

AGENDA

APOPKA CITY COUNCIL SPECIAL MEETING

April 11, 2018 @ 5:30 PM

Apopka Community Center

519 S. Central Ave. – Apopka, Florida 32703

CALL TO ORDER

INVOCATION – To be determined

PLEDGE

PUBLIC HEARING/ORDINANCES/RESOLUTION (Action Item)

- 1. Ordinance No. 2581 – Second Reading David Moon
 Comprehensive Plan Amendment – Large Scale – Legislative
 Project: New Errol - Apopka - Signature H Group LLC – Located north of Old Dixie Highway, south of Lester Road, west of Vick Road

- 2. Ordinance No. 2638 – Second Reading David Moon
 Change of Zoning & Master Plan – Quasi-Judicial
 Project: New Errol - Apopka - Signature H Group LLC – Located north of Old Dixie Highway, south of Lester Road, west of Vick Road

- 3. Development Agreement – New Errol - Quasi-Judicial David Moon
 Project: Signature H Group LLC – Located north of Old Dixie Highway, south of Lester Road, west of Vick Road

ADJOURNMENT

All interested parties may appear and be heard with respect to this agenda. Please be advised that, under state law, if you decide to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes a testimony and evidence upon which the appeal is to be based. The City of Apopka does not provide a verbatim record.

In accordance with the American with Disabilities Act (ADA), persons with disabilities needing a special accommodation to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, FL 32703, telephone (407) 703-1704, not later than five (5) days prior to the proceeding.



CITY OF APOPKA CITY COUNCIL

 CONSENT AGENDA
 X PUBLIC HEARING
 SPECIAL REPORTS
 X OTHER:

MEETING OF: April 11, 2018
FROM: Community Development
EXHIBITS: Land Use Report
Vicinity Map
Future Land Use Map
Adjacent Zoning Map
Existing Uses Map
Proposed FLUM Map*
Supporting Data & Analysis Report*
New Errol PUD Master Plan (Entire)
–provided with Zoning Report
Ordinance No. 2581
**Provided by the Applicant*

SUBJECT: ORDINANCE NO. 2581 -- COMPREHENSIVE PLAN – LARGE SCALE - FUTURE LAND USE AMENDMENT – SIGNATURE H GROUP

REQUEST: ORDINANCE NO. 2581 – SECOND READING -- COMPREHENSIVE PLAN – LARGE SCALE - FUTURE LAND USE AMENDMENT – SIGNATURE H GROUP, TO RESIDENTIAL MEDIUM LOW (0-7.5 DU/AC), RESIDENTIAL LOW (0-5 DU/AC), RESIDENTIAL LOW SUBURBAN (0-3.5 DU\AC), AND COMMERCIAL (MAXIMUM 0.25 FAR)

SUMMARY:

PROPERTY OWNERS: 5th Hole Investments
APPLICANT: Signature H Property Group
CONSULTING PLANNER: GAI Consultants
LOCATION: North of Old Dixie Hwy, west of Vick Road, south of Lester Road

EXISTING USE: Golf Course and Club House
CURRENT ZONING: Park & Recreation

PROPOSED DEVELOPMENT: Single family, townhomes, assisted living facility, community parks, commercial amenities complex with hotel, restaurant, aquatic park, and recreation facilities
PROPOSED ZONING: Planned Unit Development

FUNDING SOURCE:

N/A

DISTRIBUTION

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

SUMMARY (Continued):

TRACT SIZE: 79.09 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT:

EXISTING: Golf course and Club House

PROPOSED: Up to 261 du (69 single family, 192 townhomes), commercial amenity complex with hotel, restaurant, aquatic park, and recreation facilities; 240 bed assisted living facility (180 ALF and 60 acute care beds)

ADDITIONAL COMMENTS:

Neighborhood	Acreage	Development Profile	FLUM	Proposed Zoning
A	11.64	70 townhomes	RML	PUD
B-1	9.95	25,000 sq ft clubhouse 40 (21,200 sq ft) room hotel	Commercial	PUD
B-2	5.45	18 townhomes	RML	PUD
C	6.76	46 carriage homes (townhomes)	RML	PUD
D	4.97	26 townhomes	RML	PUD
E- 1 (North)	8.57	9 single family	RL	PUD
E-2 (South)		17 single family	RLS	PUD
F-1 (North)	13.3	22 single family 32 townhomes	RML	PUD
F-2 (South)		21 single family	RL	PUD
G	13.94	180 ALF units (200,000 sq ft) 60 acute care beds (45,000 sq ft)	RML	PUD

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is compatible with the character of the surrounding area, is within close proximity to the SR 451/Vick Road/S.R. 441 interchange, and is consistent with the Mixed Use Land Use designation. City planning staff supports the FLUM amendment given the consistency with the Comprehensive Plan policies listed below and the intent of the Ocoee Apopka Road Small Area Study (see Land Use Analysis below). Site development cannot exceed the intensity allowed by the Future Land Use policies.

The PUD Zoning and Master Plan are provided as part of the supporting data inventory and analysis for compatibility and consistency determination.

Future Land Use Element

- Policy 3.2** Development and redevelopment shall be integrated with the adjacent land uses through: (1) the creation of like uses; or (2) creation of complementary uses; or (3) mitigation of adverse impacts.

The proposed use for the subject properties as mixed use residential/non-residential development is consistent with the current and future proposed development of the surrounding area as recommended by Planning staff in the Recommendations below.

Transportation Element

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

VISIONING AND SPECIAL STUDIES: The New Errol project has a proposed master plan as provided with the supporting documents.

SCHOOL CAPACITY REPORT: An executed capacity enhancement agreement with Orange County Public Schools has been obtained from OCPS. School concurrency review is required at the time of a preliminary or final development plan, whichever occurs first. Affected schools: Apopka Elementary, Wolf Lake Middle, Apopka High.

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 December 9, 2016.

PUBLIC HEARING SCHEDULE:

July 25, 2017 – Planning Commission (6:00 pm)

August 22, 2017 – City Council (5:30 pm) - 1st Reading & Transmittal

March 27, 2018 – City Council (5:30 pm) 2nd Reading

DULY ADVERTISED:

July 7 and 14, 2017 – Public Notice and Notification

August 10, 2017 – Ordinance Heading & Public Notice ¼ Page Ad w/Map

February 9, 2018 – Notice and Letters

March 9, 2018– Notice

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval as provided below:

The applicant proposed Future Land Use Designations that allow higher densities than that which are proposed within the proposed Master Plan. Thus, the master plan demonstrates a more suitable density for the proposed development sites. Further, compatibility of the proposed FLUM designations, as recommended by planning staff below, with adjacent and surrounding areas must be further demonstrated through buffer and screen techniques, land use design, and development standards. As these remain incomplete in the Master Plan, the applicant may be able to demonstrate potential for compatibility through modifications to the Master Plan. Staff is recommending to transmit the proposed FLUM amendments, as shown below, to State agencies.

The **Planning Commission**, at its meeting on July 25, 2017, unanimously recommended approval of the Large Scale Future Land Use Amendment from Parks & Recreation to Residential Medium (0-10 du/ac); Residential High (0-15 du/ac); and Commercial (Max 0.25 FAR) subject to:

1. Neighborhood “A”: Residential Medium Low (0-7.5 du/ac)
2. Neighborhood “B”: B-1 – Commercial;
B-2 – Residential Medium Low Density (0 -7.50 du\ac)
3. Neighborhood “C”: Residential Medium Low (up to 7.5 du\ac)
4. Neighborhood “D”: Residential Medium Low (up to 7.5 du\ac)
5. Neighborhood “E” South: Residential Low Suburban (up to 3.5 du\ac)
6. Neighborhood “E” North: Residential Low (up to 5 du\ac)
7. Neighborhood “F” South: Residential Low (up to 5 du\ac)
8. Neighborhood “F” North: Residential Medium Low (up to 7.5 du\ac)
7. Neighborhood “G”: Residential Medium Low Density (Up to 7.5 du\ac) (with interpretation of Policy 3.1.f that institutional uses of 10 acres or less are allowed under PUD zoning and that an assisted living type facility may be deemed a compatible land use through PUD zoning.
8. A master plan under PUD zoning and a development agreement demonstrate that each of the proposed FLUM amendments are compatible with surrounding and abutting residential uses through appropriate buffer and screen techniques, height restrictions, other applicable and appropriate performance standards, and management of compatible and complementary land uses allowed or prohibited within each “Neighborhood” zone.

Transmittal Hearing: At its August 22, 2017 Transmittal Hearing, City Council took the following actions.

1. Accept Ordinance 2581 at first reading and transmit to the Florida Department of Economic Opportunity
2. Prior to the adoption hearing for Ordinance 2581, a master plan under PUD zoning and a development agreement must demonstrate that each of the proposed FLUM amendments are compatible with surrounding and abutting residential uses through appropriate buffer and screen techniques, height restrictions, other applicable and appropriate performance standards, and management of compatible and complementary land uses allowed or prohibited within each “Neighborhood” zone.

The **City Council**, at its meeting on March 27, 2018 special meeting, continued the adoption hearing to the special meeting to be held Wednesday, April 11, 2018, at 5:30 pm at the Apopka Community Center.

Recommended Motion: Adopt Ordinance 2581.

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

LAND USE REPORT

I. LAND USE ANALYSIS

1. Neighborhood “A”

FLUM Request: Residential Medium Low Density (0 -7.5 du\ac)

Master Plan Proposed Density: 5.35 +/- du\ac

Surrounding Character\Findings: Larger lot single family residential straddles west, north, and east perimeter with a Residential Low FLUM abutting the west and north, and Residential Medium FLUM abutting the east. Amenity Area (Neighborhood B-1) to the south.

2. Neighborhood “B”

FLUM Request: B-1 – Commercial;

Master Plan Proposed Density: B-2 -- .025 FAR

Surrounding Character\Findings: Existing single family neighborhoods (RL and RM) and to the east and southwest; townhome and golf course surrounding remainder.

Neighborhood B 2 – Residential Medium Low. Proposed density of 7.5 du\ac is consistent with the RML FLUM designation. Large-lot single family homes abut or are near the B-1 area. Master Plan must demonstrate that buffer width and screen type adequate to screen third floor view into rear yards of abutting single family homes; vehicle and outdoor lighting will not encroach abutting single family properties; and the buffer screen type will block view of Neighborhood “B-1” street\alley and garages from abutting single family homes. Must demonstrate permitted and prohibited uses within the PUD Master Plan and development agreement for Neighborhood “B-1” are compatible with abutting single family homes. If Master Plan and development agreement fail to demonstrate compatibility and protection of health, safety and welfare to abutting properties, then recommendation to deny Residential Medium Low at adoption hearing.

3. Neighborhood “C”

FLUM Request: Residential Medium Low Density (up to 10 du\ac)

Master Plan Proposed Density: 7.1 +/- du\ac

Surrounding Character\Findings: Existing single family homes border to the north; townhomes to the south, proposed Neighborhood B-1 community to the northwest. Golf course to the east.

4. Neighborhood “D”

FLUM Request: Residential Medium Low Density (up to 7.5 du\ac)

Master Plan Proposed Density: 5.3 +/- du\ac

Surrounding Character\Findings: Golf course\vacant land.

Proposed density of 5.31 du\ac is consistent with the RML FLUM designation. Existing golf course surrounds Neighborhood “D”.

5. Neighborhood “E”

FLUM Request: E-1 (North) – Residential Low Density (up to 5.0 du\ac)

FLUM Request: E-2 (South) – Residential Low Suburban Density (3.5 du\ac)

Surrounding Character\Findings: Single family homes abut the northern and southern boundary of Neighborhood E. Vick Road borders to the east.

6. Neighborhood “F”

FLUM Request: F-1 (North)- Residential Medium Low Density (up to 7.5 du\ac)
FLUM Request: F-2 (South- Residential Low Density (up to 5.) du\ac)
Master Plan Proposed Density: 4.67 du\ac
Surrounding Character\Findings: Existing single family homes border to the north and south. Townhomes to the south.

7. Neighborhood “G” [ALF]

FLUM Request: Residential Medium Low (up to 7.5 du\ac)
Surrounding Character\Findings: Existing single family homes border to the north and south. Future planned multi-family to the east and a development application has been submitted to the City; golf course to the west.

An Assisted Living Facility is allowed under the RML FLUM designation through a PUD zoning.

Special Areas:

Wekiva River Protection Area: No
Area of Critical State Concern: No
DRI / FQD: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The subject property is located within the “Core” area of the JPA.

Transportation: A transportation impact study was prepared for the proposed future land use amendment, and was found acceptable by the City’s transportation consultant.

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

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

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that the majority of the area affected by the FLUM amendment with an area with karst features.

Analysis of the character of the Property: The current use of the properties are for a golf course and an accessory club house. Significant portions of the proposed development sites are already cleared and developed as golf course, parking, club house, stormwater retention, open space at the perimeter of the golf course, or other associated uses. The dominant soil, Cander Fine Sand, has a 5-12 percent slope.

Analysis of the relationship of the amendment to the population projections: These properties were annexed into the City on December 5, 2001. Based on the adoption of the JPA, the size of the property, and the proposed land use change, the amendment will increase the population if developed.

POPULATION AND HOUSING:

PROPOSED: 261 x 2.656 p/h = 694 persons

Housing Needs: This amendment is to change the future land use to a future land use designation that permits residential uses, and will increase the number of available housing units in the City of Apopka. Additional housing will meet additional population growth needs, especially with increased demands caused by opening of Wekiva Parkway anticipated for 2021.

Habitat for species listed as endangered, threatened or of special concern: A habitat study is required for developments greater than ten (10) acres in size. At the time the final development plan is submitted to the City, the development applicant must conduct a species survey and submit a habitat management plan if any threatened or endangered species are identified within the project site.

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

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: City; 81 GPCD; 81 GPD
2. Capacity available: Yes
3. Projected LOS under existing designation: 81 GPD/Capita
4. Projected LOS under proposed designation: 81 GPD/Capita
5. Improved/expansions already programmed or needed as a result if proposed amendment: None

Potable Water Analysis

1. City facilities serving the site; current LOS; and LOS standard: None; 177 GPCD; 177 GPD
2. Capacity available: Yes
3. Projected LOS under existing designation: 177 GPCD
4. Projected LOS under proposed designation: 177 GPCD
5. Improved/expansions already programmed or needed as a result of the proposed amendment: None
6. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: City of Apopka
2. Provider: City of Apopka
3. Projected LOS under existing designation: 4 lbs./person/day
4. Projected LOS under proposed designation: 2 lbs./cap/day
5. Improved/expansions already programmed or needed as a result of the proposed amendment: None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

Permitting agency: St. John's River Water Management District

Permitted capacity of the water treatment plant(s): 21,981 mil. GPD

Total design capacity of the water treatment plant(s): 33,696 mil. GPD

Availability of distribution lines to serve the property: Yes

Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

1. Facilities serving the site: None (Internal lake system)
2. Projected LOS under existing designation: 100 year - 24 hour design storm event.
3. Projected LOS under proposed designation: 100 year - 24 hour design storm event.
4. Improvement/expansion: On-site retention/detention pond

Recreation

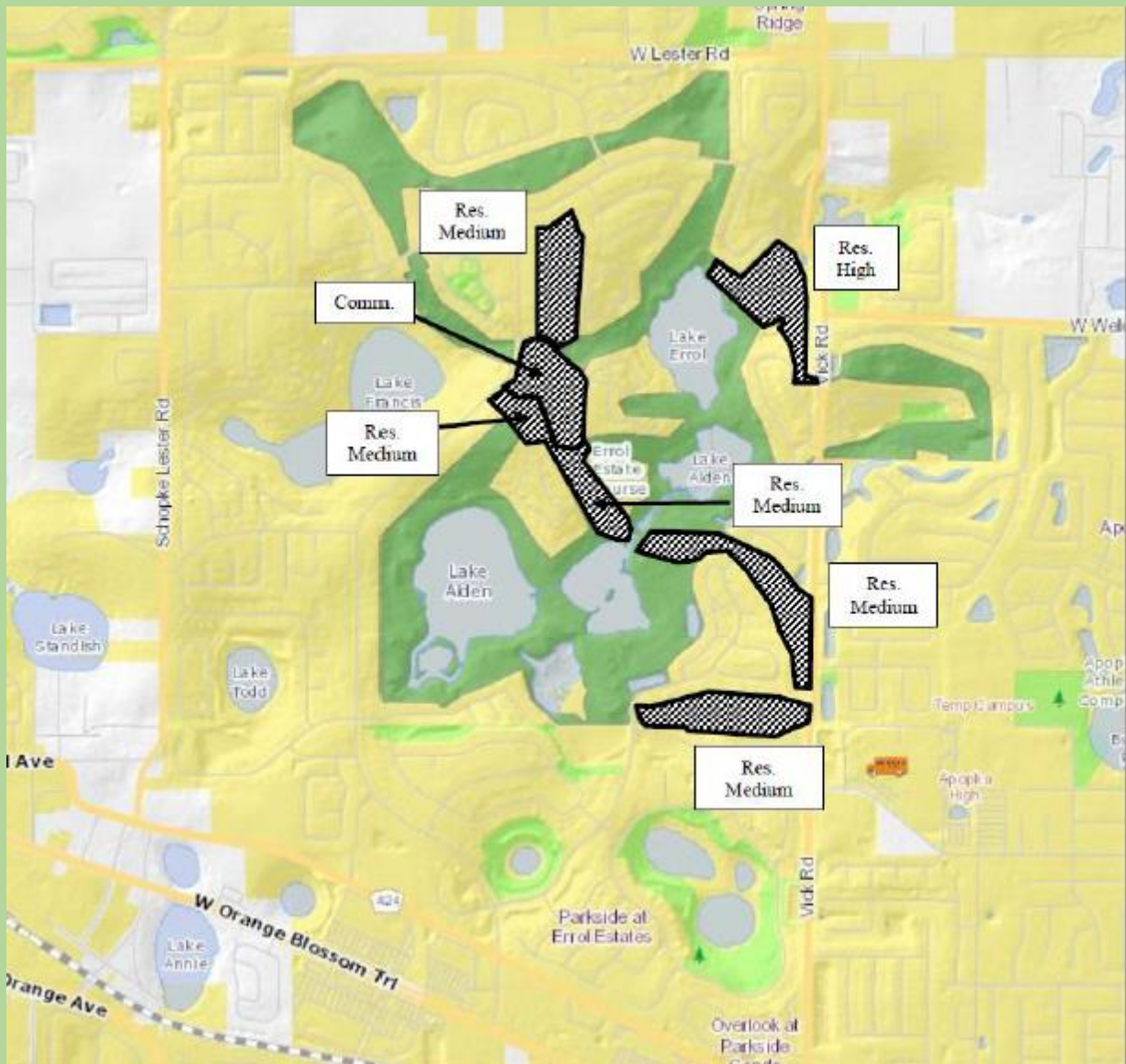
1. Facilities serving the site; LOS standard: Golf course; club house; Northwest Recreation Complex; City of Apopka Parks System; 3 AC/1000 capita
2. Projected facility under existing designation: 3.192 AC
3. Projected facility under proposed designation: 2.082 AC
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None.

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



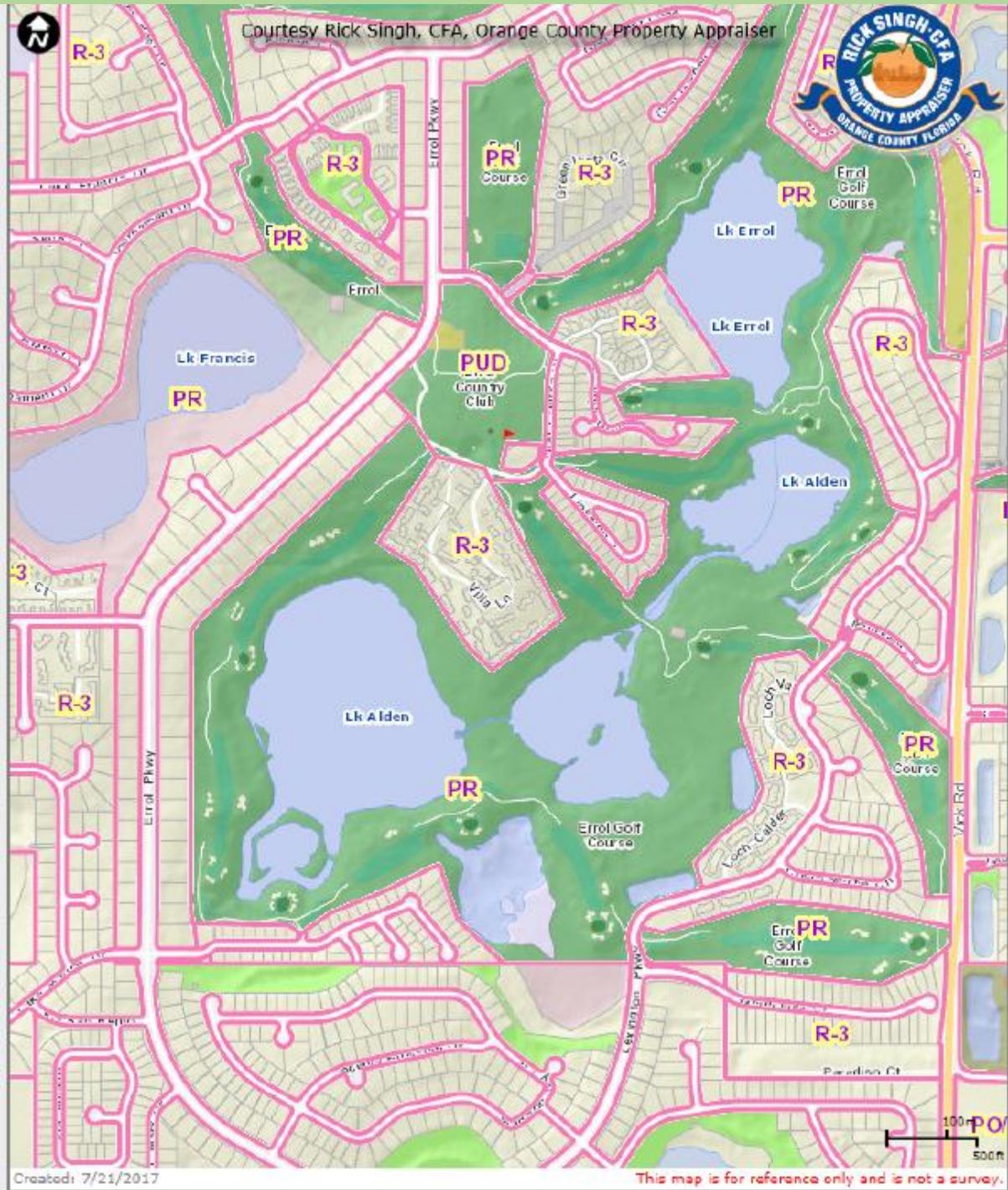
NEW ERROL
5th Hole Investments, c/o Signature H Property Group
Located north of Old Dixie Hwy, west of Vick Road, south of Lester Road
From: Parks & Recreation
To: Residential Medium-Low (0-7.5 du/ac);
Residential Low (0-5 du/ac); &
Commercial (Max 0.25 FAR)
Parcel ID Nos: 32-20-28-0000-00-001; 32-20-28-0000-00-003;
32-20-28-0000-00-008; & 32-20-28-0000-00-004 (Portion)
79.9 +/- acres

VICINITY MAP



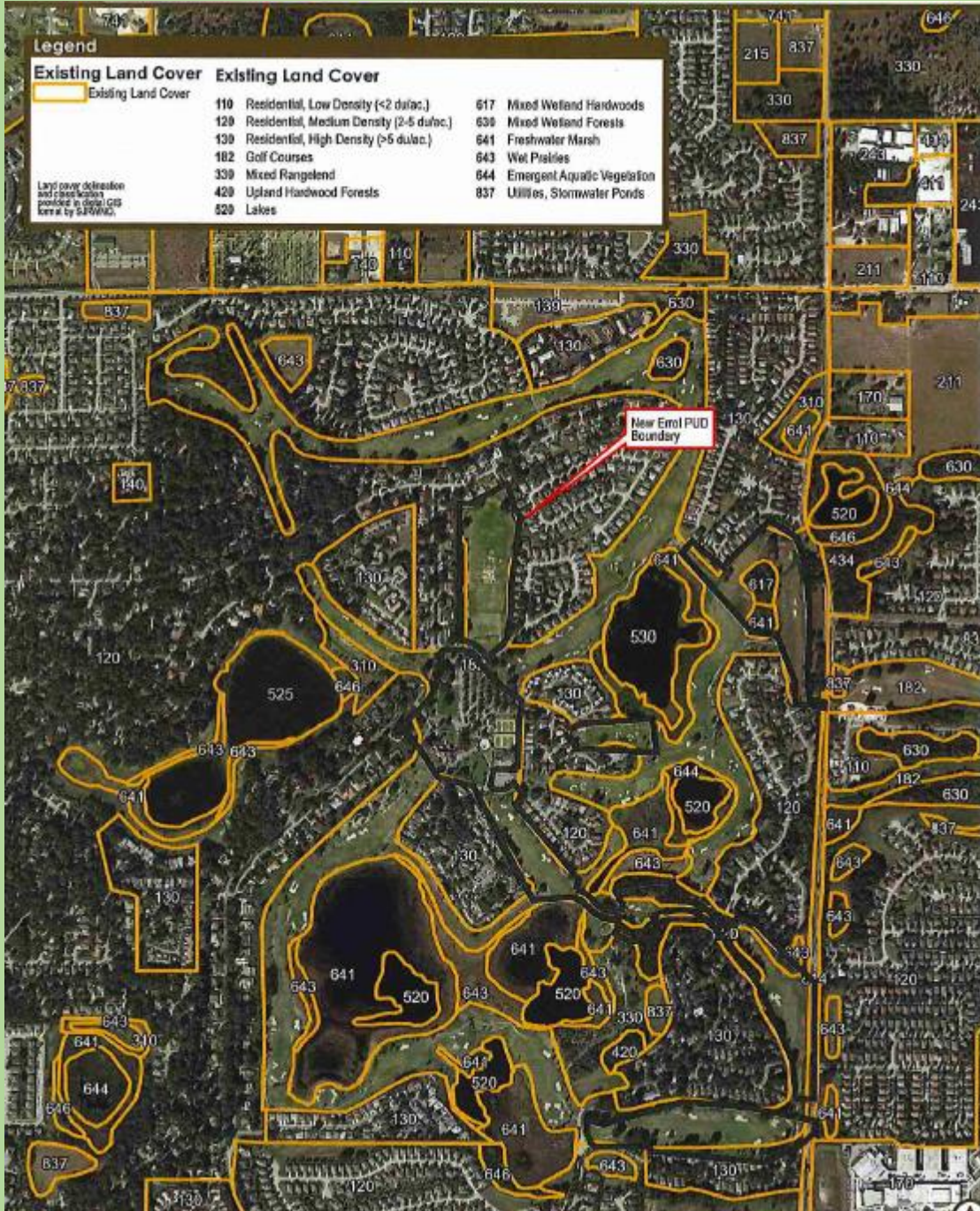


ADJACENT ZONING



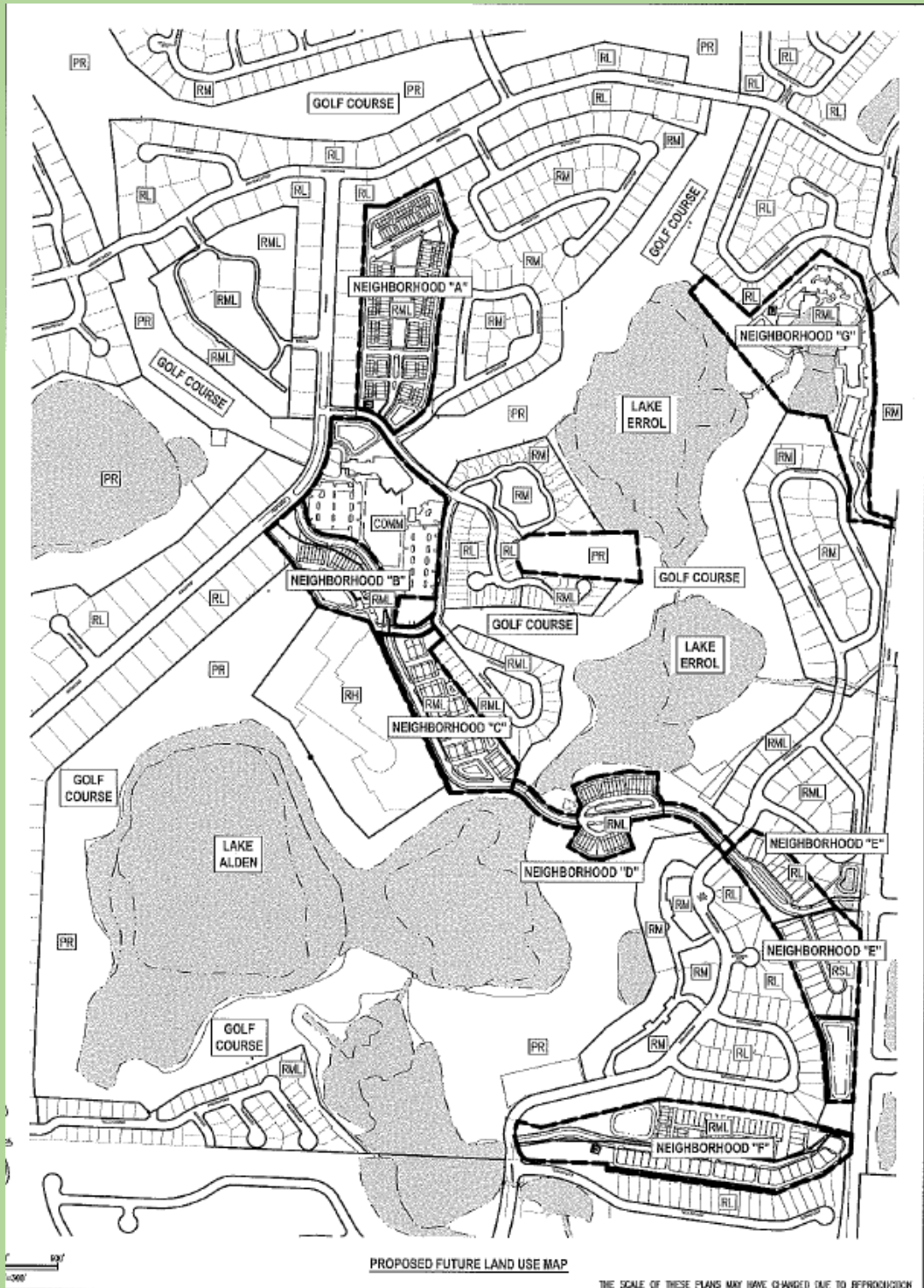


EXISTING USES





PROPOSED FUTURE LAND USE MAP



ORDINANCE NO. 2581

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM PARKS AND RECREATION TO RESIDENTIAL MEDIUM LOW (0-7.5 DU/AC), RESIDENTIAL LOW (0-5 DU/AC), RESIDENTIAL LOW SUBURBAN (0-3.5 DU\AC), COMMERCIAL (MAXIMUM 0.25 FAR) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED WEST OF VICK ROAD, SOUTH OF WEST LESTER ROAD, AND NORTH OF OLD DIXIE HIGHWAY, COMPRISING APPROXIMATELY 75.06 +/- ACRES, MORE OR LESS AND OWNED BY 5th HOLE INVESTMENTS LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Apopka, Florida, on October 2, 1991 adopted Ordinance No. 653 which adopted the Comprehensive Plan for the City of Apopka; and

WHEREAS, the City of Apopka has subsequently amended the Comprehensive Plan for the City of Apopka, most recently through Ordinance No. 2566; and

WHEREAS, the City of Apopka's Local Planning Agency and the City Council have conducted the prerequisite advertised public hearings, as per Chapter 163, Florida Statutes, relative to the transmittal and adoption of this ordinance and the requirements for amendment to the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Apopka, Florida, as follows:

SECTION I: The City of Apopka hereby amends the Future Land Use Element of the adopted Comprehensive Plan as follows:

The Future Land Use Map is hereby amended for the lands shown in Exhibit "A" of this Ordinance according to the FLUM designation set forth therein, and incorporated herein by reference.

SECTION II: This Ordinance shall become effective following adoption and upon issuance by the Department of Community Affairs or the Administration Commission, as may be applicable, a final order finding the amendment to be in compliance in accordance with Chapter 163.3184.

SECTION III: If any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or portion of a section or subsection or part of this ordinance.

SECTION IV: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

ORDINANCE NO. 2581
PAGE 2

SECTION V: This Ordinance shall become effective upon issuance of a final order by the Florida Department of Economic Opportunity finding the plan amendment in compliance in accordance with s.163.3184 (2)(a), Florida Statute.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this 11th day of April, 2018.

READ FIRST TIME: August 22, 2017

READ SECOND TIME
AND ADOPTED: April 11, 2018

Joseph E. Kilsheimer, Mayor

ATTEST:

Linda Goff, City Clerk

APPROVED AS TO FORM:

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: July 7th, July 14th, and August 10, 2017; and March 9, 2018.

EXHIBIT "A"

General FLUM Amendment \ Future Land Use Designations

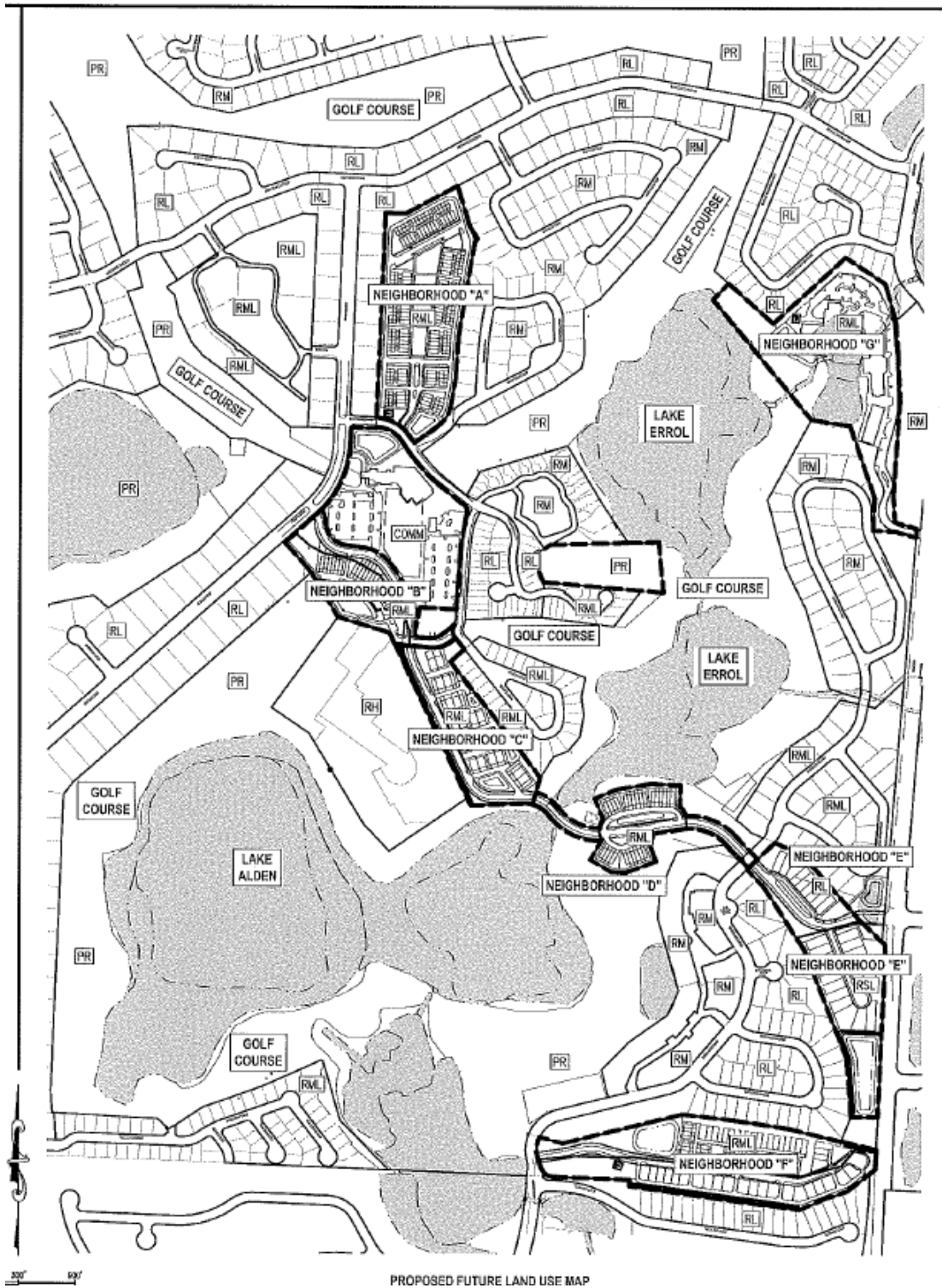


EXHIBIT "A"

Neighborhood "A"

**Future Land Use Designation: Residential Medium Low
(up to 7.5 du/ac)**



EXHIBIT "A"

Neighborhood "B-1"

Future Land Use Designation: Commercial (up to 0.25 FAR)

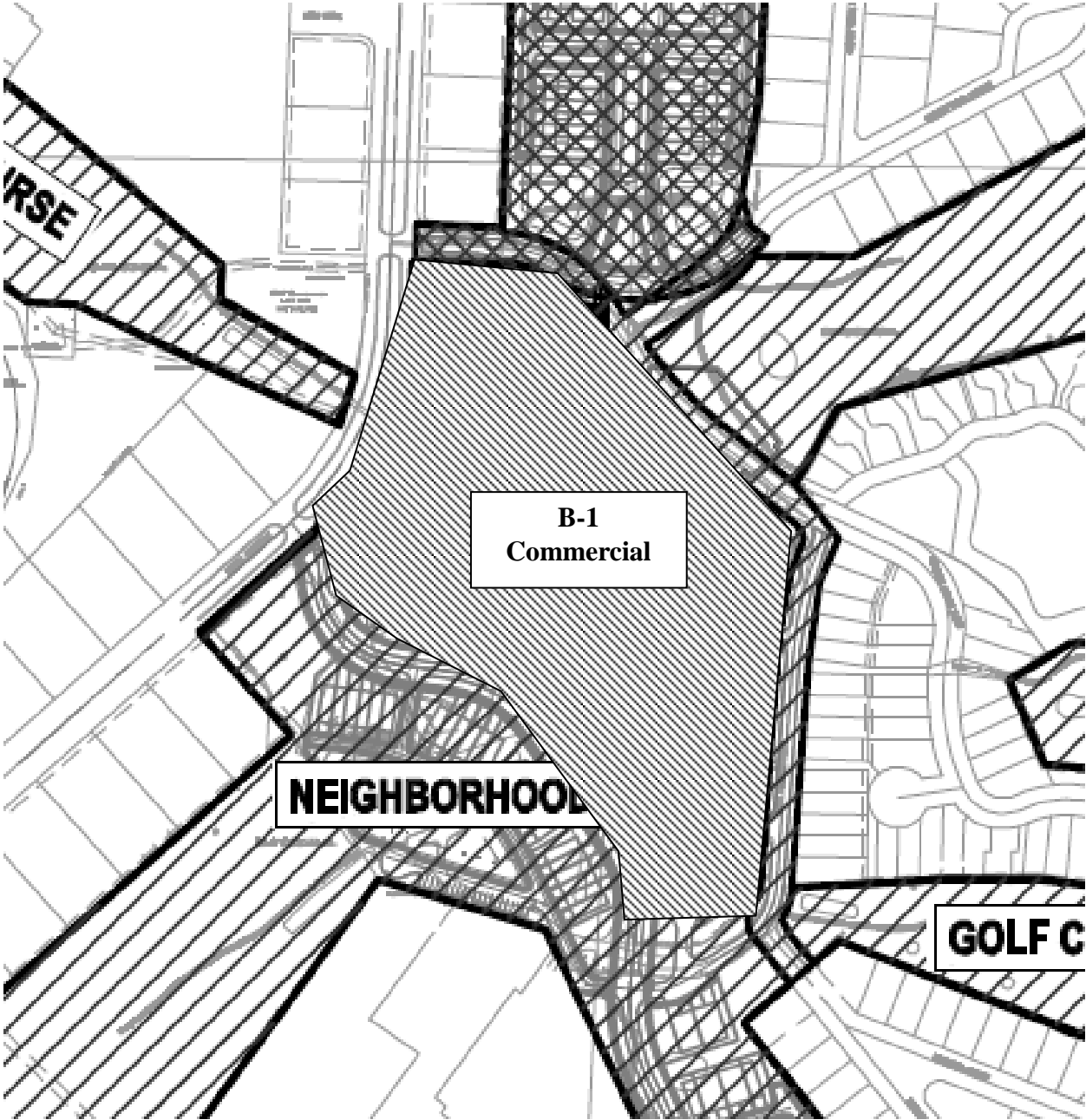


EXHIBIT "A"

Neighborhood "B-2"

Future Land Use Designation: Residential Medium (up to 10 du/ac)

