. THE ROOF TOP EQUIPMENT ZONE DEPICTED, IS SCREENED FROM ANY DIRECTION UNTIL SIGHT LINES GO BEYOND 450' FROM THE BUILDING. ADDITIONALLY, ACTUAL HEIGHTS AND VICINITY OF ADJACENT BUILDINGS/STRUCTURES ARE DEPICTED WITHIN THE EXHIBIT BASED ON SIZING AVAILABLE FROM SATELLITE DATA, TO A REALISTIC EXTENT THAT THEY'D PRESENT ADDITIONAL SIGHT LINE OBSTRUCTIONS OF OUR BUILDINGS AT AND BEYOND 450' AWAY. WE PROPOSE THAT THE DESIGNED PARAPETS SERVE AS EQUIPMENT SCREENING, SO LONG AS EQUIPMENT IS PLACED WITHIN THE HATCHED ZONE SHOWN ON SHEET A.131.

SURVMD PERMIT NOTE

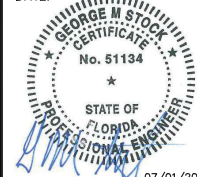
OFFSITE RIGHT-OF-WAY IMPROVEMENTS (SHOWN GREEN AND DASHED) ARE NOT CONTAINED WITHIN THE SURVMD ENVIRONMENTAL RESOURCE PERMIT FOR THE ON-SITE WORK SHOWN. THESE ARE SITE-SPECIFIC IMPROVEMENTS REFLECTED FOR THE CITY OF APOPKA MAJOR DEVELOPMENT PLAN ENTITLEMENT APPROVAL ONLY. OFFSITE RIGHT-OF-WAY IMPROVEMENTS WILL BE SUBMITTED TO SURVMD UNDER SEPARATE ENVIRONMENTAL RESOURCE PERMIT REQUEST.

MAJOR DEVELOPMENT PLAN FOR:

CROSSROADS 429 INDUSTRIAL PARK

2800 GENERAL ELECTRIC ROAD
CITY OF APOPKA, FLORIDA 32703

DATE:



07/01/2021
GEORGE M. STOCK E-0051134
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 32941

REVISIONS:

1	06/11/21 - CITY 05/03/21 DRC COMMENTS
2	06/29/21 - SURVMD 05/12/21 COMMENTS
3	07/01/21 - CITY 06/30/21 COMMENTS

DRAWN BY:

J.M.B./J.P.W.

DATE:

04/05/2021

CHECKED BY:

G.M.S.

JOB NO:

220-6892

SHEET TITLE:

TITLE & INDEX

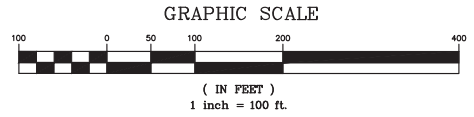
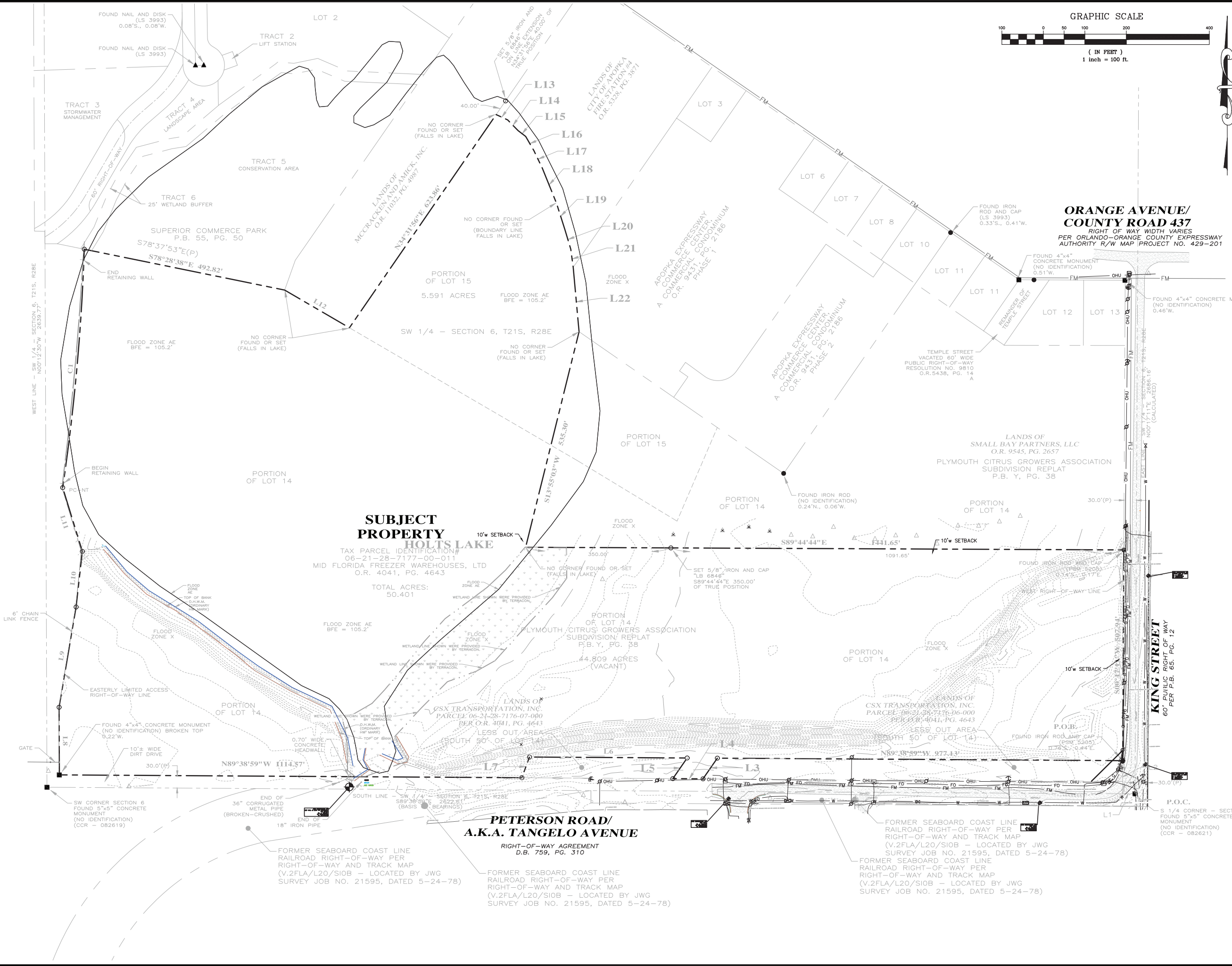
SHEET NO.:

C1.0

55

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St. Louis, MO 63005 PH: (636)
530-9100 FAX (636) 530-9100
e-mail: general@stockand.com
Web: www.stockand.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.



**ORANGE AVENUE/
COUNTY ROAD 437**
RIGHT OF WAY WIDTH VARIES
PER ORLANDO-ORANGE COUNTY EXPRESSWAY
AUTHORITY R/W MAP PROJECT NO. 429-201

**SUBJECT
PROPERTY
HOLT'S LAKE**

TAX PARCEL IDENTIFICATION#
06-21-28-7177-00-011
MID FLORIDA FREEZER WAREHOUSES, LTD
O.R. 4041, PG. 4643
TOTAL ACRES:
50.401

**PETERSON ROAD/
A.K.A. TANGELO AVENUE**

RIGHT-OF-WAY AGREEMENT
D.B. 759, PG. 310

CROSSROADS 429 INDUSTRIAL PARK

2800 GENERAL ELECTRIC ROAD
CITY OF APOPKA, FLORIDA 32703

MAJOR DEVELOPMENT PLAN FOR:

DATE:



07/01/2021
GEORGE M. STOCK E-0051134
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
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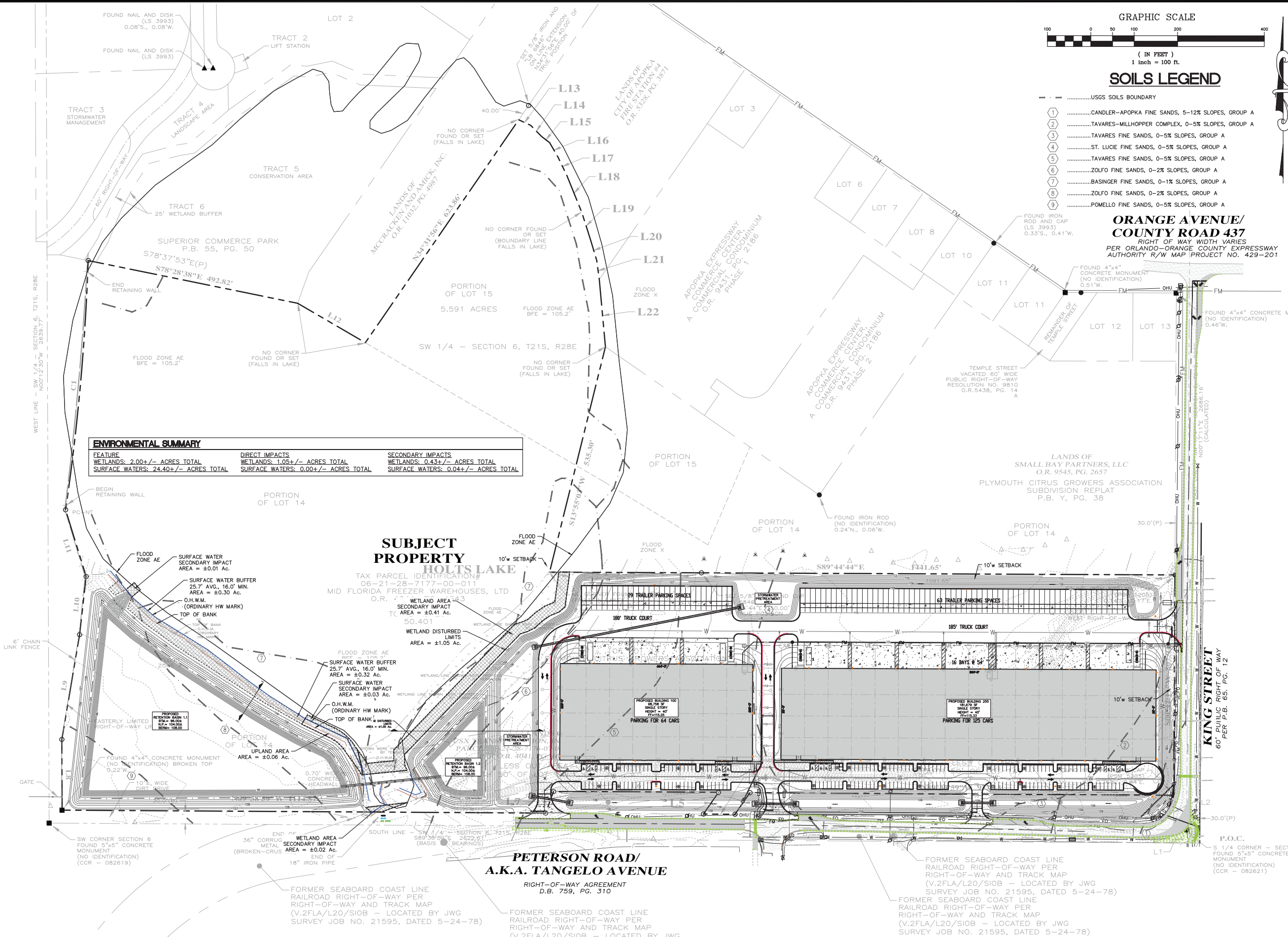
SHEET TITLE:

EXISTING CONDITIONS

SHEET NO.:

C2.0

56



ENVIRONMENTAL SUMMARY		
FEATURE	DIRECT IMPACTS	SECONDARY IMPACTS
WETLANDS: 2.00+/- ACRES TOTAL	WETLANDS: 1.05+/- ACRES TOTAL	WETLANDS: 0.43+/- ACRES TOTAL
SURFACE WATERS: 24.40+/- ACRES TOTAL	SURFACE WATERS: 0.00+/- ACRES TOTAL	SURFACE WATERS: 0.04+/- ACRES TOTAL

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

SOILS LEGEND

.....USGS SOILS BOUNDARY

1	CANDLER-APOPKA FINE SANDS, 5-12% SLOPES, GROUP A
2	TAVARES-MILLHOPPER COMPLEX, 0-5% SLOPES, GROUP A
3	TAVARES FINE SANDS, 0-5% SLOPES, GROUP A
4	ST. LUCIE FINE SANDS, 0-5% SLOPES, GROUP A
5	TAVARES FINE SANDS, 0-5% SLOPES, GROUP A
6	ZOLFO FINE SANDS, 0-2% SLOPES, GROUP A
7	BASINGER FINE SANDS, 0-1% SLOPES, GROUP A
8	ZOLFO FINE SANDS, 0-2% SLOPES, GROUP A
9	POMELLO FINE SANDS, 0-5% SLOPES, GROUP A

**ORANGE AVENUE/
COUNTY ROAD 437**

RIGHT OF WAY WIDTH VARIES
PER ORLANDO-ORANGE COUNTY EXPRESSWAY
AUTHORITY R/W MAP PROJECT NO. 429-201

**SUBJECT
PROPERTY**

TAX PARCEL IDENTIFICATION#
06-21-28-7177-00-011
MID FLORIDA FREEZER WAREHOUSES, LTD
O.R. 9431, PG. 2186

**PETERSON ROAD/
A.K.A. TANGELO AVENUE**

RIGHT-OF-WAY AGREEMENT
D.B. 759, PG. 310

SURVMD PERMIT NOTE

OFFSITE RIGHT-OF-WAY IMPROVEMENTS (SHOWN GREEN AND DASHED) ARE NOT CONTAINED WITHIN THE SURVMD ENVIRONMENTAL RESOURCE PERMIT FOR THE ON-SITE WORK SHOWN.

THESE OFF-SITE IMPROVEMENTS ARE REFLECTED FOR THE CITY OF APOPKA MAJOR DEVELOPMENT PLAN ENTITLEMENT APPROVAL ONLY.

OFFSITE RIGHT-OF-WAY IMPROVEMENTS WILL BE SUBMITTED TO SURVMD UNDER SEPARATE ENVIRONMENTAL RESOURCE PERMIT REQUEST.

MAJOR DEVELOPMENT PLAN FOR:

CROSSROADS 429 INDUSTRIAL PARK

2800 GENERAL ELECTRIC ROAD
CITY OF APOPKA, FLORIDA 32703

DATE: 07/01/2021

GEORGE M. STOCK
No. 51134
STATE OF FLORIDA
PROFESSIONAL ENGINEER

GEORGE M. STOCK E-0051134
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 32941

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1	06/11/21 - CITY 05/03/21 DRC COMMENTS
2	06/29/21 - SURVMD 05/12/21 COMMENTS
3	07/01/21 - CITY 06/30/21 COMMENTS

DRAWN BY: J.M.B./J.P.W. CHECKED BY: G.M.S.

DATE: 04/05/2021 JOB NO: 220-6892

SHEET TITLE: OVERALL SITE PLAN

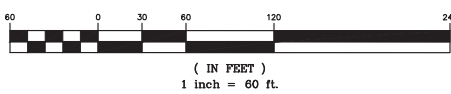
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SJRWMD PERMIT NOTE

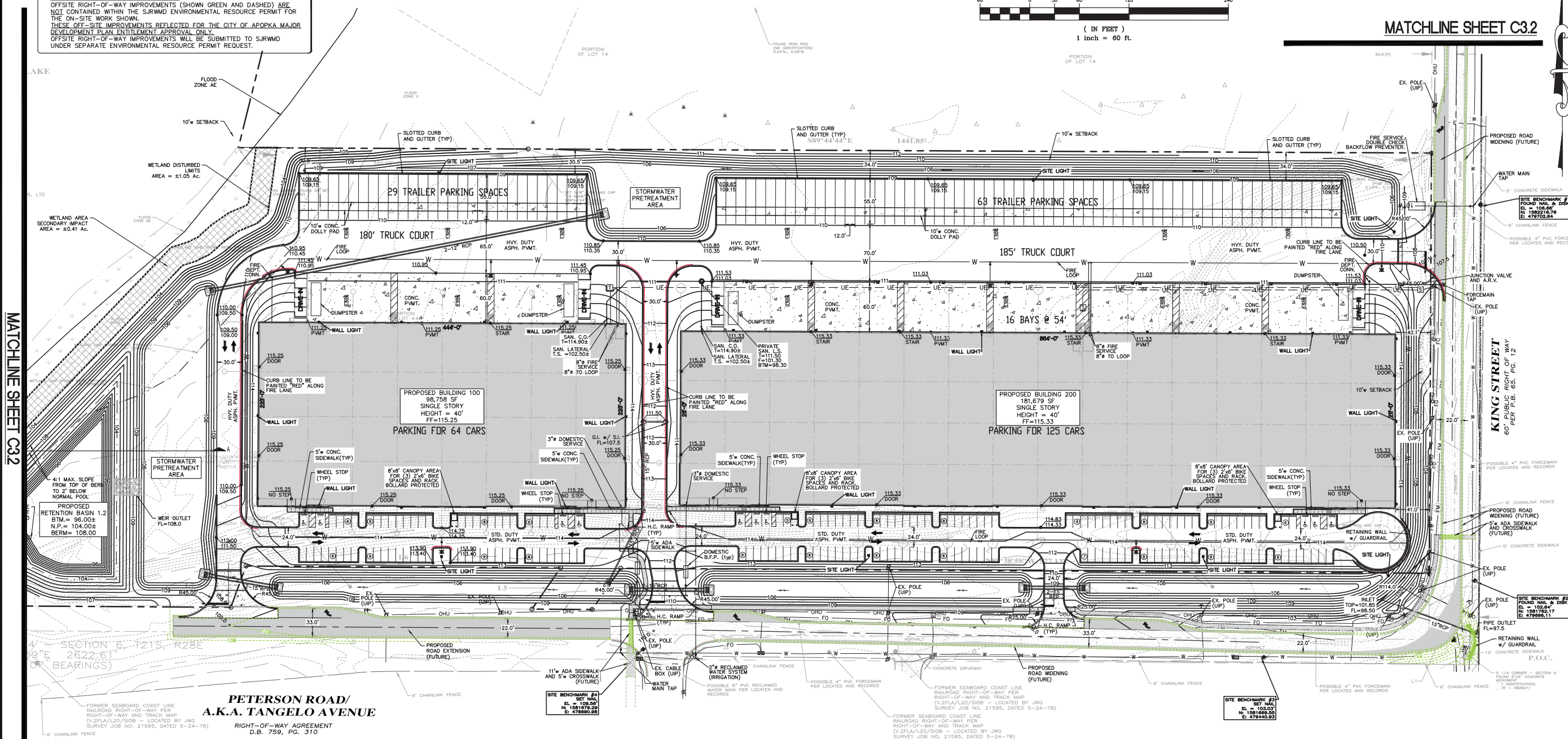
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GRAPHIC SCALE



MATCHLINE SHEET C3.2

MATCHLINE SHEET C3.2



SITE DATA:

TAX PARCEL I.D. #:	06-21-28-7177-00-011
PROPERTY FLU:	INDUSTRIAL, COMMERCIAL
PROPERTY ZONING:	I-L LIGHT INDUSTRIAL
MAIN PARCEL AREA:	50.401 Acres
CSX PARCELS:	1.568 Acres
GROSS LAND AREA:	51.969 Acres
EX. LAKES / WETLAND AREA:	26.502 Acres
GROSS DEVELOPABLE AREA:	25.467 Acres
NET DEVELOPABLE AREA:	25.467 Acres
STORMWATER MANAGEMENT AREA:	6.723 Acres
RIGHT-OF-WAY AREA:	0.0 Acres
RIGHT-OF-WAY DEDICATION:	0.0 Acres
PUBLIC OPEN SPACE TRACTS:	0.0 Acres
PROPOSED BUILDING SQUARE FOOTAGE:	280,437 SF
FLOOR AREA RATIO (F.A.R.):	0.25
ALLOWABLE F.A.R.:	0.40
MAXIMUM BUILDING HEIGHT:	45 FEET
PROPOSED BUILDING HEIGHT:	40 FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT SIZE:	12,000 SF
OPEN SPACE CALCULATION: (NET DEVELOPABLE AREA LESS IMPERVIOUS AND STORMWATER)	
IMPERVIOUS COVERAGE:	13.685 Acres
STORMWATER MANAGEMENT AREA:	6.723 Acres
PERVIOUS COVERAGE:	5.059 Acres
MINIMUM OPEN SPACE %:	5.0%
PROVIDED OPEN SPACE %:	19.86%
SETBACKS:	
FRONT:	10 FEET
SIDE:	10 FEET
CORNER SIDE:	15 FEET
REAR:	10 FEET
	30 FEET (IF ADJACENT TO RESIDENTIAL)

PARKING REQUIREMENTS:

REQUIRED PARKING:	
WAREHOUSE OFFICE SPACE: 2 SPACES / 1,000 SF	
WAREHOUSE STORAGE SPACE: 1 SPACE / 600 SF UP TO 3000 SF, THEN 1 SPACE / 3000 SF (PER CITY CODE SECTION 5.1 OFF-STREET PARKING, TABLE 5.1.6.A, INDUSTRIAL USES, WAREHOUSE AND FREIGHT MOVEMENT USES)	
OFFICE AREA PROVIDED:	9,876 SF
BUILDING 100	18,168 SF
WAREHOUSE STORAGE PROVIDED:	88,882 SF
BUILDING 100	163,511 SF
BUILDING 200	
REQUIRED PARKING:	
BUILDING 100	20 SPACES
BUILDING 100 (9,876 SF) x (2/1000) =	35 SPACES
BUILDING 100 (1/600)(3000) + (1/3000)(88,882) =	
TOTAL REQUIRED PARKING:	55 SPACES
TOTAL PROVIDED PARKING:	64 SPACES
BUILDING 200	
BUILDING 200 (18,168 SF) x (2/1000) =	36 SPACES
BUILDING 200 (1/600)(3000) + (1/3000)(163,511) =	60 SPACES
TOTAL REQUIRED PARKING:	96 SPACES
TOTAL PROVIDED PARKING:	125 SPACES
ACCESSIBLE PARKING:	
BUILDING 100	
ADA PARKING REQUIRED:	3 SPACES
ADA PARKING PROVIDED:	4 SPACES
BUILDING 200	
ADA PARKING REQUIRED:	5 SPACES
ADA PARKING PROVIDED:	6 SPACES

BICYCLE PARKING REQUIREMENTS:

REQUIRED BICYCLE PARKING:	
PER CITY, USE TYPE IN INDUSTRIAL SERVICES MANUFACTURING USES CATEGORY:	
SHORT-RANGE BICYCLE PARKING - NO MINIMUM	
LONG-TERM BICYCLE PARKING - 1 PER 40,000 GSF	
REQUIRED PARKING:	
BUILDING 100	
TOTAL REQUIRED BICYCLE PARKING: 98,758 X (1/40,000) =	3 SPACES
TOTAL PROVIDED BICYCLE PARKING:	3 SPACES
BUILDING 200	
TOTAL REQUIRED BICYCLE PARKING: 181,679 X (1/40,000) =	5 SPACES
TOTAL PROVIDED BICYCLE PARKING:	6 SPACES
LONG TERM BICYCLE PARKING SHALL REQUIRE A CANOPY ROOF COVER STRUCTURE.	

STORMWATER MANAGEMENT:

THE PROJECT WILL MEET THE REQUIREMENTS OF THE CITY OF APOPKA LAND DEVELOPMENT CODE AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

PROJECT PHASING:

THE PROJECT WILL BE DEVELOPED IN A SINGLE PHASE.

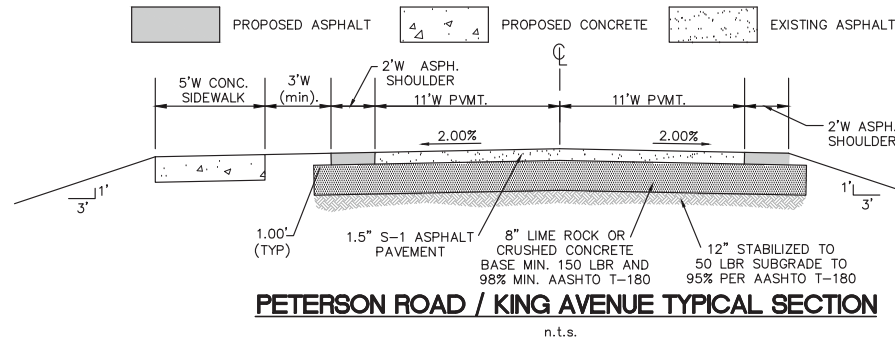
FIRE DEPARTMENT NOTES:

- 1) ALL ROADWAY AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN
- 2) FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR.
- 3) BUILDING WILL BE REQUIRED TO HAVE AUTOMATIC FIRE SPRINKLER SYSTEM
- 4) BUILDING MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM.
- 5) A REMOTE FDC FOR THE FIRE SPRINKLER SYSTEM IS REQUIRED, LESS THAN 20 FEET FROM A HYDRANT.
- 6) A LOCK BOX WILL BE REQUIRED NEAR THE FRONT DOOR.

SUSTAINABILITY REQUIREMENTS:

SUSTAINABILITY POINTS REQUIRED: 4 POINTS
ITEM 1. ENERGY CONSERVATION (COOL ROOF) - ENTIRETY OF BOTH BUILDINGS WILL USE A WHITE TPO ROOF THAT ACHIEVES .78 SOLAR REFLECTANCE - 1.5 POINTS.
ITEM 2. PASSIVE SOLAR (SITE PLAN/BUILDING ORIENTATION) - BOTH PROPOSED BUILDINGS SIT NEARLY ON TOP OF THE EAST/WEST CARDINAL AXIS - 1.5 POINTS
ITEM 3. APPROPRIATE STORM WATER INFILTRATION SYSTEM(S) THAT CAPTURES A MINIMUM OF 25 PERCENT OF SITE STORMWATER RUNOFF:
OUR STORMWATER SYSTEM FOR THE MAJORITY OF THE SITE (FAR MORE THAN 25%) DRAINS TOWARDS THE SOUTH OR NORTH PRE-TREATMENT DRY SWALES. THESE THEN CONNECT TO THE WEST PRE-TREATMENT BASIN AREA. THIS ENTIRE SITE CONSISTS OF TYPE "A" SOILS THAT HAVE THE MAXIMUM INFILTRATION RATE OF THE FOUR HYDROLOGIC SOIL GROUPS (A, B, C AND D). AS CONSTRUCTED AND DESIGNED WITH THESE IN-SITU TYPE "A", THESE SYSTEMS WILL INFILTRATE STORMWATER.
- 1.0 POINT.
SUSTAINABILITY POINTS PROVIDED: 4 POINTS

PUBLIC ROADWAY PAVEMENT LEGEND



MAJOR DEVELOPMENT PLAN FOR:

CROSSROADS 429 INDUSTRIAL PARK

2800 GENERAL ELECTRIC ROAD
CITY OF APOPKA, FLORIDA 32703

DATE:



07/01/2021
GEORGE M. STOCK E-0051134
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 32941

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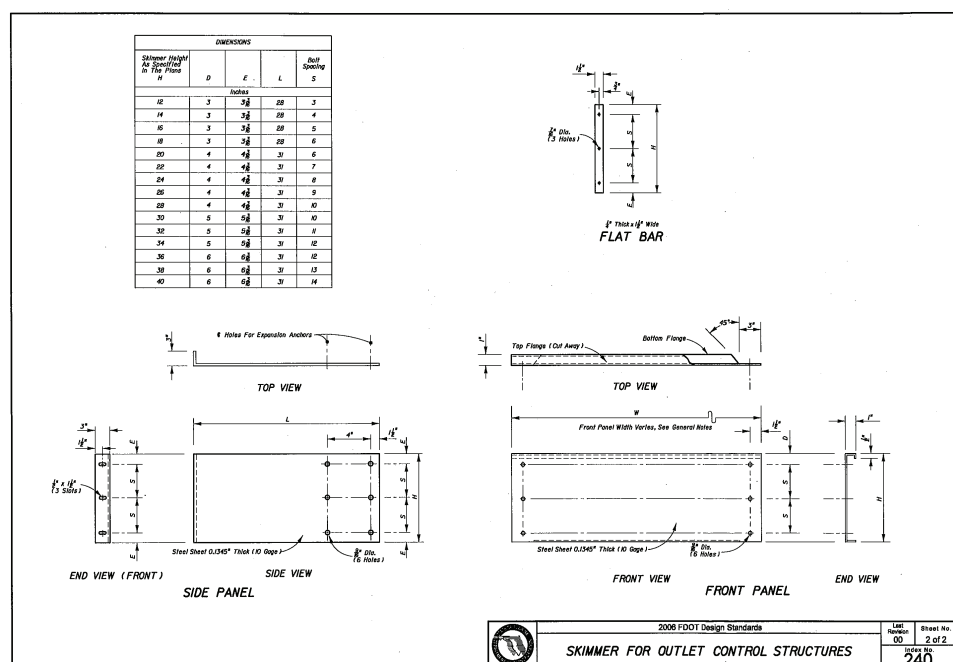
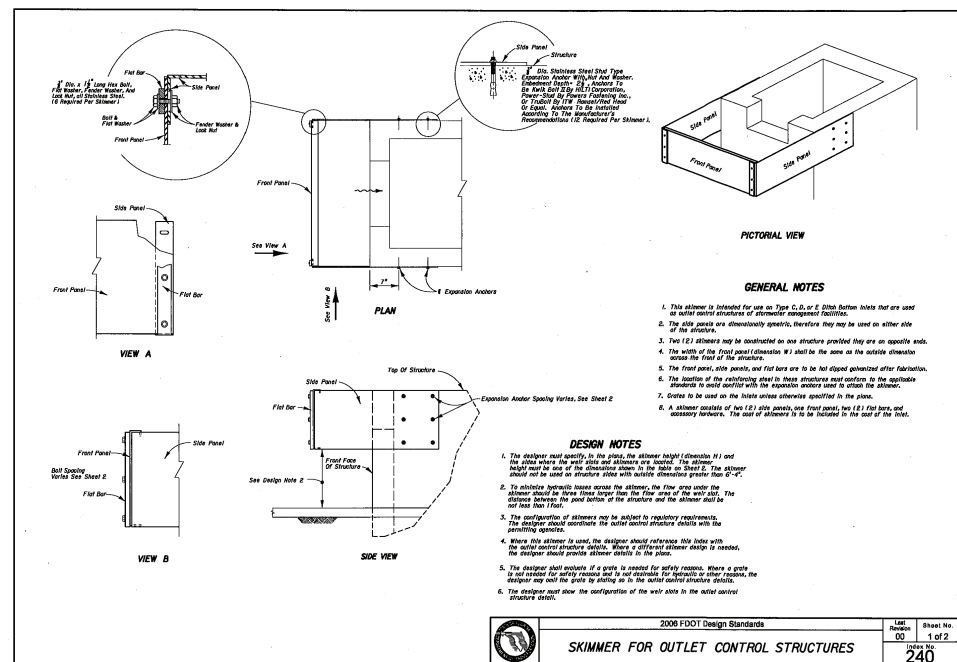
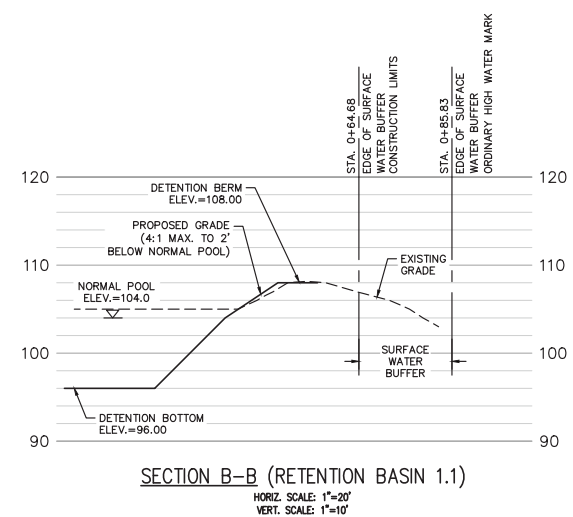
SITE PLAN

SHEET NO.:

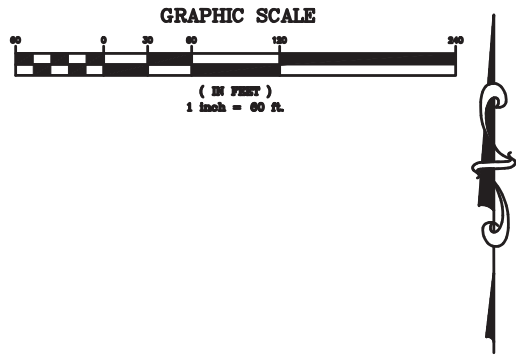
C3.1

58

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130
e-mail: general@stockand.com
Web: www.stockand.com