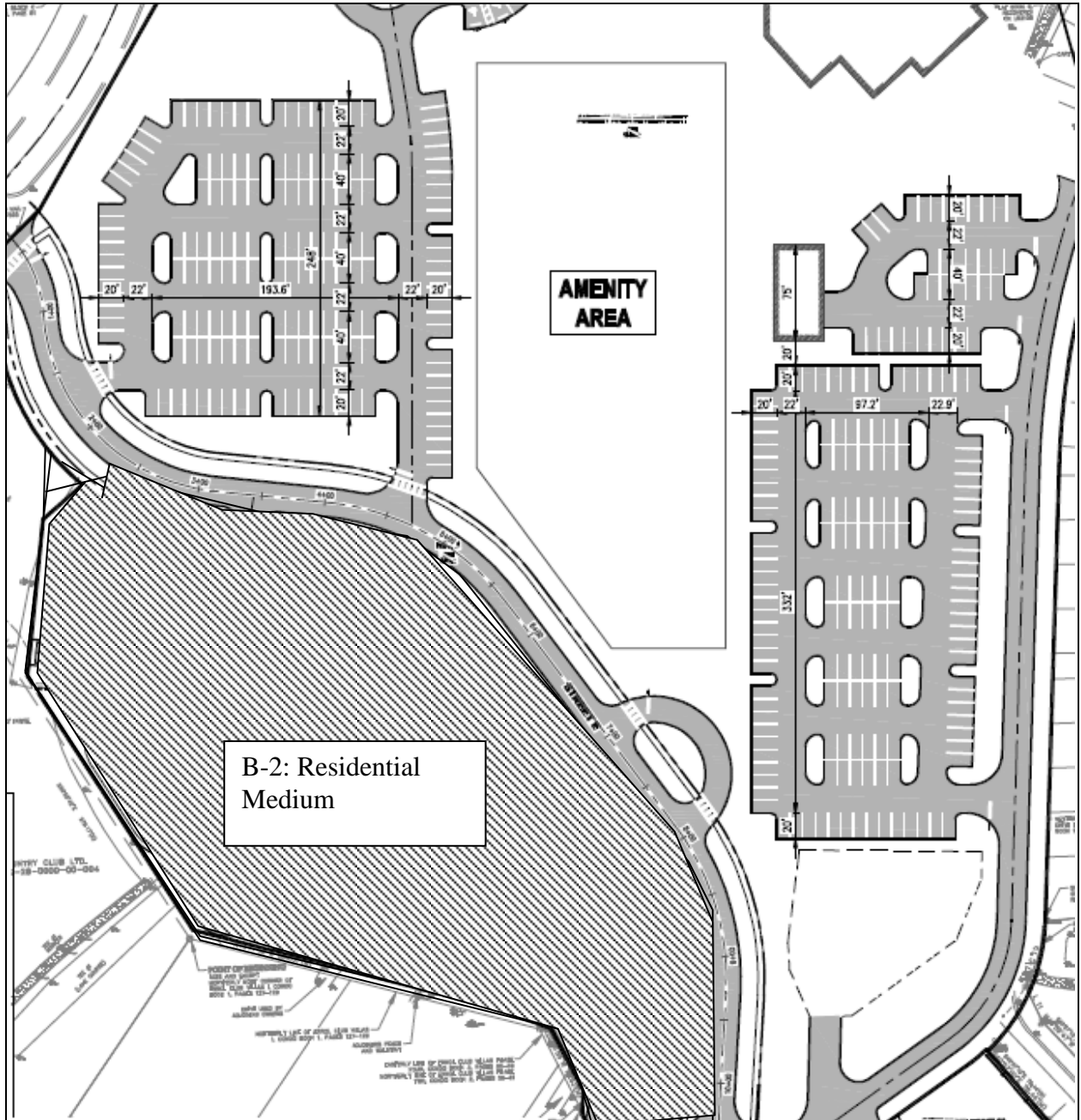


EXHIBIT "A"

Neighborhood "C"

**Future Land Use Designation: Residential Medium Low
(up to 7.50 du/ac)**

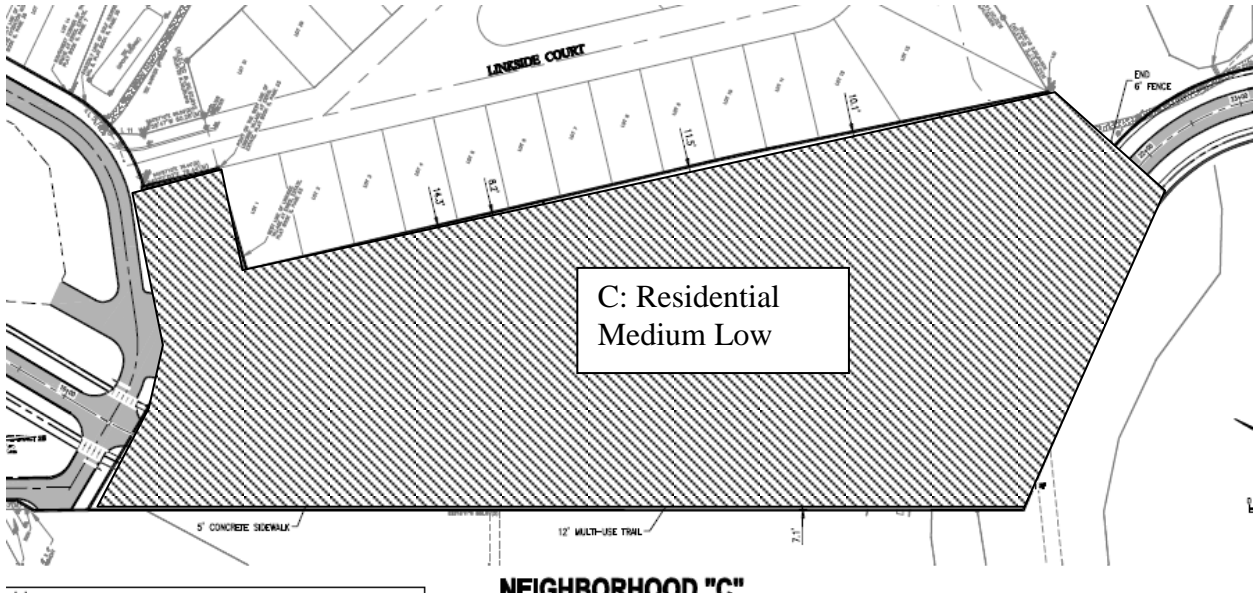
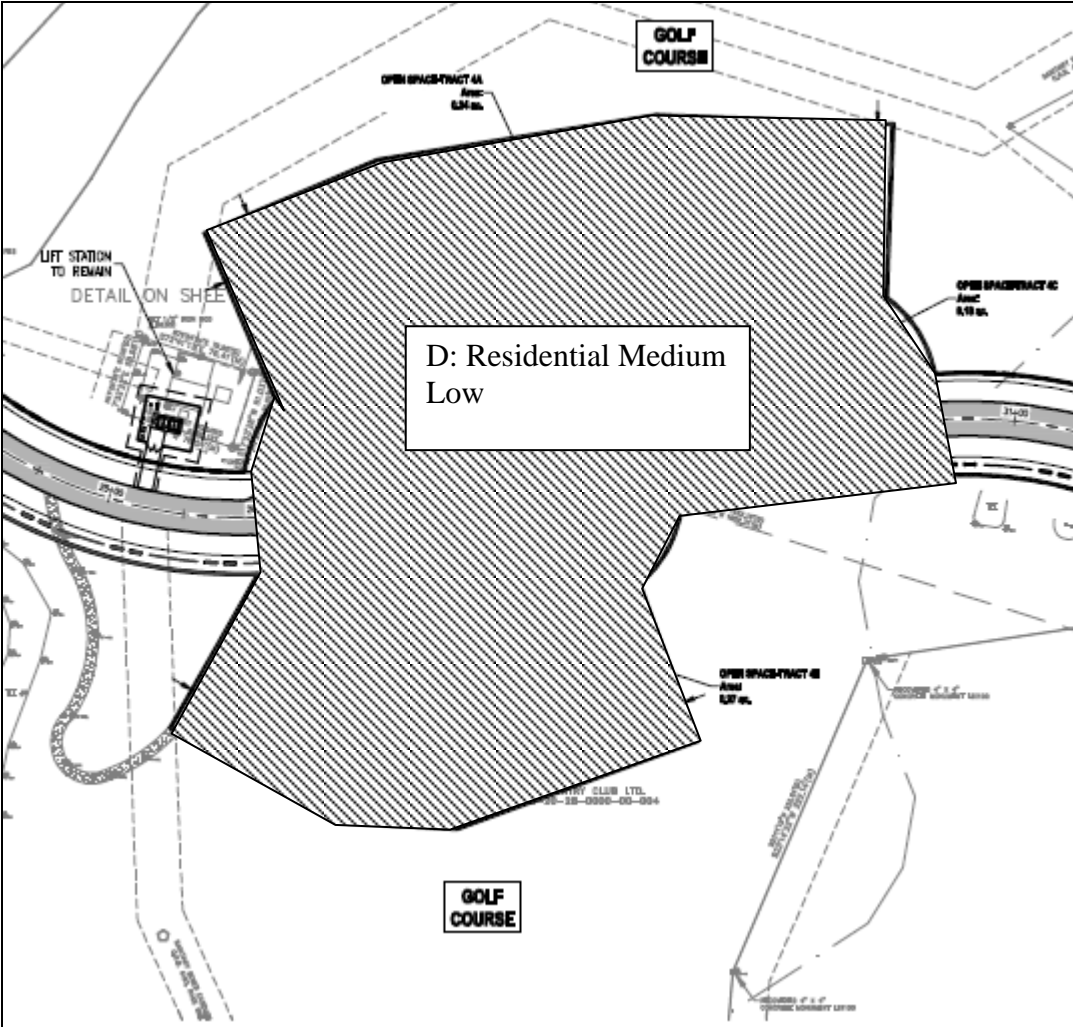


EXHIBIT "A"

Neighborhood "D"

**Future Land Use Designation: Residential Medium Low
(up to 7.50 du/ac)**



Neighborhood "E South"

Future Land Use Designation: Residential Low Suburban
(up to 3.5 du/ac)

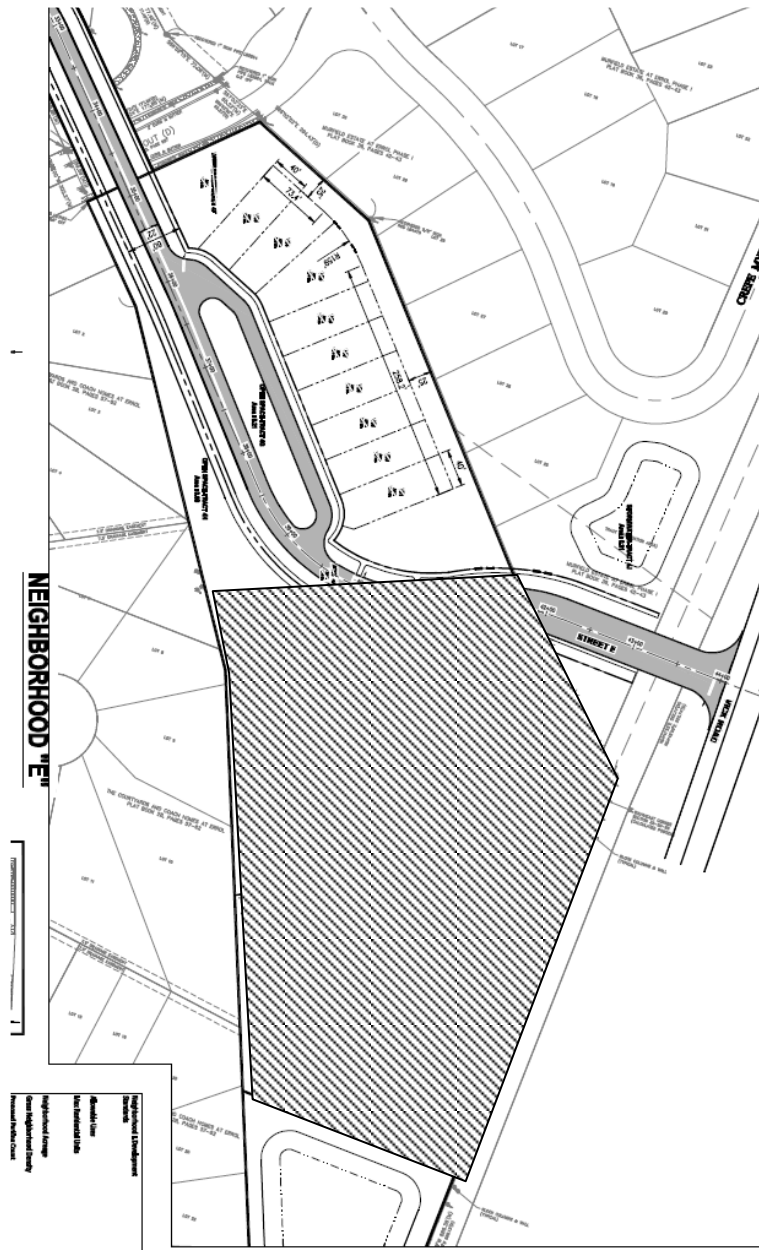


EXHIBIT "A"

Neighborhood "E North"

**Future Land Use Designation: Residential Low
(up to 5.0 du/ac)**

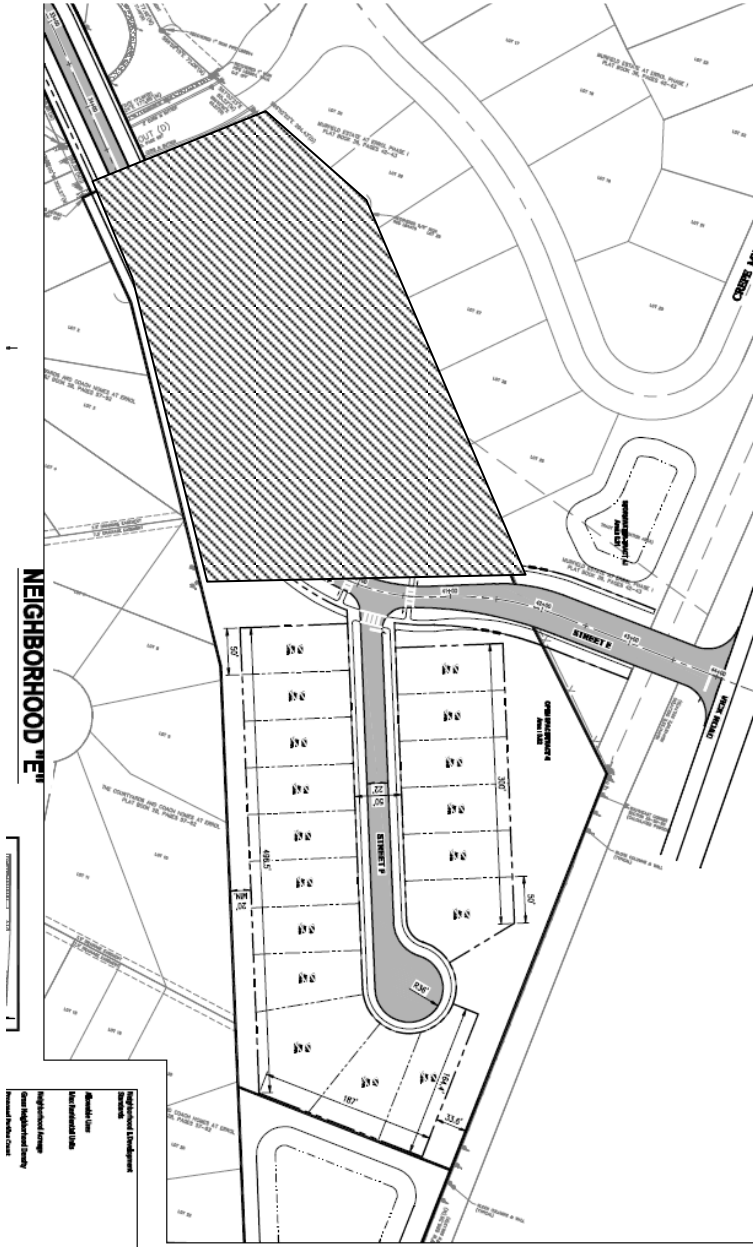


EXHIBIT "A"

Neighborhood "F South"

**Future Land Use Designation: Residential Low
(up to 5.0 du/ac)**

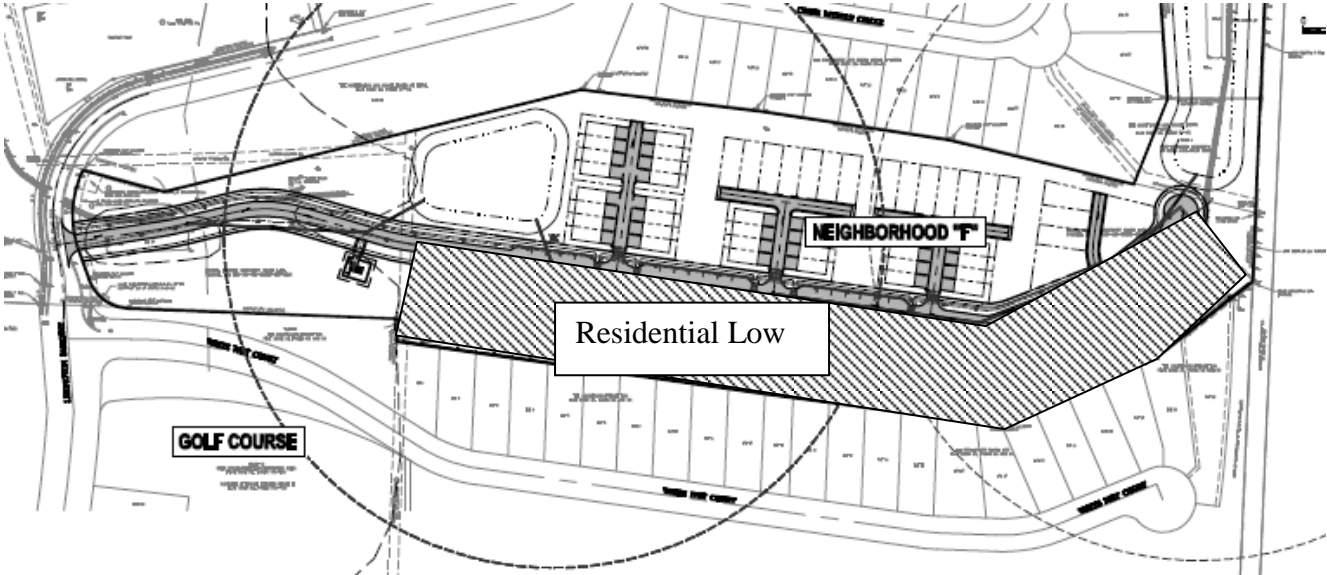


EXHIBIT "A"

Neighborhood "F North"

**Future Land Use Designation: Residential Medium Low
(up to 7.5 du/ac)**

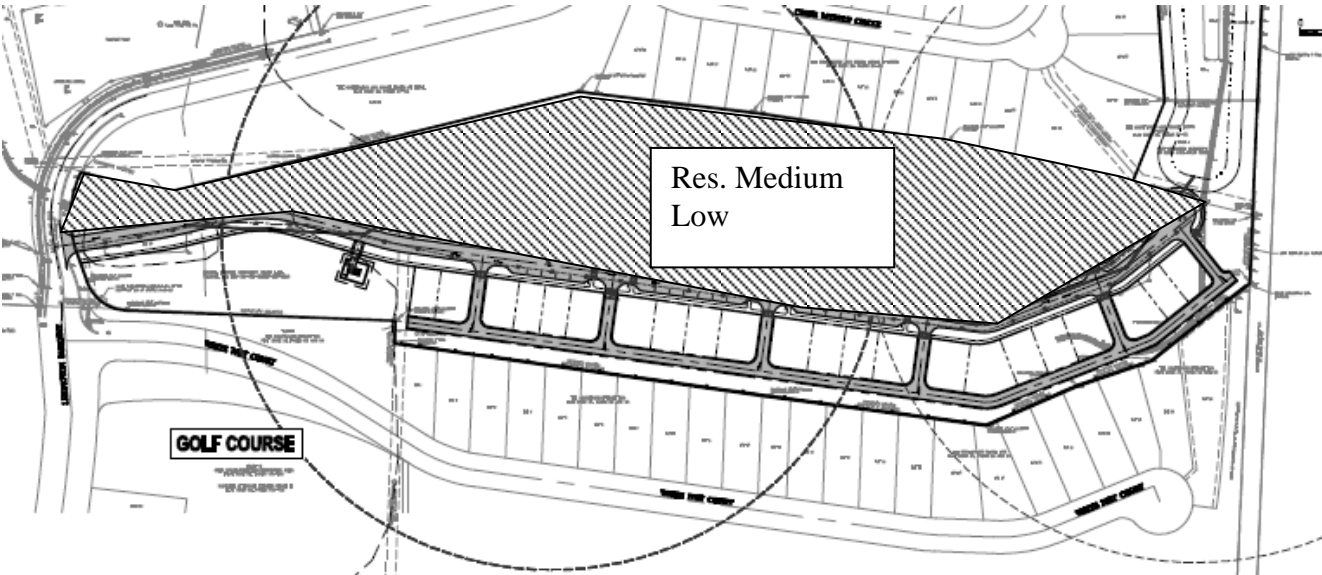
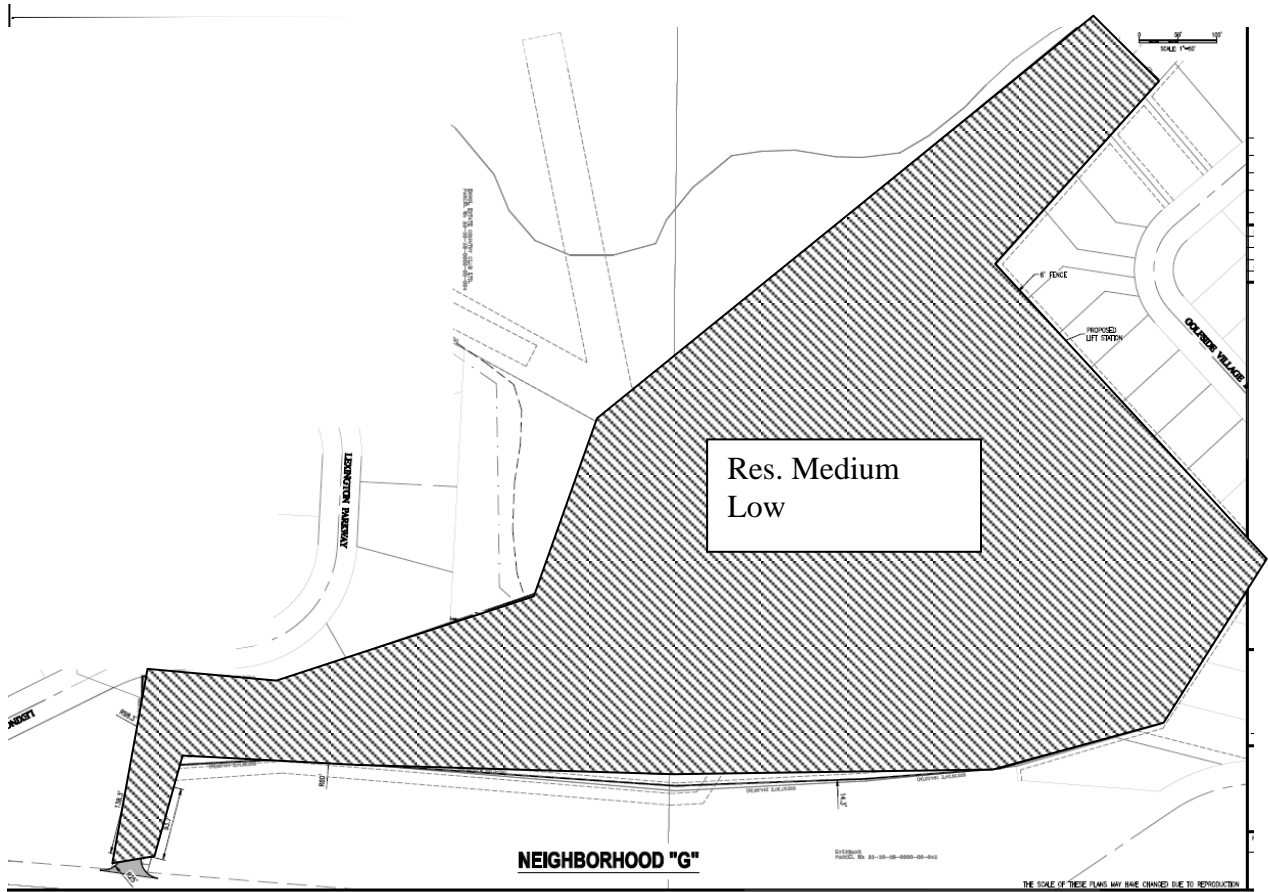


EXHIBIT "A"

Neighborhood "G"

Future Land Use Designation: Residential Medium Low
(up to 7.5 du/ac)





Planning | Urban Design
Landscape Architecture
Economics | Real Estate

A GAI Consultants Inc. Service Group



New Errol

City of Apopka Future Land Use Map Amendment
Apopka, Florida

GAI Project Number: A160186.01

March 2017



Prepared by: GAI Consultants, Inc.
Orlando Office
618 East South Street, Suite 700
Orlando, FL 32801

Prepared for: Signature H Property Group
1420 Celebration Boulevard, Suite 200
Celebration, FL 34747

New Errol

City of Apopka Future Land Use Map Amendment
Apopka, Florida
GAI Project Number: A160186.01

March 2017

Prepared for:
Signature H Property Group
1420 Celebration Boulevard, Suite 200
Celebration, FL 34747

Prepared by:
GAI Consultants, Inc.
Orlando Office
618 East South Street, Suite 700
Orlando, FL 32801

Report Authors:



Andrew McCown, AICP
Planning Manager



Patrick Panza, AICP
Senior Project Planner

Table of Contents

1.0	Narrative.....	1
1.1	Existing Conditions.....	1
1.1.1	Subject Property Overview.....	1
1.1.2	Relation to the PUD Rezoning.....	2
1.1.3	Adjacent Property.....	3
1.1.4	Environmental Conditions.....	3
1.1.5	Future Land Use Amendment Data.....	4
1.1.6	Level of Service Analysis.....	5
1.2	Project Description.....	7
1.2.1	Proposed Development.....	7
1.2.2	Site Access.....	8
1.3	Consistency Analysis.....	8
Table 1	Parcel Data	
Table 2	Net Developable Area Data	
Table 3	Maximum Development Potential	
Table 4	Detailed Future Land Use and Zoning Data	
Table 5	Level of Service Data	
Table 6	Proposed Development Program	
Table 7	Detailed Development Program Breakdown	
Table 8	Consistency Analysis	
Figure 1	Vicinity Map	
Figure 2	Aerial Map	
Figure 3	Parcel Map	
Figure 4	Wetlands and Floodplain Map	
Figure 5	Topography Map	
Figure 6	Soils Map	
Figure 7	Existing FLU Map	
Figure 8	Proposed FLU Map	
Figure 9	Existing Zoning Map	
Figure 10	Proposed Zoning Map	
Figure 11	Lot Width Analysis	

1.0 Narrative

The following narrative describes the proposed development of property between Errol Parkway and Vick Road in the City of Apopka, FL. This development will require an amendment to the City's Future Land Use Map and a rezoning to accommodate the proposed uses and program. As outlined by City staff in pre-application meetings held for the project on December 8, 2016 and January 26, 2017, and Concept Plan Review with DRC on December 14, 2016, this amendment narrative statement provides information regarding existing conditions on the site and surrounding properties, descriptions of the proposed development, as well as justifications of its consistency with the City's Comprehensive Plan and surrounding community.

1.1 Existing Conditions

1.1.1 Subject Property Overview

The subject property is a 75 acre site, located in the central portion of the City of Apopka, to the northwest of the historic downtown, as shown in Figure 1. The proposed FLUMA site is comprised of several full parcels and one partial parcel, as outlined in Table 1 and in Figure 3.

Prior to the current development, the site was unincorporated Orange County agricultural land with citrus groves and cattle. In the early 1970's the site was developed by Club Corporation of America (Club Corp) as Errol Estate and Country Club, a private golf club featuring 27 holes (Lake 9, Highland 9, and Grove 9), a clubhouse, tennis courts, and a pool. In the late 1970's the club began incorporating residential development amongst the holes – and today, approximately 2,600 units are part of the Errol community. These residential subdivisions are organized into 30 separate home owner associations, 22 of which fall under the larger umbrella of the Errol Estates Property Owners Association.

Ever since the 1980's, the golf course has struggled to meet the changing needs of the Errol residents and the community at large and stay financially viable. Throughout the 1990's and 2000's membership dropped as the makeup of the residents shifted from primarily snowbirds to a mix including families and working professionals. The club was sold by Club Corp to the club members in 1997 and it became a semi-public course. Various changes have been made to the course by subsequent owners attempting to stabilize its financial viability, including closing the Grove 9, but the course and amenity area are in dire need of major infrastructure and design upgrades.

The story of Errol's decline is a situation that has repeated itself all over the state with unfortunate end results for course residents and local jurisdictions alike. Residents of closed golf course communities suffer from significantly decreased property values and local jurisdictions are many times pressured to take responsibility for upkeep of the unsightly fallow holes. Errol is determined to keep this from ultimately playing out in Apopka as well. The history, beauty, and unique character of Errol are too valuable to lose in this way; however, if nothing is done, it is inevitable that the entire golf course and clubhouse will close for good.

The strategy to make Errol viable for the long-term and avoid this fate involves several components

- Redesigning and re-routing 18 holes, mostly in the Lake and Highland 9's;
- Repositioning the clubhouse area to include modern amenities that are responsive to the needs of Errol's residents; and
- Redeveloping some of the holes into a variety of residential products including single family, carriage homes, townhomes, and assisted living.

Since the site is currently a golf course and thus designated primarily as recreation in the City's Future Land Use Map, the strategy outlined above will first require an amendment to the Future Land Use (FLU) designations of various parcels within Errol.

**Table 1.
 Parcel Data**

Figure 3 Labels	Parcel Number	Parcel ID	Owner	Total Parcel Acreage	FLUMA Portion	Existing Land Use
1	282032000000004	32-20-28-0000-00-004	5th Hole Investments LLC	277.99	Partial ¹	Golf/Vacant Golf/Water
2	282032000000008	32-20-28-0000-00-008	Errol Estate Country Club LTD	0.63	Whole	Vacant
3	282032000000003	32-20-28-0000-00-003	5th Hole Investments LLC	14.93	Whole	Country Club/Pool/Parking
4	282032000000001	32-20-28-0000-00-001	Errol Club Villas Condo Assoc. Inc.	0.65	Whole	Parking

1. Note that the proposed FLUMA site covers all or portions of 4 parcels. Parcel 1 on Figure 3 is a large, non-contiguous parcel that incorporates a majority of the existing golf course and interior lakes. This parcel is much larger than the actual amendment boundary, which will become subdivisions of this parcel.

1.1.2 Relation to the PUD Rezoning

Concurrent with the Comprehensive Plan Amendment, we are proposing a rezoning of the project to PUD, however, the two do not have identical extents. The Comprehensive Plan Amendment only encompasses those specific areas of development that require the FLU change, while the PUD rezoning boundary includes the balance of the golf course that will be reconstructed as well. Those portions of the golf course and open spaces within the PUD that are not part of the FLUMA will retain their current FLU designation.

The individual amendment tracts described in this narrative are consistent with the neighborhoods of the master plan, as detailed in the accompanying PUD rezoning, and are identified alphabetically A-G in Figure 3.

1.1.3 Adjacent Property

The proposed amendment properties are completely surrounded by either single family residential, attached condos, or golf course. Like most golf communities, many of the existing residences back up to the fairways (or former fairways) and the holes snake their way amongst the neighborhoods. On the east side of Vick Road are more single family neighborhoods, Apopka High School and 9th Grade Center. See Section 1.3 for a more detailed Consistency Analysis.

Major Adjacent roadways include:

- Errol Parkway to the west, with a two-lane divided, 80' ROW, running north-south and
- Vick Road to the east, with a two-lane divided, 80'-100' ROW, running north-south.

Minor Roadways within existing adjacent development include:

- Golf Course Drive
- Orange Grove Lane
- Linkside Court
- Lexington Parkway
- White Ivey Court
- Crepe Myrtle Circle
- Muirfield Circle
- Green Vista Circle
- Lake Francis Drive
- Golf Point Loop

1.1.4 Environmental Conditions

Floodplain

Though significant floodplain exists around the proposed development site, the actual FLUMA boundary only contains 7.79 acres of floodplain total. The development strategy contemplates impacting and compensating for floodplain in several locations, which will be accomplished through the established water management district and FEMA processes. The floodplain is shown on Figure 4.

Wetlands

Similar to floodplain, the majority of the wetlands around the development site are outside the FLUMA boundary; however, there is one wetland pocket located within parcel 1 (Neighborhood G) that totals approximately 1 acre in size. Any wetlands on the property to be impacted by development will be appropriately mitigated according to water management district processes. The wetlands on and off-site are shown on Figure 4. Note that the wetland layer

shown in Figure 4 is from the National Wetland Inventory and does not indicate surveyed jurisdictional wetland lines. Such a survey will be conducted prior to submittal of the Final Development Plans for the various phases of development.

Topography

The topography of the site slopes down towards the system of lakes from every direction, forming a depression which contains the majority of the wetlands and floodplain associated with the site. The highest point in the FLUMA is 135 feet and is located at the north end of parcel 1. The lowest point is also within parcel 1 at 65 feet. There are considerable grade changes in and around the FLUMA site which form rolling hills and vistas that are not common in central Florida.

Soils

The site is entirely comprised of soils that fall under the “excessively drained” hydrologic group A; however, the areas immediately surrounding the lakes are hydrologic group A/D signifying the possible presence of a high water table.

Table 2.
Net Developable Area Calculations

Neighborhood	Gross FLUMA Acreage	Wetland (acres) ¹	Total Floodplain (acres)	Net Floodplain (acres) ²	Net Developable (acres) ³
A	11.60	0.00	0.00	0.00	11.60
B-1	12.80	0.00	0.00	0.00	12.80
B-2	3.41	0.00	0.00	0.00	3.41
C	6.75	0.00	0.47	0.00	6.75
D	3.67	0.00	1.21	0.00	3.67
E	9.58	0.00	0.00	0.00	9.58
F	13.30	0.00	1.87	0.00	13.30
G	13.92	0.91	4.23	3.33	9.68
Totals	75.09	0.91	7.79	3.33	70.79

1. Wetlands from NWI GIS layer. A wetland survey will be conducted as part of later submittals and permits.
2. Floodplain acreage less overlapping wetland acreage.
3. Gross acreage less wetlands and net floodplain acreage.

Listed Species

A Natural Resources Assessment has been conducted for the FLUMA property and surrounding PUD rezoning property in accordance with City of Apopka submittal requirements. The report includes a review of potential and identified listed species on the site.

1.1.5 Future Land Use Amendment Data

Figures 7 and 8 show the Existing and Proposed FLU designations respectively for the various neighborhoods within the amendment area. The calculations in Tables 3 and 4 show the

development potential of the current and proposed FLU designations of the amendment properties based on maximum densities and intensities. Note that these numbers do not reflect the actual proposed development program for the site, which is described in Tables 5 and 6.

**Table 3.
Maximum Development Potential**

FLUMA Acreage	Current FLU	Max Den/ Inten	Max Dev. Potential	Proposed FLU	Max Den/ Inten	Max Dev. Potential	Dev. Potential Difference
44.89	Parks/Recreation - PR	N/A	N/A	Residential Medium - RM	10 du/acre	449 units	449 units
13.92	Parks/Recreation - PR	N/A	N/A	Residential High - RH	15 du/acre	209 units	209 units
3.48	Residential Low - RL	5 du/acre	17 units	Residential Medium - RM	10 du/acre	34 units	17 units
12.81	Residential Low - RL	5 du/acre	64 units	Commercial - COMM	0 du/acre 0.25 FAR	0 units 139,490 sq ft	-64 units 139,490 sq ft
		81 units				692 units	611 units
		0 sq ft				139,490 sq ft	139,490 sq ft

1. Max Densities and Intensities for each Future Land Use designation are per City of Apopka Comp Plan.

1.1.6 Level of Service Analysis

The analysis provided in Table 4 shows the difference in Level of Service requirements between the max development capacities of the current FLU designation and the proposed FLU designation. Again, note that this does not reflect the actual building program of the proposed development, which is described in Tables 6 and 7. The Informal School Capacity Letter is attached.

**Table 4.
Level of Service Data**

Public Facilities	Max FLU Potential (current)	LOS Standard ²	Capacity Requirement	Max FLU Potential (proposed)	LOS Standard ²	Capacity Requirement	Capacity Difference
Potable Water	81 units 215 persons ¹	177 gpd/capita	38,122 gal/day	693 units 1,843 persons ¹	177 gpd/capita 200 gpd/ksf	326,156 gal/day 27,898 gal/day	315,932 gal/day
Sanitary Sewer		81 gpd/capita	17,446 gal/day	139,490 sq ft	81 gpd/capita 150 gpd/ksf	149,258 gal/day 20,924 gal/day	152,735 gal/day
Solid Waste		4 lbs/day/capita	862 lbs/day		4 lbs/day/capita 2 lbs/day/ksf	7,371 lbs/day 279 lbs/day	6,788 lbs/day
Recreation		3 acres/1000 pop	0.65 acres		3 acres/1000 pop n/a	5.53 acres	4.88 acres

1. Based on City of Apopka standard of 2.659 persons per household.
2. LOS standards per Apopka Comprehensive Plan.

Table 5 below describes the details behind the proposed FLUMA and rezoning actions for each of the development pods described previously.

**Table 5.
Detailed Future Land Use and Zoning Data**

Neighborhood	Parcel Number	FLUMA Acreage	Current FLU	Max Den/Inten	Max Dev. Potential	Proposed FLU	Max Den/Inten	Max Dev. Potential	Dev. Potential Difference	Current Zoning	Proposed Zoning
A	2820320000000004	11.60	Parks/Recreation - PR	N/A	N/A	Residential Medium - RM	10 du/acre	116 units	116 units	PR	PUD
B-1	2820320000000003	11.55	Residential Low - RL	5 du/acre	58 units	Commercial - COMM	0 du/acre	0 units	-58 units	PR	PUD
	2820320000000008	0.63	Residential Low - RL	5 du/acre	3 units	Commercial - COMM	0.25 FAR	125,725 sq ft	125,725 sq ft	PUD	PUD
B-2	2820320000000001	0.63	Residential Low - RL	5 du/acre	3 units	Commercial - COMM	0.25 FAR	6,882 sq ft	6,882 sq ft	PR	PUD
	2820320000000003	3.41	Residential Low - RL	5 du/acre	17 units	Residential Medium - RM	10 du/acre	35 units	17 units	PUD	PUD
C	2820320000000004	6.75	Parks/Recreation - PR	N/A	N/A	Residential Medium - RM	10 du/acre	67 units	67 units	PR	PUD
D	2820320000000004	3.67	Parks/Recreation - PR	N/A	N/A	Residential Medium - RM	10 du/acre	37 units	37 units	PR	PUD
E	2820320000000004	9.58	Parks/Recreation - PR	N/A	N/A	Residential Medium - RM	10 du/acre	96 units	96 units	PR	PUD
F	2820320000000004	13.30	Parks/Recreation - PR	N/A	N/A	Residential Medium - RM	10 du/acre	133 units	133 units	PR	PUD
G	2820320000000004	13.92	Parks/Recreation - PR	N/A	N/A	Residential High - RH	15 du/acre	209 units	209 units	PR	PUD
				81 units				692 units	611 units		
				0 sq ft				139,490 sq ft	139,490 sq ft		

1. Max Densities and Intensities for each Future Land Use designation are per City of Apopka Comp Plan.



A GAI Consultants, Inc. Service Group

1.2 Project Description

1.2.1 Proposed Development

While Tables 3 and 4 describe the maximum potential development on the site according to the City's Future Land Use designations, Tables 5 and 6 below describe the proposed development. Within the PUD Master Plan, each tract will specify the allowed uses, maximum densities/intensities, and unit types, thus limiting the development accordingly.

Table 6.
Proposed Development Program

Use	Program
Single Family	67 units
Multi-Family	194 units
Assisted Living	180 units
Acute Care Rehab	60 beds
Clubhouse	20,000 sq ft
Hotel	15,000 sq ft/ 40 rooms

Table 7.
Detailed Development Program Breakdown

Neighborhood	Single Family (Units)	Multi-Family Townhomes (units)	Assisted Living (units)	Acute Care Rehab (beds/sq ft)	Clubhouse (sq ft)	Hotel (sq ft/rooms)	Gross Acreage	Gross Density (du/acre)	Gross Non-Res FAR
A	0	66	0	0	0	0	11.60	5.7	--
B-1	0	0	0	0	20,000	15,000/40	12.80	0.0	0.06
B-2	0	24	0	0	0	0	3.48	6.9	--
C	0	46	0	0	0	0	6.75	6.8	--
D	0	26	0	0	0	0	3.67	7.1	--
E	26	0	0	0	0	0	9.58	2.7	--
F	41	32	0	0	0	0	13.30	5.5	--
G	0	0	180	60/45,000	0	0	13.92	12.9	.09
Totals	67 units	194 units	180 units	60 beds/ 45,000 sq ft	20,000 sq ft	15,000 sq ft/ 40 rooms	75.02 acres		

1.2.2 Site Access

Most of the new development (B-1, B-2, C, D, and E) will be accessed by a new through-road, to be constructed across the middle of the site, from Errol Parkway to Vick Road. The intersection with Errol Parkway will be at approximately the same location as the entrance drive for the existing clubhouse. The intersection at Vick Road will be aligned to Sun Bluff Lane to the greatest extent allowed by the configuration of the existing parcels and the geometry of the road. Neighborhood A will be accessed via a realigned Golf Course Drive. Neighborhood F will access off of Lexington Parkway. Neighborhood G will access directly off of Vick Road.

1.3 Consistency Analysis

The proposed redevelopment program that comprises the proposed comprehensive plan amendment is both consistent with and compatible with surrounding uses and neighborhoods. As described in the sections below, the uses and densities within the proposed redevelopment plan are similar to those which are existing in the current built environment of the adjacent and surrounding properties. The predominant Future Land Use Designations for residential uses within the Errol Estates neighborhoods are Residential Medium Low Density and Residential Medium Density, these allow for residential densities of 7.5 dwelling units per acre and 10 dwelling units per acre, respectively. The redevelopment program as proposed would have a gross developable density of 6.4 dwelling units per acre and a net developable density of 8.1 dwelling units per acre.

While the proposed redevelopment program, in part, features single family lot sizes that are smaller than those existing on adjacent parcels, these smaller lot sizes allow for greater amounts of open space and recreation areas. Unlike the adjacent and surrounding properties, the proposed redevelopment program will be established and solidified through the application of Planned Unit Development zoning. Planned Unit Development zoning is appropriate for the proposed redevelopment program based on Policy 3.1 of the Future Land Use Element of the City's Comprehensive Plan, which states, in part, that Planned Unit Development zoning is designed to provide an alternative method of land development not available within the framework of other zoning districts to special projects which merit such treatment; allow the development of sites that would normally be difficult to develop due to topography, soils, or other site specific features; allow a variety of housing types; accommodate mixed uses; and offer a maximum amount of open space and recreational amenities.