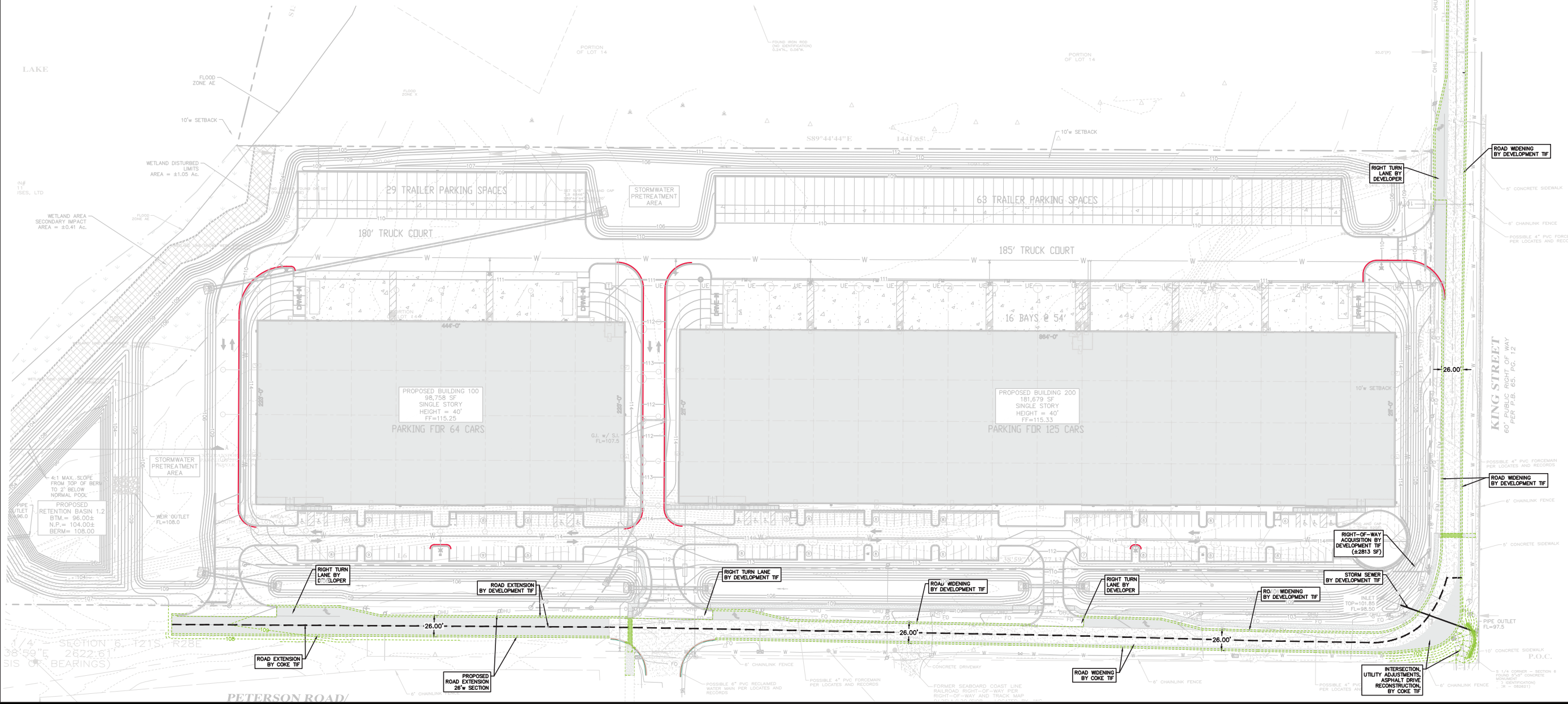


SJRWMD PERMIT NOTE
OFFSITE RIGHT-OF-WAY IMPROVEMENTS (SHOWN GREEN AND DASHED) ARE NOT CONTAINED WITHIN THE SJRWMD ENVIRONMENTAL RESOURCE PERMIT FOR THE ON-SITE WORK SHOWN.
THESE OFF-SITE IMPROVEMENTS REFLECTED FOR THE CITY OF APOPKA MAJOR DEVELOPMENT PLAN ENTITLEMENT APPROVAL ONLY.
OFFSITE RIGHT-OF-WAY IMPROVEMENTS WILL BE SUBMITTED TO SJRWMD UNDER SEPARATE ENVIRONMENTAL RESOURCE PERMIT REQUEST.



LEGEND

----- TRAFFIC IMPACT FEE LIMITS BETWEEN PROPOSED DEVELOPMENT AND COKE DEVELOPMENT SOUTH OF PETERSON ROAD



CROSSROADS 429 INDUSTRIAL PARK

2800 GENERAL ELECTRIC ROAD
CITY OF APOPKA, FLORIDA 32703

MAJOR DEVELOPMENT PLAN FOR:

DATE: 07/01/2021

GEORGE M. STOCK, E-0051134
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 32941

REVISIONS:

1	08/11/21 - CITY	05/03/21 DRC COMMENTS
2	06/29/21 - SJRWMD	05/12/21 COMMENTS
3	07/01/21 - CITY	06/30/21 COMMENTS

DESIGN BY	J.M.B./J.P.W.	CHECKED BY	G.M.S.
DATE	04/05/2021	28 MAY	220-8882

SHEET TITLE:

TRAFFIC IMPACT ASSESSMENT WORK EXHIBIT

SHEET NO.: 61

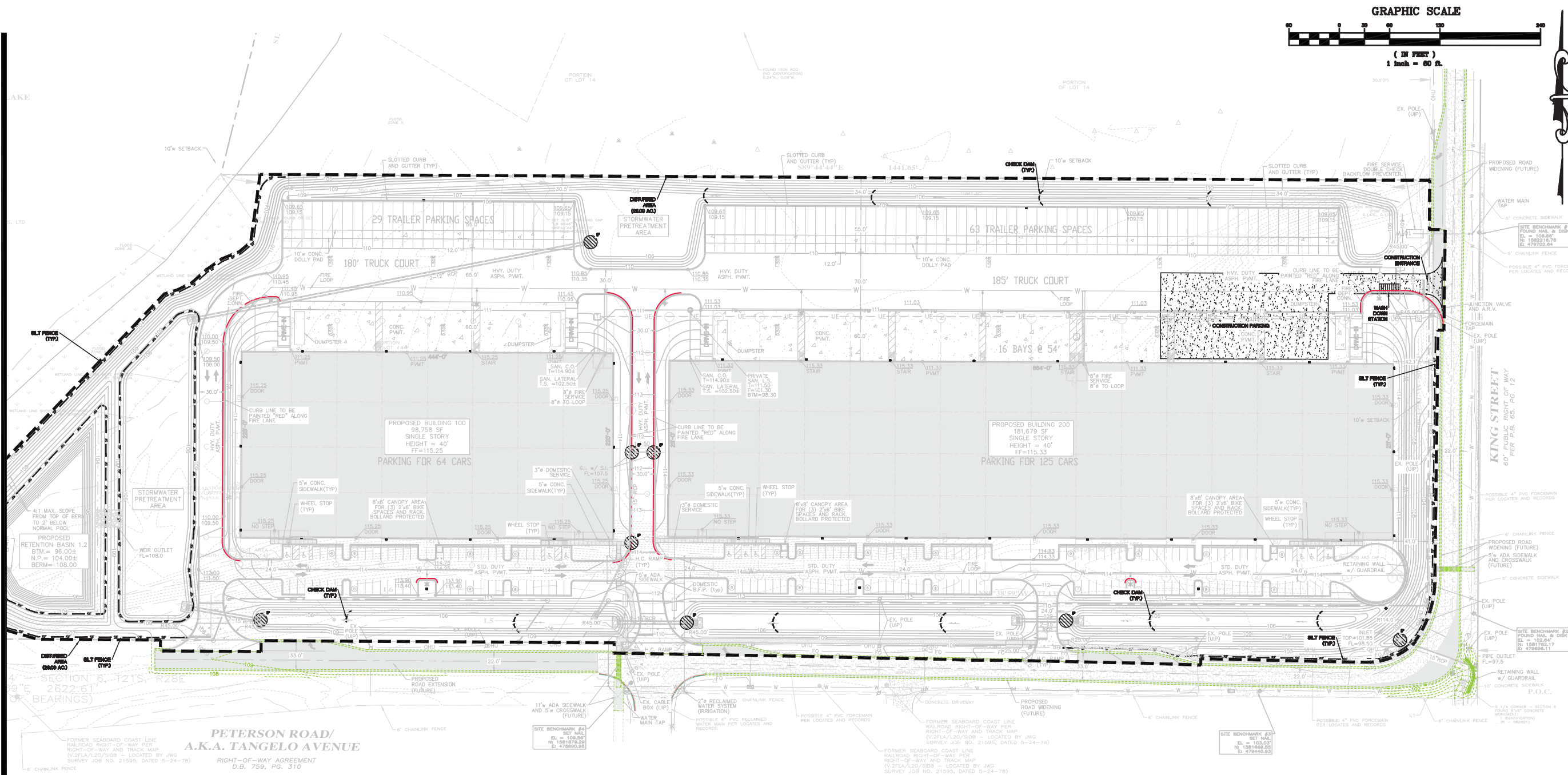
C3.4

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesternut Business Parkway
St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWING FILE: C:\DRAWINGS\2025\06\20\250620\250620.dwg LAYOUT: C:\LAYOUTS\250620.dwg PLOT: JUN 20 2025 1:20PM PLOTTED BY: JMS

MATCHLINE SHEET C42



MAJOR DEVELOPMENT PLAN FOR:

CROSSROADS 429 INDUSTRIAL PARK

2800 GENERAL ELECTRIC ROAD
CITY OF APOPKA, FLORIDA 32703

DATE:



07/01/2021
GEORGE M. STOCK E-0051134
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 32941

REVISIONS:

1	06/11/21 - CITY 05/03/21 DRC COMMENTS
2	06/29/21 - SURVIMD 05/12/21 COMMENTS
3	07/01/21 - CITY 06/30/21 COMMENTS

DESIGN BY	J.M.S./J.P.W.	CHECKED BY	G.M.S.
DATE	04/05/2021	DATE	220-8882

SHEET TITLE:

STORMWATER POLLUTION
PREVENTION PLAN

SHEET NO.:

C4.1

62

NOTE

- SEE SHEETS C4.3 FOR STANDARD NOTES, DETAILS AND SPECIFICATIONS.

TOTAL AREA DISTURBED:
26.09 Acres±

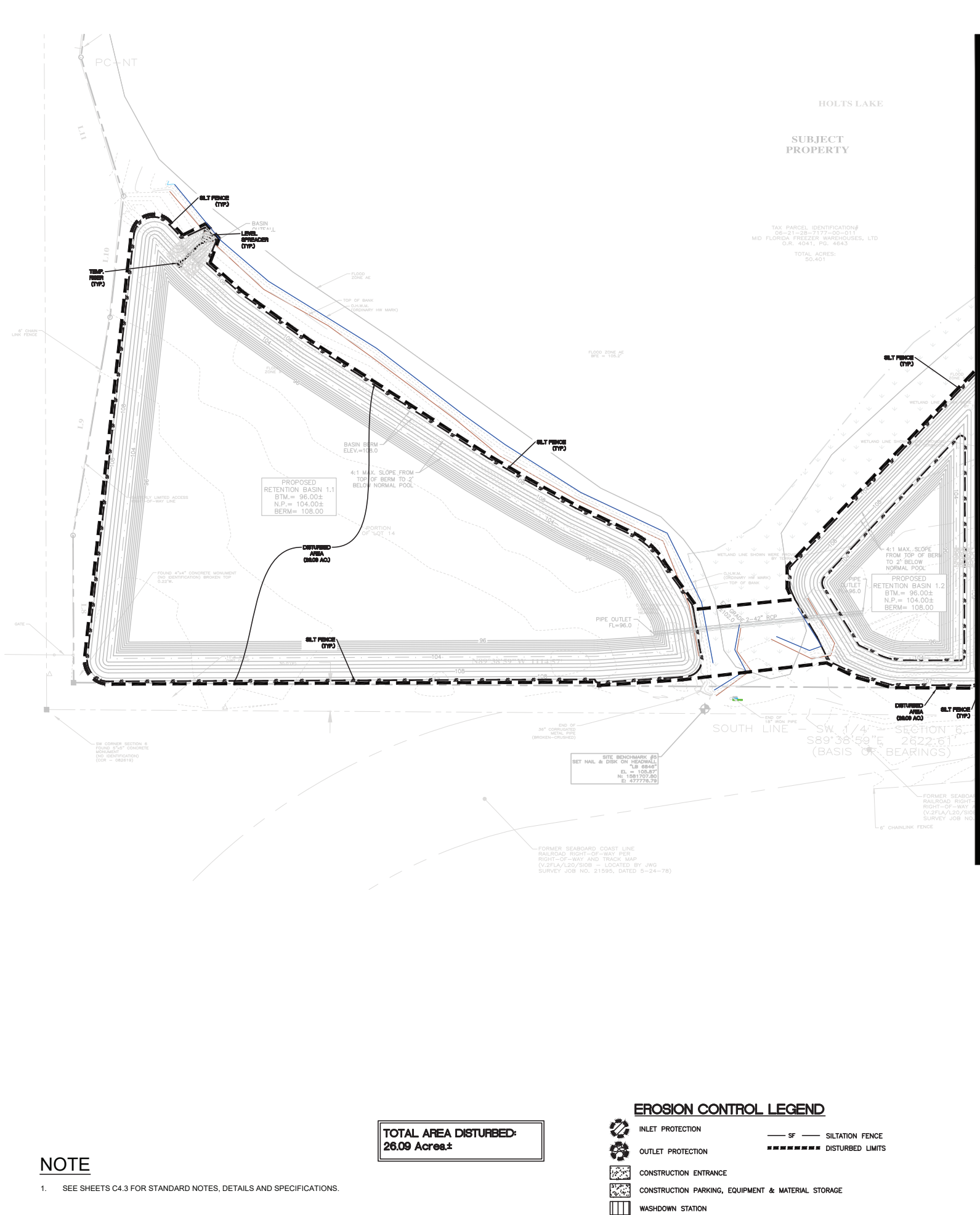
EROSION CONTROL LEGEND

- INLET PROTECTION
- OUTLET PROTECTION
- CONSTRUCTION ENTRANCE
- CONSTRUCTION PARKING, EQUIPMENT & MATERIAL STORAGE
- WASHDOWN STATION
- 5' SILTATION FENCE
- DISTURBED LIMITS

SURVIMD PERMIT NOTE

OFFSITE RIGHT-OF-WAY IMPROVEMENTS (SHOWN GREEN AND DASHED) ARE NOT CONTAINED WITHIN THE SURVIMD ENVIRONMENTAL RESOURCE PERMIT FOR THE ON-SITE WORK SHOWN.
THESE OFF-SITE IMPROVEMENTS REFLECTED FOR THE CITY OF APOPKA MAJOR DEVELOPMENT PLAN ENTITLEMENT APPROVAL ONLY.
OFFSITE RIGHT-OF-WAY IMPROVEMENTS WILL BE SUBMITTED TO SURVIMD UNDER SEPARATE ENVIRONMENTAL RESOURCE PERMIT REQUEST.

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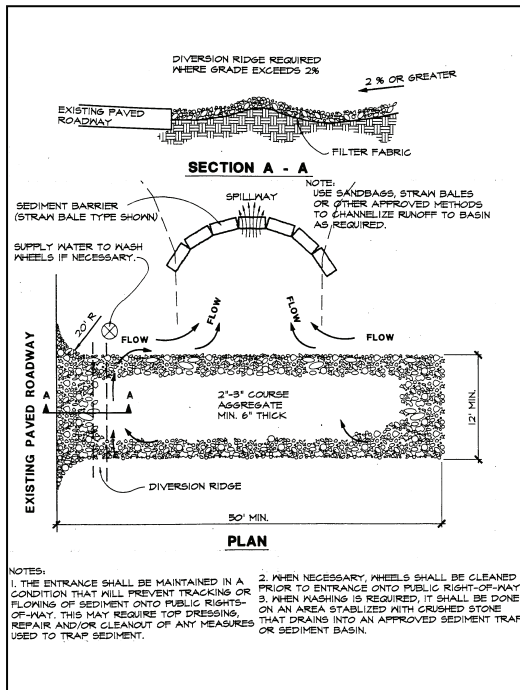


Figure 4.3a. Temporary Gravel Construction Entrance
Source: Erosion Draw

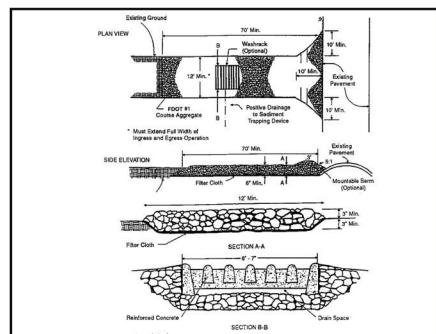


Figure 4.3c. Construction Entrance with Wash Rack
Source: 1983 Maryland Standards for Soil Erosion and Sediment Control

NOTE:
ALL RUNOFF FROM WASHDOWN
STATION TO REMAIN ONSITE.

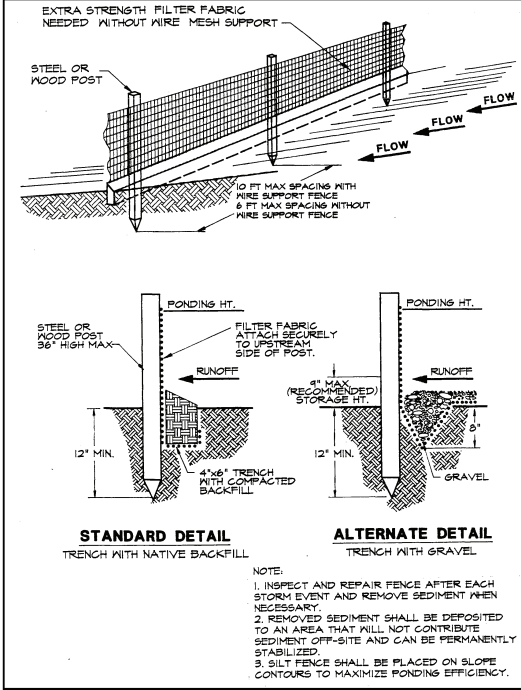


Figure 4.4a. Silt Fence
Source: Erosion Draw

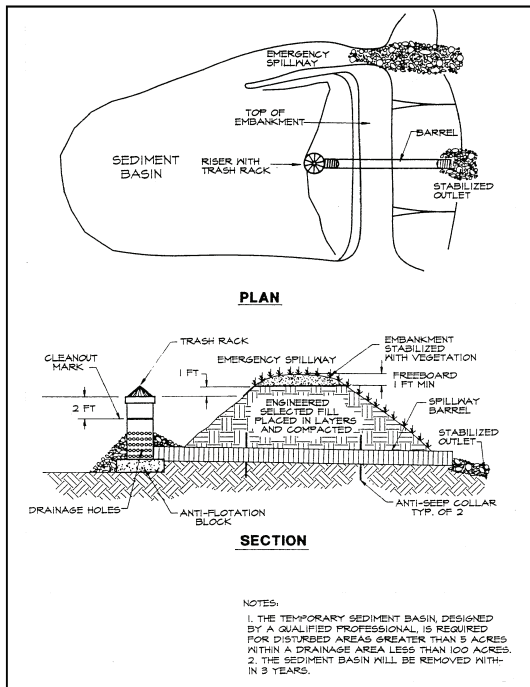


Figure 4.7h. Sediment Basin
Source: Erosion Draw

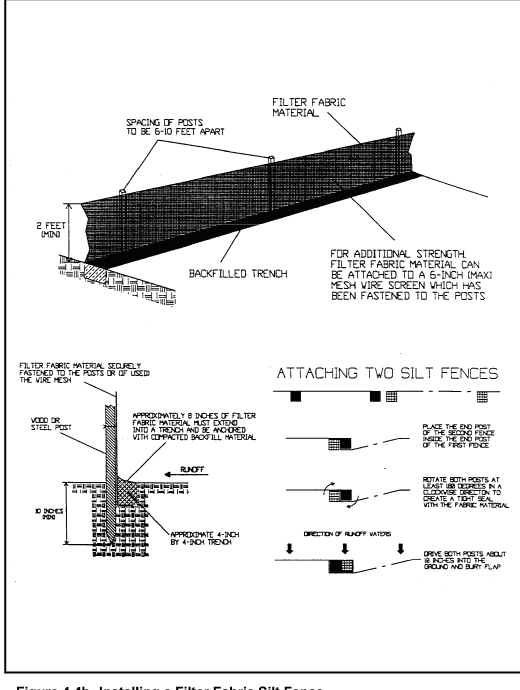


Figure 4.4b. Installing a Filter Fabric Silt Fence
Source: HydroDynamics, Inc.