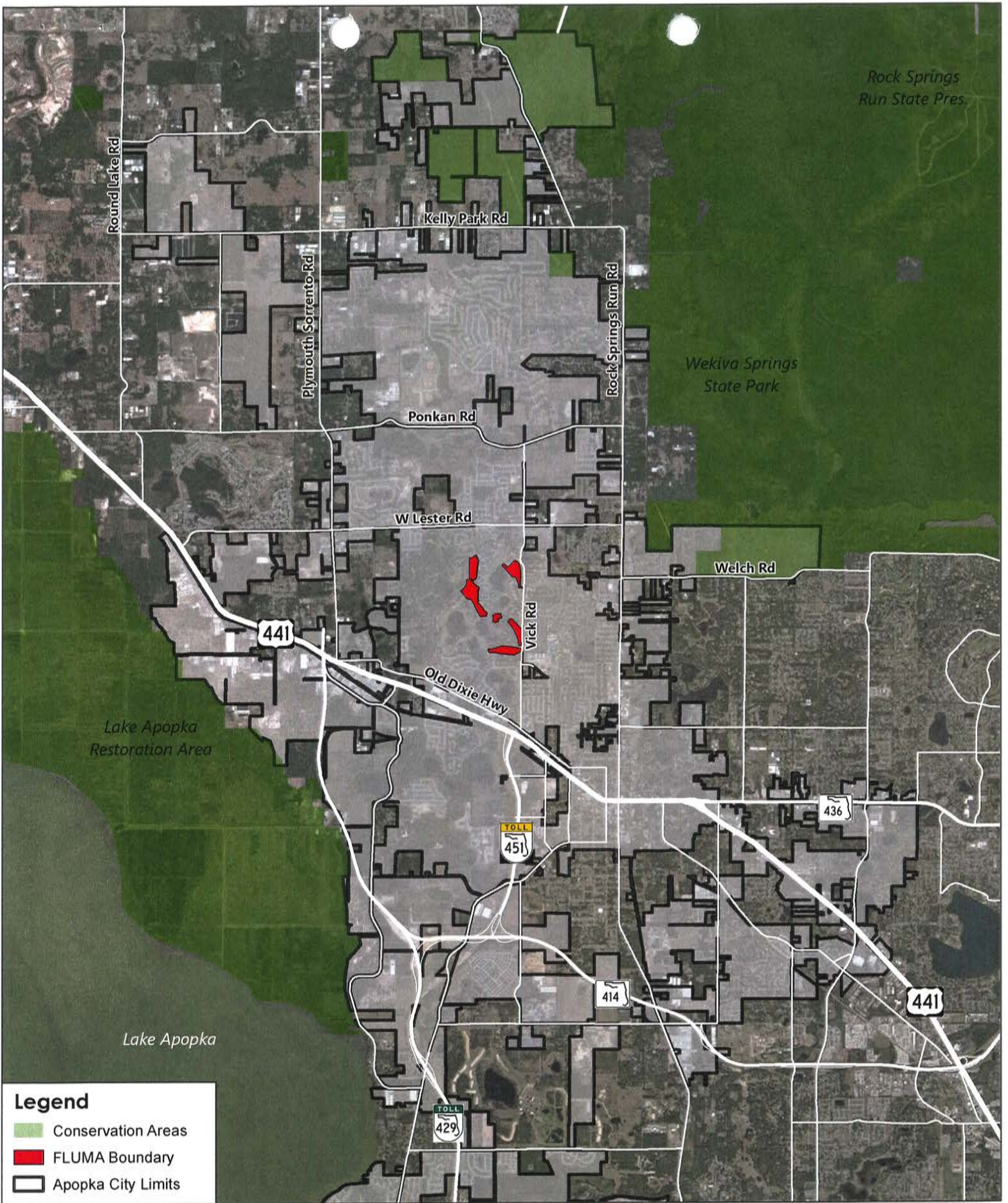
The proposed redevelopment will include residential uses on seven of the eight sites outlined in the program. Sites A, B-2, C, D, E, F and G are proposed for residential uses and Site B-1 is proposed for commercial redevelopment (clubhouse with amenity center). The table below outlines the specific uses adjacent to each of the eight sites. As is evident from the comparison table on the following page, uses surrounding each of the eight sites are similar and comparable to the uses proposed on each of the eight sites. Further, the densities that are permitted in the surrounding properties are very similar and in some cases higher than that which is being proposed on the eight sites.

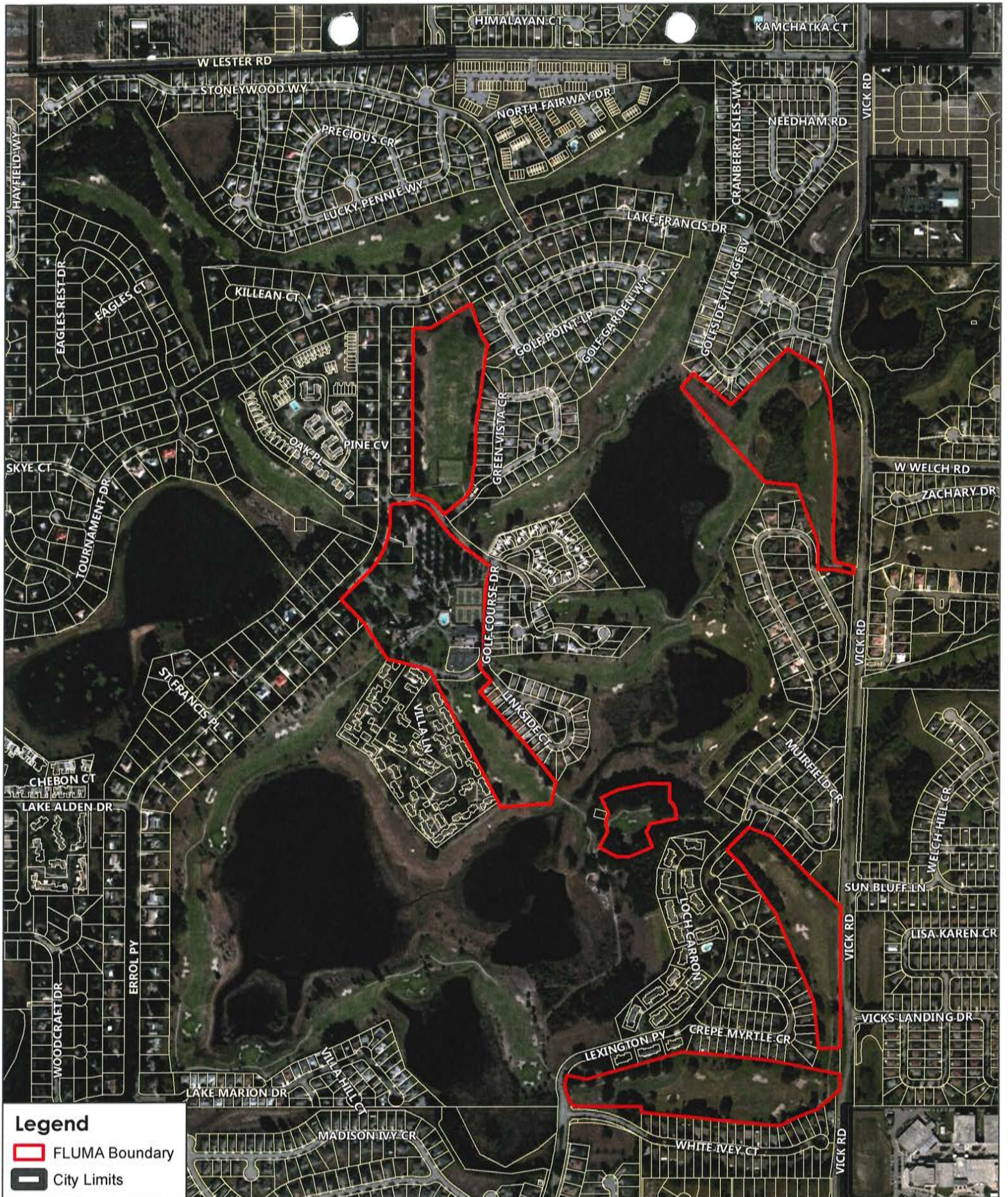
Table 8.
Consistency Analysis

Proposed Use	Proposed FLU	Adjacent	FLU	Existing Use
Neighborhood A				
Townhomes: 44 units	Res. Medium	North South East West	Res. Low Res. Low Res. Medium Res. Low	Single Family: 120'x140' lots Clubhouse / Amenities Single Family: 70'x110' lots Single Family: 120'x140' lots
Neighborhood B-1				
Clubhouse / Boutique Hotel	Commercial	North South East West	Res. Low Res. Low & Medium Res. Medium & Medium Low Res. Low	Single Family: 120'x140' lots & Golf Course Condominium & Golf Course Single Family: 50'x100' & Townhouse Single Family: 120'x140' lots
Neighborhood B-2				
Townhomes: 24 units	Res. Medium	North South East West	Res. Low Res. Medium Res. Low & Medium Low Res. Low	Clubhouse / Amenities Condominium & Golf Course Single Family: 50'x100' & Golf Course Single Family: 120'x140' lots
Neighborhood C				
Carriage Homes: 46 units	Res. Medium	North South East West	Res. Medium Low Res. Medium Res. Low Res. Low	Single Family: 50'x100' Condominium Golf Course Clubhouse / Amenities
Neighborhood D				
Townhomes: 26 units	Res. Medium	North South East West	Parks and Recreation Parks and Recreation Parks and Recreation Parks and Recreation	Golf Course Golf Course Golf Course Golf Course
Neighborhood E				
Single Family: 26 units (40'-50'x115')	Res. Medium	North South East West	Res. Medium Low Res. Low Res. Low Res. Medium	Single Family: 85'x135' Golf Course Single Family: 60'x110' Single Family: 55'x127' & Condominium
Neighborhood F				
Townhomes: 32 units Single Family (rear load): 41 units (30'-50'x75')	Res. Medium	North South East West	Res. Medium Res. Low Res. Low Res. Low	Single Family: 55'x127' & Condominium Single Family: 55'x150' Single Family: 60'x110' Golf Course
Neighborhood G				
Assisted Living Facility: 180 units Acute Care Facility: 60 beds	Res. High	North South East West	Res. Low Res. Medium Res. Medium Res. Low	Single Family: 60'x100' Single Family: 85'x125' Vacant: R-3 Zoning Golf Course

END NARRATIVE

FIGURES





2

New Errol

Future Land Use Map Amendment - Aerial

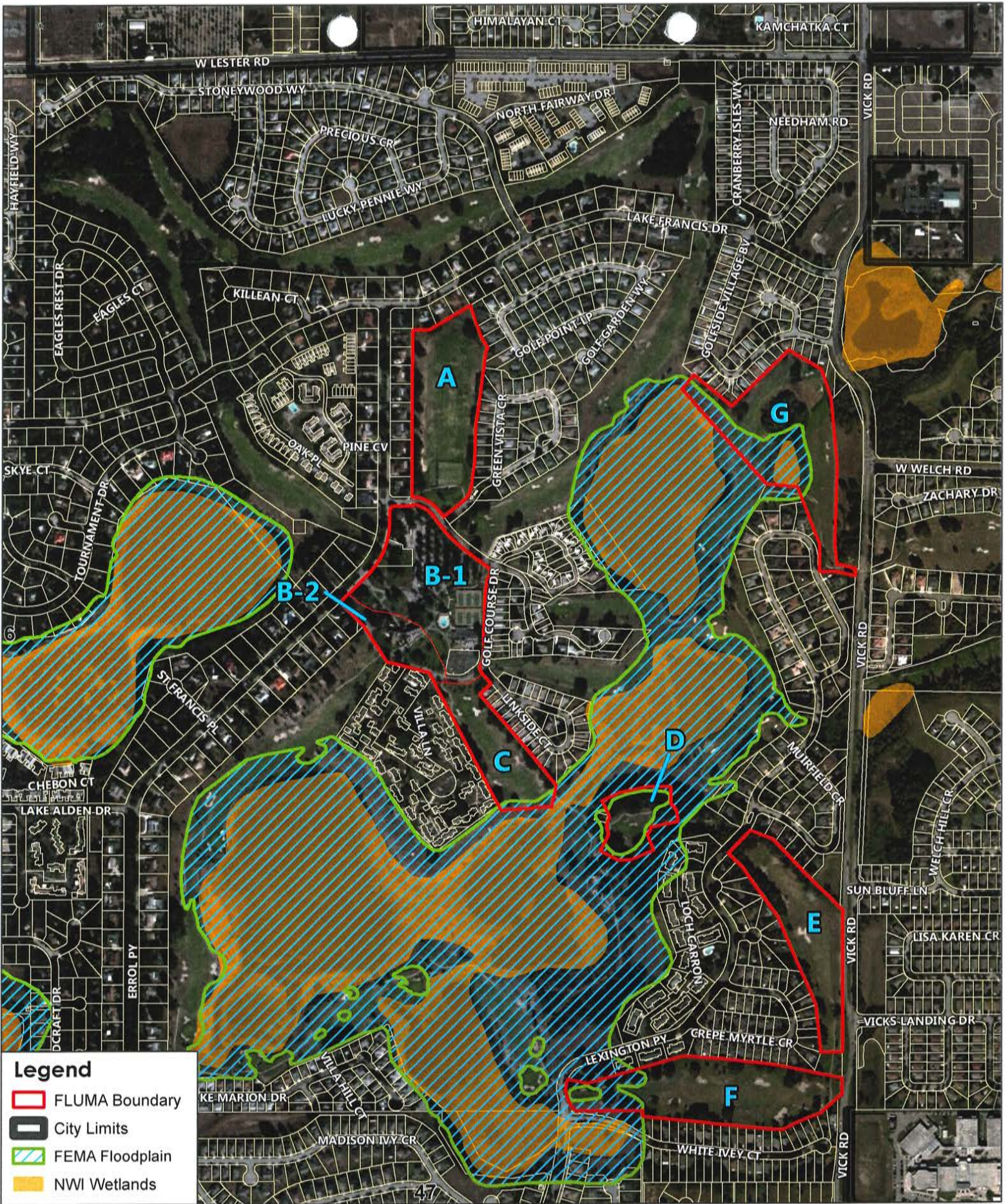


0 800 Feet

Date: 3.31.2017

A GAI Consultants, Inc. Service Group

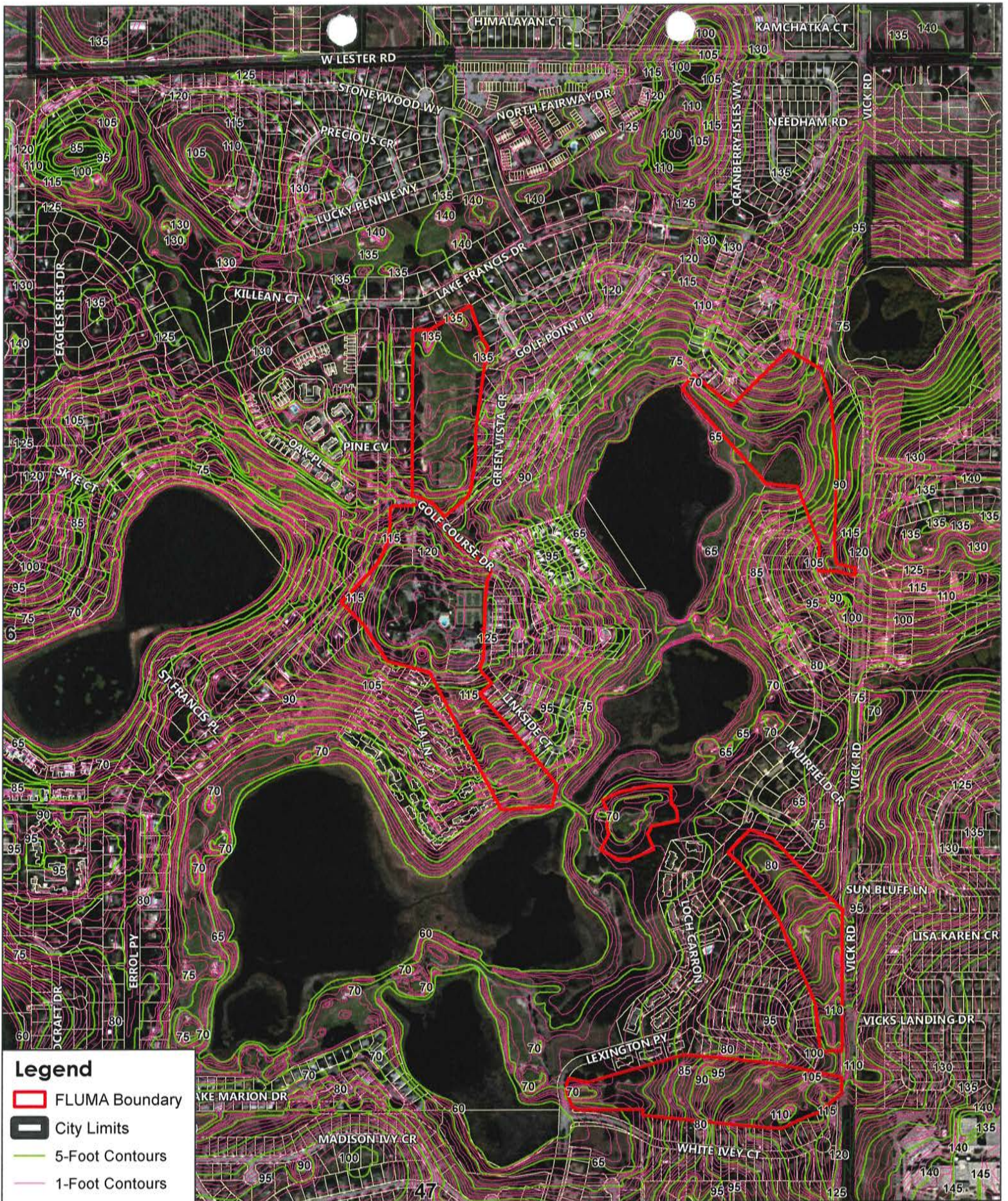




Legend

- FLUMA Boundary
- City Limits
- FEMA Floodplain
- NWI Wetlands





Legend

- ▭ FLUMA Boundary
- City Limits
- 5-Foot Contours
- 1-Foot Contours

47

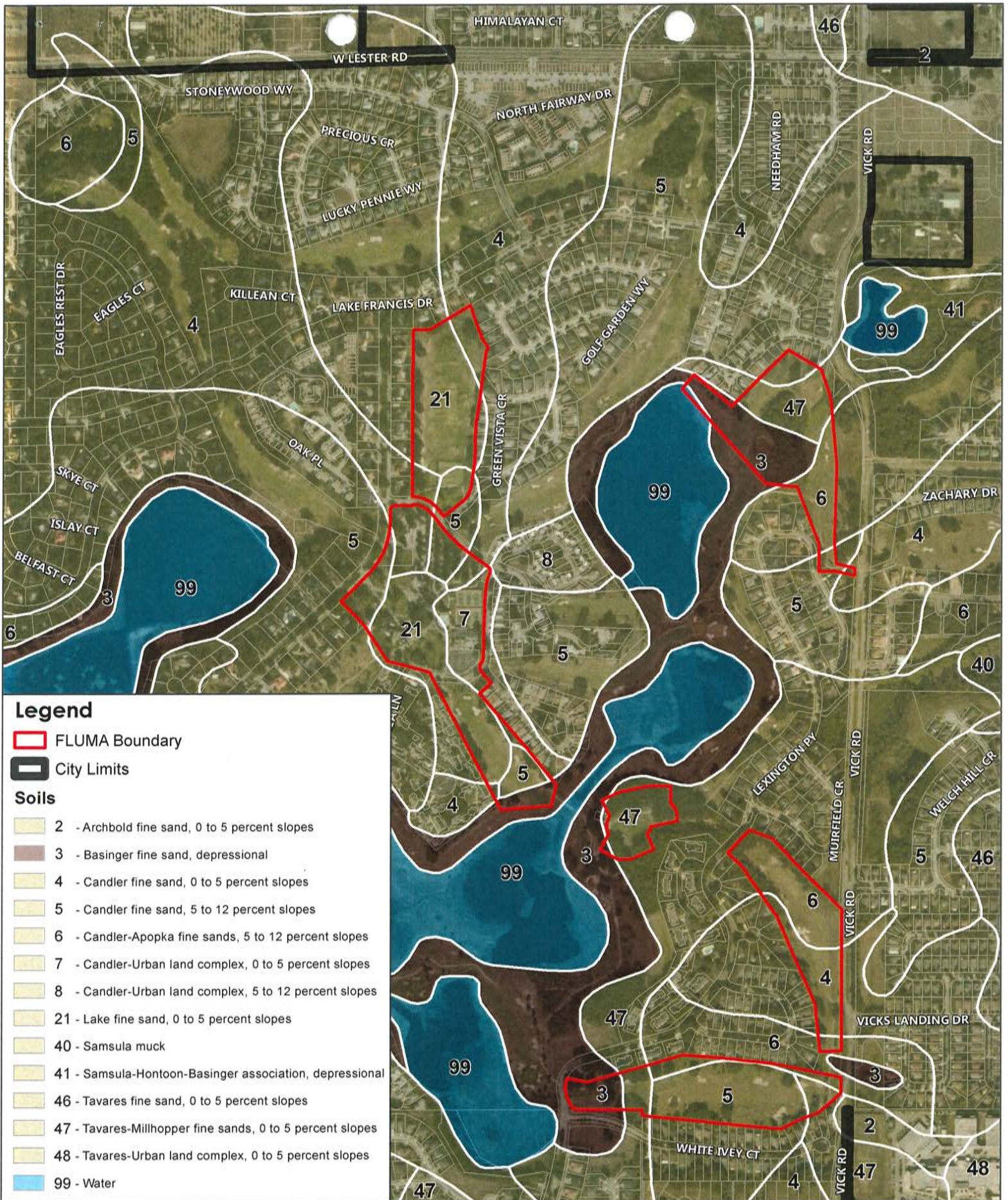
5

New Errol
Future Land Use Map Amendment - Topography



0 Feet 800
 Date: 3.31.2017

A GAI Consultants, Inc. Service Group



Legend

FLUMA Boundary

City Limits

Soils

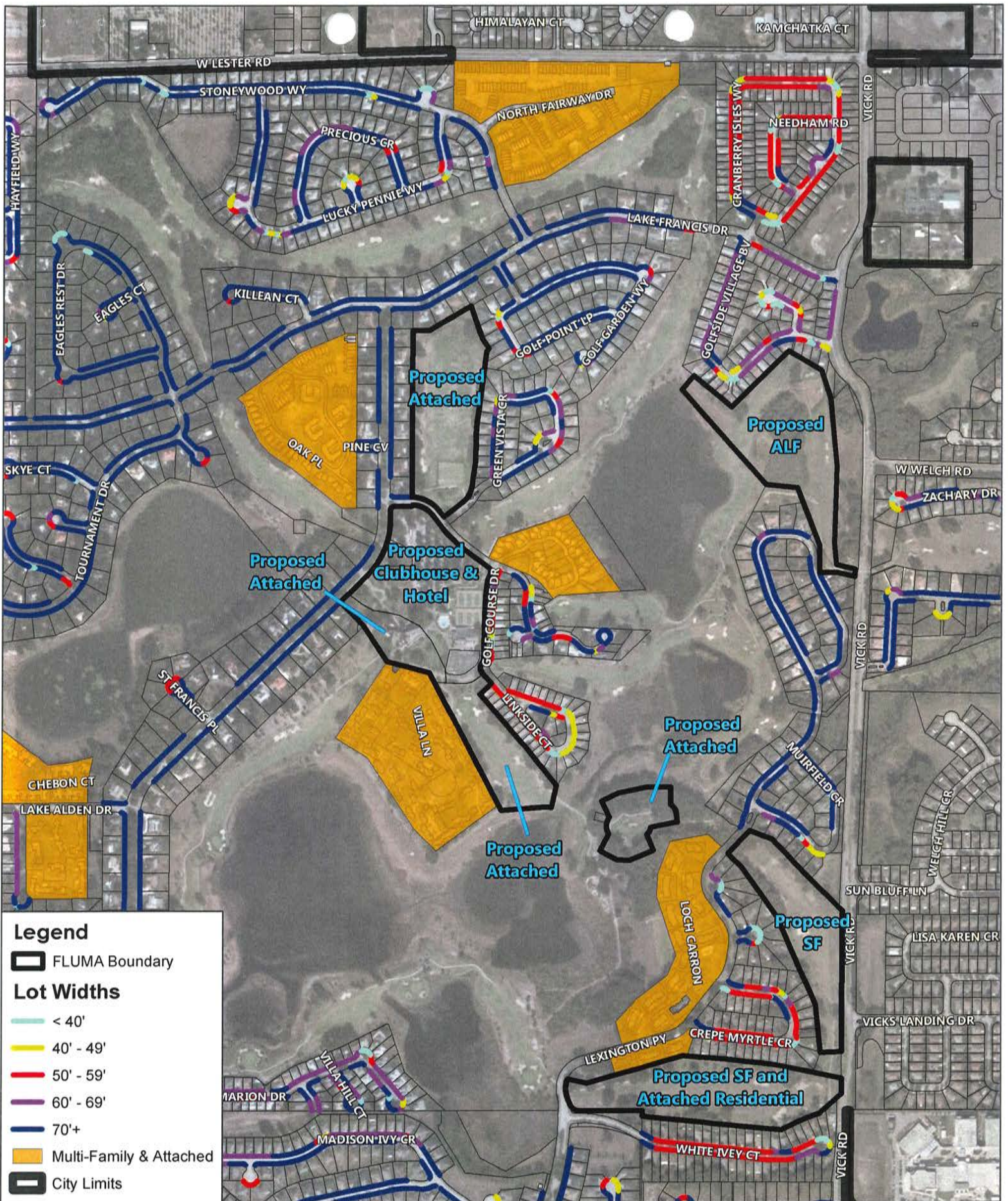
- 2 - Archbold fine sand, 0 to 5 percent slopes
- 3 - Basinger fine sand, depressional
- 4 - Candler fine sand, 0 to 5 percent slopes
- 5 - Candler fine sand, 5 to 12 percent slopes
- 6 - Candler-Apopka fine sands, 5 to 12 percent slopes
- 7 - Candler-Urban land complex, 0 to 5 percent slopes
- 8 - Candler-Urban land complex, 5 to 12 percent slopes
- 21 - Lake fine sand, 0 to 5 percent slopes
- 40 - Samsula muck
- 41 - Samsula-Hontoon-Basinger association, depressional
- 46 - Tavares fine sand, 0 to 5 percent slopes
- 47 - Tavares-Millhopper fine sands, 0 to 5 percent slopes
- 48 - Tavares-Urban land complex, 0 to 5 percent slopes
- 99 - Water











OCPS INFORMAL CAPACITY DETERMINATION



Orange County Public Schools

6501 Magic Way • Building 200 • Orlando, FL 32809-5677 • Phone 407.317.3700 • www.planning.ocps.net

February 10, 2017

VIA E-MAIL: p.panza@gaiconsultants.com

Mr. Patrick Panza
GAI Consultants, Inc.
618 E. South Street, Suite 700
Orlando, FL 32801

**RE: Informal Capacity Inquiry for Errol Estates, INF-APK-17-001
Property ID # 32-20-28-2496-00-001, 32-20-28-5817-00-005
32-20-28-0000-00-003/001/062/004/008/042, 05-21-28-1835-00-001**

Dear Mr. Panza,

Attached are the results of the Informal Capacity Inquiry you requested for your project, Errol Estates.

This informal review shows that if your project were to undergo a formal capacity enhancement and concurrency analysis based on 95 single-family and 166 townhome units your project would likely fail capacity enhancement and/or concurrency.

As described to OCPS, the project scope also includes an additional 220 senior living units. These 220 senior living units were not accounted for in this analysis. Because the project may include approval for age-restricted units, the developer shall include in its conditions, covenants, and/or restrictions (CC&Rs) that restrict occupancy to senior adults and that comply with the requirements of the Housing for Older Persons Act [42 U.S.C. §3607(b).] Such CC&Rs shall be recorded in the public records of Orange County, Florida and shall run with the land. The CC&Rs shall include language that at least one owner/resident shall be at least 55 years of age and in no case shall there be any residents aged 18 years or under. No permanent residency by school-aged children shall be generated as a result of any development on this development. Any proposed future conversion of the senior housing to unrestricted housing or any proposal to add permanent residency by school-aged children shall constitute a substantial change that must be approved by the Planning and Zoning Commission and the City Commission of Apopka at a public hearing. If the substantial change is approved, school impact fees in effect at that time shall be paid and the project shall comply with any school capacity and school concurrency regulations in effect at that time.

If the project moves forward with a formal capacity enhancement application before CC&R's are approved the 220 senior units may be noted in the application documents. However, in order to move forward with a Capacity Enhancement Agreement, a formal statement from the developer on the intent of the senior units, verified by the local government is required.

Please be advised that the information contained in this analysis is non-binding and subject to change based on adjustments in capacity, enrollment and development activity in the area.

If you would like to obtain a formal determination of school concurrency, you must submit an Application for Capacity Determination and Concurrency Recommendation application to Orange County Public Schools. If you fail a formal determination, mitigation options might be available to you that may permit your project to proceed.

If you have any questions, please call me at 407-317-3700 ext. 2022391 or e-mail me at jamie.diluzioboerger@ocps.net.

Sincerely,

A handwritten signature in cursive script that reads "Jamie Boerger".

Jamie Boerger, AICP, LEED AP
Administrator
OCPS Facilities Planning

JDB/ths

Attached – Preliminary Non-Binding Capacity Determination

ORANGE COUNTY PUBLIC SCHOOLS

Planning & Governmental Relations

Preliminary NON-BINDING Capacity Determination

February 9, 2017

15:52:13

Project ID:

INF - APK- 17 - 001

00108470

Project Name: ERROL ESTATES

Unvested Units	Single Family Units:	95
	Multi Family Units:	0
	Town Homes Units:	166
	Mobile Homes Units:	0

School Level	Elementary	Middle	High
CSA:	BB		
School:	Apopka ES	Wolf Lake MS	Apopka HS

Analysis of Existing Conditions			
School Level	Elementary	Middle	High
CSA Capacity (2016 - 2017)	2,023	1,109	3,020
Enrollment (2016 - 2017)	1,913	1,309	3,295
Utilization (2016 - 2017)	94.6%	118.0%	109.1%
LOS Standard	110.0%	100.0%	100.0%
Available Seats	312	0	0
Analysis of Reserved Capacity			
School Level	Elementary	Middle	High
Encumbered Capacity	168	92	28
Reserved Capacity	26	5	2
Adjusted Utilization	104.2%	126.8%	110.1%
Adjusted Available Seats	118	0	0
Analysis of Proposed Development			
School Level	Elementary	Middle	High
Students Generated	45.037	21.641	27.717
Adjusted Utilization	106.4%	128.7%	111.0%
PASS/FAIL	PASS	FAIL	FAIL
Number of Seats to Mitigate	0.000	21.641	27.717

Analysis of Existing Conditions			
School Level	Elementary	Middle	High
School Capacity (2016 - 2017)	830	1,109	3,020
Enrollment (2016 - 2017)	811	1,309	3,295
Utilization (2016 - 2017)	98.0%	118.0%	109.0%
LOS Standard	110.0%	100.0%	100.0%
Available Seats	102	0	0
Analysis of Reserved Capacity			
School Level	Elementary	Middle	High
Encumbered Capacity	168	92	28
Reserved Capacity	26	5	2
Adjusted Utilization	121.1%	126.8%	110.1%
Adjusted Available Seats	0	0	0
Analysis of Proposed Development			
School Level	Elementary	Middle	High
Students Generated	45	22	28
Adjusted Utilization	126.5%	128.7%	111.0%
PASS/FAIL	FAIL	FAIL	FAIL

TRAFFIC IMPACT STUDY

ERROL ESTATES REDEVELOPMENT
CITY OF APOPKA, FLORIDA



Prepared for:

GAI Consultants, Inc.
618 East South Street, Suite 700
Orlando, FL 32801

Prepared by:

Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751
407-628-9955

March 2018 (Revised)

TPD № 4892.2

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning & Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Errol Estates Redevelopment

LOCATION: Apopka, Florida

CLIENT: GAI Consultants, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Turgut Dervish, P.E.

P.E. No: 20400

DATE: March 2nd, 2018

SIGNATURE:



TABLE OF CONTENTS

	Page
INTRODUCTION	3
Development Program	
Project Access and Internal Connectivity	
Phasing for Traffic Analysis	
Study Methodology	
PROPOSED DEVELOPMENT AND TRIP GENERATION	6
Trip Generation	
Trip Distribution/Assignment	
FUTURE LAND USE MAP (FLUM) AMENDMENT	10
Trip Generation and Distribution	
ArtPlan Analysis	
Existing Conditions Analysis	
Future Conditions Analysis	
FLUMA Analysis Summary	
STUDY CONCLUSIONS	17
APPENDICES.....	18
A Preliminary Concept Plan	
B Methodology Coordination	
C ITE Graphs	
D OUATS Model Plot	
E ArtPlan Analysis	

TABLE OF CONTENTS, continued

LIST OF TABLES

	Page
Table 1 Development Program	3
Table 2 Trip Generation Summary	7
Table 3 Existing Year (2017) FLUMA Roadway Capacity Analysis	12
Table 4 Phase 1/3 Buildout Year (2021) FLUMA Roadway Capacity Analysis	13
Table 5 Phase 2 Buildout Year (2021) FLUMA Roadway Capacity Analysis	14
Table 6 Phase 1/3 Horizon Year (2031) FLUMA Roadway Capacity Analysis	15
Table 7 Phase 2 Horizon Year (2031) FLUMA Roadway Capacity Analysis	16

LIST OF FIGURES

Figure 1 Project Location Map	5
Figure 2 Trip Distribution Map (Phase 1 & 3).....	8
Figure 3 Trip Distribution Map (Phase 2)	9

INTRODUCTION

This traffic analysis was conducted to assess the traffic impact of the Errol Estates Planned Unit Redevelopment (PUD) project proposed for nine (9) holes on the existing Errol Estates Golf Course located west of Vick Road and north of Old Dixie Highway in the City of Apopka, Florida. **Figure 1** depicts the site location and its one-mile impact area.

In addition to a PUD application, a future Land Use Map Amendment (FLUMA) is also being requested. This traffic analysis is being prepared in support of the Master Plan Agreement being submitted for the project.

Development Program

The proposed project will involve the redevelopment of nine (9) holes of the existing golf course comprising the land uses listed in **Table 1** and illustrated in the concept plan in **Appendix A**. The project will be constructed in phases with the anticipated project build out year being the first quarter of 2021.

**Table 1
Development Program**

Zone	Land Use	Quantity
Phase 1		
A	Townhomes	70 Townhomes
B-1	Hotel	40 Rooms
	Clubhouse	23,500 sq. ft.
B-2	Town Homes	18 Townhomes
Golf	Holes	9 holes removed
Community Park	Park	4.04 acres (internal use only)
Phase 2		
C	Carriage Homes (Townhomes)	46 Townhomes
D	Townhomes	26 Townhomes
E	Single Family Units	26 Single Family Units
F	Townhomes	32 Townhomes
	Single Family Units	41 Single Family Units
G	Assisted Living Facility	180 Beds
Phase 3		
	Acute Care Facility	60 Beds

Phase 1 of the Phasing Plan represents the golf course, clubhouse, commercial amenities complex, community parks, the first phase of the spine road, multi-use trail and residential



townhomes in Neighborhoods “A” and “B” and the portion of the assisted living campus in Neighborhood “G”. Phase 2 represents the second phase of the spine road and the residential townhomes and single family homes in Neighborhoods “C”, “D”, “E” and “F” of the project. Phase 3 represents the remaining assisted living campus in Neighborhood “G” of the project.

Project Access and Internal Connectivity

A new two-lane roadway (also termed spine road) connecting Errol Parkway and Vick Road is proposed as part of the redevelopment project. This roadway will connect to Vick Road at the Vick Road and Sun Bluff Lane intersection. This roadway will serve as the primary internal collector roadway for the land uses proposed as part of the redevelopment.

The first phase of the spine road is from Errol Parkway to Golf Course Drive. The second phase of the spine road from Golf Course Drive to Vick Road.

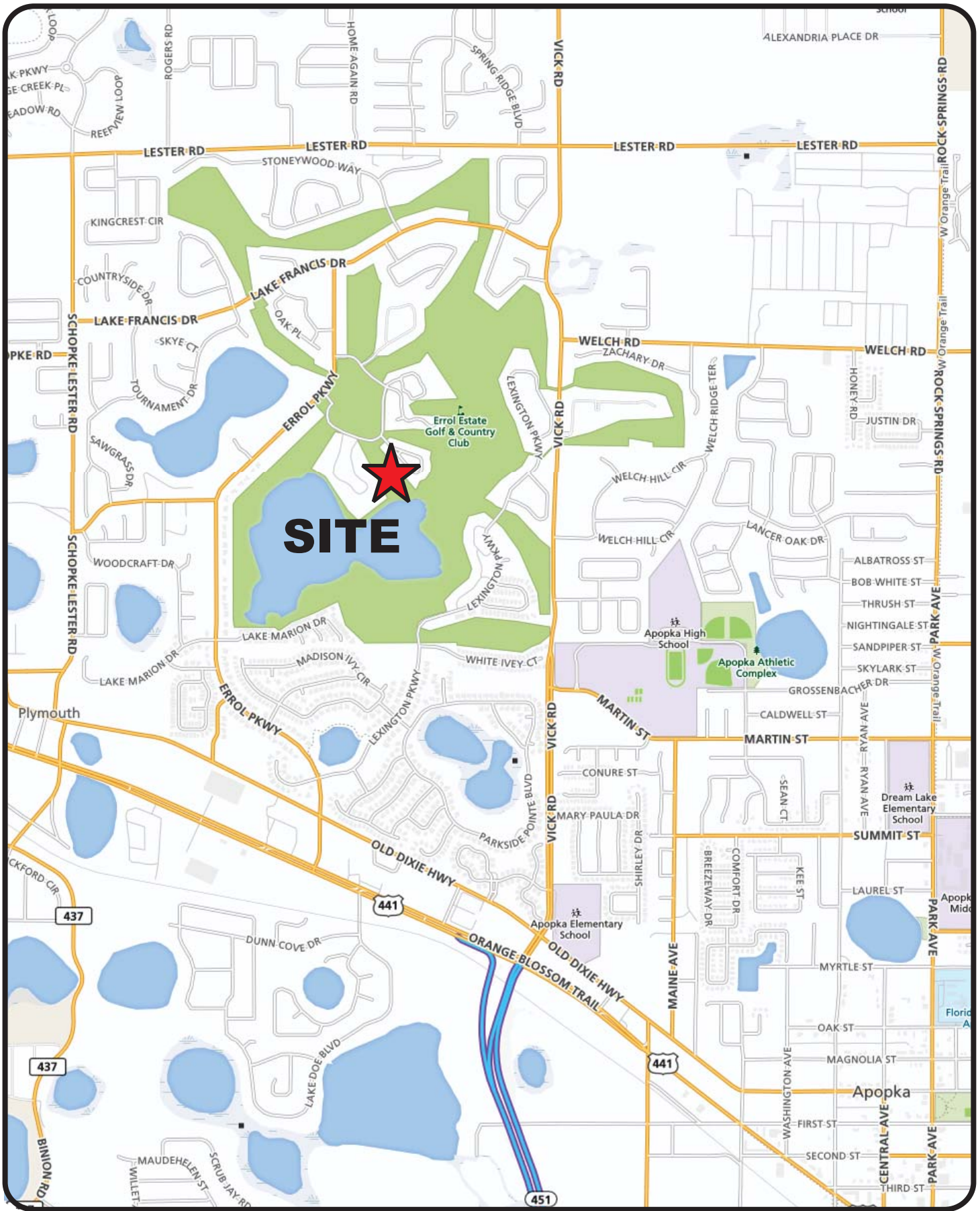
Phasing for Traffic Analysis

For the purposes of this traffic analysis, it was assumed that Phase 1 and 3 will be built along with the first phase of the spine road (i.e. no spine road connection to Vick Road) with the full buildout of the spine road (i.e. connection to Vick Road) being completed as part of all the full buildout of the project (i.e. Phase 1, 2 and 3).

Study Methodology

The traffic analysis for the application was conducted in accordance with the study methodology discussed with the City of Apopka staff over a series of meetings and phone calls. A summary of the study methodology coordination is included in **Appendix B**.





Errol Estates Redevelopment
 Project № 4892.1
 Figure 1

Project Location Map

PROPOSED DEVELOPMENT AND TRIP GENERATION

To determine the traffic impact of this development on the area roadways, an analysis of its trip generation characteristics was conducted. This included the determination of the trips to be generated and the distribution/assignment of these trips to the roadways and intersections in the area.

Trip Generation

The trip generation for the proposed development was calculated using the trip generation rates published by the Institute of Transportation Engineers (ITE) in their *Trip Generation Manual, 9th Edition*. The calculation is summarized in **Table 2** which shows that Phase 1/3 of the development will generate 1,742 net new daily trips of which 176 will occur in the P.M. peak hour. Phase 2 (full buildout) of the development will generate 3,291 net new daily trips and of which 325 will occur during the P.M. peak hour. The individual uses in the Clubhouse are based on the building architectural plan which, along with the ITE trip generation graphs, are provided in **Appendix C**.

Trip Distribution/Assignment

A trip distribution pattern for the full project buildout was estimated using the currently adopted *Orlando Urban Area Transportation Study (OUATS)* model. A Select Zone Analysis (SZA) was conducted by modifying the 2020 interim year model network to include a Traffic Analysis Zone (TAZ) representing the proposed project as well as adding the proposed roadway connecting Errol Parkway and Vick road not previously coded/included into the model network. The model's socio-economic data was also updated to reflect the proposed project buildout. The resulting trip distribution model plot is provided in the **Appendix D**.

As a phased analysis is being conducted for this study, a Phase 1/3 and Phase 2 trip distribution pattern was developed as illustrated in **Figure 2** and **Figure 3**, respectively. For the purposes of this study, the Phase 1/3 trip distribution was developed by adjusting the full buildout (i.e. Phase 2) model run trip distribution to account for the fact that, as part of Phase 1/3, the spine road will not connect to Vick Road.



**Table 2
Trip Generation Summary**

ITE Code	Land Use	Size	Daily		PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit
Existing								
430	Golf Course	9 Holes	35.74	322	2.92	26	13	13
Proposed								
Phase 1 & 3								
230	Residential Townhomes	88 DU	6.54	576	0.62	55	37	18
310	Hotel	40 Rms	8.17	327	0.60	24	12	12
620	Nursing Home	60 Beds	2.01	121	0.22	13	4	9
Clubhouse Uses								
495	Recreational Community Center	14.399 KSF	33.82	487	2.74	39	19	20
482	Water Slide Park	145 spaces	2.27	329	0.28	41	9	32
565	Day Care	1.142 KSF	74.06	85	12.34	14	7	7
918	Hair Salon	0.653 KSF	--	--	1.45	1	0	1
925	Drinking Place	1.074 KSF	--	--	11.34	12	8	4
931	Quality Restaurant	4.879 KSF	89.95	439	7.49	37	25	12
826	Specialty Retail	1.353 KSF	71.00	96	18.00	24	11	13
<i>Clubhouse Subtotal</i>			--	1,436	--	168	79	89
<i>Clubhouse Internal Capture Reduction (50%)</i>			--	718	--	84	40	44
<i>Clubhouse External Trips</i>			--	718	--	84	39	45
New Net Phase 1 Trips			--	1,742	--	176	92	84
Phase 2								
210	Single Family Residential	67 DU	10.84	726	1.09	73	46	27
230	Residential Townhomes	104 DU	6.40	666	0.60	62	42	20
254	Assisted Living	180 Beds	2.66	479	0.22	40	18	22
New Phase 2 Trips			--	1,871	--	175	106	69
NEW NET PROJECT TRIPS			--	3,291	--	325	185	140

Note:

(1) The ITE equation derived rates are used in cases where the R-squared correlation coefficient is greater than 0.7.