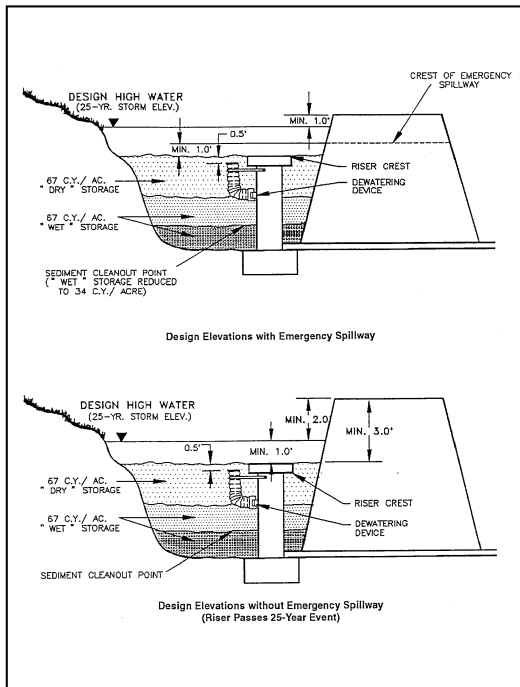


Figure 4.7c. Sediment Basin Schematic Elevations
Source: Virginia DSWC

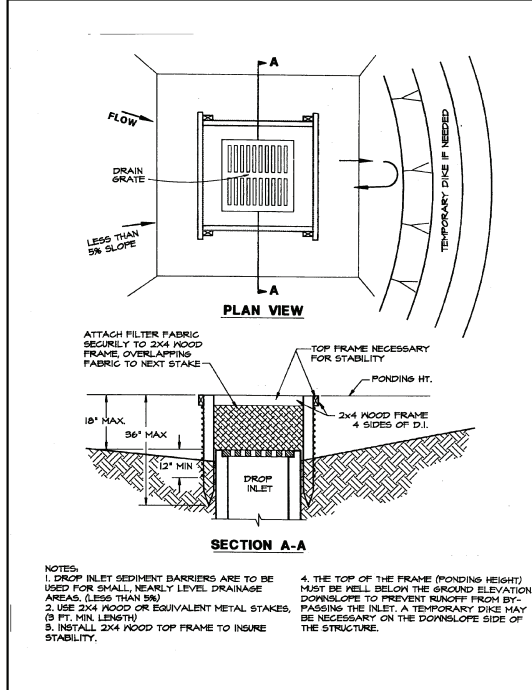


Figure 4.5a. Silt Fence Drop Inlet Sediment Barrier
Source: Erosion Draw

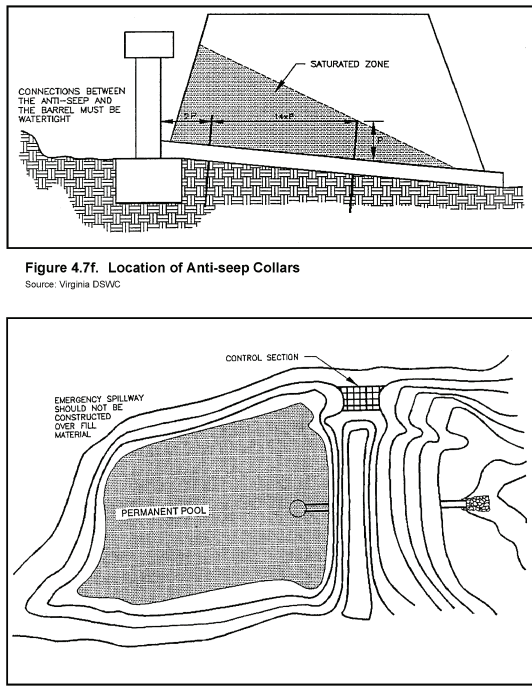


Figure 4.7f. Location of Anti-seep Collars
Source: Virginia DSWC

Figure 4.7g. Emergency Spillway
Source: Virginia DSWC

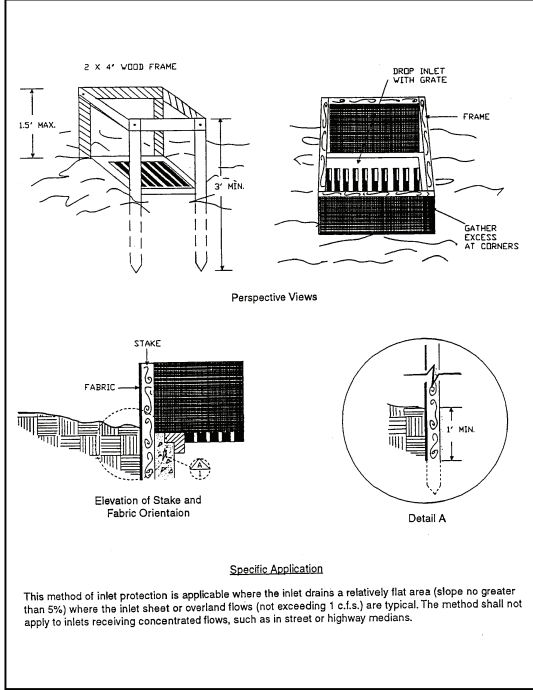


Figure 4.5b. Filter Fabric Drop Inlet Sediment Filter
Source: North Carolina Erosion and Sediment Control Manual

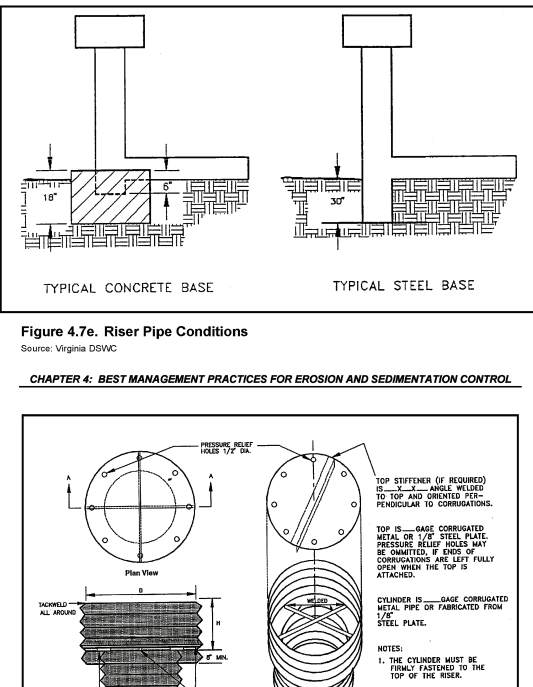


Figure 4.7e. Riser Pipe Conditions
Source: Virginia DSWC

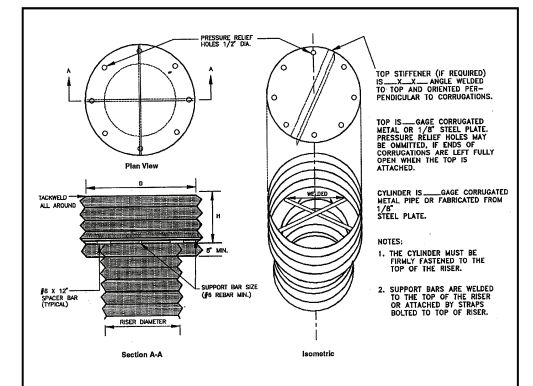


Figure 4.7d. Antivortex Device Design
Source: NRCS

1. EROSION AND SILTATION CONTROL SHALL BE INSTALLED AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.
2. ALL DETAILS ON THIS SHEET TO BE IN PLACE PRIOR TO EARTHMOVING OPERATIONS AND THROUGHOUT THE PROJECT. SEE SHEETS C3.0 - C3.2 FOR PLANS.

MAJOR DEVELOPMENT PLAN FOR:

CROSSROADS 429 INDUSTRIAL PARK

2800 GENERAL ELECTRIC ROAD
CITY OF APOPKA, FLORIDA 32703

DATE:



GEORGE M. STOCK E-0051134
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 32941

REVISIONS:

1	06/11/21 - CITY	05/03/21 DRC COMMENTS
2	06/29/21 - SURWMD	05/12/21 COMMENTS
3	07/01/21 - CITY	06/30/21 COMMENTS

DRAWN BY:

J.M.B./J.P.W.

DATE:

04/05/2021

CHECKED BY:

G.M.S.

JOB NO:

220-6892

SHEET TITLE:

S.W.P.P.P.

DETAILS

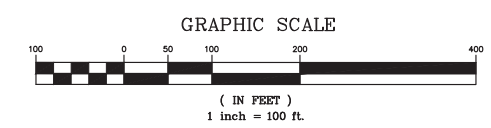
SHEET NO.:

C4.3

64

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St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

Stock & Associates
Consulting Engineers, Inc.



STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
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Web: www.stockassoc.com

CROSSROADS 429 INDUSTRIAL PARK

2800 GENERAL ELECTRIC ROAD
CITY OF AOPKA, FLORIDA 32703

MAJOR DEVELOPMENT PLAN FOR:

DATE:



07/01/2021
GEORGE M. STOCK E-0051134
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 32941

REVISIONS:

1	06/11/21 - CITY 05/03/21 DRC COMMENTS
2	06/29/21 - SJRWMD 05/12/21 COMMENTS
3	07/01/21 - CITY 06/30/21 COMMENTS

DRAWN BY: J.M.B./J.P.W.	CHECKED BY: G.M.S.
DATE: 04/05/2021	JOB NO.: 220-6892

SHEET TITLE:

POST-DEVELOPED DRAINAGE AREA MAP

SHEET NO.:

C6.0

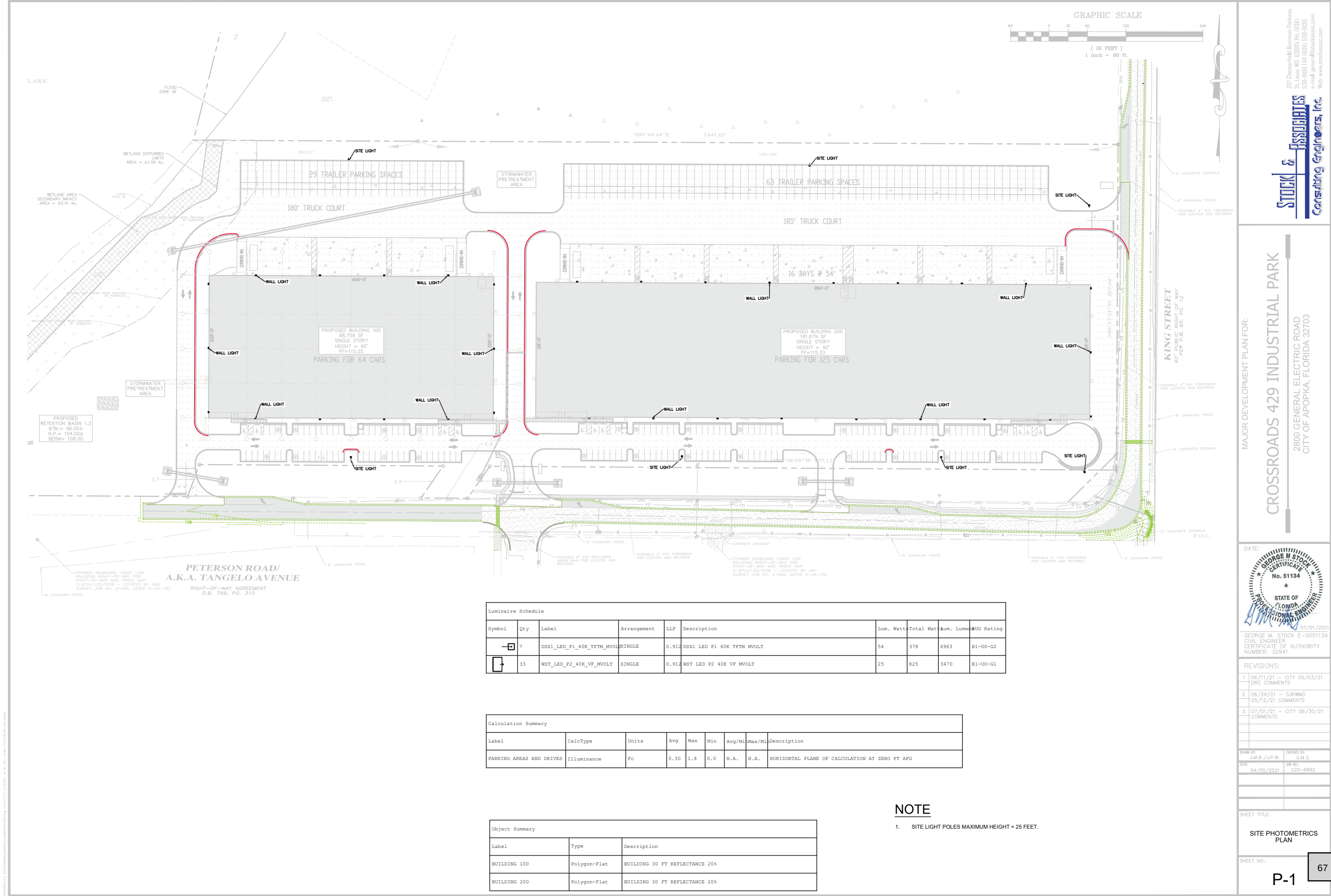
66

SJRWMD PERMIT NOTE
OFFICE RIGHT OF WAY IMPROVEMENTS (C)

OFFSITE RIGHT-OF-WAY IMPROVEMENTS (SHOWN GREEN AND DASHED) ARE NOT CONTAINED WITHIN THE SJRWMD ENVIRONMENTAL RESOURCE PERMIT FOR THE ON-SITE WORK SHOWN.

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OFFSITE RIGHT-OF-WAY IMPROVEMENTS WILL BE SUBMITTED TO SJRWMD UNDER SEPARATE ENVIRONMENTAL RESOURCE PERMIT REQUEST.



MAJOR DEVELOPMENT PLAN FOR:

CROSSROADS 429 INDUSTRIAL PARK

2800 GENERAL ELECTRIC ROAD
CITY OF APOPKA, FLORIDA 32703

DATE: 07/01/2021

GEORGE M. STOCK
No. 51134
STATE OF FLORIDA
PROFESSIONAL ENGINEER

GEORGE M. STOCK E-0051134
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 32941

REVISIONS:

1	06/11/21 - CITY 05/03/21 DRC COMMENTS
2	06/29/21 - SJRWMD 05/12/21 COMMENTS
3	07/01/21 - CITY 06/30/21 COMMENTS

DRAWN BY: J.M.B./J.P.W. CHECKED BY: G.M.S.
DATE: 04/05/2021 JOB NO.: 220-6892

SHEET TITLE:

SITE PHOTOMETRICS PLAN

SHEET NO.:

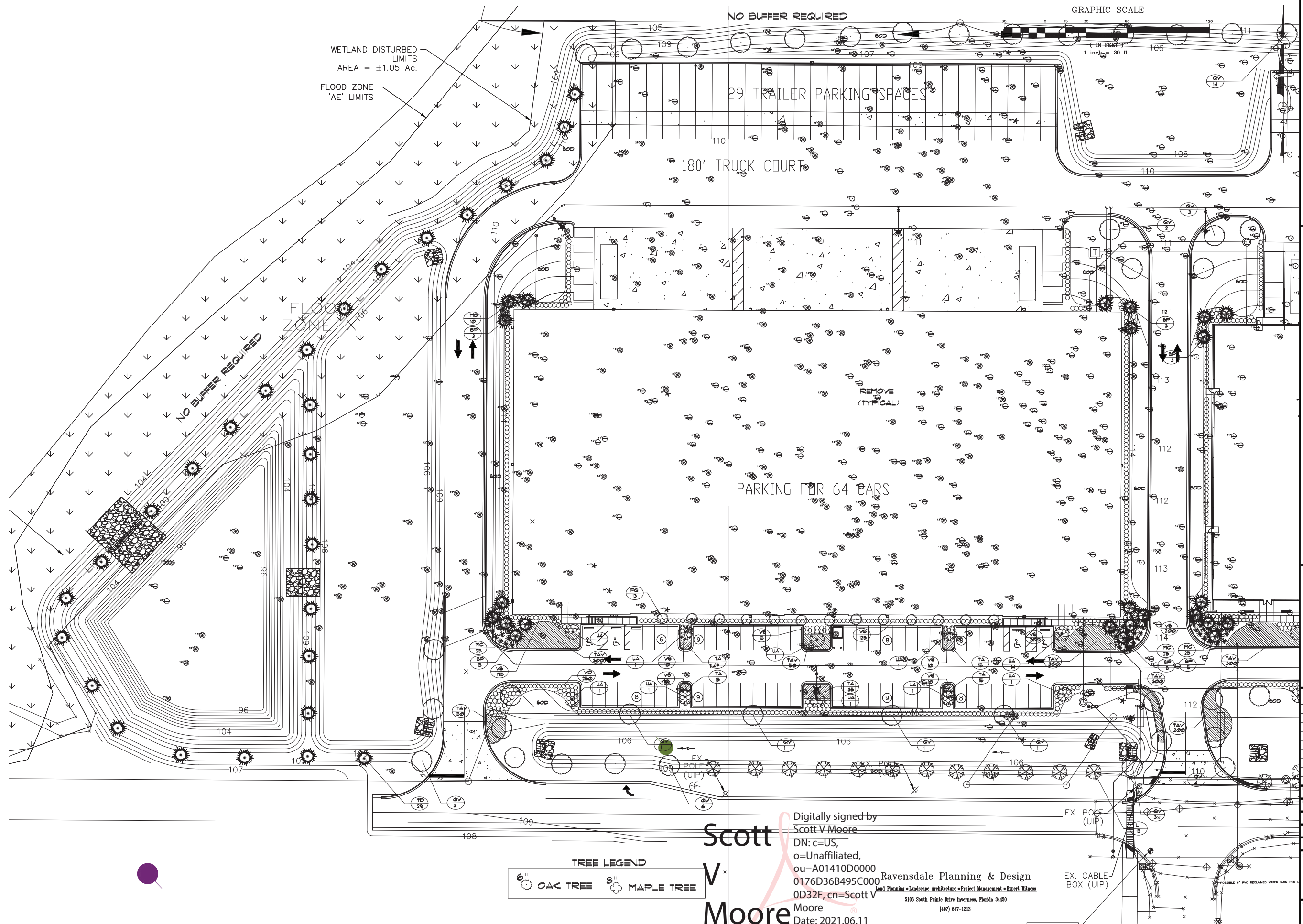
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts
	7	DSX1_LED_P1_40K_TFTM_MVOLT	SINGLE	0.912	DSX1 LED P1 40K TFTM MVOLT	54	378
	33	WST_LED_P2_40K_VF_MVOLT	SINGLE	0.912	WST LED P2 40K VF MVOLT	25	825

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Mi	Max/Mi	Description	
PARKING AREAS AND DRIVES	Illuminance	Fc	0.30	1.8	0.0	N.A.	N.A.	HORIZONTAL PLANE OF CALCULATION AT ZERO FT AFG	

Object Summary		
Label	Type	Description
BUILDING 100	Polygon-Flat	BUILDING 30 FT REFLECTANCE 20%
BUILDING 200	Polygon-Flat	BUILDING 30 FT REFLECTANCE 20%

NOTE

1. SITE LIGHT POLES MAXIMUM HEIGHT = 25 FEET.



STOCK & ASSOCIATES
Consulting Engineers, Inc.

CROSSROADS 429 INDUSTRIAL PARK

PRELIMINARY SITE PLANS FOR:

DATE:

REVISIONS:

DRAWN BY: SVM	CHECKED BY: SVM
DATE: 06/11/2021	JOB NO.: 220-6892

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.

L-2

69

TOTAL PROTECTED INCHES ON SITE:	8,136"
TOTAL INCHES REMOVED:	8,136"
TOTAL INCHES RETAINED:	00
TOTAL SPECIMEN INCHES RETAINED:	00
TOTAL INCHES REQUIRED:	-
TOTAL INCHES REPLACED:	466.5
TOTAL INCHES POST DEVELOPMENT:	466.5
SITE CLEARING AREA IN SQUARE FEET/ACRES:	27.06 ACRES/1,178,733.6 SF

1-L 20.5 AC
1-L 20.5 AC X 4% = .82 AC

	REMOVED	SAVED
# OF SPECIMEN TREES	43	0
# OF CANOPY TREES	681	0
# OF UNDERSTORY TREES	0	0
TOTAL INCHES REMOVED	8,136"	SAVED 0"

8,106" OAK TREES
30" MAPLE TREES

8,136" TOTAL INCHES REMOVED
8,136" MINUS 466.5" = 7,669.5 X \$10/IN. = \$76,695
TO BE PAID INTO TREE MITIGATION BANK

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
--------	---------------------------------	-------------------------	----------------------	-------------------	----------

QV	QUERCUS VIRGINIANA (LIVE OAK)	10' MIN.HT. 3' CAL.. 4'-5 MIN.SPREAD.	YES	YES	81
UA	ULMUS ALATA (WINGED ELM)	10' MIN.HT. 3' CAL.. 4'-5 MIN.SPREAD.	YES	YES	26
LI	LAGERSTROEMIA INDICA (CREPEMYRTLE)	7'-8' MIN.HT. 2' CAL.. 3'-4' MIN.SPREAD.	YES	NO	44
LJ	LIGUSTRUM JAPONICUM (TREEFORM LIGUSTRUM)	7'-8' MIN.HT. 2' CAL.. 3'-4' MIN.SPREAD.	YES	NO	46
SP	SABAL PALMETTO (SABAL PALM)	SEE DRAWING FOR SIZE 10' MIN. SPREAD.	YES	YES	24
TD	TAXODIUM DISTICHUM (BALD CYPRESS)	7'-8' MIN.HT. 3' CAL.. 3'-4' MIN.SPREAD.	YES	YES	29
PS	PODOCARPUS GRACILIOR (KEEPPING PODOCARPUS)	7'-8' MIN.HT. 2' CAL.. 2'-3' MIN.SPREAD.	YES	NO	43

CA	CRINUM ASIATICUM (ASIAN LILY)	24" MIN HT. 24" MIN SPREAD 2 GAL.	YES	NO	12
MC	MUHLENBERGIA CAPILLARIS (MUHLY GRASS)	24" MIN HT. 24" MIN SPREAD 2 GAL. 4" OC.	YES	YES	135
VS	VIBURNUM SUSPENSUM (SANDANKWA)	24" MIN HT. 24" MIN SPREAD 2 GAL. 30" OC.	YES	NO	1200
VO	VIBURNUM ODORATISSIMUM (NAT. SWEETBERRY)	30" MIN HT. 24" MIN SPREAD 2 GAL. 30" OC.	YES	NO	450

TA	TRACH. ASIATICUM (MINIMA)	5-6 RUNNERS; 12" LONG 1 GAL. 24" O.C.	YES	NO	350
TAV	TRACH. ASIATICUM (TRICOLOR)	5-6 RUNNERS; 12" LONG 1 GAL. 24" O.C.	YES	NO	1700
BAHIA SOD	QUANTITY TO BE CALCULATED BY CONTRACTOR		YES	YES	

NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.