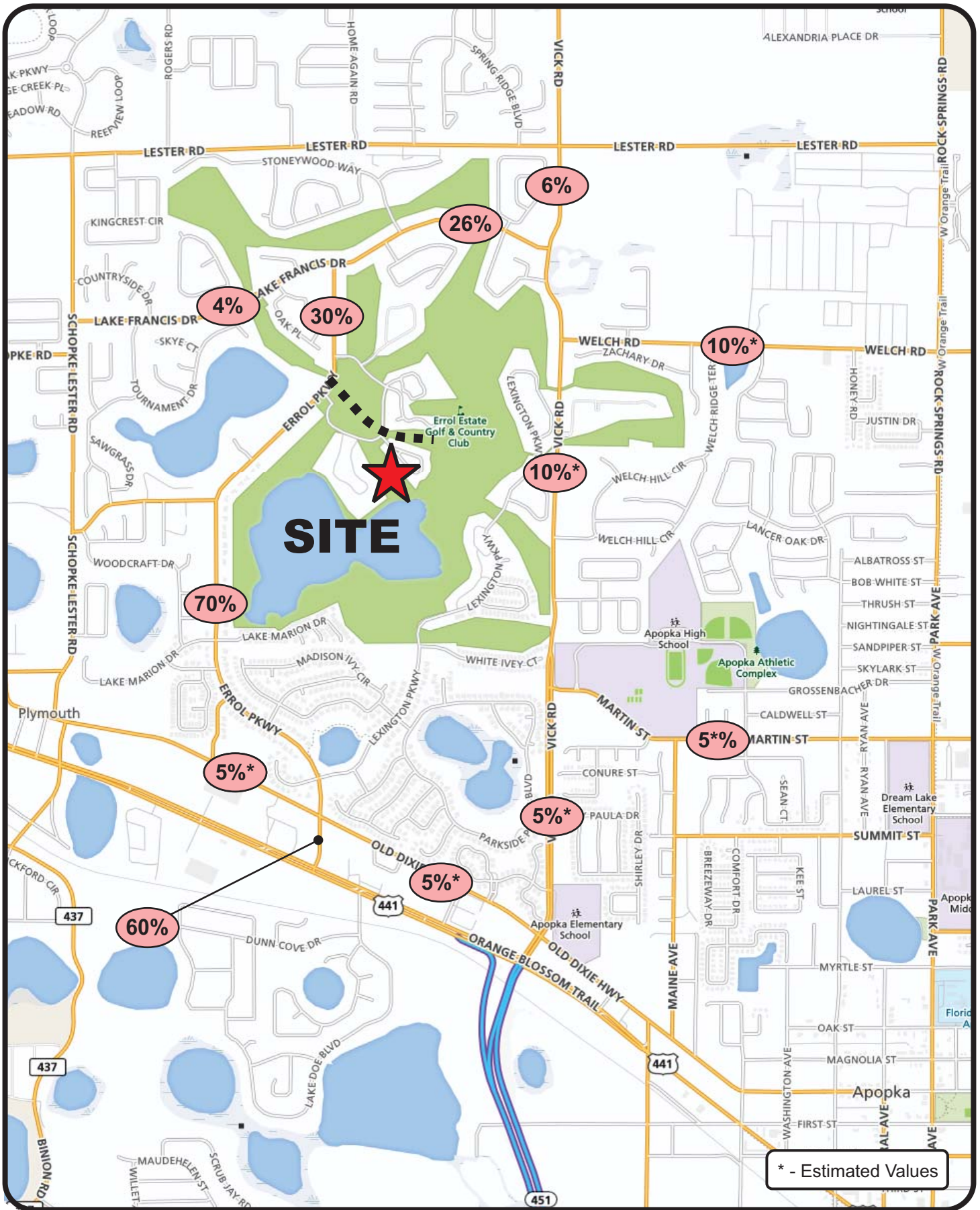
(2) As the hotel is a smaller scale hotel, the ITE rates was used in lieu of using the equations.

(3) Per the ITE LUC 310 description, the hotel use incorporates the meeting/office and banquets facilities.

(4) A 50% internal capture reduction was utilized because the Clubhouse is primarily intended to be for Errol Estates residents who will walk, use golf carts, etc. to travel to the Clubhouse. This rate was also utilized to account for the trips between the various uses internal to the Clubhouse.

(5) The New Net Project trips = New Net Phase 1 Trips + New Phase 2 Trip – Golf Course Trips being eliminated as part of redevelopment





Errol Estates Redevelopment
Project No 4892.2
Figure 2

**Trip Distribution Map
(Phase 1 & 3)**

FUTURE LAND USE MAP (FLUM) AMENDMENT

An analysis was conducted in support of an application to amend the City of Apopka's Future Land Use Map (FLUM). The requested amendment, to be done concurrent to the Planned Unit Development (PUD) application, is to change the FLUM designation of portions of the Errol Estates property that are being redeveloped from Parks/Recreation (currently Golf Course use) to the uses in the PUD program previously provided in **Table 1** (including residential, hotel, clubhouse and assisted living/acute care uses). Roadway segments within a one-mile radius impact area were analyzed.

Trip Generation and Distribution

Based on discussion with City staff, the trip generation for the FLUMA analysis will be the same as that provided in **Table 4** since the development program (and therefore the maximum buildout) for the project will be specified in the PUD agreement. Similarly, the same trip distribution is utilized.

ArtPlan Analysis

Based on discussion with the City of Apopka staff, an ArtPlan analysis was conducted for the segments of Vick Road as provided in **Appendix E**. Based on this analysis, the maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln (as highlighted in yellow on page 2 of the ArtPlan capacity worksheets).

Existing Conditions Analysis

The existing traffic conditions were evaluated within the project's primary influence area. The results of the analysis, as shown in **Table 3**, indicate that all the study segments are currently operating within their adopted Level of Service (LOS) standard.

Future Conditions Analysis

Based on discussion with City staff, the Existing plus 5-year (Build-out year - 2021) and 10-year (Horizon year - 2031) conditions were evaluated for the Base/Background only conditions (assuming the proposed project is not constructed) and the Proposed/Projected conditions



(assuming the proposed project is constructed).

For the purposes of the FLUMA analysis, the 1% growth rate utilized for the PUD application analysis discussed earlier in this report was utilized for consistency and because higher growth rates, based on historical data, applied over a 15-year horizon was not considered realistic given the advent of culture changing technologies such as ride/car sharing, same day product delivery, video conferencing, virtual offices, increased telecommuting, etc.

Existing plus 5-year (Build-out year - 2021) Analysis

Table 4 and **Table 5** provide the results of the Existing plus 5 year (Build-out year 2021) analysis for the Base/Background and the Proposed/Projected scenarios for both the Phase 1/3 and Phase 2 (full buildout) scenarios, respectively. As shown, all the study roadway segments are projected to operate within their adopted LOS standard except the segments of Vick Road from Old Dixie Highway to Welch Road. These segments are projected to generally operate below the adopted LOS standards with or without the project (see discussion in next paragraph).

Existing plus 10-year (Horizon year - 2031) Analysis

Table 6 and **Table 7** provide the results of the Existing plus 10 year (Horizon year - 2031) for both the Base/Background and the Proposed/Projected scenarios for both the Phase 1/3 and Phase 2 (full buildout) scenarios, respectively. As shown, all the study roadway segments are projected to continue to operate within their adopted LOS standard except the segments of Vick Road from Old Dixie Highway to Welch Road. These segments are projected to continue to operate below their adopted LOS standards with or without the project.

FLUMA Analysis Summary

Based on the traffic analysis conducted in support of the FLUMA, the segments listed below will operate below the adopted LOS standard with or without the project. As this deficiency is projected to occur with or without the proposed project, no mitigation is proposed per Florida Statutes 163.3180.

- Vick Road
 - Old Dixie Highway to Martin Street
 - Martin Street to Welch Road



**Table 3
Existing Year (2017) FLUMA Roadway Capacity Analysis**

Roadway	Segment	Lns	LOS Stnd	Capacity		Existing Vols			Existing LOS	
				Daily	PH/PD	Daily	Pk Dir	PH/PD	Daily	PH/PD
Errol Pkwy	Lake Francis Dr to Lake Alden Dr	2L	E	13,990	710	2,290	NB/EB	107	C	B
	Lake Alden Dr to Old Dixie Hwy	2L	E	13,320	680	7,760	NB/EB	420	D	C
	Old Dixie Hwy to US 441	2L	E	14,000	710	6,849	SB/WB	386	C	B
Martin St	Park Ave to Lake Ave	2L	E	14,000	720	3,811	SB/WB	183	C	C
	Maine Ave to Vick Rd	2L	E	14,000	720	4,387	NB/EB	198	C	C
Old Dixie Hwy	Errol Pkwy to Vick Rd	2L	E	14,000	720	8,139	SB/WB	448	D	D
	Vick Rd to Bradshaw Rd	2L	E	14,000	720	9,428	NB/EB	461	D	D
Vick Rd	US 441 to Old Dixie Hwy	4LD	E	33,800	1,700	16,843	NB/EB	964	D	D
	Old Dixie Hwy to Martin St	2L	E	16,400	840	15,958	NB/EB	862	E	E
	Martin St to Welch Rd	2L	E	16,400	840	14,246	NB/EB	751	D	D
	Welch Rd to Lake Francis Dr	2L	E	14,000	720	11,359	NB/EB	591	D	D
Welch Rd	Vick Rd to Rock Springs Rd (CR 535)	2L	E	16,400	840	11,047	NB/EB	557	D	D
Lester Rd	Rock Springs Rd to Vick Road	2L	E	14,000	720	4,529	NB/EB	225	C	C
	Vick Road to Schopke Lester Rd	2L	E	14,000	720	4,529	NB/EB	225	C	C
	Schopke Lester Rd to to Plymouth Sorrento Rd	2L	E	14,000	720	3,502	NB/EB	202	C	C
Schopke-Lester Rd	Lester Rd to Old Dixie Hwy	2L	E	14,000	720	2,911	NB/EB	206	C	C
US 441	Yothers Rd to SR 429 Connector Rd	4LD	E	49,500	2,480	42,949	SB/WB	1861	A	A
	SR 429 Connector Rd to Plymouth Sorrento Rd	4LD	E	49,500	2,480	25,872	SB/WB	1111	A	A
	Plymouth Sorrento Rd to Boy Scout Blvd	4LD	E	49,500	2,480	26,313	SB/WB	1,119	A	A
	Boy Scout Blvd to Errol Pkwy	4LD	E	55,400	2,600	29,698	SB/WB	1174	A	A
	Errol Pkwy to SR 451	4LD	E	54,400	2,600	38,707	SB/WB	1588	A	A



**Table 4
Phase 1/3 Buildout Year (2021) FLUMA Roadway Capacity Analysis**

Roadway	Segment	Lns	LOS Stnd	Capacity		B'grnd Vols		B'grnd LOS		Project Trips			Total Traffic		Projected LOS	
				Daily	PH/PD	Daily	Pk Dir	Daily	PH/PD	Trip Dist	Daily	Pk Dir	Daily	PH/PD	Daily	PH/PD
Errol Pkwy	Lake Francis Dr to Lake Alden Dr	2L	E	13990	710	2405	112	C	C	30%	523	28	2928	140	C	C
	Lake Alden Dr to Old Dixie Hwy	2L	E	13320	680	8148	441	D	D	70%	1219	64	9367	505	D	D
	Old Dixie Hwy to US 441	2L	E	14000	710	7191	405	D	D	70%	1219	64	8410	469	D	D
Martin St	Park Ave to Lake Ave	2L	E	14,000	720	4,002	192	C	C	5%	87	5	4,089	197	C	C
	Maine Ave to Vick Rd	2L	E	14,000	720	4,606	208	C	C	5%	87	4	4,693	212	C	C
Old Dixie Hwy	Errol Pkwy to Vick Rd	2L	E	14,000	720	8,546	470	D	D	5%	87	5	8,633	475	D	D
	Vick Rd to Bradshaw Rd	2L	E	14,000	720	9,899	484	D	D	5%	87	4	9,986	488	D	D
Vick Rd	US 441 to Old Dixie Hwy	4LD	E	33,800	1,700	17,685	1,012	D	D	5%	87	5	17,772	1,017	D	D
	Old Dixie Hwy to Martin St	2L	E	16,400	840	16,756	905	F	E	5%	87	5	16,843	910	F	E
	Martin St to Welch Rd	2L	E	16,400	840	14,958	789	D	D	10%	174	8	15,132	797	D	E
	Welch Rd to Lake Francis Dr	2L	E	14,000	720	11,927	621	D	D	20%	348	17	12,275	638	D	D
Welch Rd	Vick Rd to Rock Springs Rd (CR 535)	2L	E	16,400	840	11,599	585	D	D	10%	174	8	11,773	593	D	D
Lester Rd	Rock Springs Rd to Vick Road	2L	E	14,000	720	4,755	236	C	C	6%	105	6	4,860	242	C	C
	Vick Road to Schopke Lester Rd	2L	E	14,000	720	4,755	236	C	C	6%	105	6	4,860	242	C	C
	Schopke Lester Rd to to Plymouth Sorrento Rd	2L	E	14,000	720	3,677	212	C	C	6%	105	6	3,782	218	C	C
Schopke-Lester Rd	Lester Rd to Old Dixie Hwy	2L	E	14,000	720	3,057	216	C	C	4%	70	3	3,127	219	C	C
US 441	Yothers Rd to SR 429 Connector Rd	4LD	E	49,500	2,480	45,096	1,954	A	A	5%	87	5	45,183	1,959	A	A
	SR 429 Connector Rd to Plymouth Sorrento Rd	4LD	E	49,500	2,480	27,166	1,167	A	A	5%	87	5	27,253	1,172	A	A
	Plymouth Sorrento Rd to Boy Scout Blvd	4LD	E	49,500	2,480	27,629	1,175	A	A	5%	87	5	27,716	1,180	A	A
	Boy Scout Blvd to Errol Pkwy	4LD	E	55,400	2,600	31,183	1,233	A	A	5%	87	5	31,270	1,238	A	A
	Errol Pkwy to SR 451	4LD	E	54,400	2,600	40,642	1,667	A	A	55%	958	46	41,600	1,713	A	A



**Table 5
Phase 2 Buildout Year (2021) FLUMA Roadway Capacity Analysis**

Roadway	Segment	Lns	LOS Stnd	Capacity		B'grnd Vols		B'grnd LOS		Project Trips			Total Traffic		Projected LOS	
				Daily	PH/PD	Daily	Pk Dir	Daily	PH/PD	Trip Dist	Daily	Pk Dir	Daily	PH/PD	Daily	PH/PD
Errol Pkwy	Lake Francis Dr to Lake Alden Dr	2L	E	13990	710	2405	112	C	C	17%	559	31	2964	143	C	C
	Lake Alden Dr to Old Dixie Hwy	2L	E	13320	680	8148	441	D	D	17%	559	31	8707	472	D	D
	Old Dixie Hwy to US 441	2L	E	14000	710	7191	405	D	D	17%	559	31	7750	436	D	D
Martin St	Park Ave to Lake Ave	2L	E	14,000	720	4,002	192	C	C	5%	165	9	4,167	201	C	C
	Maine Ave to Vick Rd	2L	E	14,000	720	4,606	208	C	C	5%	165	7	4,771	215	C	C
Old Dixie Hwy	Errol Pkwy to Vick Rd	2L	E	14,000	720	8,546	470	D	D	5%	165	9	8,711	479	D	D
	Vick Rd to Bradshaw Rd	2L	E	14,000	720	9,899	484	D	D	5%	165	7	10,064	491	D	D
Vick Rd	US 441 to Old Dixie Hwy	4LD	E	33,800	1,700	17,685	1,012	D	D	43%	1415	80	19,100	1,092	D	D
	Old Dixie Hwy to Martin St	2L	E	16,400	840	16,756	905	F	E	53%	1744	98	18,500	1,003	F	F
	Martin St to Welch Rd	2L	E	16,400	840	14,958	789	D	D	58%	1909	81	16,867	870	F	E
	Welch Rd to Lake Francis Dr	2L	E	14,000	720	11,927	621	D	D	6%	197	8	12,124	629	D	D
Welch Rd	Vick Rd to Rock Springs Rd (CR 535)	2L	E	16,400	840	11,599	585	D	D	15%	494	21	12,093	606	D	D
Lester Rd	Rock Springs Rd to Vick Road	2L	E	14,000	720	4,755	236	C	C	2%	66	4	4,821	240	C	C
	Vick Road to Schopke Lester Rd	2L	E	14,000	720	4,755	236	C	C	2%	66	4	4,821	240	C	C
	Schopke Lester Rd to to Plymouth Sorrento Rd	2L	E	14,000	720	3,677	212	C	C	2%	66	4	3,743	216	C	C
Schopke-Lester Rd	Lester Rd to Old Dixie Hwy	2L	E	14,000	720	3,057	216	C	C	1%	33	1	3,090	217	C	C
US 441	Yothers Rd to SR 429 Connector Rd	4LD	E	49,500	2,480	45,096	1,954	A	A	4%	132	7	45,228	1,961	A	A
	SR 429 Connector Rd to Plymouth Sorrento Rd	4LD	E	49,500	2,480	27,166	1,167	A	A	4%	132	7	27,298	1,174	A	A
	Plymouth Sorrento Rd to Boy Scout Blvd	4LD	E	49,500	2,480	27,629	1,175	A	A	5%	165	9	27,794	1,184	A	A
	Boy Scout Blvd to Errol Pkwy	4LD	E	55,400	2,600	31,183	1,233	A	A	2%	66	4	31,249	1,237	A	A
	Errol Pkwy to SR 451	4LD	E	54,400	2,600	40,642	1,667	A	A	24%	790	34	41,432	1,701	A	A



**Table 6
Phase 1/3 Horizon Year (2031) FLUMA Roadway Capacity Analysis**

Roadway	Segment	Lns	LOS Stnd	Capacity		B'grnd Vols		B'grnd LOS		Project Trips			Total Traffic		Projected LOS	
				Daily	PH/PD	Daily	Pk Dir	Daily	PH/PD	Trip Dist	Daily	Pk Dir	Daily	PH/PD	Daily	PH/PD
Errol Pkwy	Lake Francis Dr to Lake Alden Dr	2L	E	13990	710	2611	122	C	C	30%	523	28	3134	150	C	C
	Lake Alden Dr to Old Dixie Hwy	2L	E	13320	680	8846	479	D	D	70%	1219	64	10065	543	D	D
	Old Dixie Hwy to US 441	2L	E	14000	710	7808	440	D	D	70%	1219	64	9027	504	D	D
Martin St	Park Ave to Lake Ave	2L	E	14,000	720	4,345	209	C	C	5%	87	5	4,432	214	C	C
	Maine Ave to Vick Rd	2L	E	14,000	720	5,001	226	C	C	5%	87	4	5,088	230	C	C
Old Dixie Hwy	Errol Pkwy to Vick Rd	2L	E	14,000	720	9,278	511	D	D	5%	87	5	9,365	516	D	D
	Vick Rd to Bradshaw Rd	2L	E	14,000	720	10,748	526	D	D	5%	87	4	10,835	530	D	D
Vick Rd	US 441 to Old Dixie Hwy	4LD	E	33,800	1,700	19,201	1,099	D	D	5%	87	5	19,288	1,104	D	D
	Old Dixie Hwy to Martin St	2L	E	16,400	840	18,192	983	F	E	5%	87	5	18,279	988	F	E
	Martin St to Welch Rd	2L	E	16,400	840	16,240	856	E	E	10%	174	8	16,414	864	F	E
	Welch Rd to Lake Francis Dr	2L	E	14,000	720	12,949	674	D	D	20%	348	17	13,297	691	D	E
Welch Rd	Vick Rd to Rock Springs Rd (CR 535)	2L	E	16,400	840	12,594	635	D	D	10%	174	8	12,768	643	D	D
Lester Rd	Rock Springs Rd to Vick Road	2L	E	14,000	720	5,163	257	C	C	6%	105	6	5,268	263	C	C
	Vick Road to Schopke Lester Rd	2L	E	14,000	720	5,163	257	C	C	6%	105	6	5,268	263	C	C
	Schopke Lester Rd to to Plymouth Sorrento Rd	2L	E	14,000	720	3,992	230	C	C	6%	105	6	4,097	236	C	C
Schopke-Lester Rd	Lester Rd to Old Dixie Hwy	2L	E	14,000	720	3,319	235	C	C	4%	70	3	3,389	238	C	C
US 441	Yothers Rd to SR 429 Connector Rd	4LD	E	49,500	2,480	48,962	2,122	B	A	5%	87	5	49,049	2,127	B	A
	SR 429 Connector Rd to Plymouth Sorrento Rd	4LD	E	49,500	2,480	29,494	1,267	A	A	5%	87	5	29,581	1,272	A	A
	Plymouth Sorrento Rd to Boy Scout Blvd	4LD	E	49,500	2,480	29,997	1,276	A	A	5%	87	5	30,084	1,281	A	A
	Boy Scout Blvd to Errol Pkwy	4LD	E	55,400	2,600	33,856	1,338	A	A	5%	87	5	33,943	1,343	A	A
	Errol Pkwy to SR 451	4LD	E	54,400	2,600	44,126	1,810	A	A	55%	958	46	45,084	1,856	A	A



**Table 7
Phase 2 Horizon Year (2031) FLUMA Roadway Capacity Analysis**

Roadway	Segment	Lns	LOS Stnd	Capacity		B'grnd Vols		B'grnd LOS		Project Trips			Total Traffic		Projected LOS	
				Daily	PH/PD	Daily	Pk Dir	Daily	PH/PD	Trip Dist	Daily	Pk Dir	Daily	PH/PD	Daily	PH/PD
Errol Pkwy	Lake Francis Dr to Lake Alden Dr	2L	E	13990	710	2611	122	C	C	17%	559	31	3170	153	C	C
	Lake Alden Dr to Old Dixie Hwy	2L	E	13320	680	8846	479	D	D	17%	559	31	9405	510	D	D
	Old Dixie Hwy to US 441	2L	E	14000	710	7808	440	D	D	17%	559	31	8367	471	D	D
Martin St	Park Ave to Lake Ave	2L	E	14,000	720	4,345	209	C	C	5%	165	9	4,510	218	C	C
	Maine Ave to Vick Rd	2L	E	14,000	720	5,001	226	C	C	5%	165	7	5,166	233	C	C
Old Dixie Hwy	Errol Pkwy to Vick Rd	2L	E	14,000	720	9,278	511	D	D	5%	165	9	9,443	520	D	D
	Vick Rd to Bradshaw Rd	2L	E	14,000	720	10,748	526	D	D	5%	165	7	10,913	533	D	D
Vick Rd	US 441 to Old Dixie Hwy	4LD	E	33,800	1,700	19,201	1,099	D	D	43%	1415	80	20,616	1,179	D	D
	Old Dixie Hwy to Martin St	2L	E	16,400	840	18,192	983	F	E	53%	1744	98	19,936	1,081	F	F
	Martin St to Welch Rd	2L	E	16,400	840	16,240	856	E	E	58%	1909	81	18,149	937	F	E
	Welch Rd to Lake Francis Dr	2L	E	14,000	720	12,949	674	D	D	6%	197	8	13,146	682	D	E
Welch Rd	Vick Rd to Rock Springs Rd (CR 535)	2L	E	16,400	840	12,594	635	D	D	15%	494	21	13,088	656	D	D
Lester Rd	Rock Springs Rd to Vick Road	2L	E	14,000	720	5,163	257	C	C	2%	66	4	5,229	261	C	C
	Vick Road to Schopke Lester Rd	2L	E	14,000	720	5,163	257	C	C	2%	66	4	5,229	261	C	C
	Schopke Lester Rd to to Plymouth Sorrento Rd	2L	E	14,000	720	3,992	230	C	C	2%	66	4	4,058	234	C	C
Schopke-Lester Rd	Lester Rd to Old Dixie Hwy	2L	E	14,000	720	3,319	235	C	C	1%	33	1	3,352	236	C	C
US 441	Yothers Rd to SR 429 Connector Rd	4LD	E	49,500	2,480	48,962	2,122	B	A	4%	132	7	49,094	2,129	B	A
	SR 429 Connector Rd to Plymouth Sorrento Rd	4LD	E	49,500	2,480	29,494	1,267	A	A	4%	132	7	29,626	1,274	A	A
	Plymouth Sorrento Rd to Boy Scout Blvd	4LD	E	49,500	2,480	29,997	1,276	A	A	5%	165	9	30,162	1,285	A	A
	Boy Scout Blvd to Errol Pkwy	4LD	E	55,400	2,600	33,856	1,338	A	A	2%	66	4	33,922	1,342	A	A
	Errol Pkwy to SR 451	4LD	E	54,400	2,600	44,126	1,810	A	A	24%	790	34	44,916	1,844	A	A



STUDY CONCLUSIONS

This traffic analysis was conducted to assess the traffic impact of the Errol Estates Planned Unit Redevelopment (PUD) project proposed for nine (9) holes on the existing Errol Estates Golf Course located west of Vick Road and north of Old Dixie Highway in the City of Apopka, Florida. Phase 1 of the Phasing Plan represents the golf course, clubhouse, commercial amenities complex, community parks, the first phase of the spine road, multi-use trail and residential townhomes in Neighborhoods “A” and “B” and the portion of the assisted living campus in Neighborhood “G”. Phase 2 represents the second phase of the spine road and the residential townhomes and single family homes in Neighborhoods “C”, “D”, “E” and “F” of the project. Phase 3 represents the remaining assisted living campus in Neighborhood “G” of the project.

The results of the traffic impact analysis as documented herein are summarized below:

- Phase 1 and 3 of the development will generate 1,742 net new daily trips of which 176 will occur in the P.M. peak hour. Phase 2 (full buildout) of the development will generate 3,291 net new daily trips and of which 325 will occur during the P.M. peak hour.
- A new two-lane roadway connecting Errol Parkway and Vick Road is proposed as part of the redevelopment project. This roadway will connect to Vick Road at the Vick Road and Sun Bluff Lane intersection. The first phase of the spine road is from Errol Parkway to Golf Course Drive. The second phase of the spine road from Golf Course Drive to Vick Road. For the purposes of this traffic analysis, it was assumed that Phase 1 and 3 will be built along with the first phase of the spine road (i.e. no spine road connection to Vick Road) with the full buildout of the spine road (i.e. connection to Vick Road) being completed as part of all the phases (i.e. Phase 1, 2 and 3). This roadway will serve as the primary internal collector roadway for the land uses proposed as part of the redevelopment.
- Based on the traffic analysis conducted in support of the FLUMA, Vick Road from Old Dixie Highway to Welch Road will operate below the adopted LOS standard with or without the proposed project. As this deficiency is projected to occur with or without the proposed project, no mitigation is proposed per Florida Statutes 163.3180.



APPENDIX A

Preliminary Concept Plan

APPENDIX B

Methodology Coordination

*Available as part of the electronic project file

APPENDIX C

ITE Graphs

Single-Family Detached Housing (210)

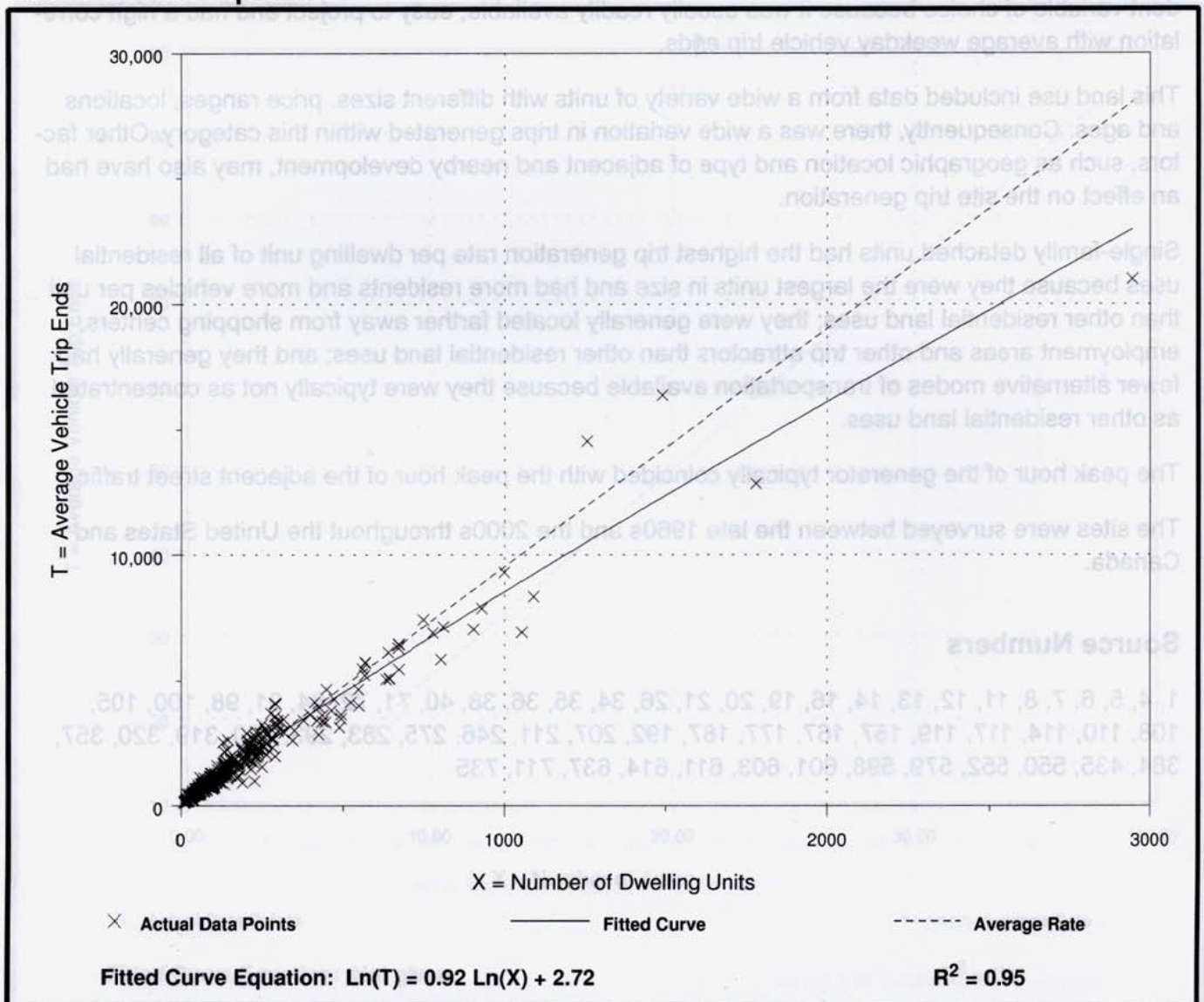
Average Vehicle Trip Ends vs: Dwelling Units
On a: **Weekday**

Number of Studies: 355
Avg. Number of Dwelling Units: 198
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.52	4.31 - 21.85	3.70

Data Plot and Equation



Single-Family Detached Housing (210)

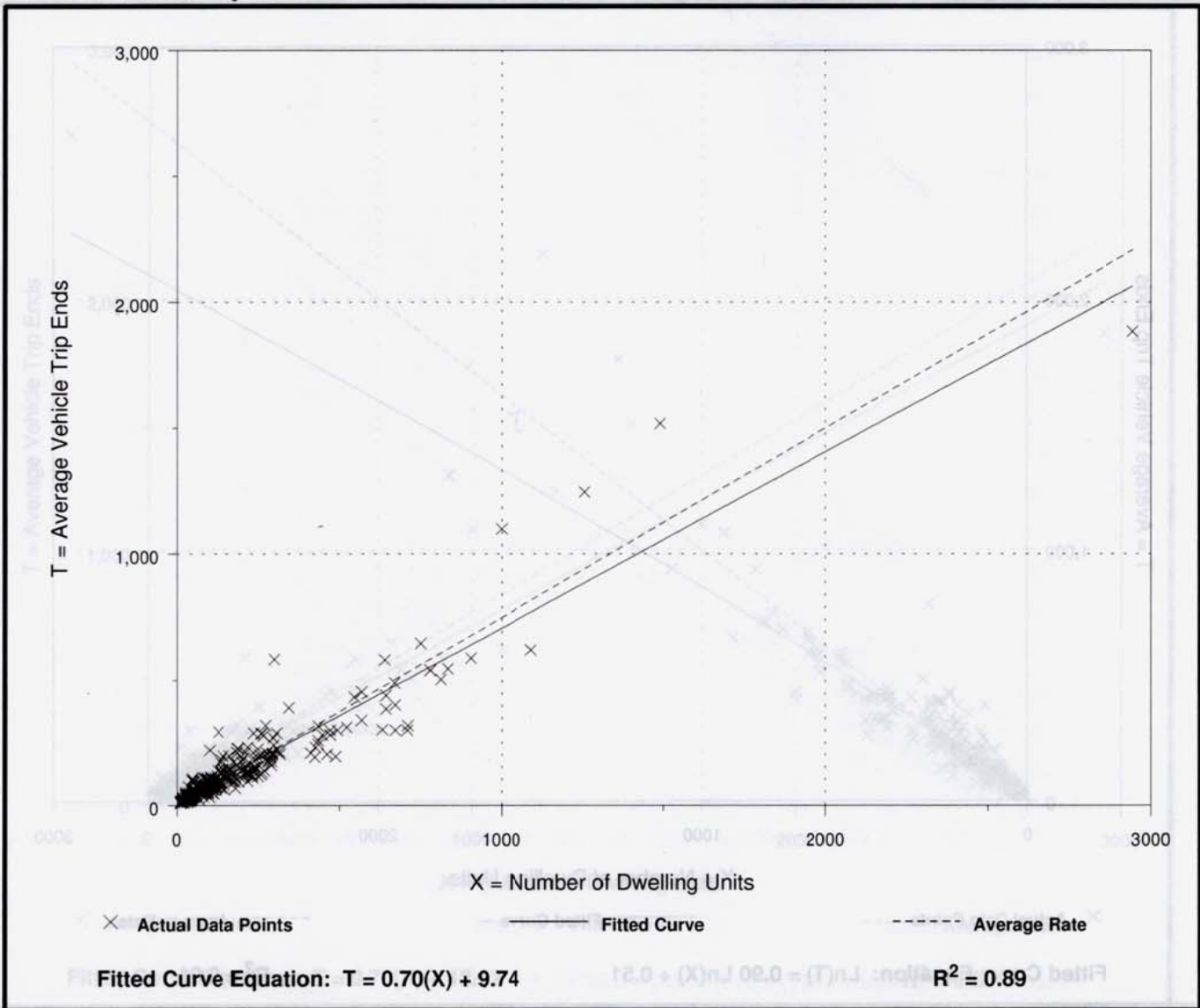
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 292
 Avg. Number of Dwelling Units: 194
 Directional Distribution: 25% entering, 75% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.33 - 2.27	0.90

Data Plot and Equation



Single-Family Detached Housing (210)

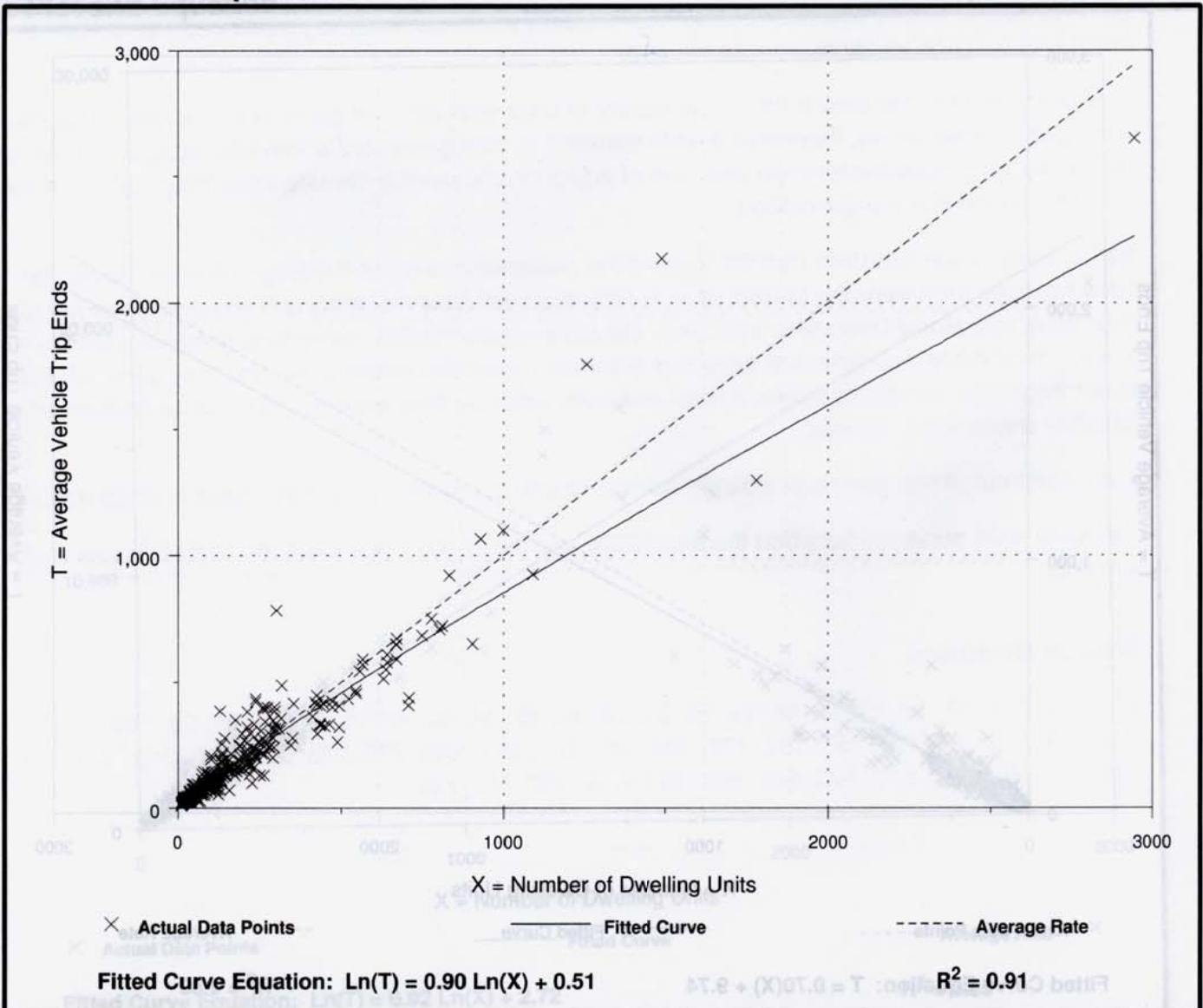
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 321
 Avg. Number of Dwelling Units: 207
 Directional Distribution: 63% entering, 37% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.42 - 2.98	1.05

Data Plot and Equation



Residential Condominium/Townhouse (230)

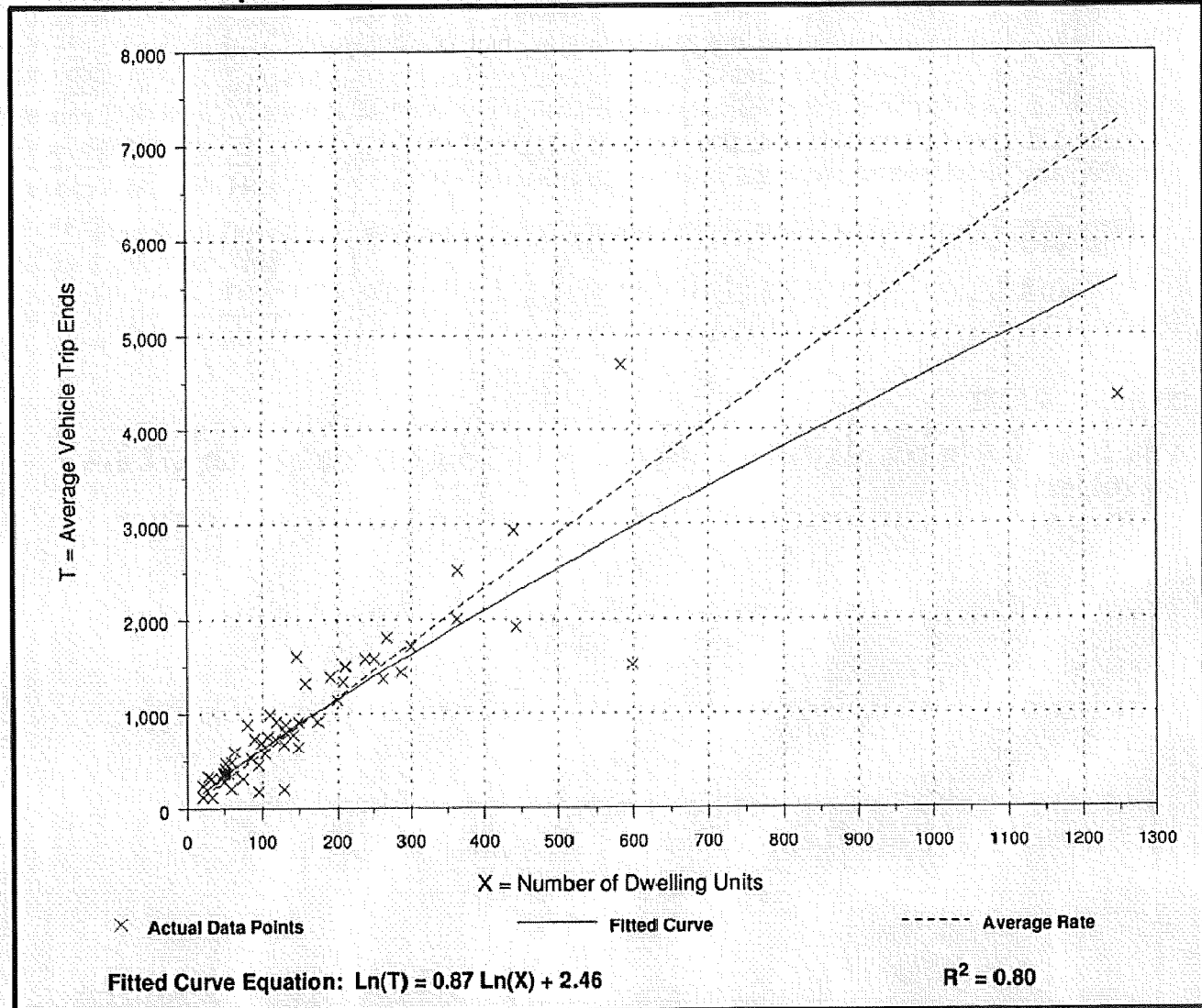
Average Vehicle Trip Ends vs: Dwelling Units On a: Weekday

Number of Studies: 56
 Avg. Number of Dwelling Units: 179
 Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.81	1.53 - 11.79	3.11

Data Plot and Equation



Residential Condominium/Townhouse (230)

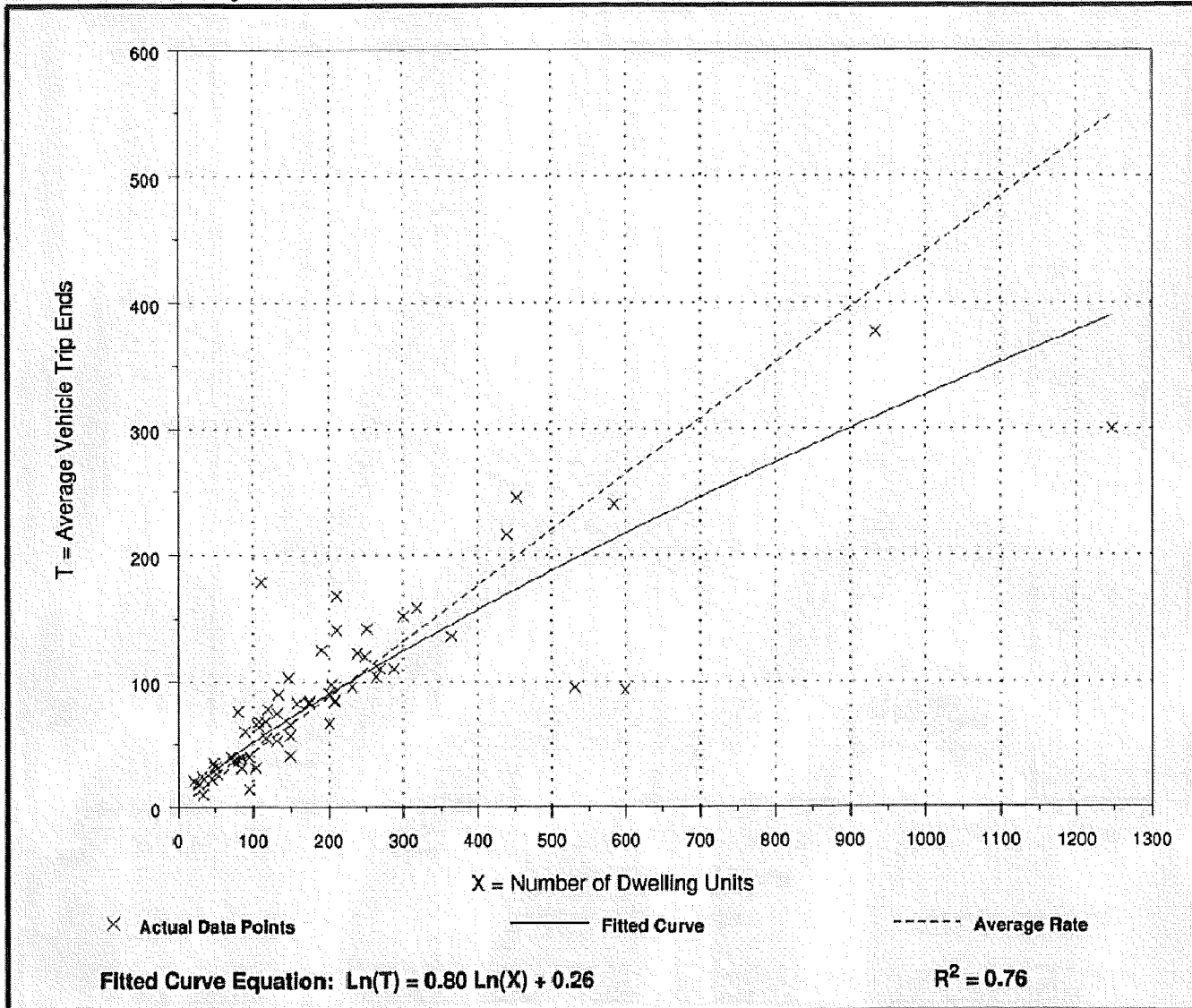
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 59
 Avg. Number of Dwelling Units: 213
 Directional Distribution: 17% entering, 83% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.61	0.69

Data Plot and Equation



Residential Condominium/Townhouse (230)

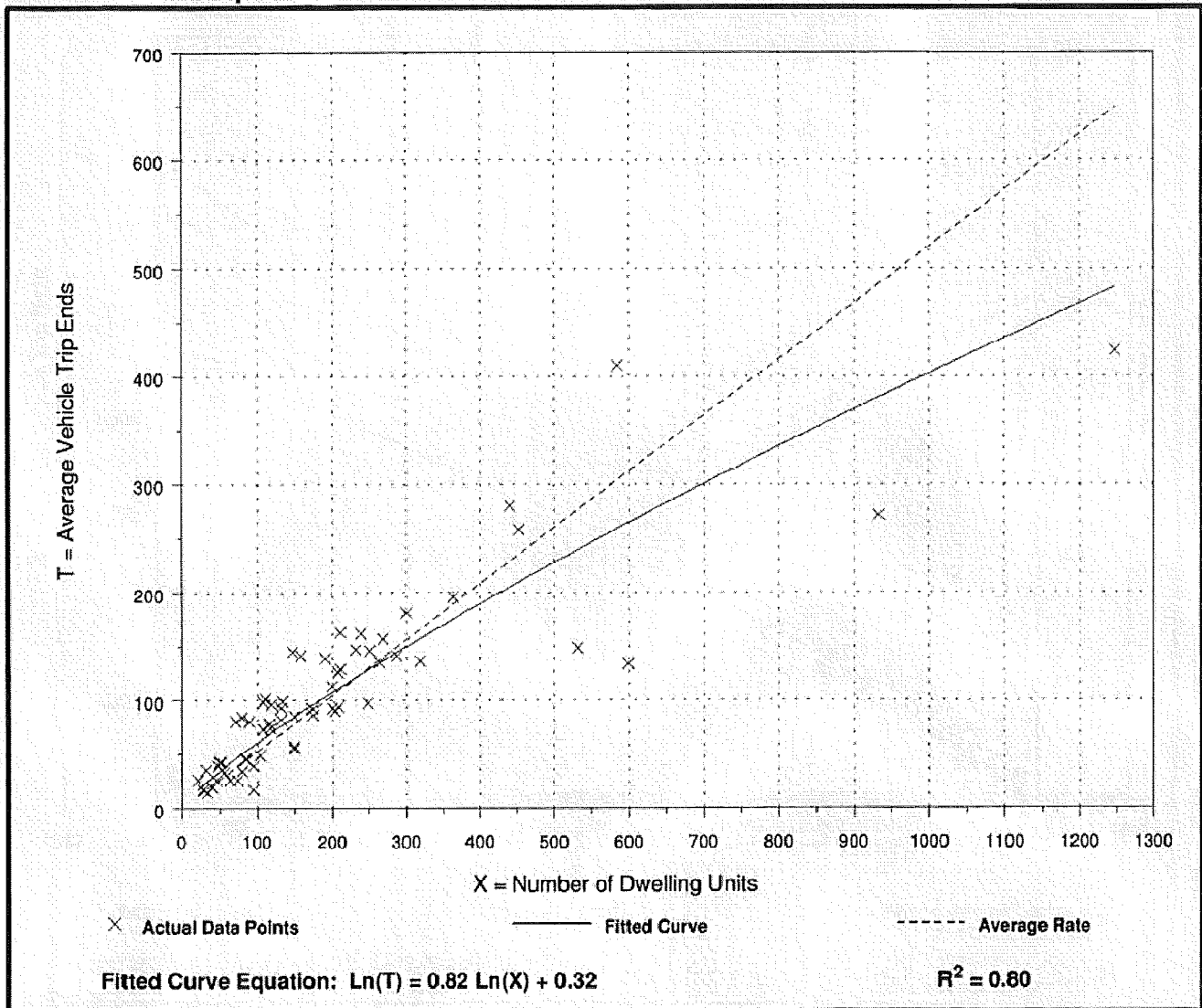
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 62
 Avg. Number of Dwelling Units: 205
 Directional Distribution: 67% entering, 33% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.18 - 1.24	0.75

Data Plot and Equation



Assisted Living (254)

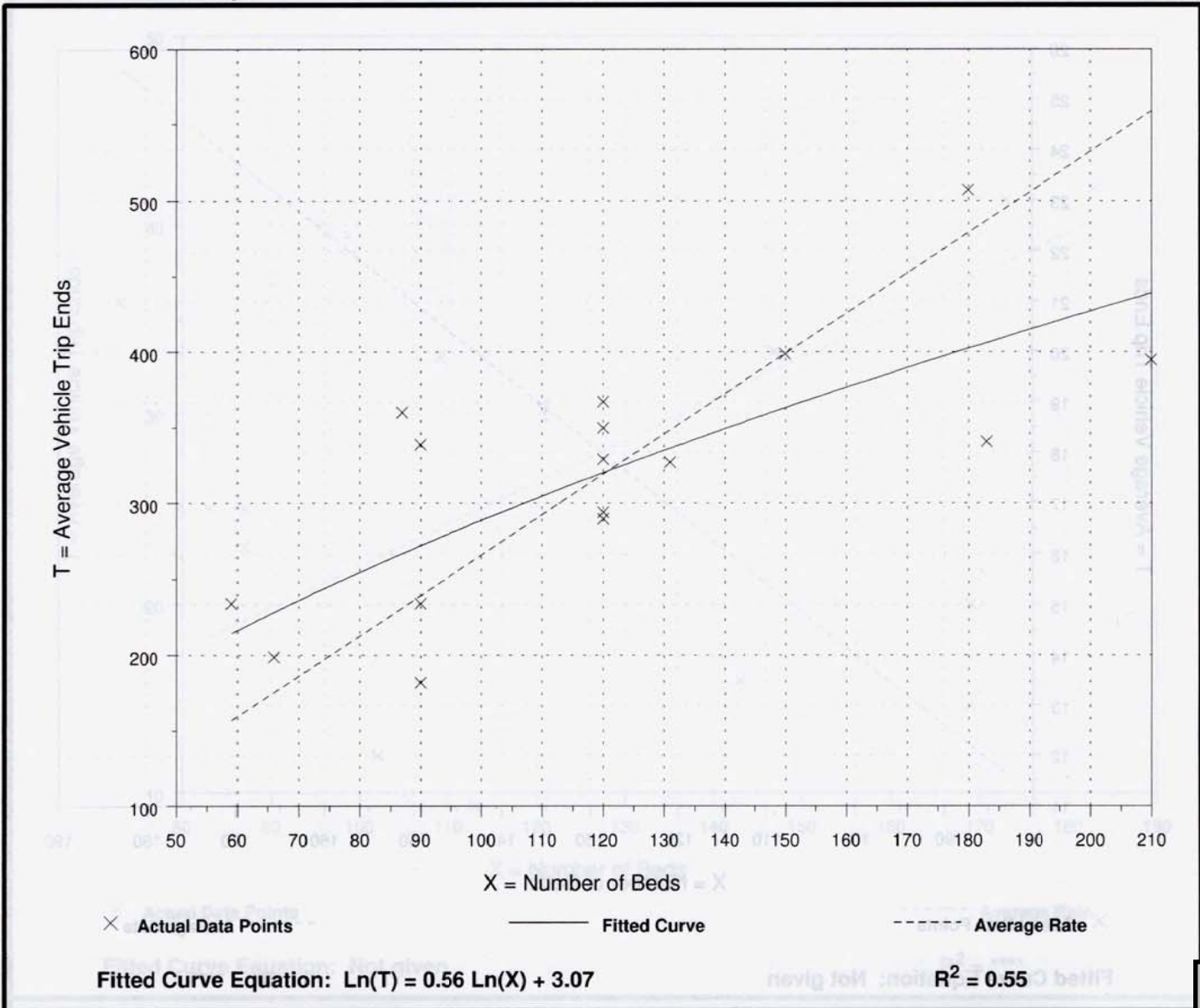
Average Vehicle Trip Ends vs: Beds On a: Weekday

Number of Studies: 16
 Average Number of Beds: 121
 Directional Distribution: 50% entering, 50% exiting

Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.66	1.86 - 4.14	1.74

Data Plot and Equation



Assisted Living (254)

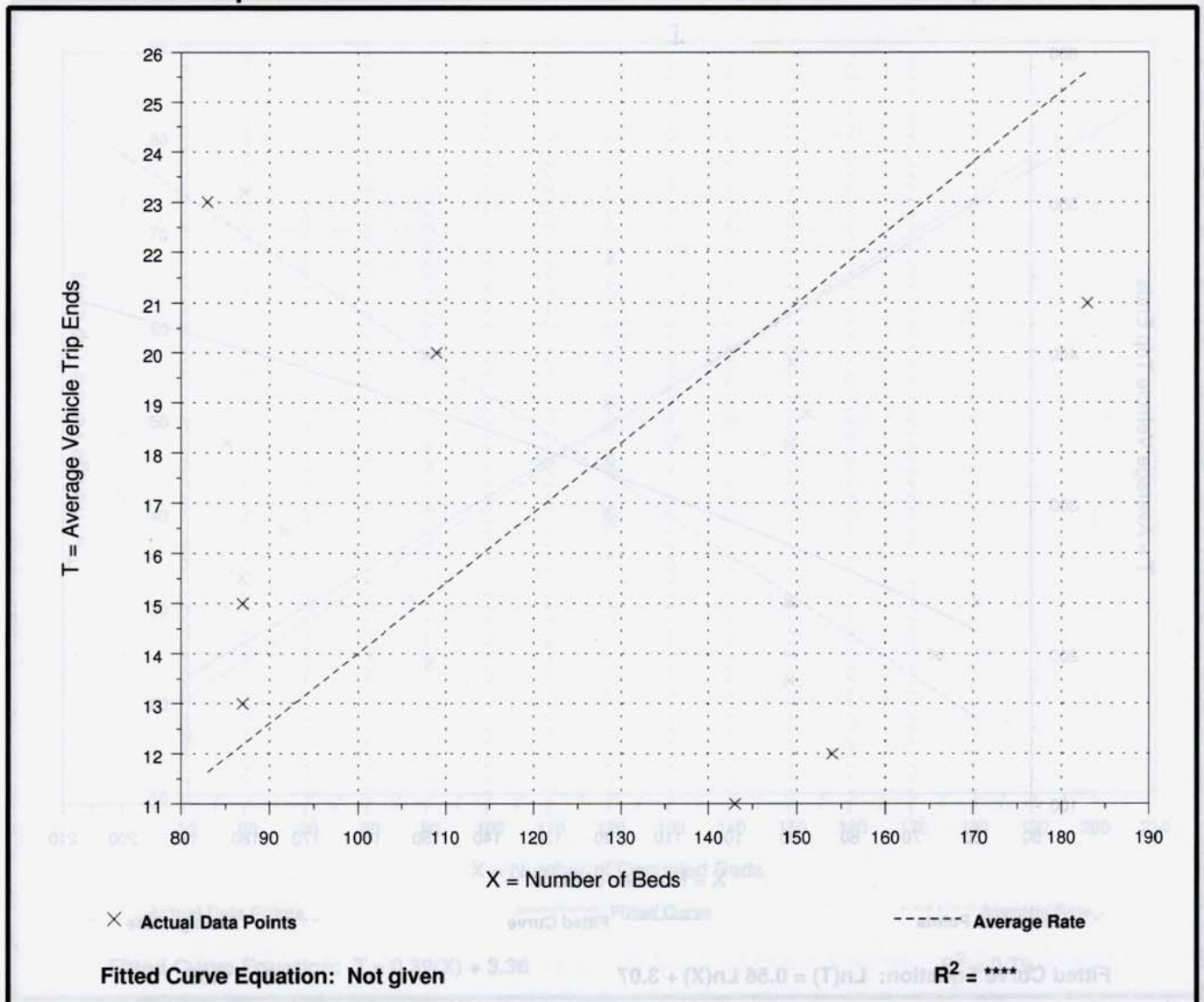
Average Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 7
 Average Number of Beds: 121
 Directional Distribution: 65% entering, 35% exiting

Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.14	0.08 - 0.28	0.37

Data Plot and Equation



Assisted Living (254)

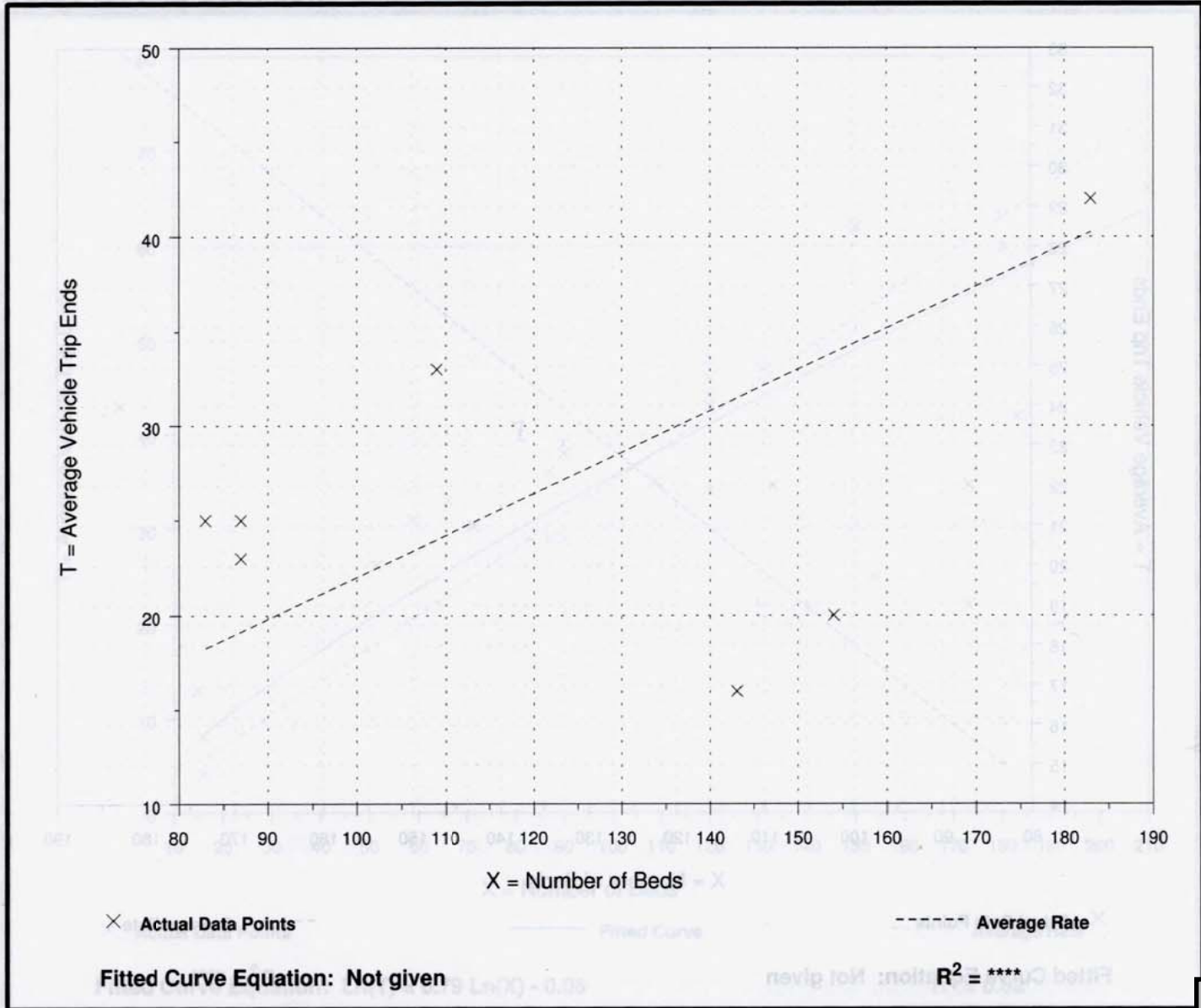
Average Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 7
 Average Number of Beds: 121
 Directional Distribution: 44% entering, 56% exiting

Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.22	0.11 - 0.30	0.47

Data Plot and Equation



Hotel (310)

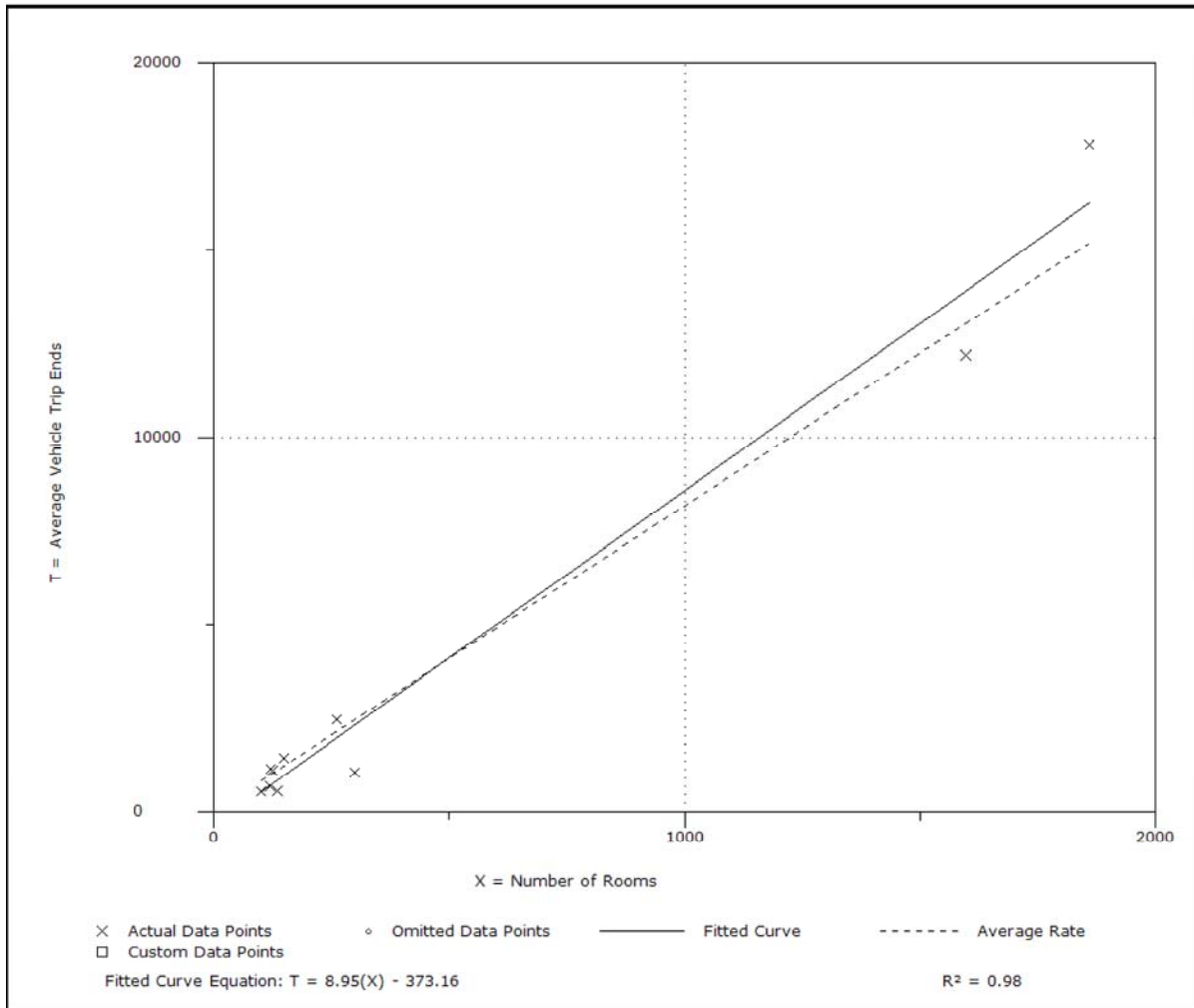
Average Vehicle Trip Ends vs: Rooms
On a: Weekday

Number of Studies: 10
Average Number of Rooms: 476
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.17	3.47 - 9.58	3.38

Data Plot and Equation



Trip Generation, 9th Edition

Hotel (310)

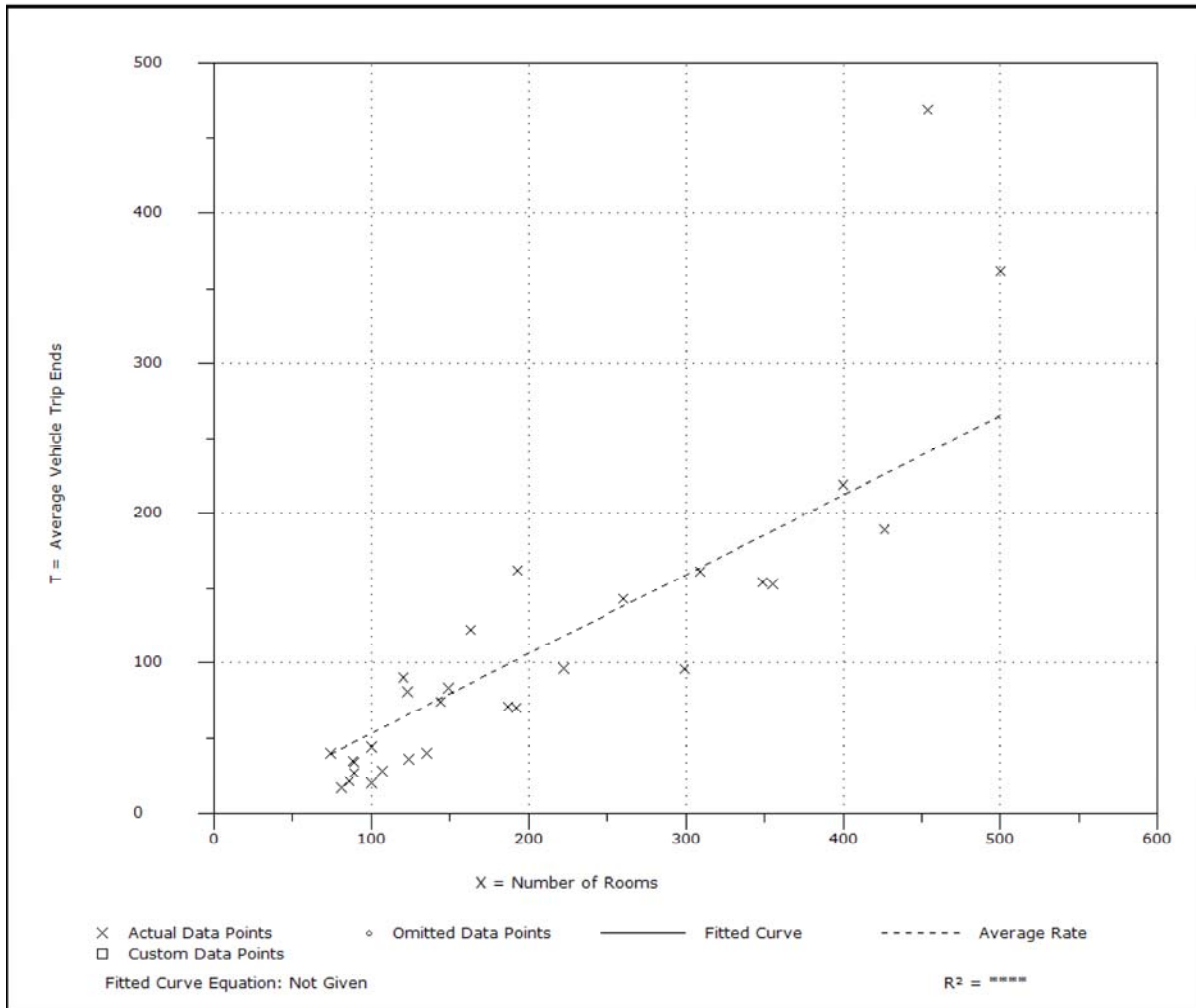
Average Vehicle Trip Ends vs: Rooms
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Number of Studies: 29
 Average Number of Rooms: 204
 Directional Distribution: 59% entering, 41% exiting

Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.53	0.20 - 1.03	0.76

Data Plot and Equation



Trip Generation, 9th Edition

Hotel (310)

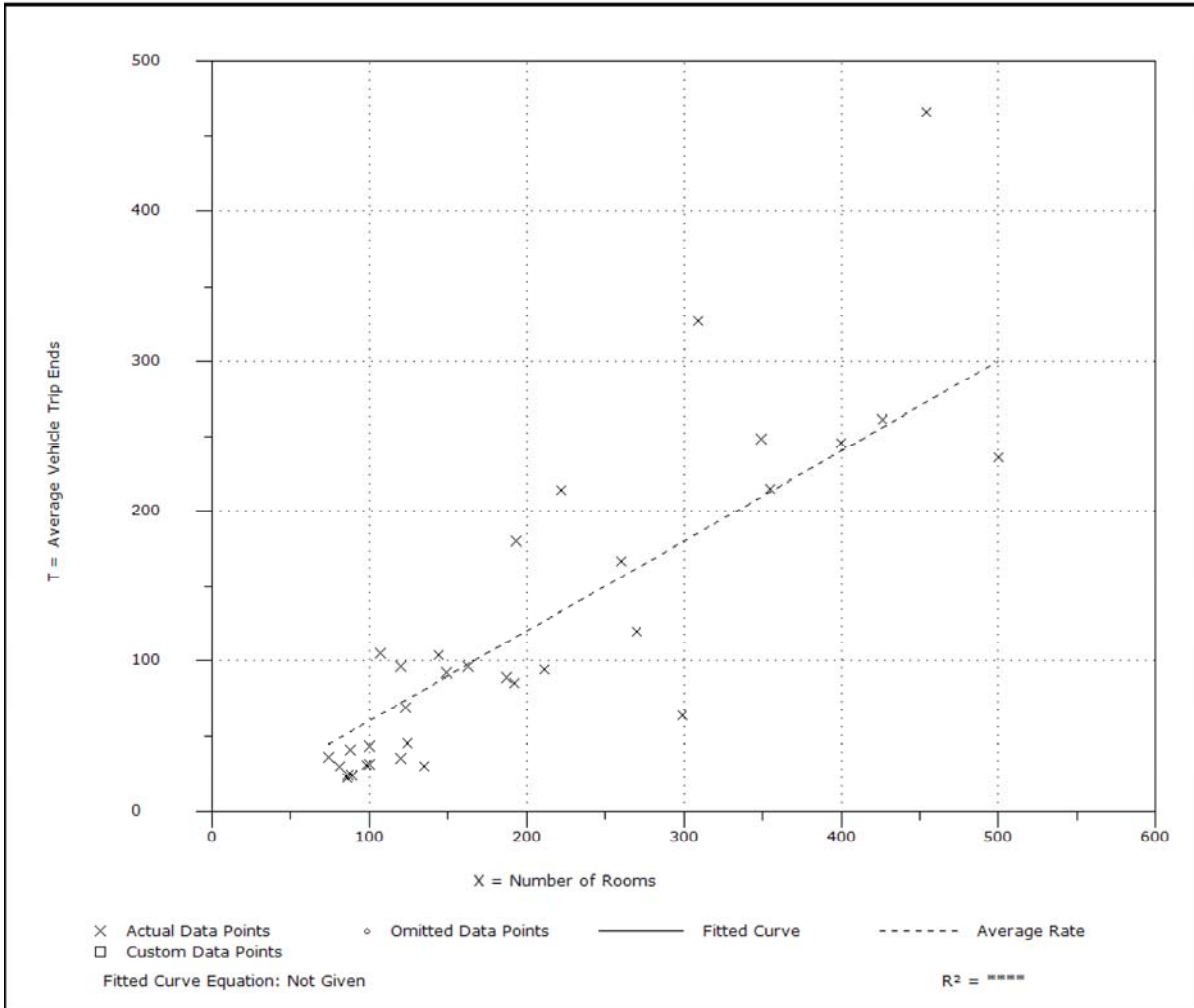
Average Vehicle Trip Ends vs: Rooms
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Number of Studies: 33
 Average Number of Rooms: 200
 Directional Distribution: 51% entering, 49% exiting

Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.21 - 1.06	0.81

Data Plot and Equation



Trip Generation, 9th Edition

Hotel (310)

Average Vehicle Trip Ends vs: Occupied Rooms
On a: Weekday

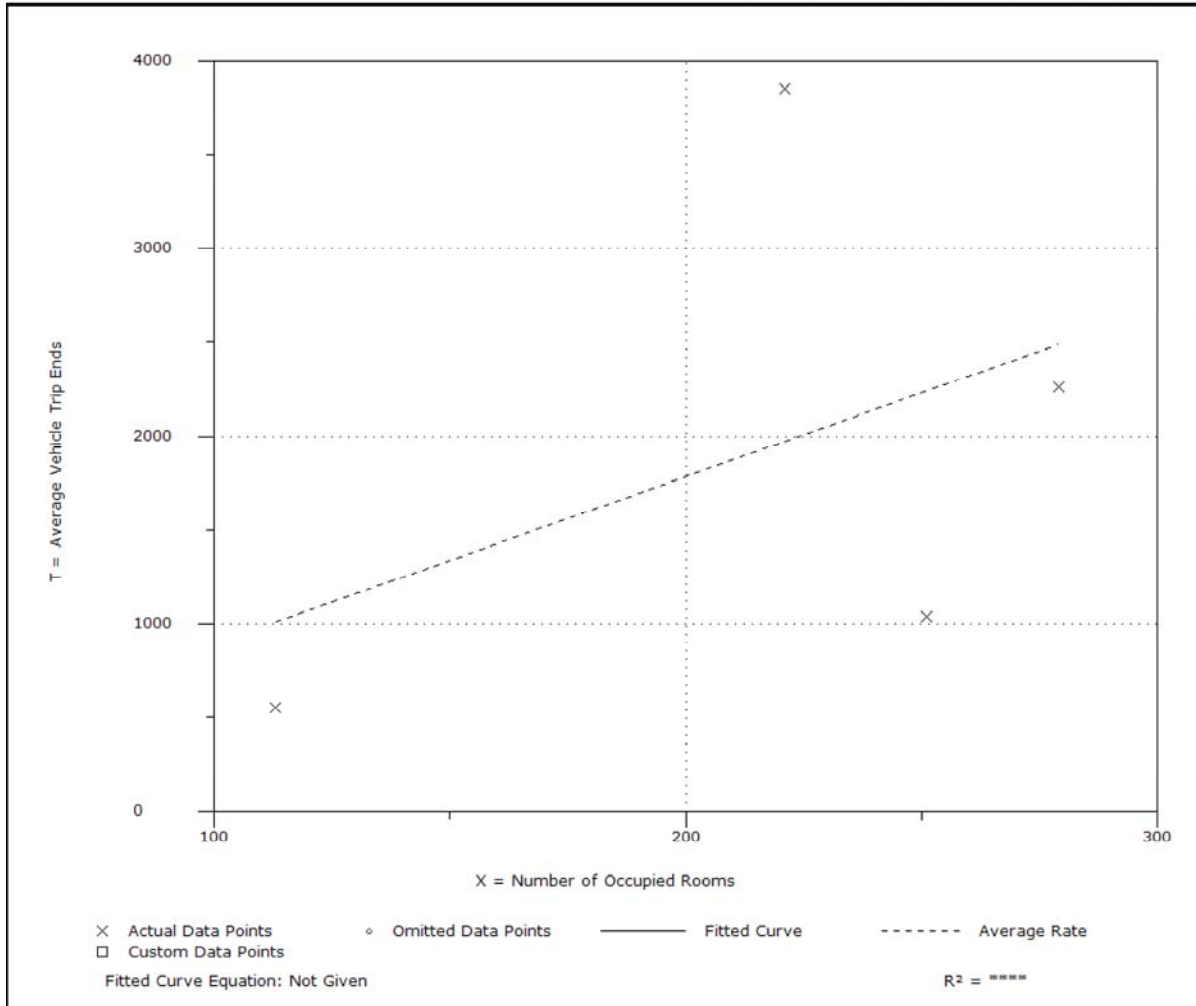
Number of Studies: 4
Average Number of Occupied Rooms: 216
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
8.92	4.14 - 17.44	6.04

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Trip Generation, 9th Edition

Hotel (310)

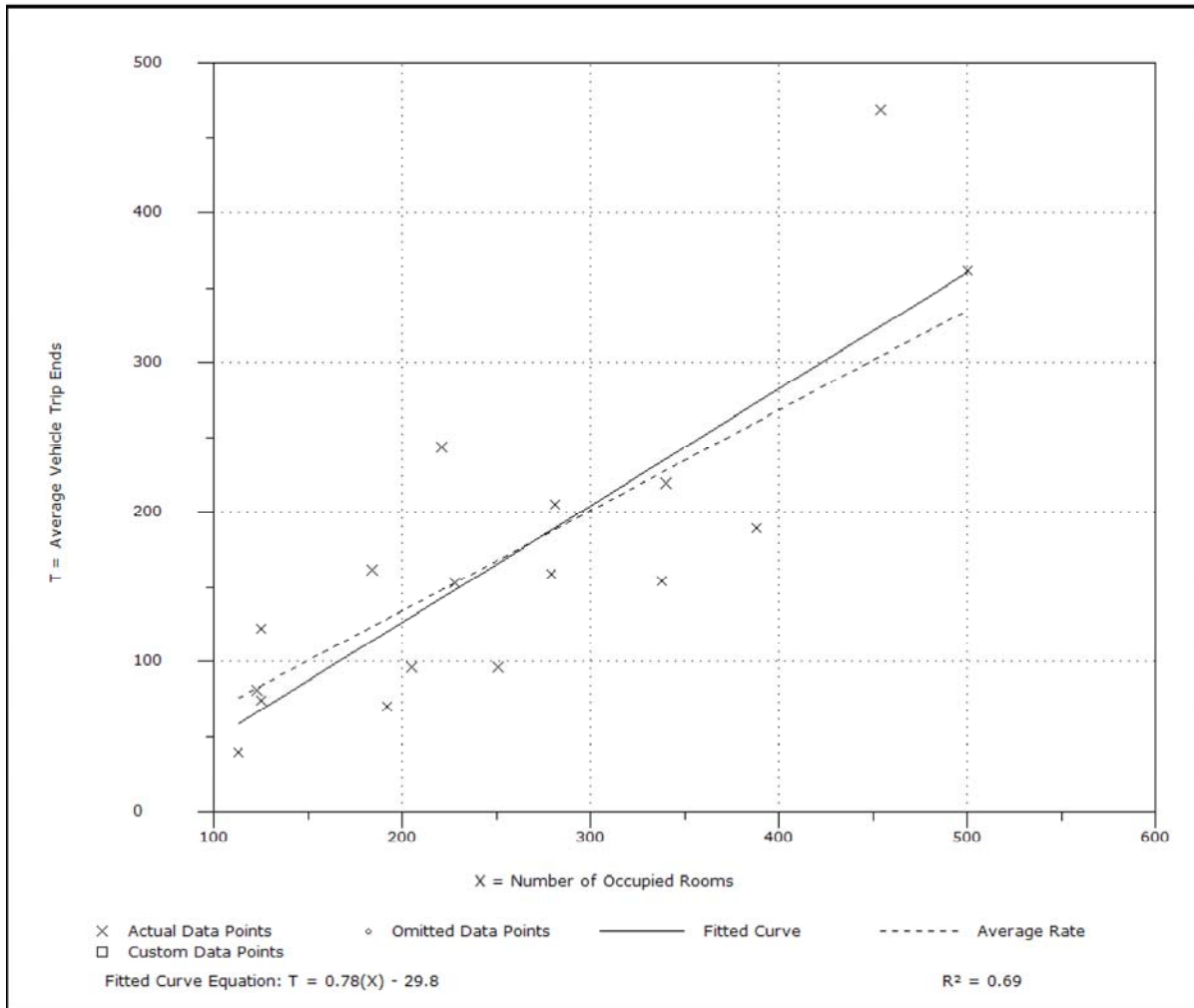
Average Vehicle Trip Ends vs: Occupied Rooms
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Number of Studies: 17
 Average Number of Occupied Rooms: 256
 Directional Distribution: 58% entering, 42% exiting

Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.67	0.35 - 1.10	0.84

Data Plot and Equation



Trip Generation, 9th Edition

Golf Course (430)

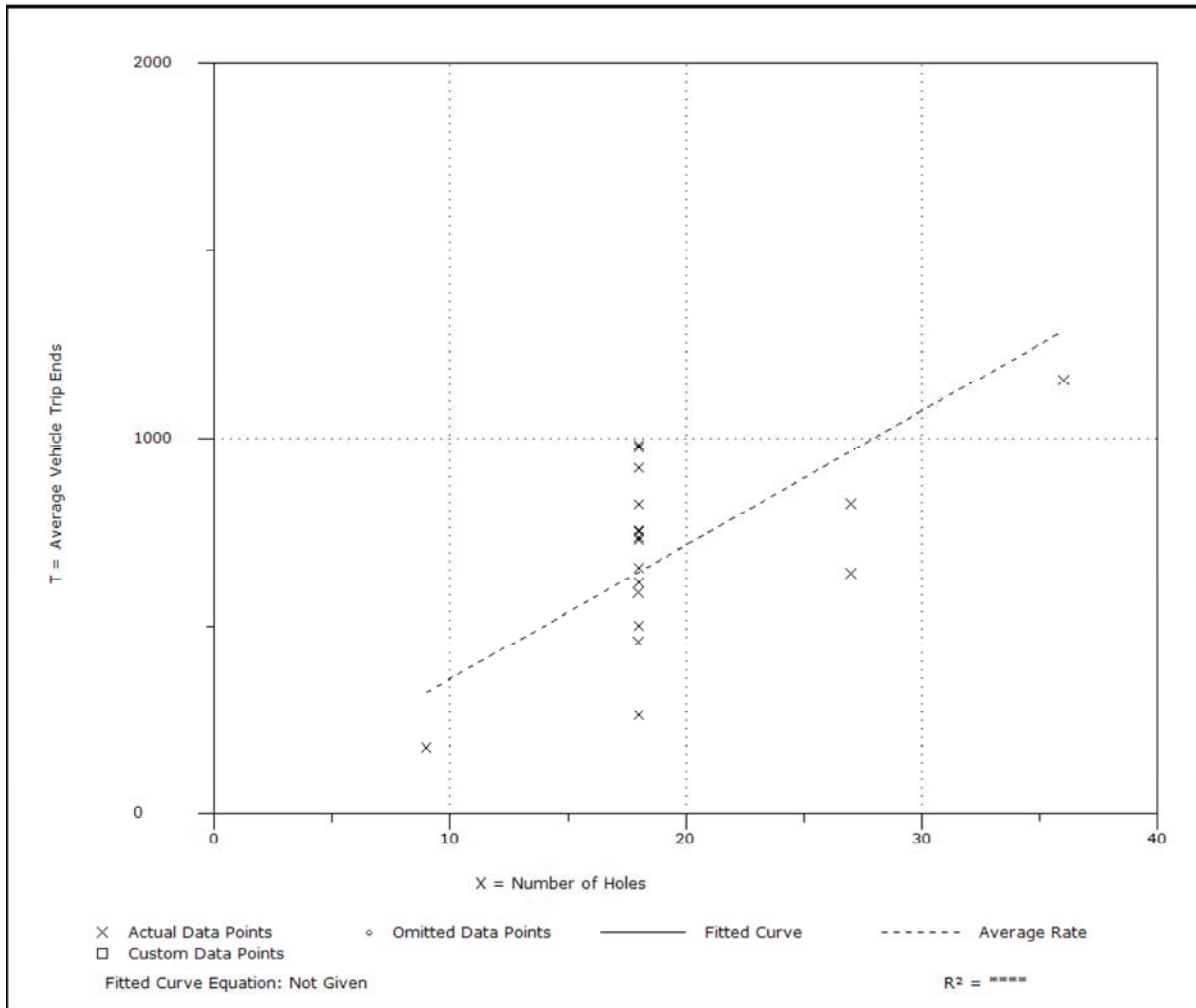
Average Vehicle Trip Ends vs: Holes
On a: Weekday

Number of Studies: 18
Average Number of Holes: 20
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
35.74	14.50 - 54.44	12.12

Data Plot and Equation



Trip Generation, 9th Edition

Golf Course (430)

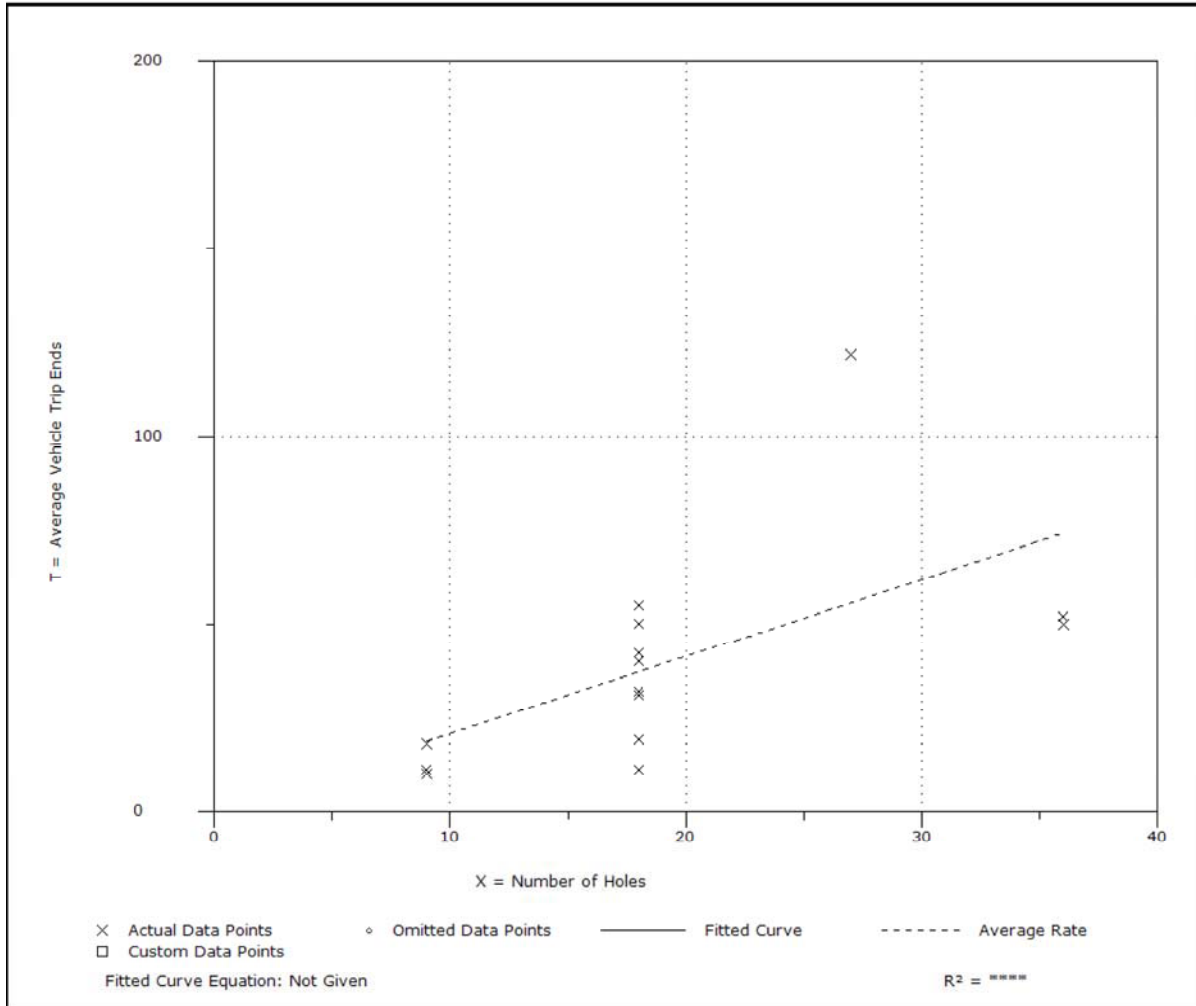
Average Vehicle Trip Ends vs: Holes
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Number of Studies: 15
 Average Number of Holes: 19
 Directional Distribution: 79% entering, 21% exiting

Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
2.06	0.61 - 4.52	1.74

Data Plot and Equation



Trip Generation, 9th Edition

Golf Course (430)

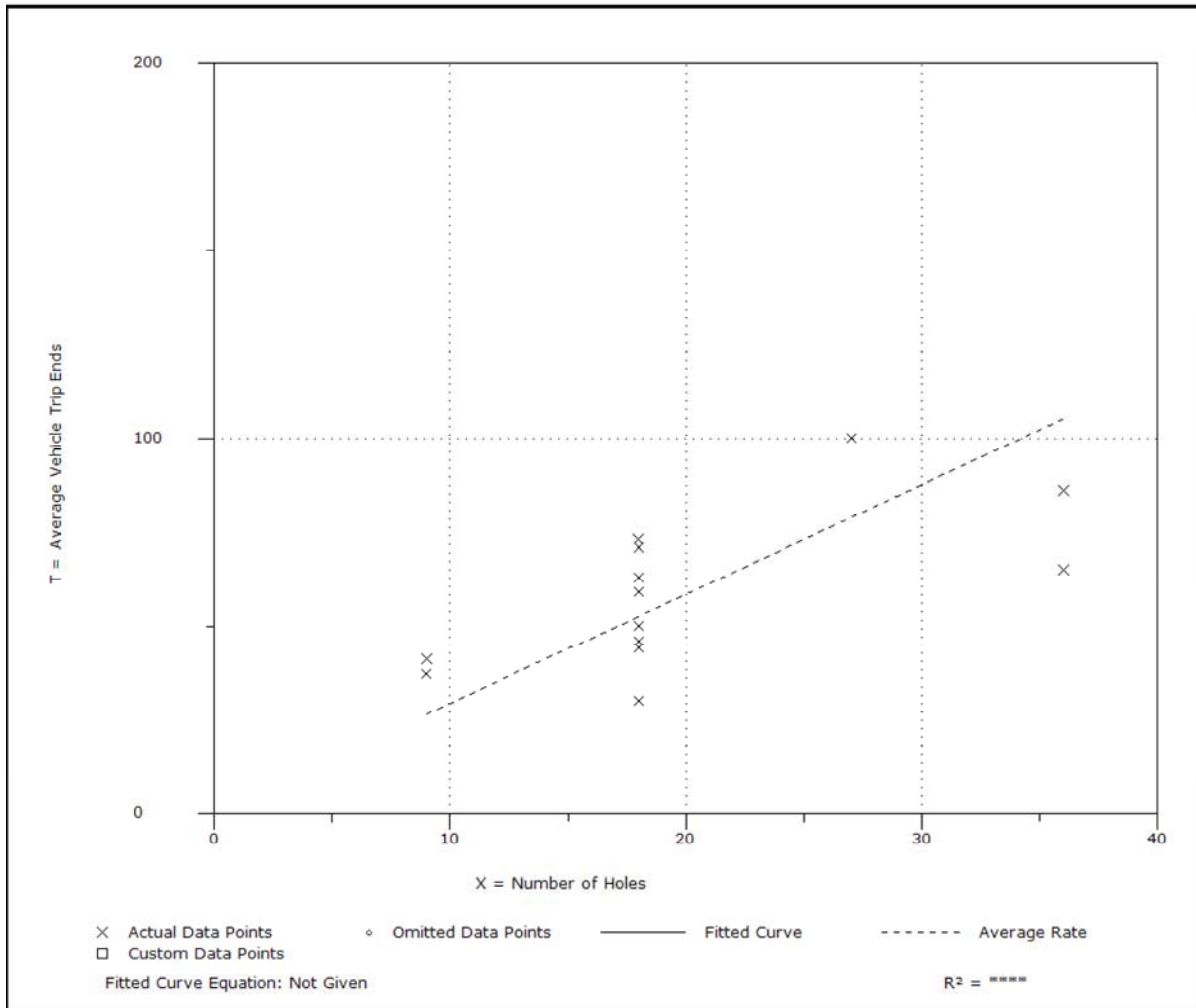
Average Vehicle Trip Ends vs: Holes
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Number of Studies: 14
 Average Number of Holes: 20
 Directional Distribution: 51% entering, 49% exiting

Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
2.92	1.67 - 4.56	1.86

Data Plot and Equation



Trip Generation, 9th Edition

Water Slide Park (482)

Vehicle Trip Ends vs: Parking Spaces
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Parking Spaces: 900
Directional Distribution: 50% entering, 50% exiting

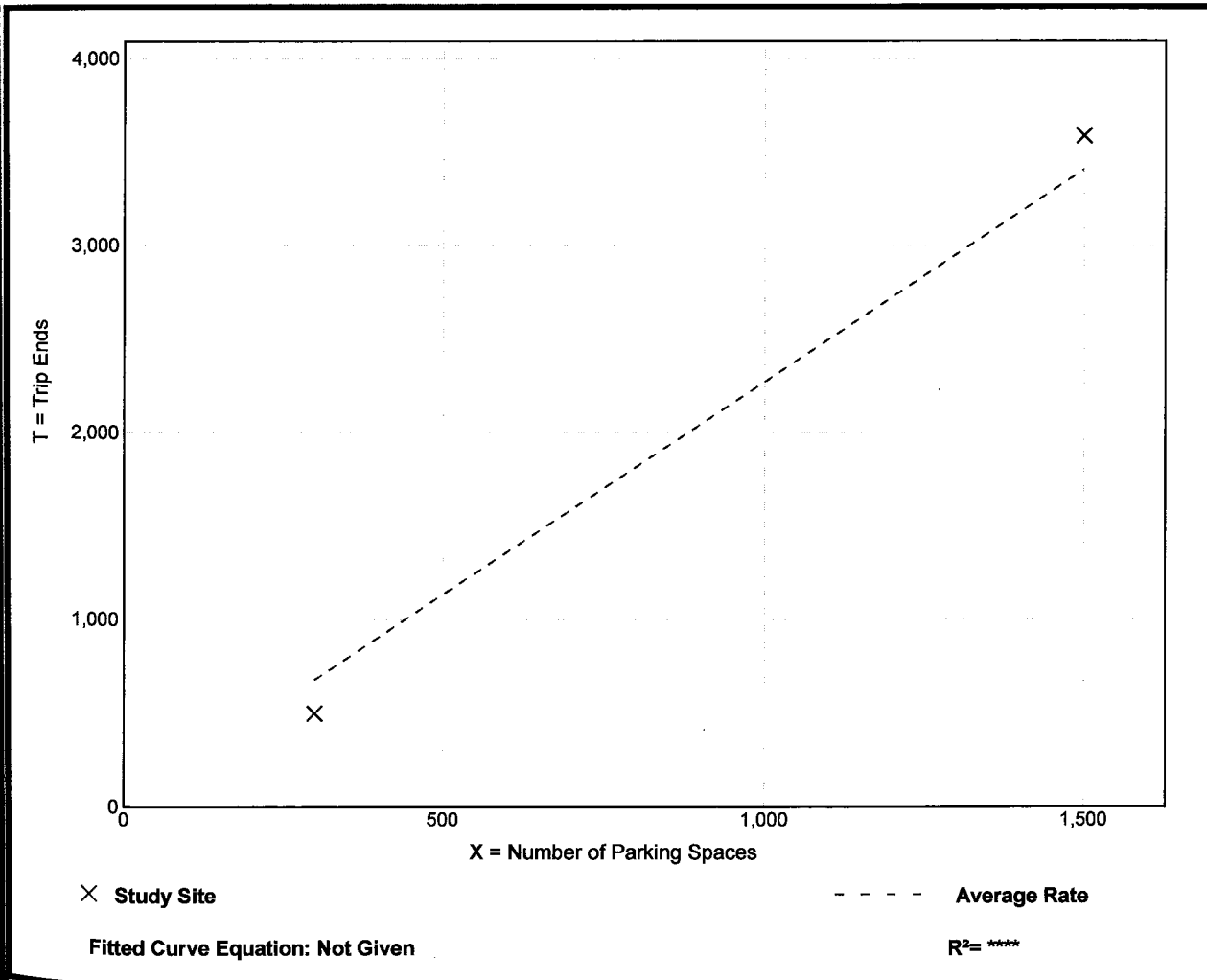
501-590

Vehicle Trip Generation per Parking Space

Average Rate	Range of Rates	Standard Deviation
2.27	1.67 - 2.39	*

Data Plot and Equation

Caution - Small Sample Size



Water Slide Park (482)

Vehicle Trip Ends vs: Parking Spaces
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

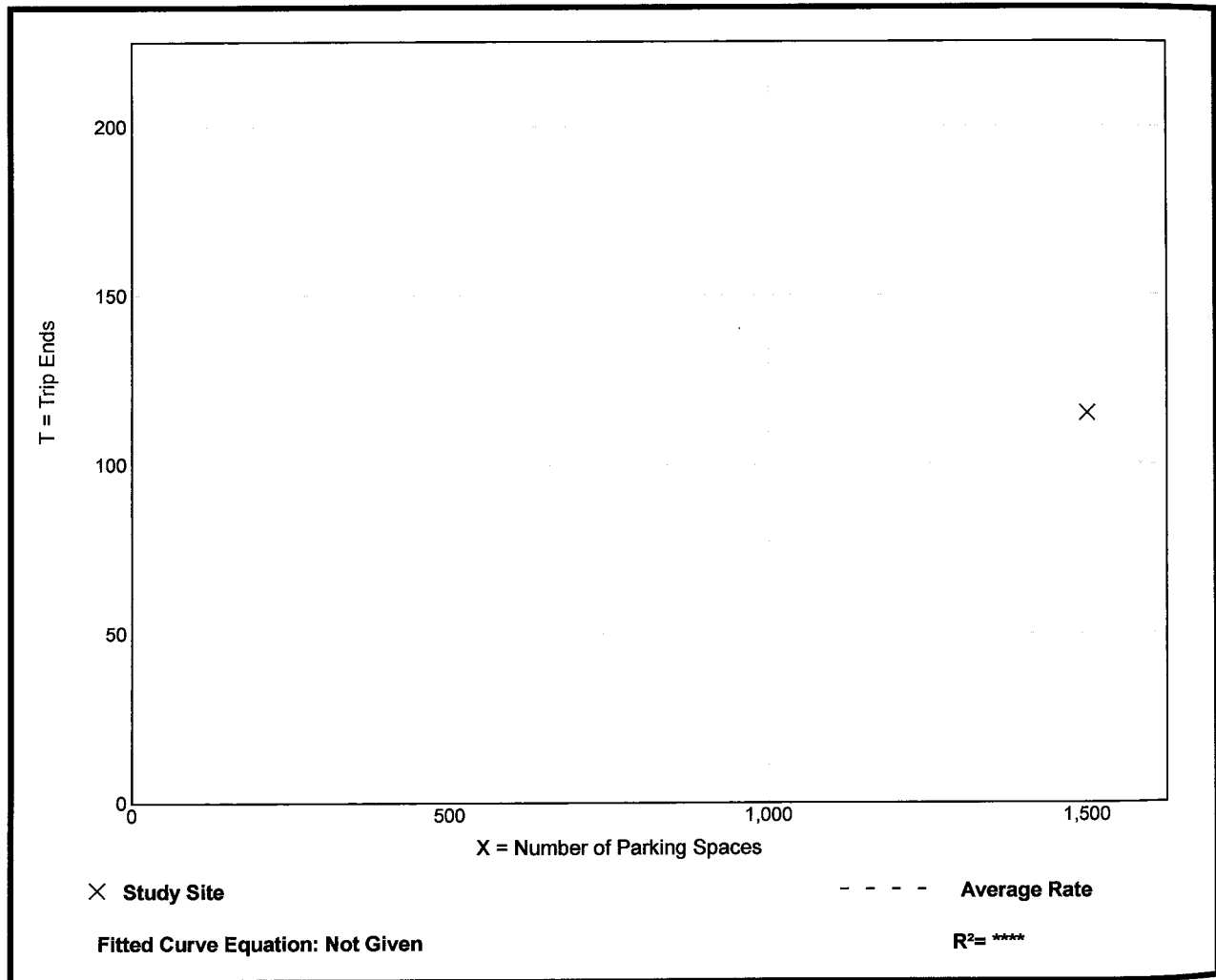
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Parking Spaces: 1500
 Directional Distribution: 70% entering, 30% exiting

Vehicle Trip Generation per Parking Space

Average Rate	Range of Rates	Standard Deviation
0.08	0.08 - 0.08	*

Data Plot and Equation

Caution – Small Sample Size



Water Slide Park (482)

501-590

Vehicle Trip Ends vs: Parking Spaces
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Parking Spaces: 1500

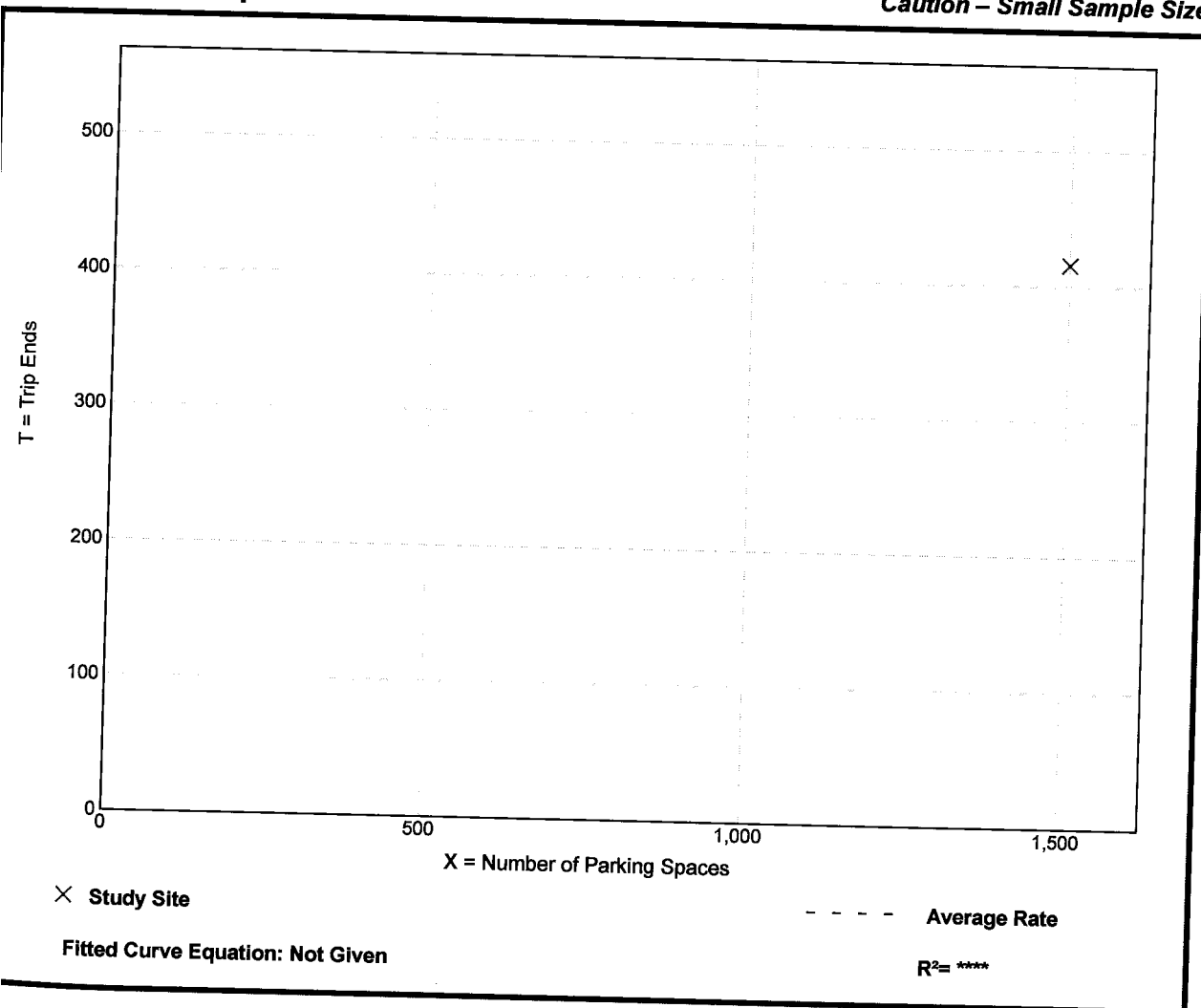
Directional Distribution: 21% entering, 79% exiting

Vehicle Trip Generation per Parking Space

Average Rate	Range of Rates	Standard Deviation
0.28	0.28 - 0.28	*

Data Plot and Equation

Caution – Small Sample Size



Land Use: 495

Recreational Community Center

Description

Recreational community centers are stand-alone public facilities similar to and including YMCAs. These facilities often include classes and clubs for adults and children; a day care or nursery school; meeting rooms; swimming pools and whirlpools; saunas; tennis, racquetball, handball, basketball and volleyball courts; outdoor athletic fields/courts; exercise classes; weightlifting and gymnastics equipment; locker rooms; and a restaurant or snack bar. Public access is typically allowed, but a fee may be charged. Racquet/tennis club (Land Use 491), health/fitness club (Land Use 492) and athletic club (Land Use 493) are related land uses.

Additional Data

One surveyed site recorded significant pedestrian trips.

The sites were surveyed in the 1990s and 2000s throughout the United States.

Source Numbers

281, 410, 443, 571, 618, 705, 719

Recreational Community Center (495)

**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday**

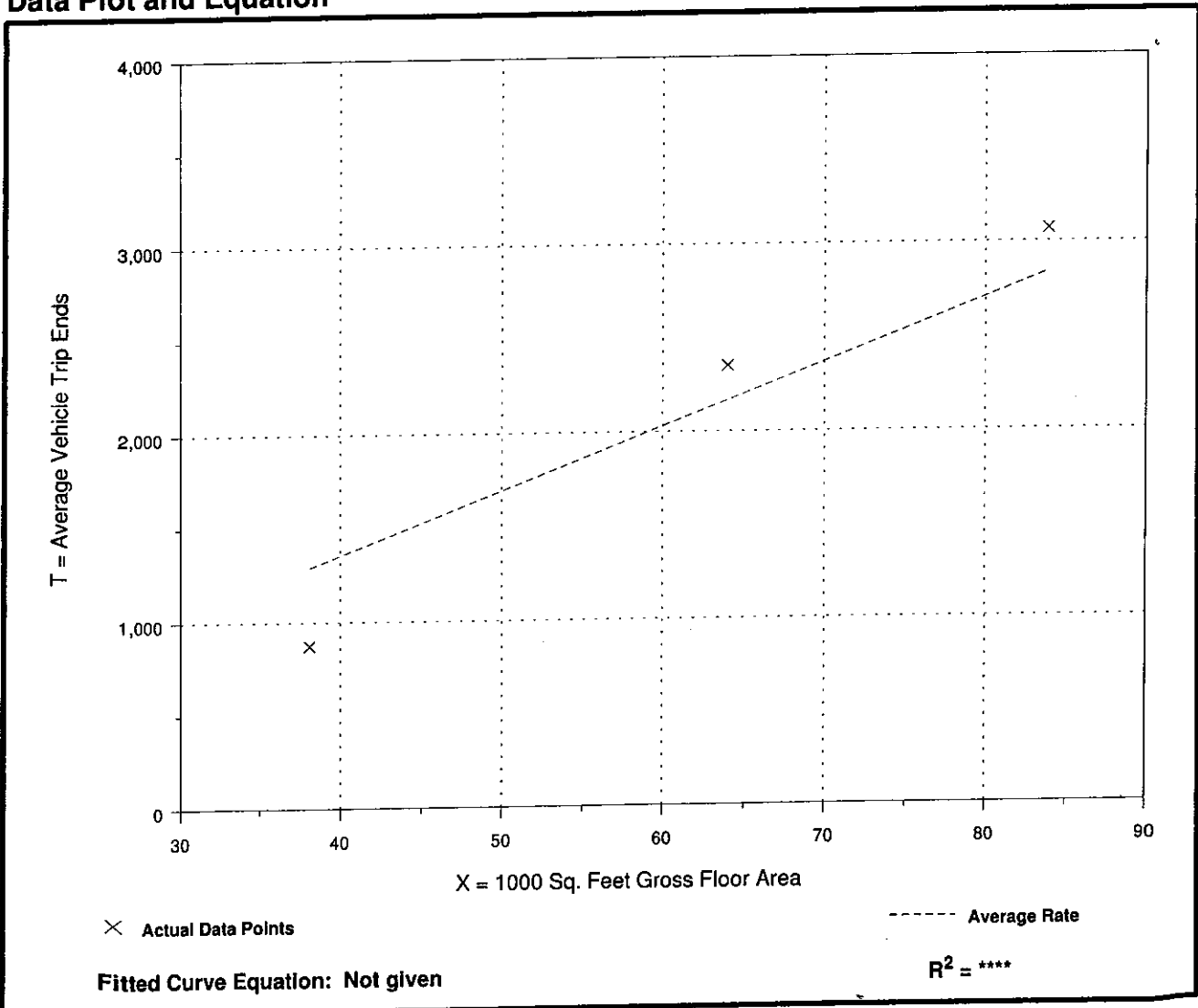
Number of Studies: 3
Average 1000 Sq. Feet GFA: 62
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
33.82	22.88 - 36.71	8.03

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Recreational Community Center (495)

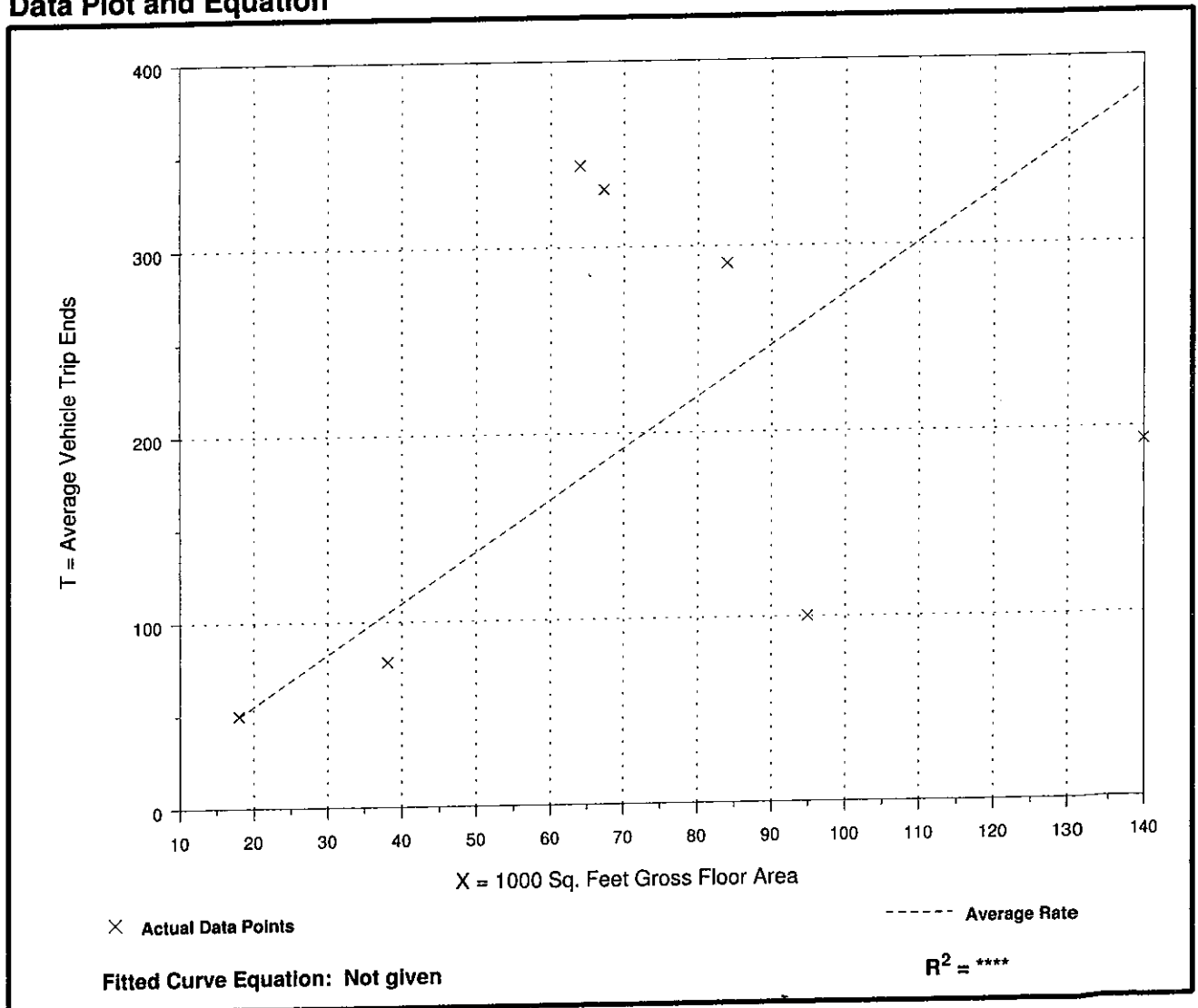
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 7
 Average 1000 Sq. Feet GFA: 72
 Directional Distribution: 49% entering, 51% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.74	1.05 - 5.37	2.32

Data Plot and Equation



Private School (K-12) (536)

Average Vehicle Trip Ends vs: Students On a: Weekday

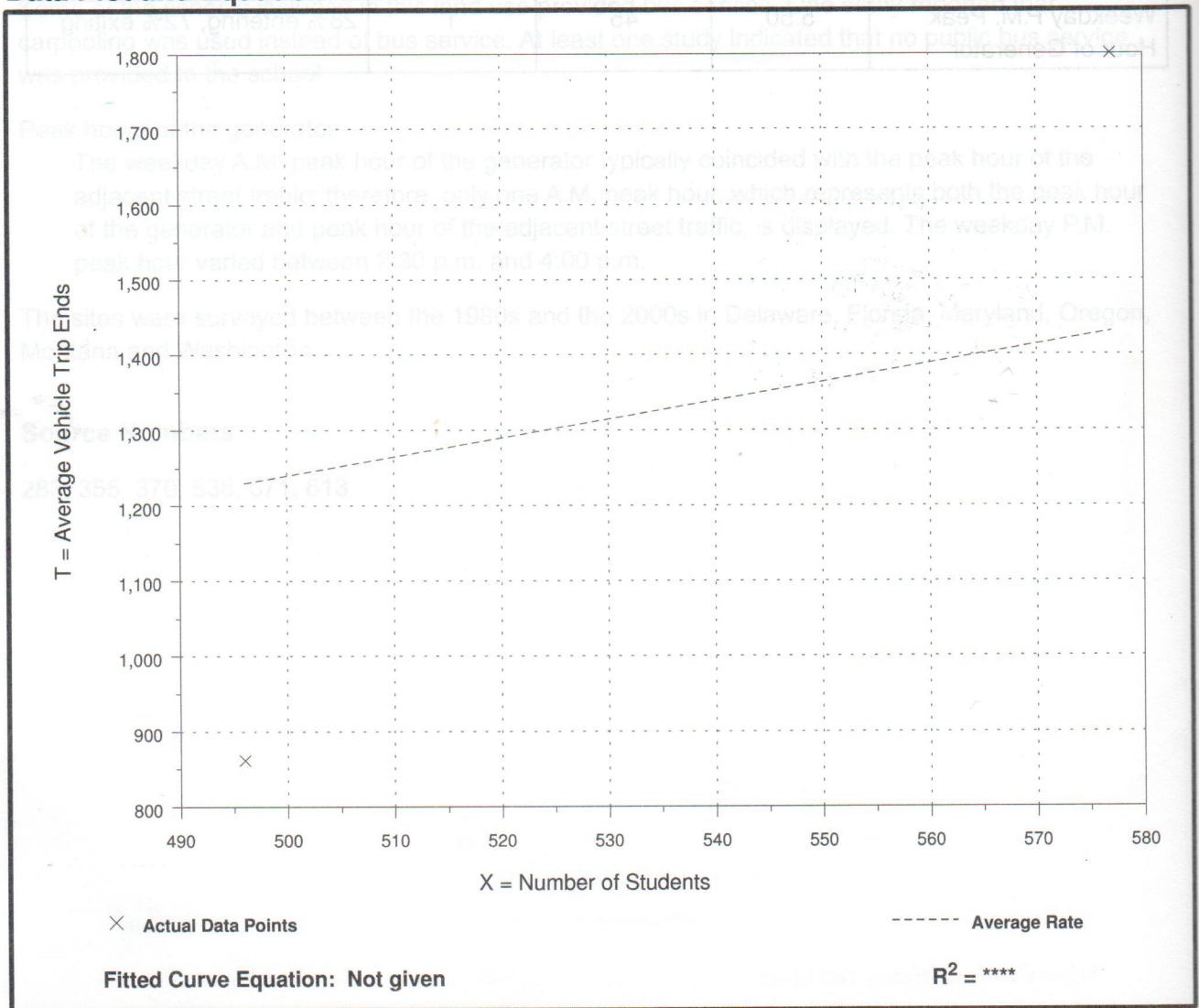
Number of Studies: 2
 Average Number of Students: 537
 Directional Distribution: 50% entering, 50% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
2.48	1.74 - 3.12	*

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Private School (K-12) (536)

Average Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

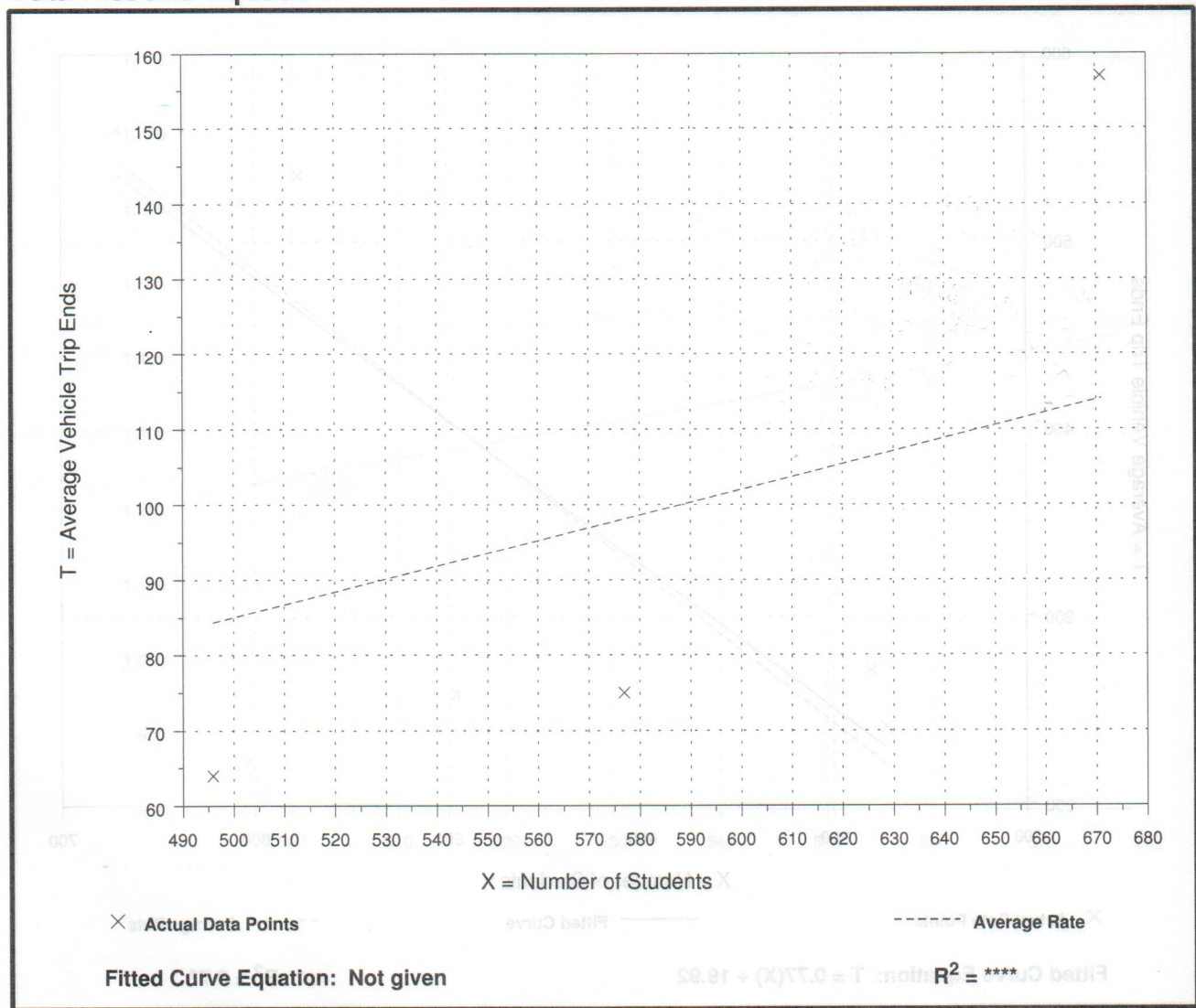
Number of Studies: 3
 Average Number of Students: 581
 Directional Distribution: 43% entering, 57% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.17	0.13 - 0.23	0.41

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Private School (K-12) (536)

Average Vehicle Trip Ends vs: Students On a: Weekday

Number of Studies: 2

Average Number of Students: 537

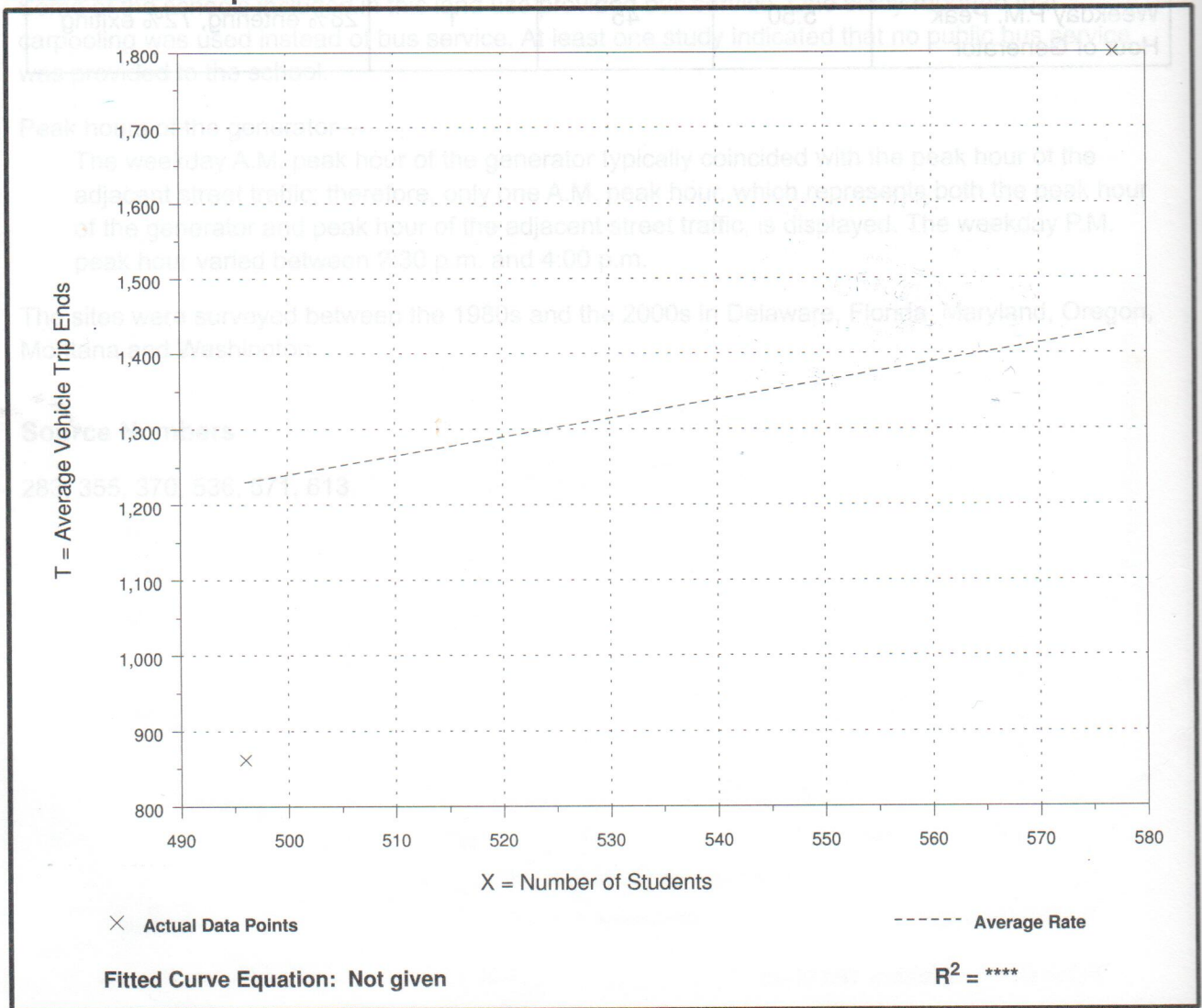
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
2.48	1.74 - 3.12	*

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Private School (K-12) (536)

Average Vehicle Trip Ends vs: Students
On a: Weekday,
A.M. Peak Hour

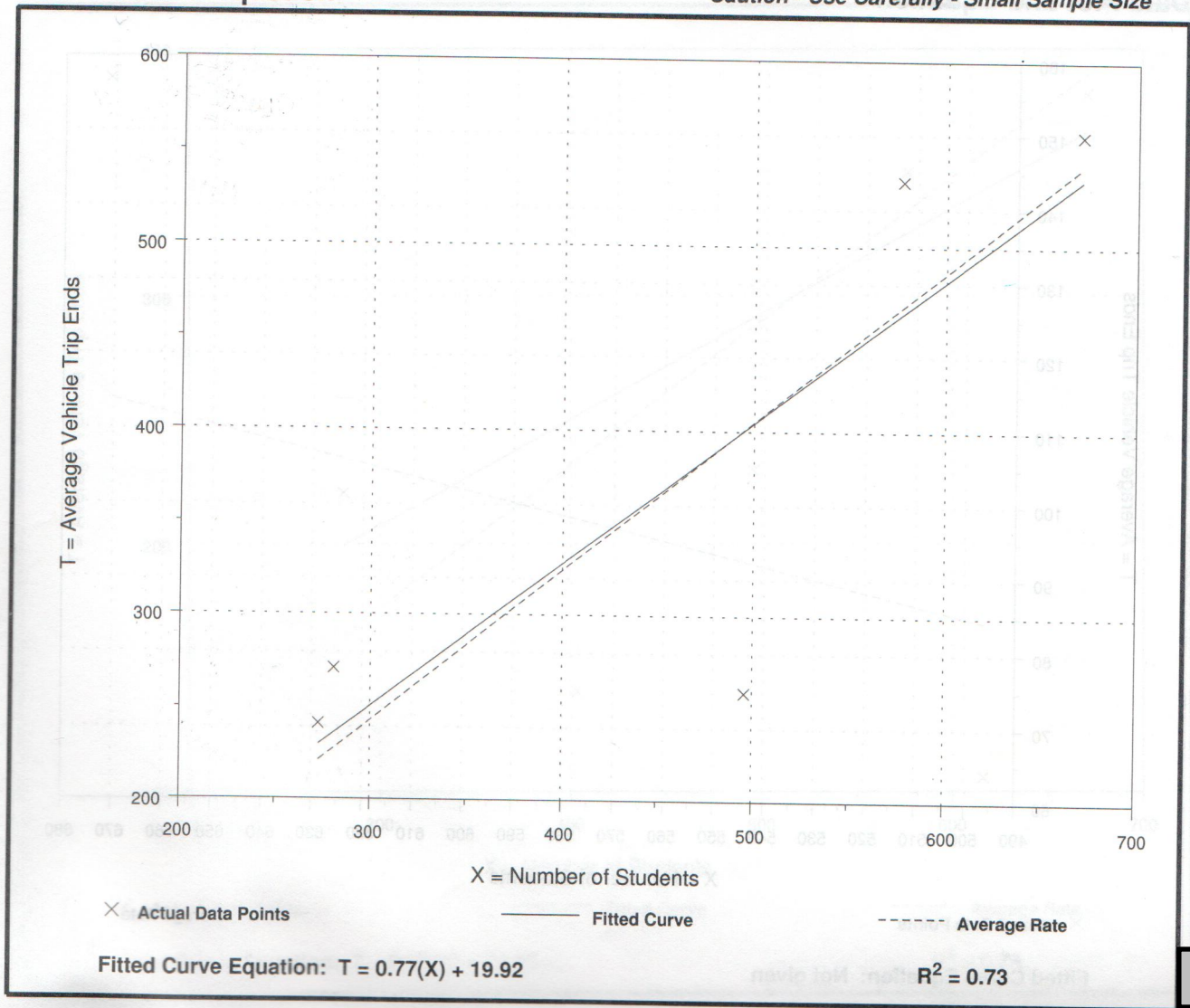
Number of Studies: 5
 Average Number of Students: 460
 Directional Distribution: 61% entering, 39% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.81	0.52 - 0.96	0.91

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Private School (K-12) (536)

Average Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

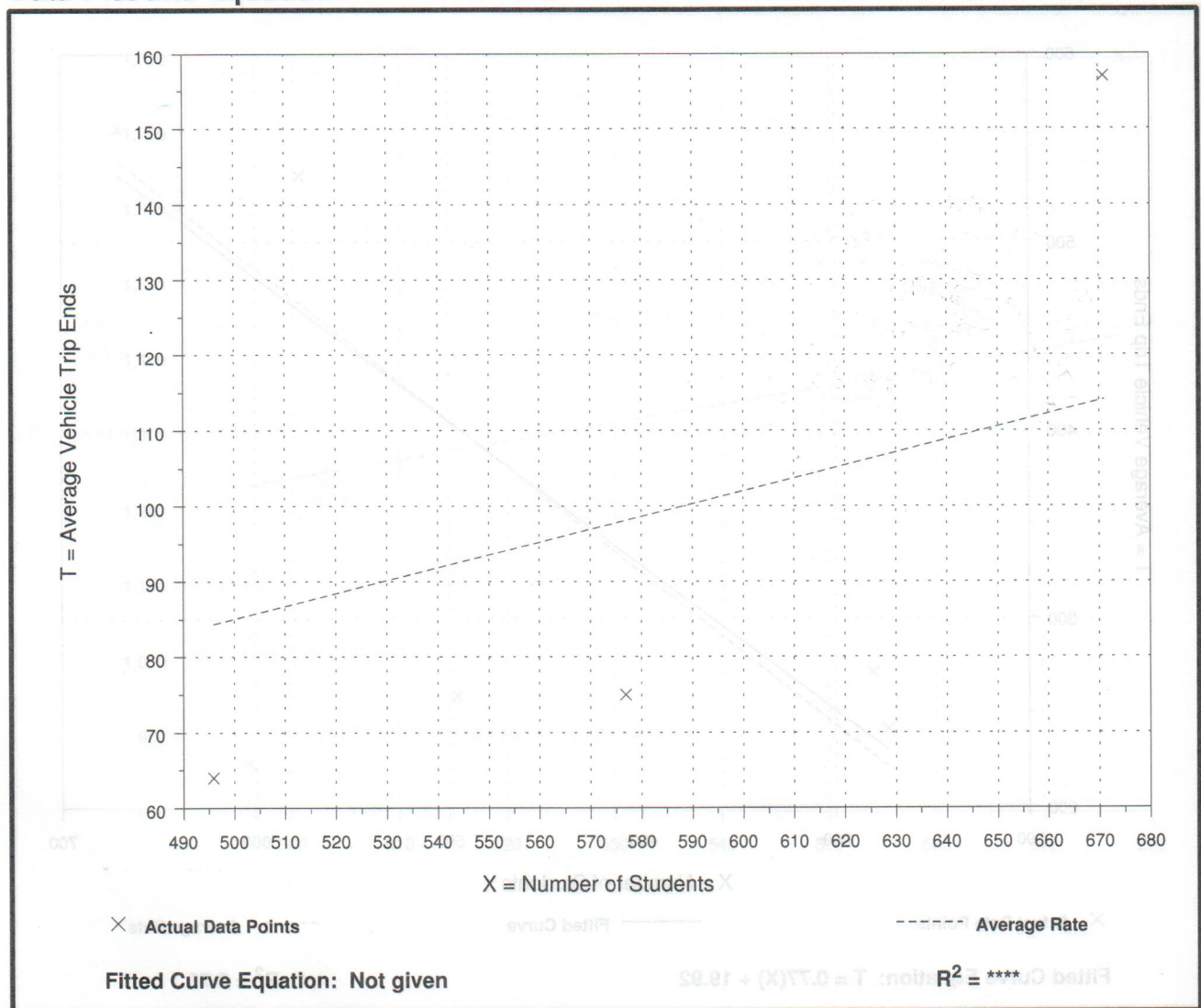
Number of Studies: 3
 Average Number of Students: 581
 Directional Distribution: 43% entering, 57% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.17	0.13 - 0.23	0.41

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Day Care Center (565)

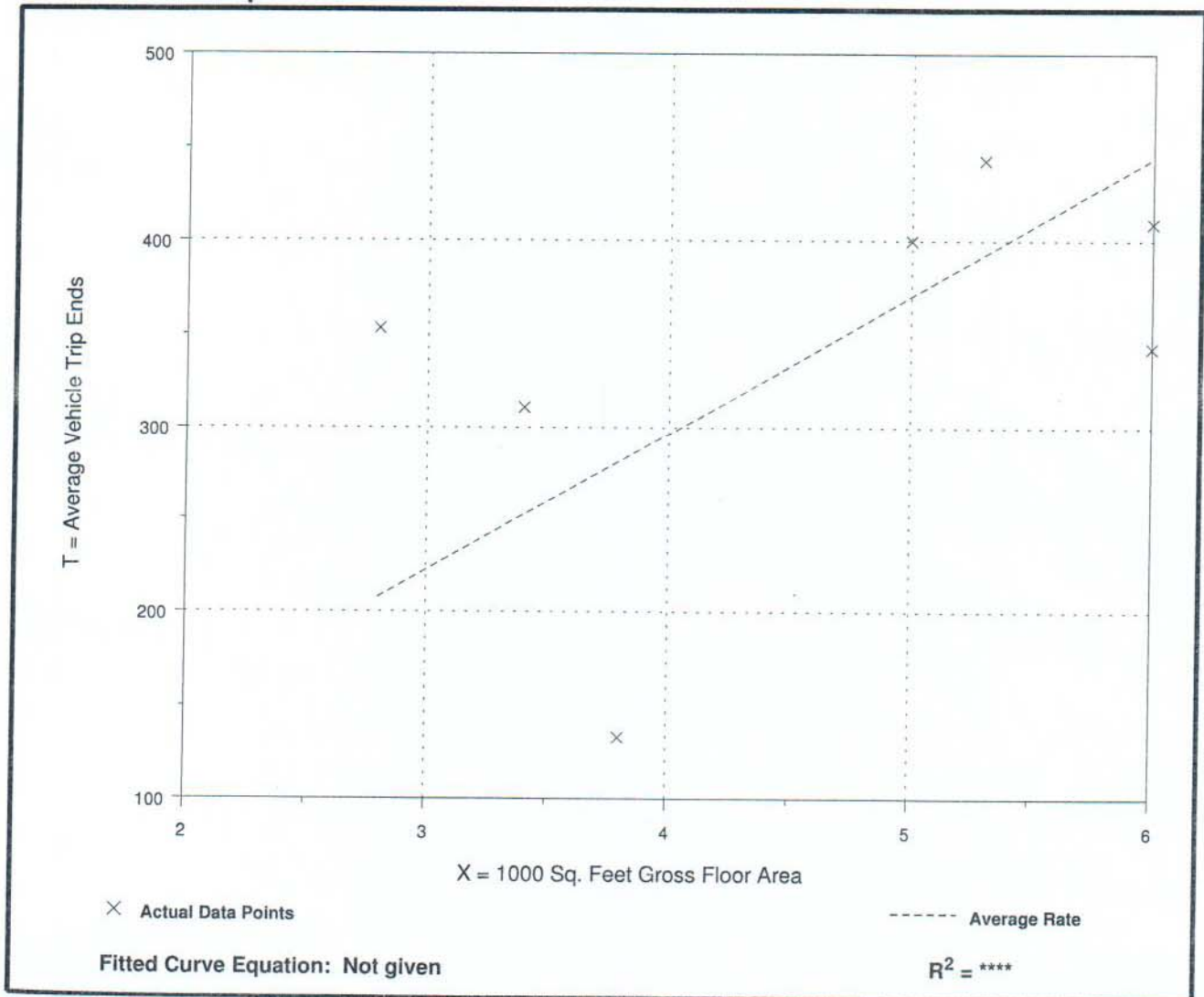
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday**

Number of Studies: 7
Average 1000 Sq. Feet GFA: 5
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
74.06	35.00 - 126.07	24.53

Data Plot and Equation



Day Care Center (565)

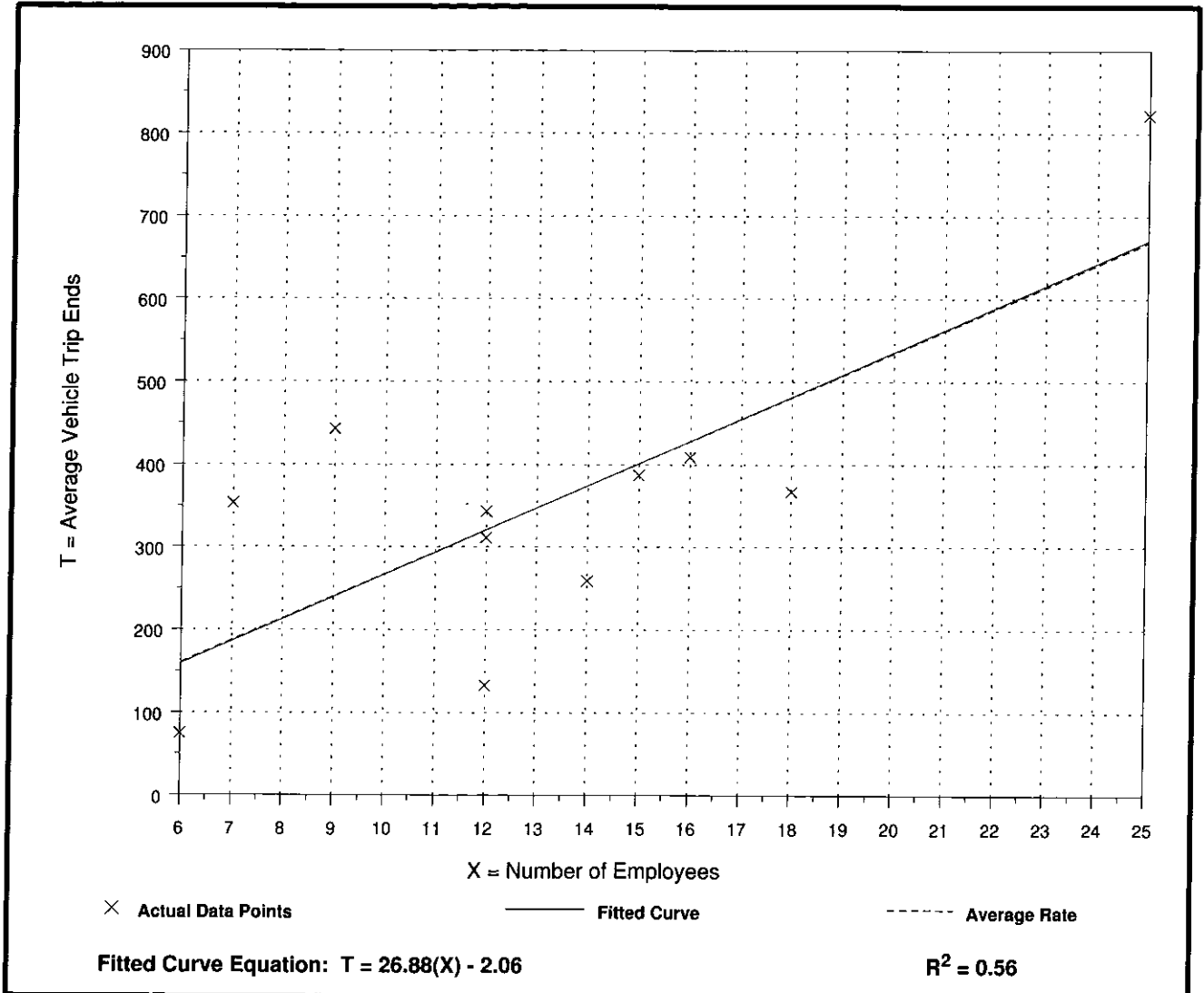
Average Vehicle Trip Ends vs: Employees On a: Weekday

Number of Studies: 11
Avg. Number of Employees: 13
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
26.73	11.08 - 50.43	11.43

Data Plot and Equation



Day Care Center (565)

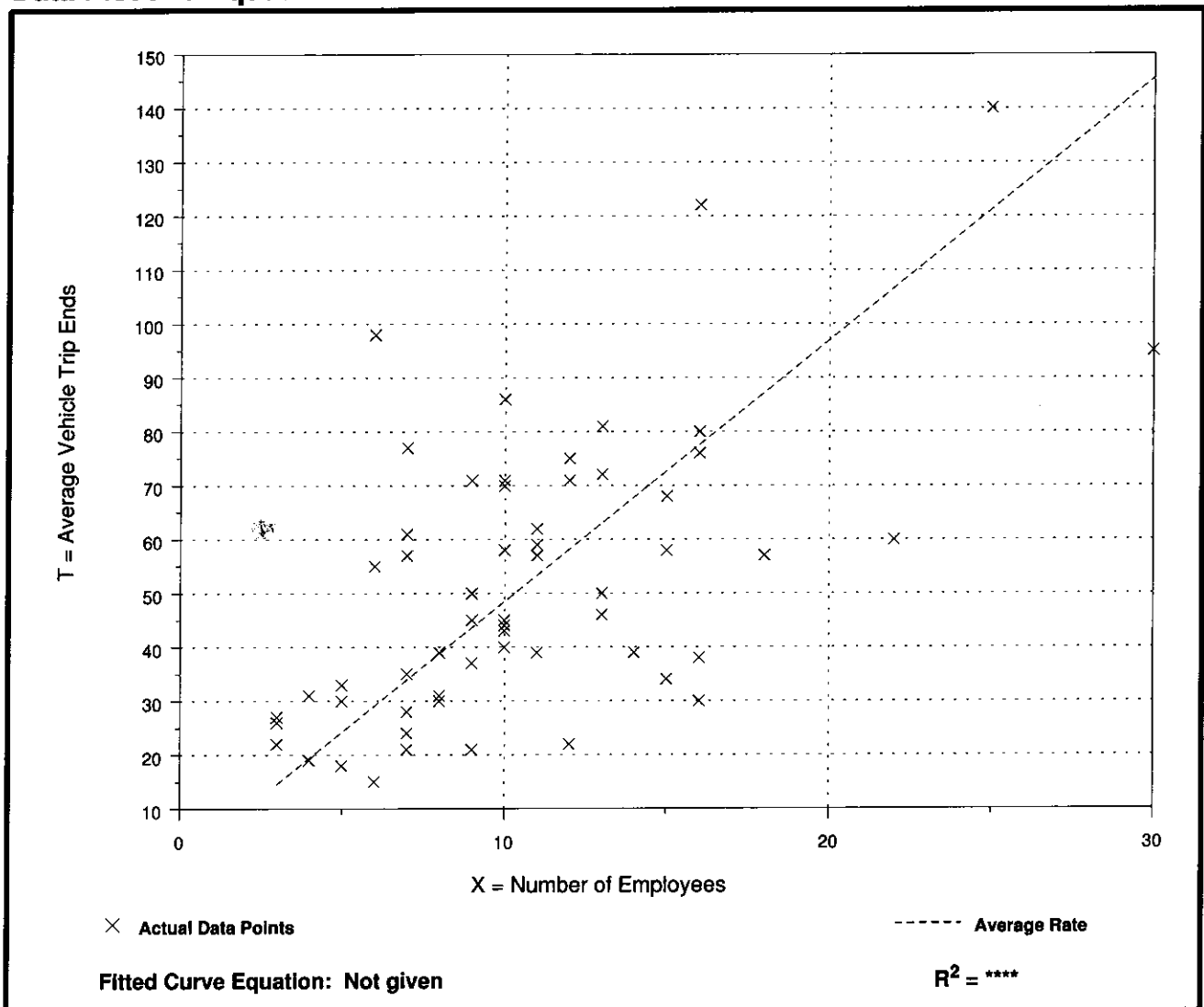
Average Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 60
 Avg. Number of Employees: 10
 Directional Distribution: 53% entering, 47% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.85	1.83 - 16.33	3.04

Data Plot and Equation



Day Care Center (565)

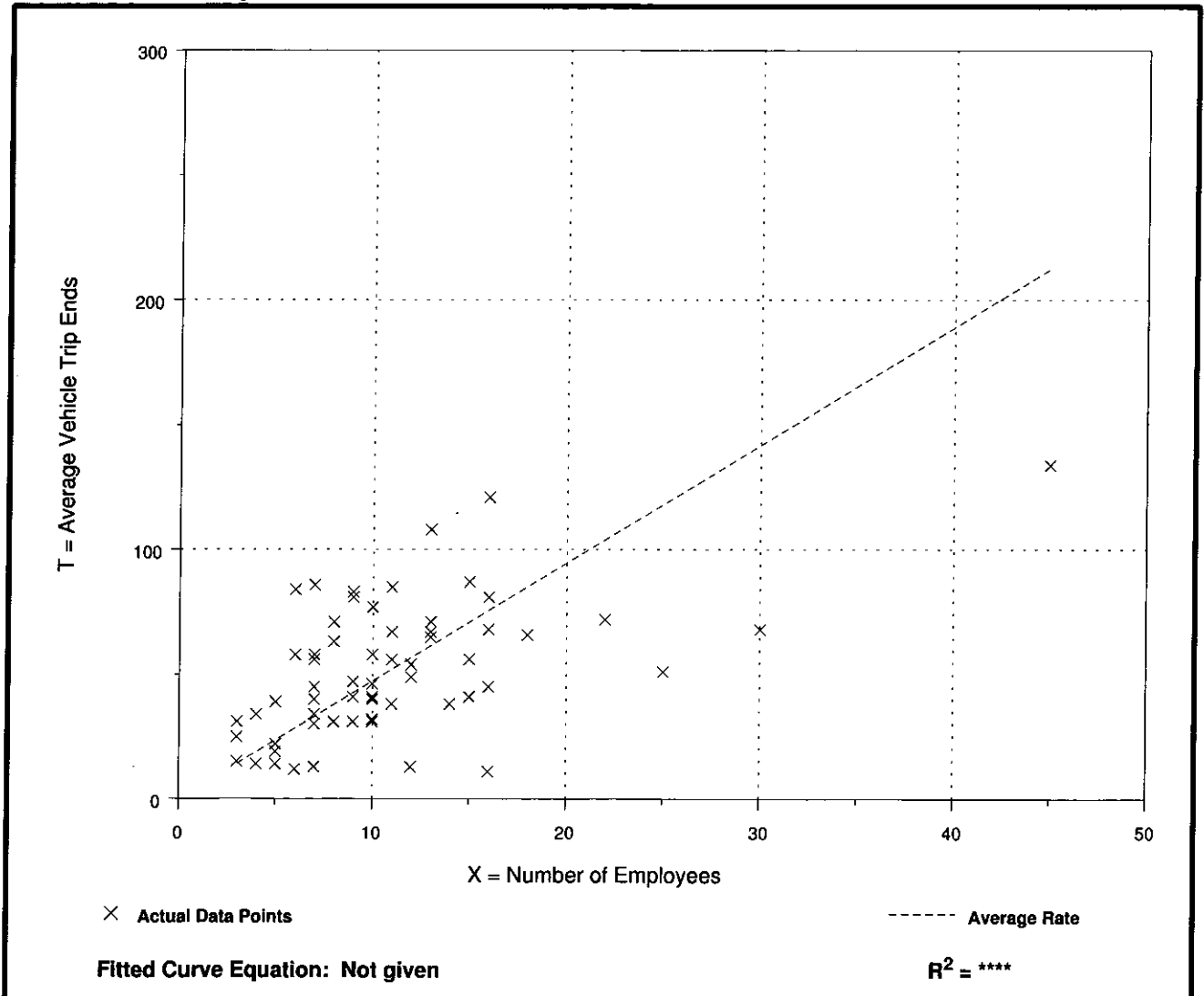
Average Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 61
 Avg. Number of Employees: 11
 Directional Distribution: 47% entering, 53% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.73	0.69 - 14.00	3.20

Data Plot and Equation



Specialty Retail Center (826)

**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday**

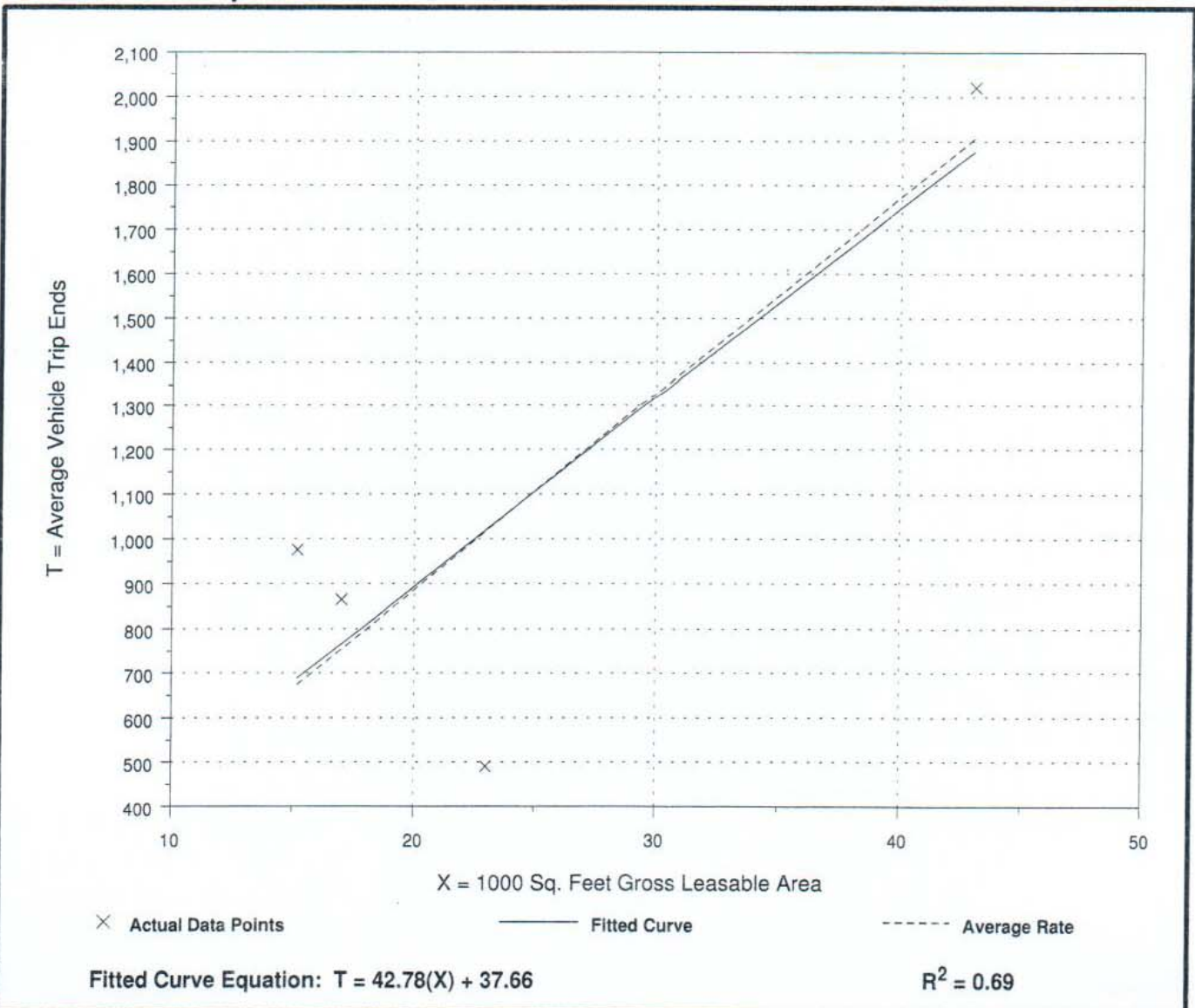
Number of Studies: 4
Average 1000 Sq. Feet GLA: 25
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
44.32	21.30 - 64.21	15.52

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Specialty Retail Center (826)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

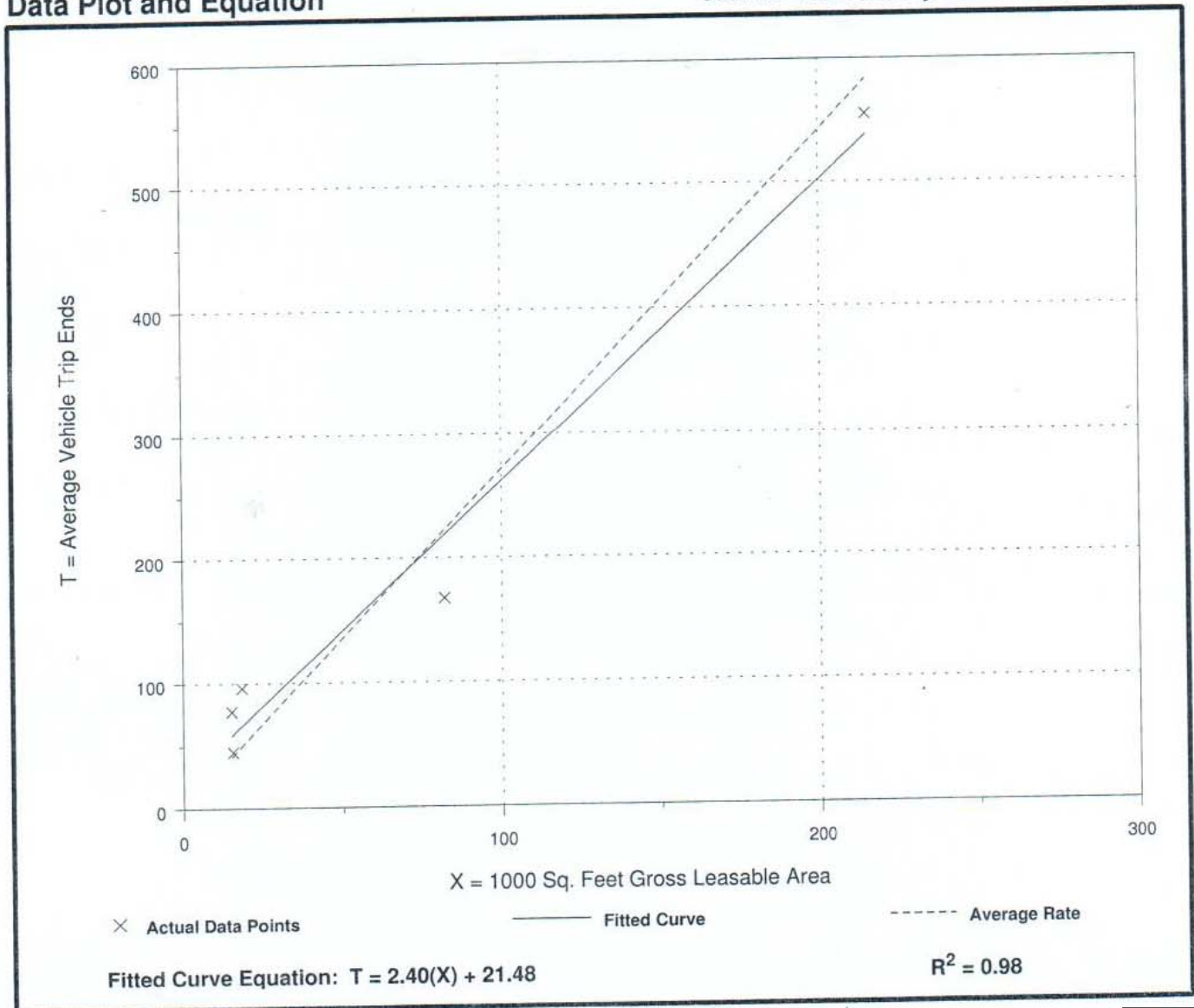
Number of Studies: 5
Average 1000 Sq. Feet GLA: 69
Directional Distribution: 44% entering, 56% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
2.71	2.03 - 5.16	1.83

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Land Use: 918 Hair Salon

Description

Hair salons are facilities that specialize in cosmetic and beauty services including hair cutting and styling, skin and nail care, and massage therapy. Hair salons may also contain spa facilities.

Additional Data

The surveyed site had 15 parking spaces.

The site was surveyed in 2007 in New York.

Source Number

586

Land Use: 918 Hair Salon

Independent Variables with One Observation

The following trip generation data are for independent variables with only one observation. This information is shown in this table only; there are no related plots for these data.

Users are cautioned to use data with care because of the small sample size.

<u>Independent Variable</u>	<u>Trip Generation Rate</u>	<u>Size of Independent Variable</u>	<u>Number of Studies</u>	<u>Directional Distribution</u>
1,000 Square Feet Gross Floor Area				
Weekday A.M. Peak Hour of Adjacent Street Traffic	1.21	4	1	100% entering, 0% exiting
Weekday P.M. Peak Hour of Adjacent Street Traffic	1.45	4	1	17% entering, 83% exiting
Weekday A.M. Peak Hour of Generator	1.21	4	1	100% entering, 0% exiting
Weekday P.M. Peak Hour of Generator	1.93	4	1	38% entering, 62% exiting
Saturday Peak Hour of Generator	5.08	4	1	36% entering, 64% exiting

Land Use: 925 Drinking Place

Description

A drinking place contains a bar, where alcoholic beverages and food are sold, and possibly some type of entertainment, such as music, television screens, video games, or pool tables. Establishments that specialize in serving food but also have bars are not included in this land use.

Additional Data

The sites were surveyed in 1987, 1995 and 1997 in Colorado, Oregon and South Dakota.

Source Numbers

291, 358, 583

Drinking Place (925)

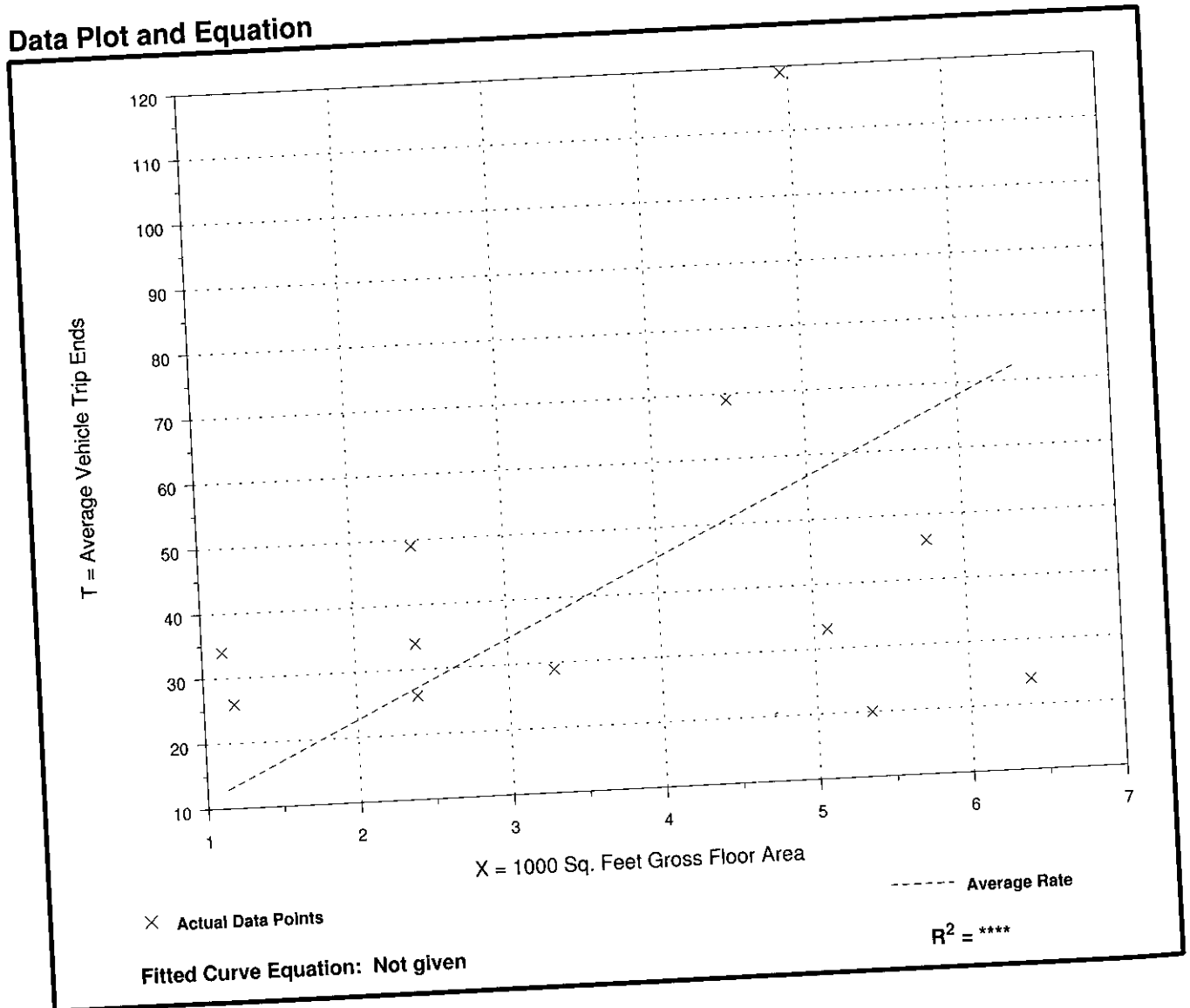
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 12
Average 1000 Sq. Feet GFA: 4
Directional Distribution: 66% entering, 34% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
11.34	3.73 - 29.98	8.04

Data Plot and Equation



Land Use: 931

Quality Restaurant

Description

This land use consists of high quality, full-service eating establishments with typical duration of stay of at least one hour. Quality restaurants generally do not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires reservations and is generally not part of a chain. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for meals after they eat. While some of the study sites have lounge or bar facilities (serving alcoholic beverages), they are ancillary to the restaurant. High-turnover (sit-down) restaurant (Land Use 932) is a related use.

Additional Data

Truck trips accounted for approximately 1 to 4 percent of the weekday traffic. The average for the sites that were surveyed was approximately 1.6 percent.

Vehicle occupancy ranged from 1.59 to 1.98 persons per automobile on an average weekday. The average for the sites that were surveyed was approximately 1.78.

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

The sites were surveyed between the 1970s and the 1990s throughout the United States.

Source Numbers

13, 73, 88, 90, 98, 100, 126, 172, 260, 291, 301, 338, 339, 368, 437, 440

Quality Restaurant (931)

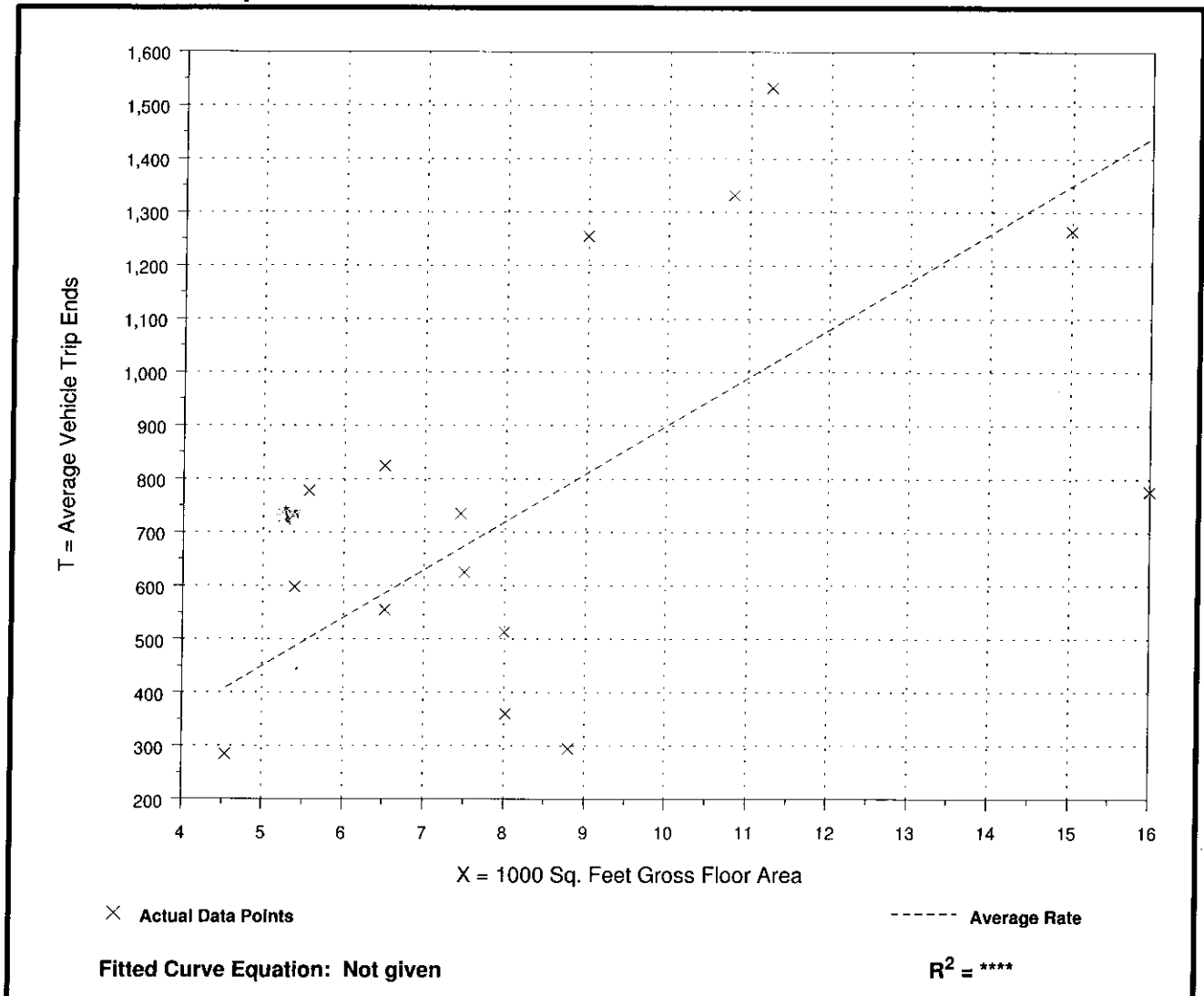
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday

Number of Studies: 15
Average 1000 Sq. Feet GFA: 9
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
89.95	33.41 - 139.80	36.81

Data Plot and Equation



Quality Restaurant (931)

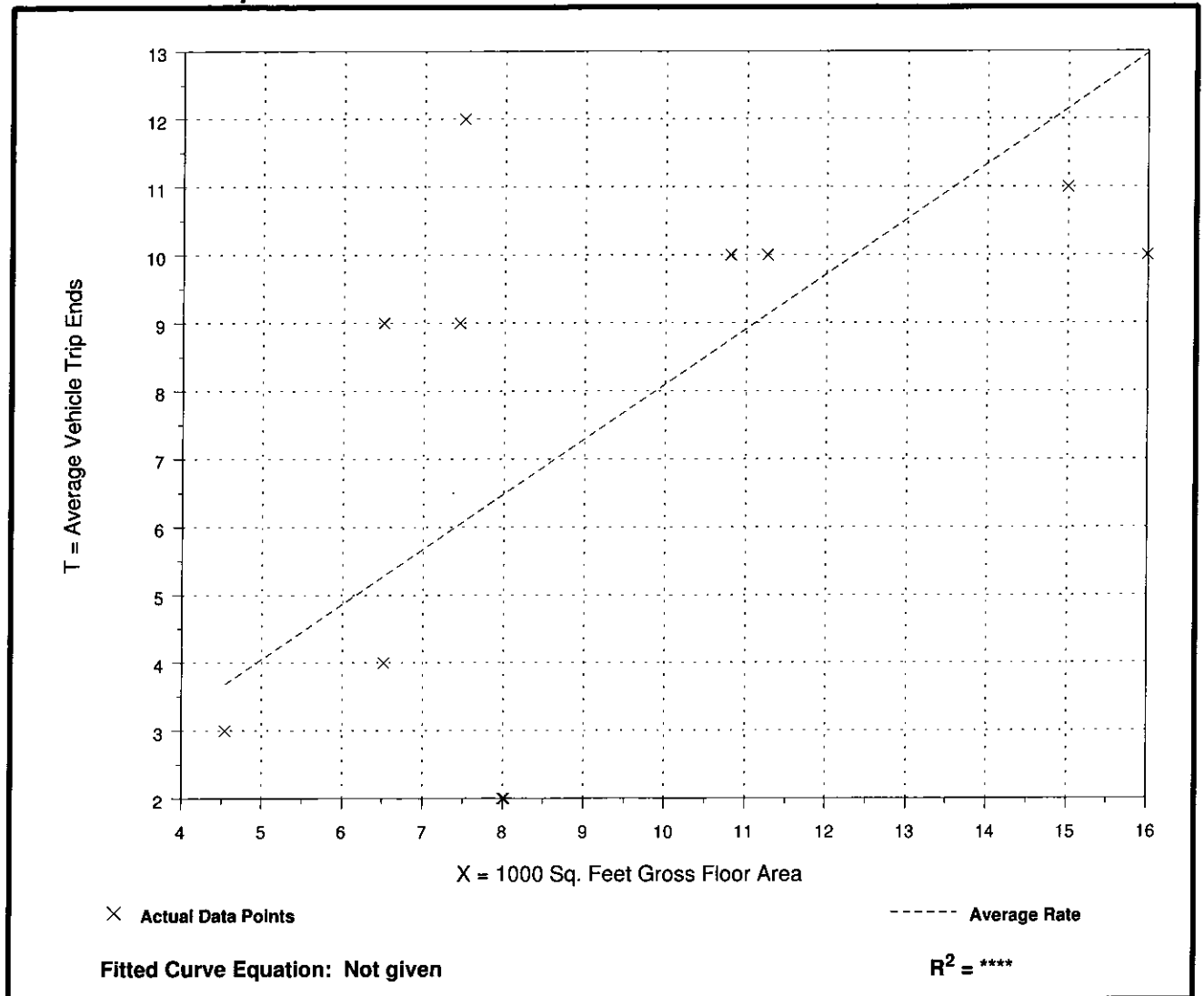
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 11
 Average 1000 Sq. Feet GFA: 9
 Directional Distribution: Not available

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
0.81	0.25 - 1.60	0.93

Data Plot and Equation



Quality Restaurant (931)

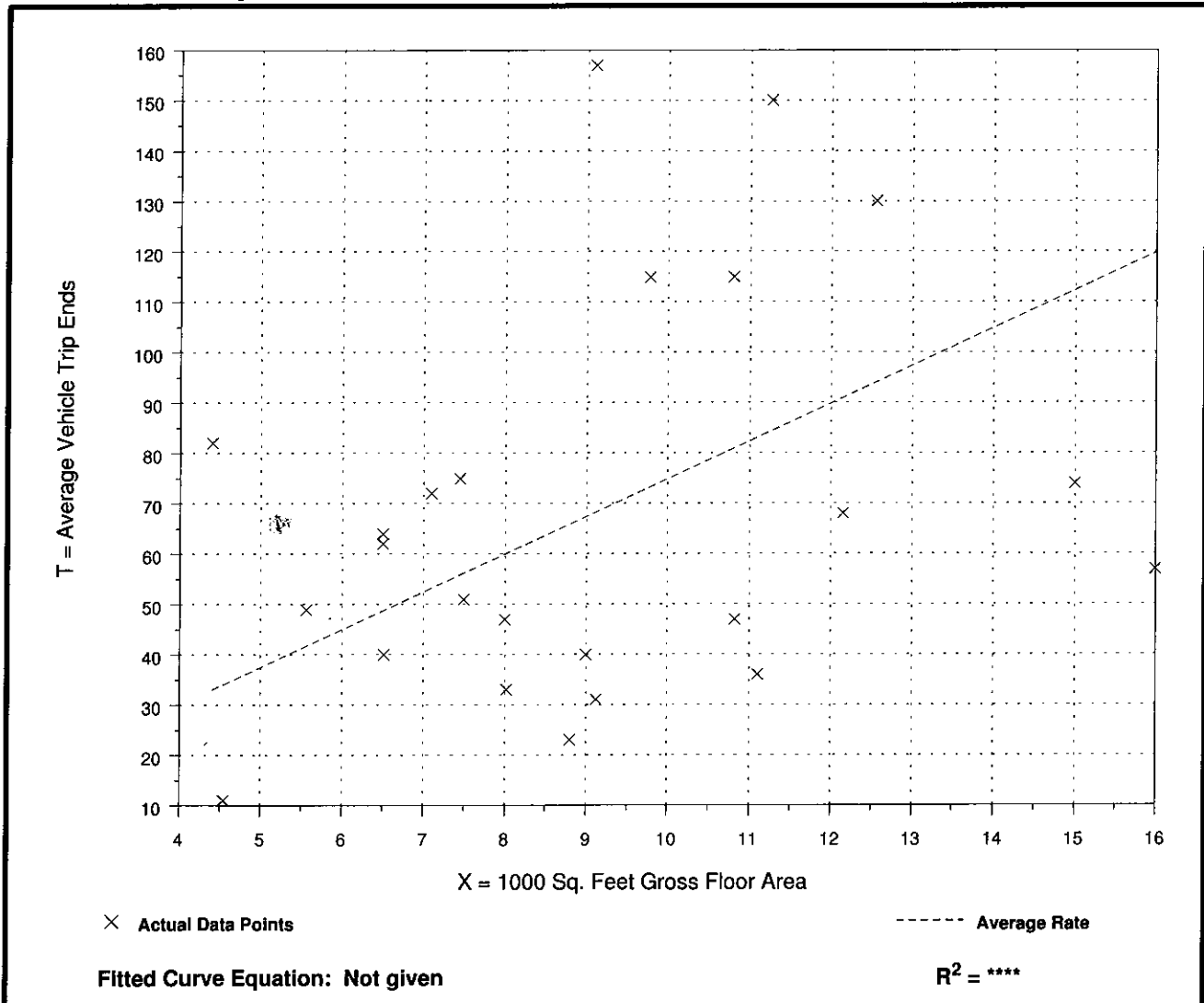
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 24
 Average 1000 Sq. Feet GFA: 9
 Directional Distribution: 67% entering, 33% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

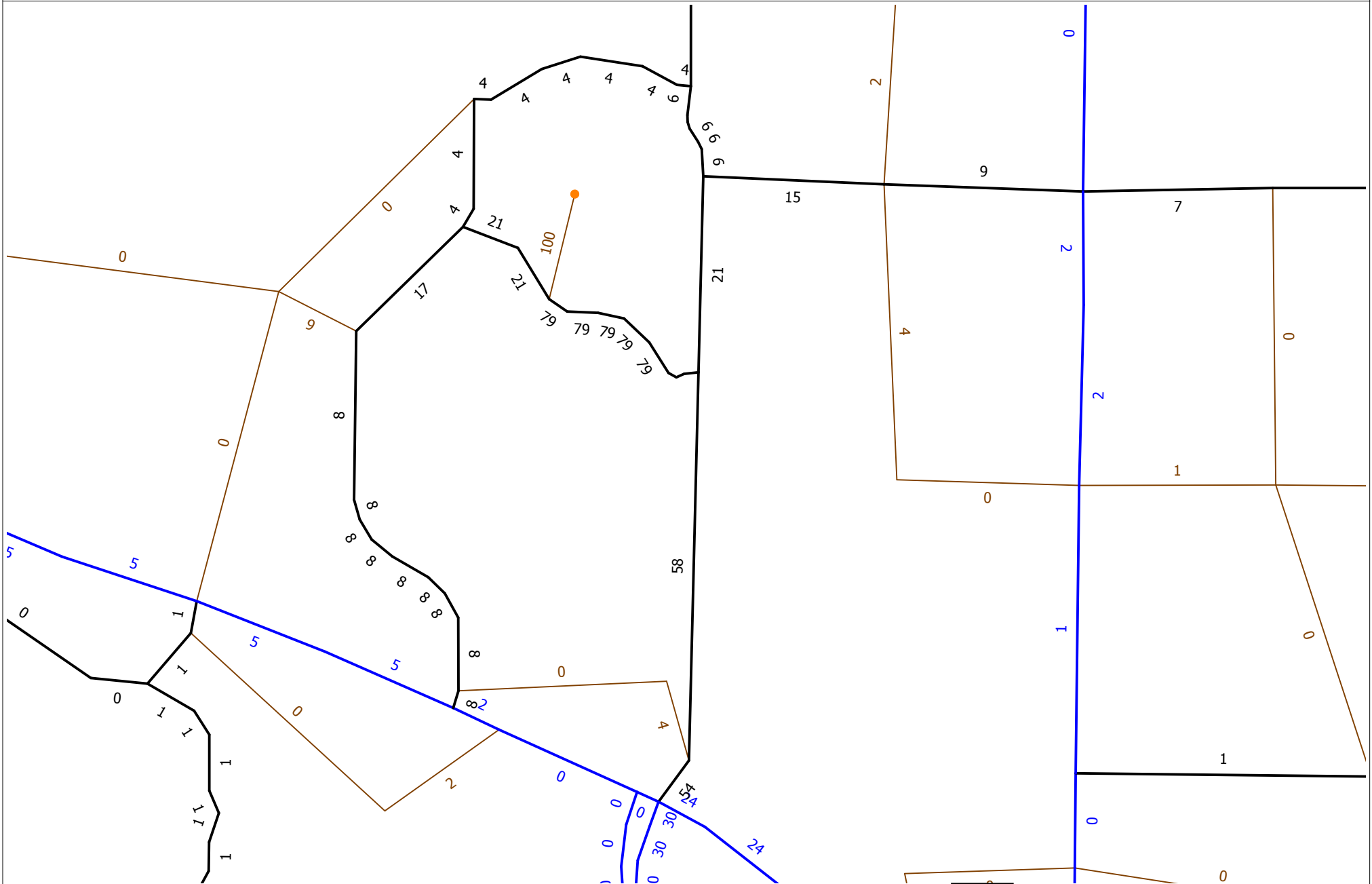
Average Rate	Range of Rates	Standard Deviation
7.49	2.42 - 18.64	4.89

Data Plot and Equation



APPENDIX D
OUATS Model Plot

Errol Estates Redevelopment TIA
 Trip Distribution
 OUATS 2020 Inter Year Model



APPENDIX E

ArtPlan Analysis

ARTPLAN 2012 Conceptual Planning Analysis

Project Information

Analyst	TPD Inc.	Arterial Name	Vick Road	Study Period	Standard K
Date Prepared	4/4/2017 1:52:23 PM	From	Matin St	Modal Analysis	Multimodal
Agency	TPD Inc.	To	Welch Rd	Program	ARTPLAN 2012
Area Type	Large Urbanized	Peak Direction	Northbound	Version Date	12/12/2012
Arterial Class	1				
File Name	\\HQDC01\Shared Folders\Company\Public\Project\4800-4899\4892 Errol Estates\ArtPlan\Vick Rd.xap				
User Notes					

Arterial Data

K	0.09	PHF	1	Control Type	Fully Actuated
D	0.565	% Heavy Vehicles	2	Base Sat. Flow Rate	1950

Automobile Intersection Data

Cross Street	Cycle Length	Thru g/C	Arr. Type	INT # Dir.Lanes	% Left Turns	% Right Turns	Left Turn Lanes	Left Turn Phasing	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes
Welch Rd	120	0.44	3	2	0	45	No	None	N/A	N/A	N/A	No

Automobile Segment Data

Segment #	Length	AADT	Hourly Vol.	SEG # Dir.Lanes	Posted Speed	Free Flow Speed	Median Type	On-Street Parking	Parking Activity
1 (to Welch Rd)	4800	15000	763	2	35	40	Restrictive	No	N/A

Automobile LOS

Segment #	Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS			
1 (to Welch Rd)	763	3252	0.533	24.75	C	0.00	30.00	C			
Arterial Length	0.9205	Weighted g/C	0.44	FFS Delay	28.63	Threshold Delay	0.00	Auto Speed	30.00	Auto LOS	C

Automobile Service Volumes

Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln.

	A	B	C	D	E
Lanes	Hourly Volume In Peak Direction				
1	**	230	740	***	***
2	**	470	1480	***	***
3	**	730	2240	***	***
4	**	980	3000	***	***
*	**	470	1480	***	***
Lanes	Hourly Volume In Both Directions				
2	**	410	1300	***	***
4	**	840	2640	***	***
6	**	1300	3970	***	***
8	**	1740	5310	***	***
*	**	840	2640	***	***
Lanes	Annual Average Daily Traffic				
2	**	4600	14400	***	***
4	**	9300	29300	***	***
6	**	14400	44200	***	***
8	**	19300	59000	***	***
*	**	9300	29300	***	***

Multimodal Segment Data

Segment #	Outside Lane Width	Pave Cond	Pave Shldr / Bike Lane	Side Path	Side Path Separation	Side walk	Sidewalk Roadway Separation	Sidewalk Roadway Protective Barrier	Bus Freq	Passenger Load Factor	Amenities	Bus Stop Type
1 (to Welch Rd)	Typical	Typical	No	No	N/A	Yes	Typical	No	2	0.8	Excellent	Typical

Pedestrian SubSegment Data

Segment #	% of Segment			Sidewalk			Separation			Barrier		
	1	2	3	1	2	3	1	2	3	1	2	3
1 (to Welch Rd)	100			Yes			Typical				No	

Multimodal LOS

Link #	Bicycle Street		Bicycle Sidepath		Pedestrian			Bus						
	Score	LOS	Score	LOS	1	2	3	Score	LOS	Adj. Buses	LOS			
1 (to Welch Rd)	3.97	D	N/A	N/A				2.87	C	2.77	D			
	Bicycle LOS	3.97	D					Pedestrian LOS	2.87	C		Bus LOS	2.77	D

MultiModal Service Volume Tables

Bicycle

	A	B	C	D	E
Lanes	Hourly Volume In Peak Direction				
1	**	**	190	530	1000
2	**	**	380	1080	2000
3	**	**	560	1620	3000
4	**	**	750	2170	4000
*	**	**	380	1080	2000
Lanes	Hourly Volume In Both Directions				
2	**	**	340	940	1770
4	**	**	670	1910	3540
6	**	**	1000	2870	5310
8	**	**	1330	3840	7080
*	**	**	670	1910	3540
Lanes	Annual Average Daily Traffic				
2	**	**	3700	10400	19700
4	**	**	7400	21200	39400
6	**	**	11100	31900	59000
8	**	**	14800	42700	78700
*	**	**	7400	21200	39400

Pedestrian

	A	B	C	D	E
Lanes	Hourly Volume In Peak Direction				
1	1000	> 1000	***	***	***
2	2000	> 2000	***	***	***
3	3000	> 3000	***	***	***
4	4000	> 4000	***	***	***
*	2000	> 2000	***	***	***
Lanes	Hourly Volume In Both Directions				
2	1770	> 1770	***	***	***
4	3540	> 3540	***	***	***
6	5310	> 5310	***	***	***
8	7080	> 7080	***	***	***
*	3540	> 3540	***	***	***
Lanes	Annual Average Daily Traffic				
2	19700	> 19700	***	***	***
4	39400	> 39400	***	***	***
6	59000	> 59000	***	***	***
8	78700	> 78700	***	***	***
*	39400	> 39400	***	***	***

Bus

A	B	C	D	E
Buses Per Hour In Peak Direction				
>= 6	>= 4	>= 3	>= 2	>= 1
Buses in Study Hour in Peak Direction (Daily)				

≥ 5.28	≥ 3.52	≥ 2.64	≥ 1.76	≥ 0.88
-------------	-------------	-------------	-------------	-------------

*** Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.**

**** Cannot be achieved based on input data provided.**

***** Not applicable for that level of service letter grade. See generalized tables notes for more details.**

Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.

Facility weighted g/C exceeds normally acceptable upper range (0.5); verify that g/C inputs are correct.

Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: April 11, 2018
 FROM: Community Development
 EXHIBITS: Zoning Report
 Vicinity Map
 Adjacent Zoning Map
 Adjacent Uses Map
 Ordinance No. 2630
 Ex. A - Neighborhood Descriptions
 Ex. B – Master Plan
 Ex. C – Traffic Study

SUBJECT: ORDINANCE NO. 2638 – CHANGE OF ZONING AND MASTER PLAN – NEW ERROL – APOPKA --SIGNATURE H GROUP LLC

REQUEST: ORDINANCE NO. 2638 – SECOND READING – CHANGE OF ZONING AND MASTER PLAN; NEW ERROL – APOPKA FROM PARKS AND RECREATION AND PLANNED UNIT DEVELOPMENT TO PLANNED UNIT DEVELOPMENT AND MASTER PLAN.

SUMMARY:

OWNER/APPLICANT: Signature H Property Group LLC

CONSULTING PLANNER: GAI Consultants

LOCATION: North of Old Dixie Highway, south of Lester Road, west of Vick Road

PARCEL ID NUMBERS: 32-20-28-0000-00-003; 32-20-28-0000-00-008;
32-20-28-0000-00-004 (Portion)

EXISTING USE: Golf Course and Club House

CURRENT ZONING: Park & Recreation

PROPOSED DEVELOPMENT: Single family, townhomes, assisted living facility, community parks, commercial amenities complex with hotel, restaurant, aquatic park, and recreation facilities

PROPOSED ZONING: Planned Unit Development with a Master Plan

Acres: 75.9 +/-

FUNDING SOURCE: N/A

DISTRIBUTION

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

ADDITIONAL COMMENTS: The development application is for a change of zoning to Planned Unit Development and a Master Plan, consistent with Section 2.02.18.K of the Apopka Land Development Code. Prior to development within or for each Phase, Neighborhood, or Community and Neighborhood Park, including any off-site infrastructure improvements, must be reviewed and approved by the City through a Preliminary Development Plan and a Final Development Plan. A Preliminary Development Plan implements the Master Plan by providing further detail regarding residential subdivision plans, landscaping, recreation facilities, and street layout. A final development plan serves as a construction plan to demonstrate how roads, water, sewers, utilities and recreation facilities will be constructed or installed. All preliminary development plan applications have a public hearing before the Planning Commission and City Council.

The New Errol PUD Master Plan does not address redevelopment of the remaining vacant land owned by 5th Hole Investments (the New Errol PUD land owner) that was once used for a golf course west of Vick Road. The applicant, Signature H Group LLC has publicly committed at both Planning Commission and City Council meetings to develop this former golf course into a new 18-hole golf course. A Development Agreement will be presented no later than the second hearing for the New Errol PUD Master Plan to address the developer’s commitments to the construction of a new golf course and

Development Profile:

Neighborhood	Acreage	Development Profile	FLUM	Proposed Zoning
A	11.64	70 townhomes	RML	PUD
B-1	9.95	25,000 sq ft ¹ clubhouse 40 (21,200 sq ft ¹) room hotel	Commercial	PUD
B-2	5.45	18 townhomes	RML	PUD
C	6.76	46 carriage homes (townhomes)	RML	PUD
D	4.97	26 townhomes	RML	PUD
E	8.57	26 single family	E-1: RLS E-2: RL	PUD
F	13.3	32 townhomes 41 single family units	F-1: RL R-2: RML	PUD
G	13.94	180 ALF units (200,000 sq ft ¹) 60 acute care beds (45,000 ¹ sq ft ¹)	RML	PUD
Community Park	4.04	Passive park; dog park; PUD open space	PR	PUD

¹ Under conditioned space

PUD CONDITIONS OF APPROVAL

1. Final street names will be determined at the time of the Preliminary Development Plan, and must be accepted by the County Emergency Management Office.
2. All wetland and floodplain impacts shall meet the mitigation requirements set forth in the Comprehensive Plan (Conservation Element) and as determined by the Water Management District. All buildings shall be set back a minimum of fifty (50) feet from a wetland line and an upland buffer shall be provided consistent with the Comprehensive Plan and Land Development Code.

3. Where and if any inconsistencies occur between a Master Plan sheet and the Design Development Standards appearing on Sheet 11.0, Sheet 11.0 shall preside.
4. Transportation: New Errol Developer shall be responsible for cost of installation (not just design) of any warranted traffic signals as determined by the Transportation Study.

SCHOOL CAPACITY REPORT: The applicant has obtained a School Capacity Enhancement Agreement from Orange County Public Schools. School concurrency will be required at the time of the Preliminary Development Plan or Final Development Plan application for residential development. Location served by the following schools: Apopka Elementary; Wolf Lake Middle School; and Apopka High School.

ORANGE COUNTY NOTIFICATION: All property proposed for rezoning is surrounding by incorporated areas within the jurisdiction of the City of Apopka. Notice was sent to Orange County via the agenda for the Development Review Committee.

PUBLIC HEARING SCHEDULE:

March 20, 2018 – Planning Commission (5:30 pm) (Tuesday)
March 27, 2018 – City Council (5:30 pm) - 1st Reading (Tuesday)
April 11, 2018 – City Council (5:30 pm) – 2nd Reading (Wednesday)

DULY ADVERTISED:

March 9, 2018 – Public Notice and Notification (Apopka Chief, Letter, Poster)
March 16, 2018—Public Notice (Apopka Chief)
March 30, 2018 – Public Notice (Apopka Chief)

RECOMMENDATION ACTION:

The **Development Review Committee** finds the Change of Zoning and Master Plan consistent with the Comprehensive Plan, Land Development Code, and character of the surrounding areas subject to the findings of the Staff Report, PUD Conditions of Approval, and City Council adoption of the Future Land Use Amendment and a Development Agreement.

The **Planning Commission**, at its on March 20, 2018, found the Change of Zoning and New Errol PUD Master Plan consistent with the Comprehensive Plan, Land Development Code, and the character of the surrounding area; and the PUD conditions of approval; and recommended adoption of the Future Land Use Amendment and the Development Agreement.

The **City Council**, at its meeting on March 27, 2018, accepted the First Reading of Ordinance 2638 and held it over for Second Reading and Adoption on Wednesday, April 11, 2018, subject to the adoption of Ordinance 2581 and acceptance of a Development Agreement.

Recommended Motion: Adopt Ordinance 2638, subject to the effective date of Ordinance 2581

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

I. RELATIONSHIP TO ADJACENT PROPERTIES:

The Seven Neighborhoods and the Community Park (New Errol Community) are surrounding by the Errol Estates Residential Community, Vick Road, and the Errol Golf Course. Sheet 1.1 and 1.2 show the existing conditions surrounding the proposed New Errol Community. Sheet 3.0 identifies adjacent zoning and future land use designations

LAND USE & TRAFFIC COMPATIBILITY:

A transportation capacity study was prepared by the applicant's transportation planning and engineering consultant, Traffic Planning & Design. This study was reviewed by the City's transportation consultant, HDR. As a condition of the PUD and development agreement, the Spine Rad (called Staghorn Drive, will be constructed in two phases.

All road names appearing in the Master Plan are subject to approval by DRC at the Final Development Plan by DRC and the Orange County Emergency Management Office. The Spine Road will be a public road as well as a street serving the southern residential community within Neighborhood F. All others will be private.

COMPREHENSIVE PLAN COMPLIANCE:

The proposed Planned Unit Development) zoning is consistent with the City's Future Land Use Designations assigned to each Neighborhood, including the Community Park Development Plans shall not exceed the intensity or density allowed for the adopted Future Land Use Designation.

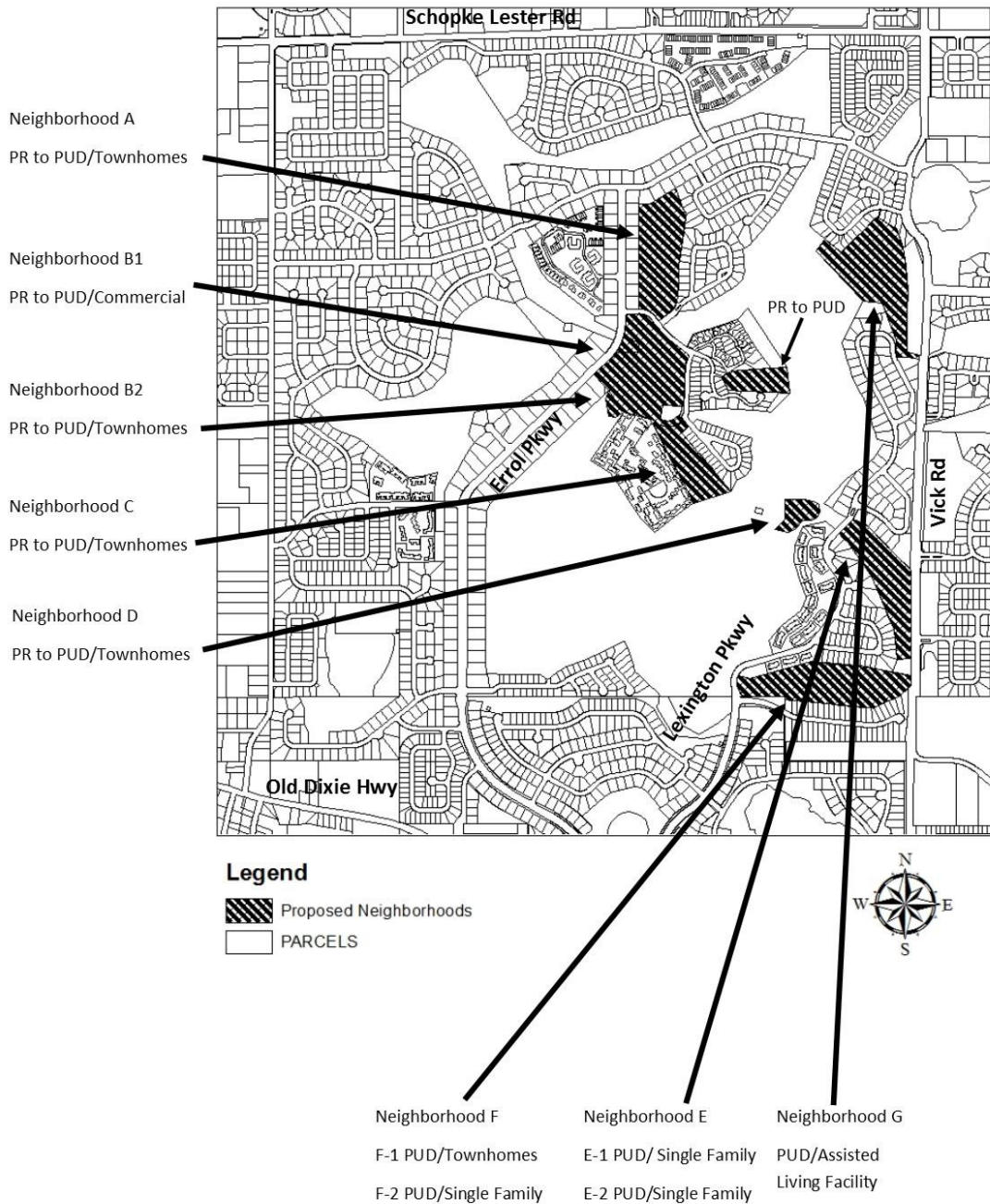
PUD RECOMMENDATIONS:

PUD development standards and project phasing appear within the Master Plan. If a development standard is not addressed within the Master Plan, the City's Land Development Code and Development Design Guidelines shall apply. A preliminary development plan and final development plan must be submitted to the City for each development phase.

PERMISSIBLE USES:

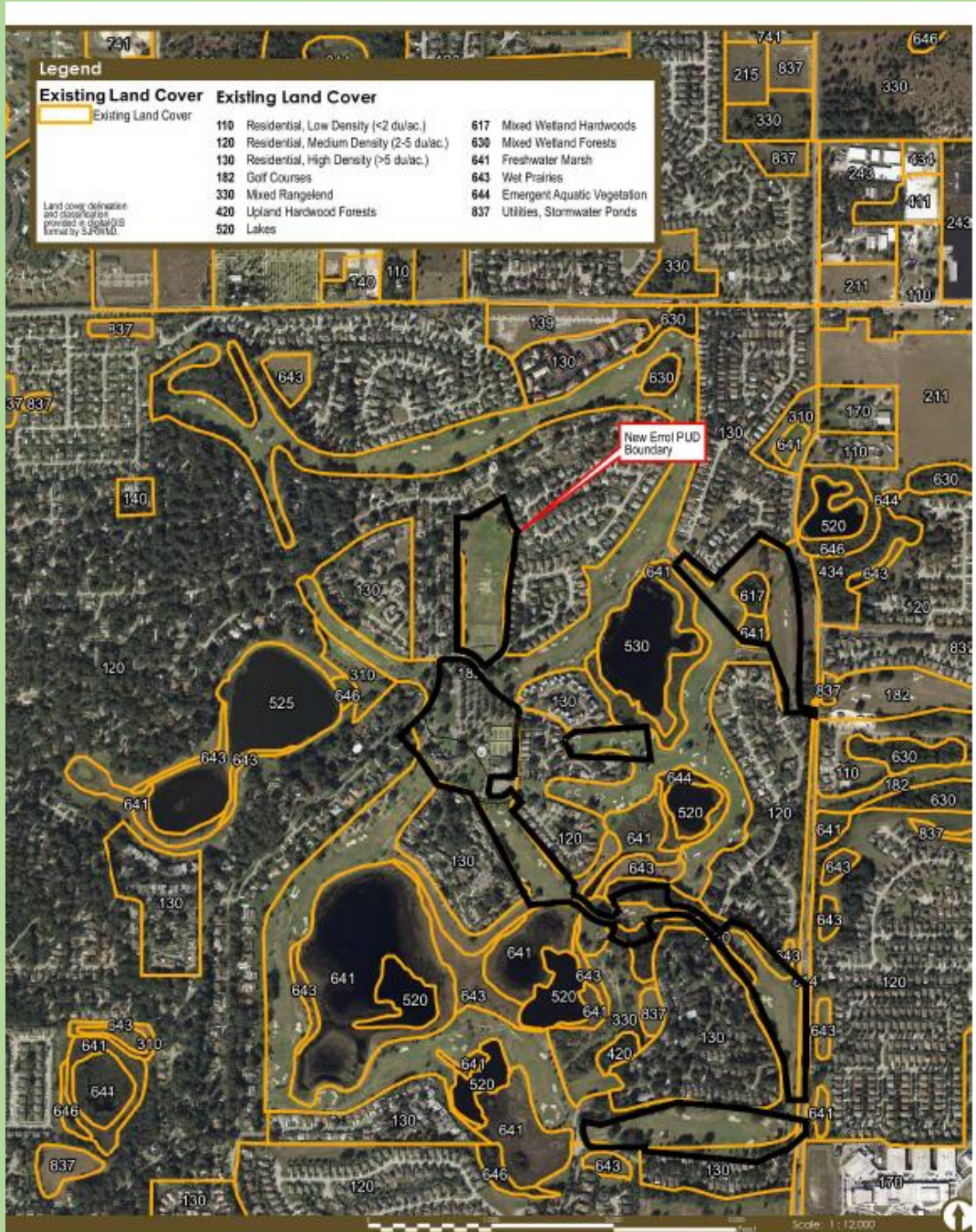
Permissible and Prohibited Uses for each Neighborhood and the Community Park are declared within Sheet 11.0 of the Master Plan. Any use not listed as prohibited or permissible is subject to the interpretation of the Community Development Director of compliance as a permissible use, or alternatively, may require an amendment to the PUD Master Plan and possibly the Development Agreement approved by City Council.

NEW ERROL PUD VICINITY MAP AND PROPOSED ZONING





ADJACENT USES



ORDINANCE 2638

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM PARKS AND RECREATION AND PLANNED UNIT DEVELOPMENT TO PLANNED UNIT DEVELOPMENT (NEW ERROL); FOR CERTAIN REAL PROPERTY GENERALLY LOCATED WEST OF VICK ROAD, SOUTH OF WEST LESTER ROAD, AND NORTH OF OLD DIXIE HIGHWAY, COMPRISING APPROXIMATELY 75.06 +/- ACRES, MORE OR LESS AND OWNED BY 5th HOLE INVESTMENTS LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, to manage the growth, the City of Apopka, Florida, finds it in the best interest of the public health, safety and welfare of its citizens to establish zoning classifications within the City; and

WHEREAS, the City of Apopka has requested a change in zoning on said property as identified in Section I of this ordinance; and

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

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Apopka, Florida, as follows:

Section I. That the zoning classification of the following described property be designated as Planned Unit Development (PUD), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

- A. The uses permitted within the PUD district shall be those set forth in the New Errol Master Plan as provided in Exhibit "A".
- B. Development of the property shall occur consistent 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-3 zoning standards set forth in the Land Development Code. Any proposed revision to the Master Plan shall be evaluated and processed pursuant to Section 2.02.18.N. (Master plan revision), LDC.
- C. If a Final Development Plan associated with the PUD district has not been approved by the City within three years after approval of these Master Plan provisions, the approval of the Master Plan/Preliminary Development Plan provisions will expire. At such time, the City Council may:
 - 1. Permit a single six-month extension for submittal of the required Final Development Plan;
 - 2. Allow the PUD zoning designation to remain on the property pending resubmittal of new Master Site Plan provisions and any conditions of approval; or
 - 3. Rezone the property to a more appropriate zoning classification.

If more than two years lapses between the Final Development Plan approvals of any sequential phase on the PUD, the approval of the PUD master plan shall expire.

ORDINANCE NO. 2638

PAGE 2

Section II. That the zoning classification of the following described property, being situated in the City of Apopka, Florida, is hereby Planned Unit Development (PUD) as defined in the Apopka Land Development Code for the properties described in Exhibit “B”.

Section III. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section IV. That the Community Development Director, or the Director’s designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

Section V. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section VI. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VII. That this Ordinance shall take effect upon the effective date of Ordinance No. 2581.

READ FIRST TIME: March 27, 2018

READ SECOND TIME
AND ADOPTED: April 11, 2018

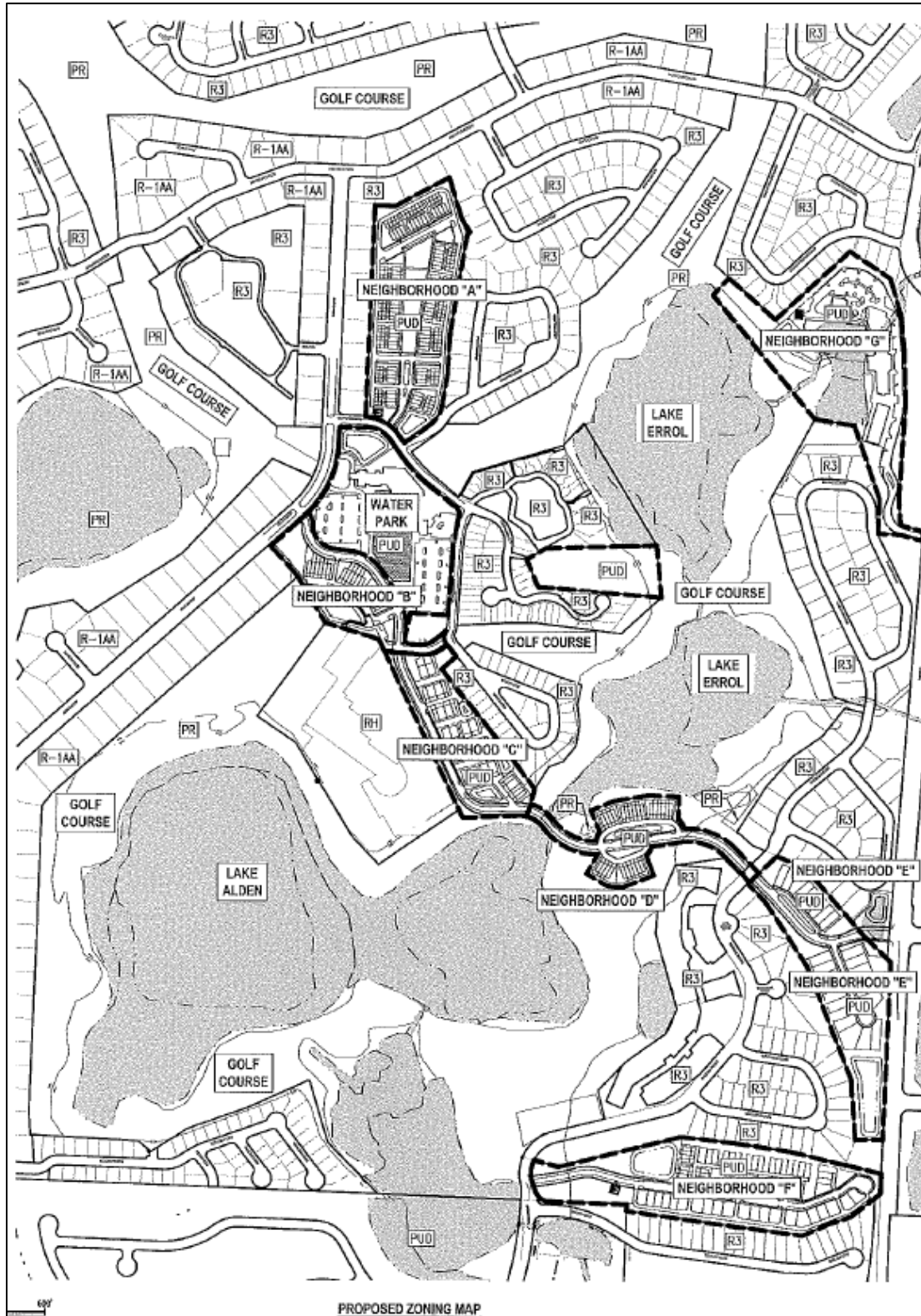
Joseph E. Kilsheimer, Mayor

ATTEST:

Linda Goff, City Clerk

DULY ADVERTISED: March 16, 2018
 March 23, 2018
 March 30, 2018

VICINITY MAP



NOTE:
 LOCATIONS OF EXISTING UTILITIES
 PROVIDED BY THE CITY OF
 APOPKA GIS. THESE LOCATIONS
 HAVE NOT BEEN FIELD VERIFIED.

WETLAND EXTENTS (TYP)
 (WETLANDS PER
 NATIONAL WETLAND
 INVENTORY. WETLANDS
 HAVE NOT BEEN
 SURVEYED)

SCALE: 1"=100'
 0 100 200

NO.	DATE	BY	CHKD.	APP'D.	DESCRIPTION

SCALE: AS SHOWN
 DATE: 03-13-2018
 DRAWN: MJC
 CHECKED: RSC
 APPROVED: RSC

EXISTING CONDITIONS
 NEW ERROL
 CITY OF APOPKA, FLORIDA

SEAL
 RANDALL S. COHEN, P.E.
 No. 58551

gai consultants
 EB 9951
 618 EAST SOUTH STREET
 ORLANDO, FLORIDA 32801
 PHONE: (407) 423-6388

PROJECT NO./DASH NO.
 A160186.01

SHEET
 4.2

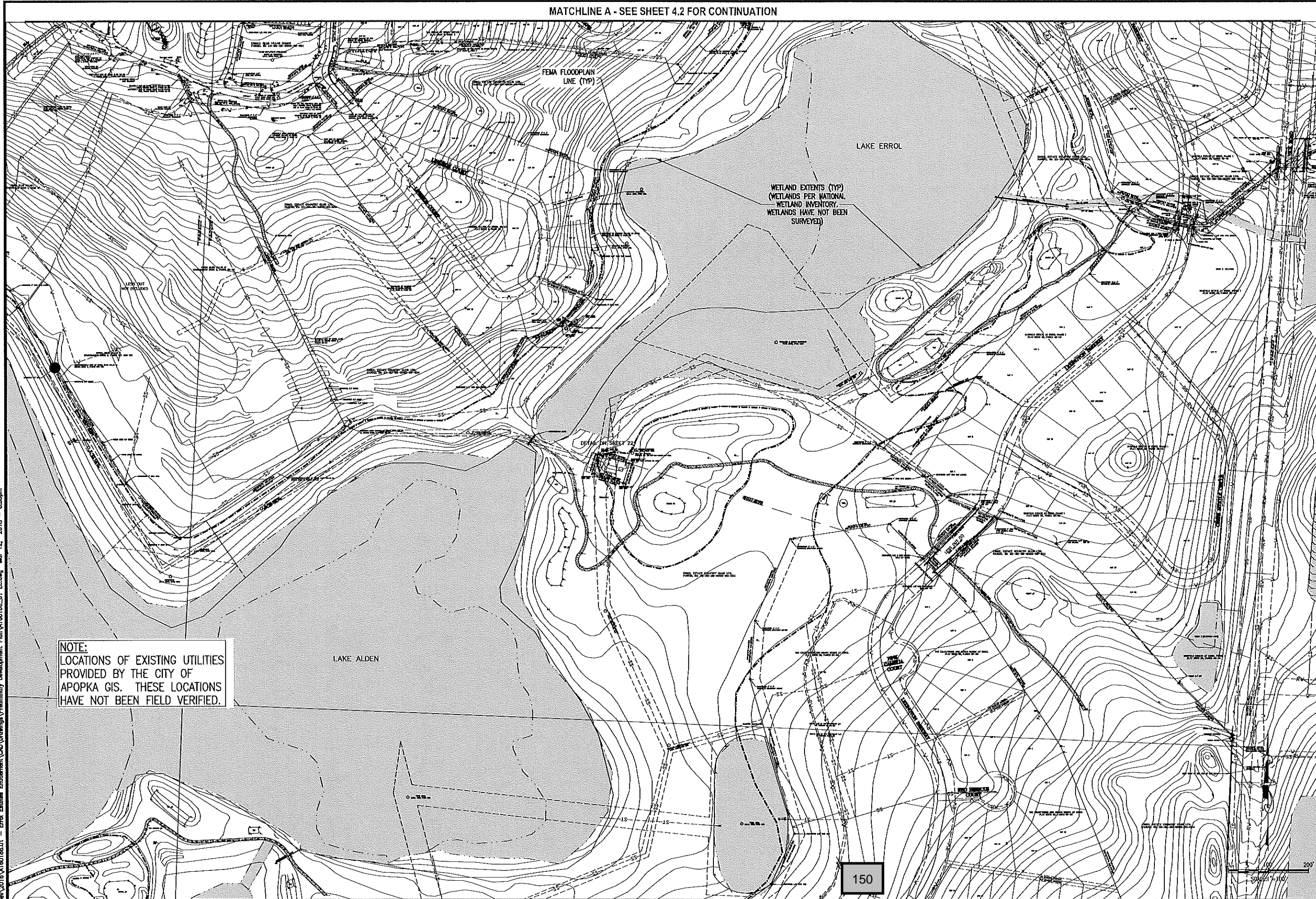
Z:\ComDev\2018\A160186.01 - Errol Errolas Enhancement\CAD\Drawings\Preliminary Development Plan\A160186.01_EC.dwg, Apr 12, 2018 - 8:53pm

149

MATCHLINE A - SEE SHEET 4.3 FOR CONTINUATION

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

MATCHLINE A - SEE SHEET 4.2 FOR CONTINUATION



NOTE:
 LOCATIONS OF EXISTING UTILITIES
 PROVIDED BY THE CITY OF
 AOPKA GIS. THESE LOCATIONS
 HAVE NOT BEEN FIELD VERIFIED.

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN
 DATE: 03-13-2018
 DRAWN: MJC
 CHECKED: RSC
 APPROVED: RSC

EXISTING CONDITIONS
 NEW ERROL
 CITY OF AOPKA, FLORIDA

SEAL
 RANDALL S. COHEN, P.E.
 No. 58581

gai consultants
 EE 9951
 818 EAST SOUTH STREET
 GULF BORO, FLORIDA 32601
 PHONE: (407) 423-8398