1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY' PLANTS, PART 1, 1965 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THEREOF.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) 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 A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF PINE BARK MULCH

7. NO TREES SHALL BE PLANTED CLOSER THAN FIVE FEET (5') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOG SHALL BE DISHED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOG SHALL BE FREE OF KEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTINGS JOINTS. THE SOG SHALL CONTAIN MOIST SOIL, WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SOGGED. SOG SHALL BE ARGENTINE BAHIA OR EQUAL.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE.
DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
12. THE TREE CALIPER OF ALL CANOPY TREES SPECIFIED ON THE PLANT LIST SHALL BE AT LEAST TWO (20) INCHES IN DIAMETER WHEN MEASURED AT SIX (6) INCHES ABOVE GRADE.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC., WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.

Scott V Moore

Digitally signed by Scott V Moore
DN: c=US, o=Unaffiliated,
ou=A01410D00000176D36B495
C0000D32F, cn=Scott V Moore
Date: 2021.06.11 16:30:41
-04'00'

Land Planning • Landscape Architecture • Project Management • Expert Witness

5106 South Pointe Drive Inverness, Florida 34450

(407) 647-1213

PRELIMINARY SITE PLANS FOR:

CROSSROADS 429 INDUSTRIAL PARK

CITY OF APOPKA, FLORIDA

DATE: _____

REVISIONS:

DRAWN BY:

DATE: _____

DATE: 06/11

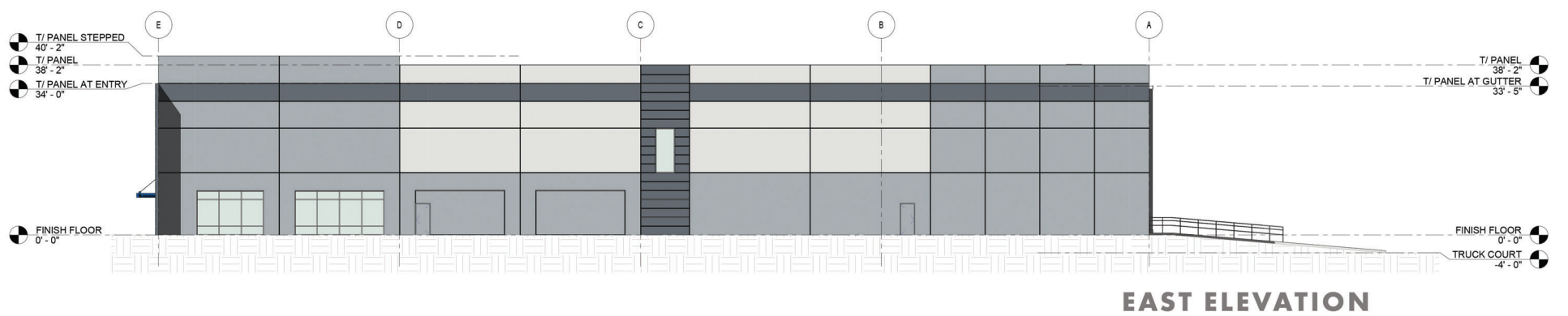
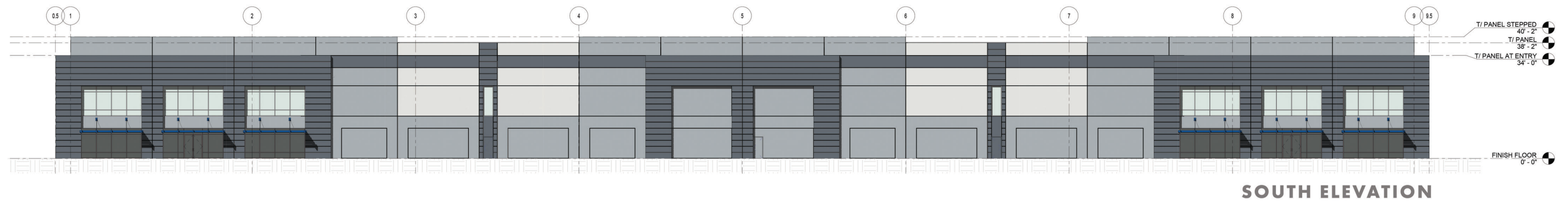
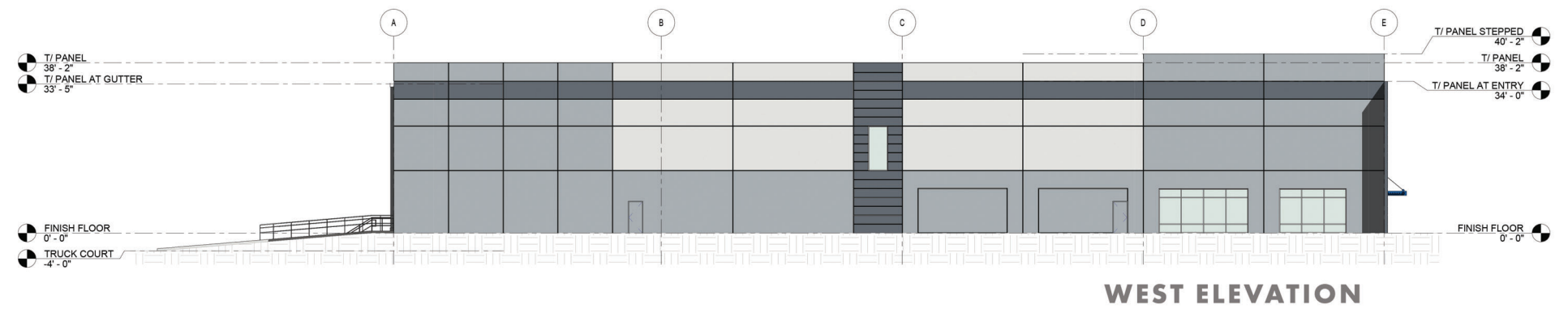
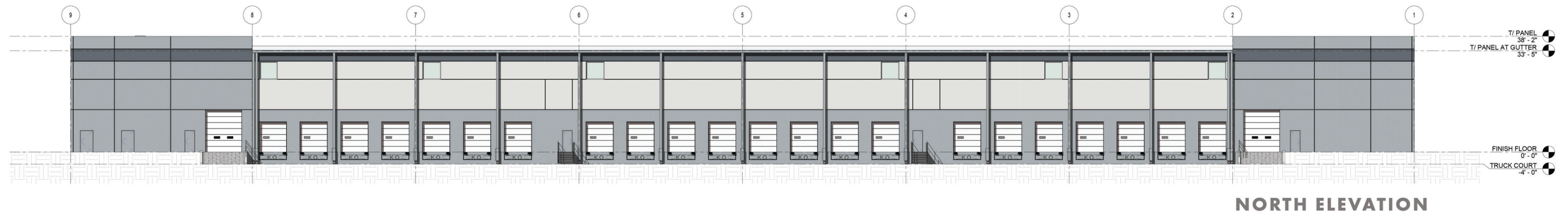
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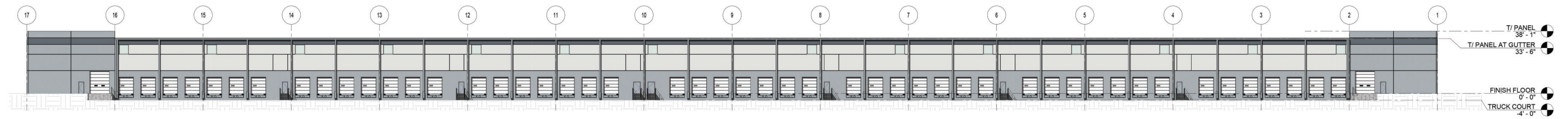
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SHEET NO.:

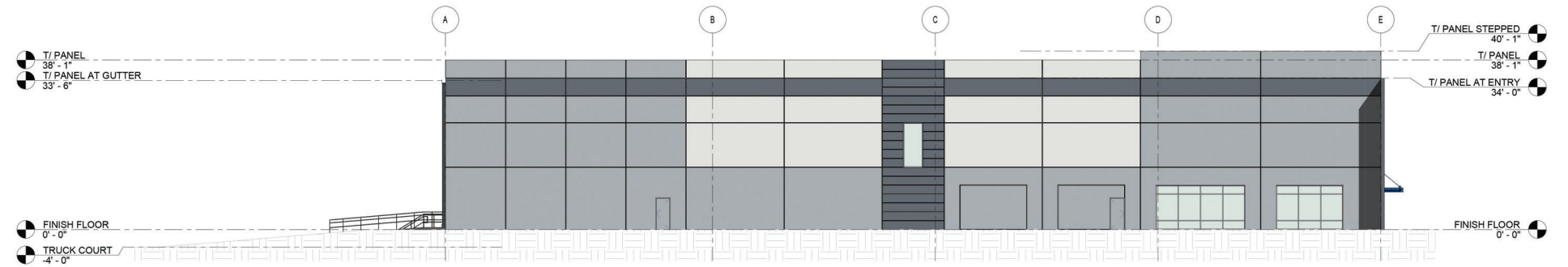
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70

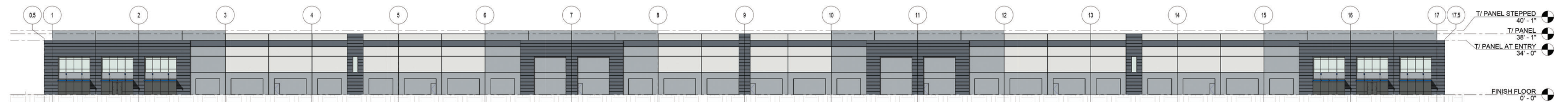




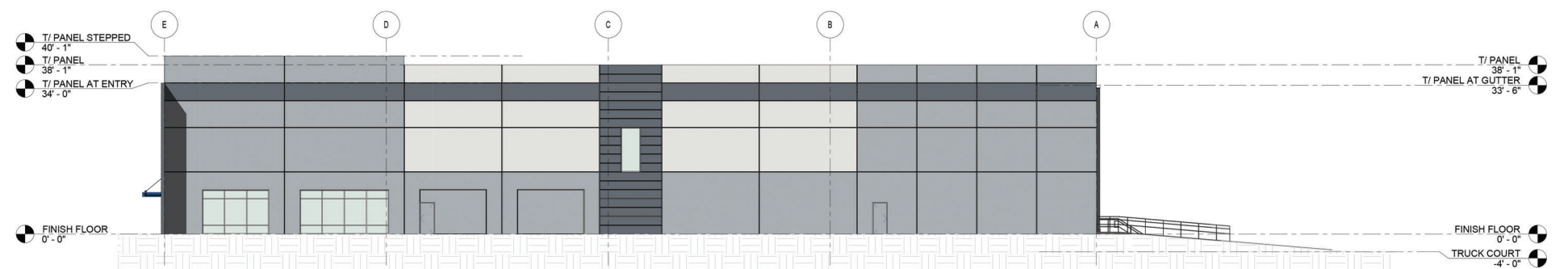
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION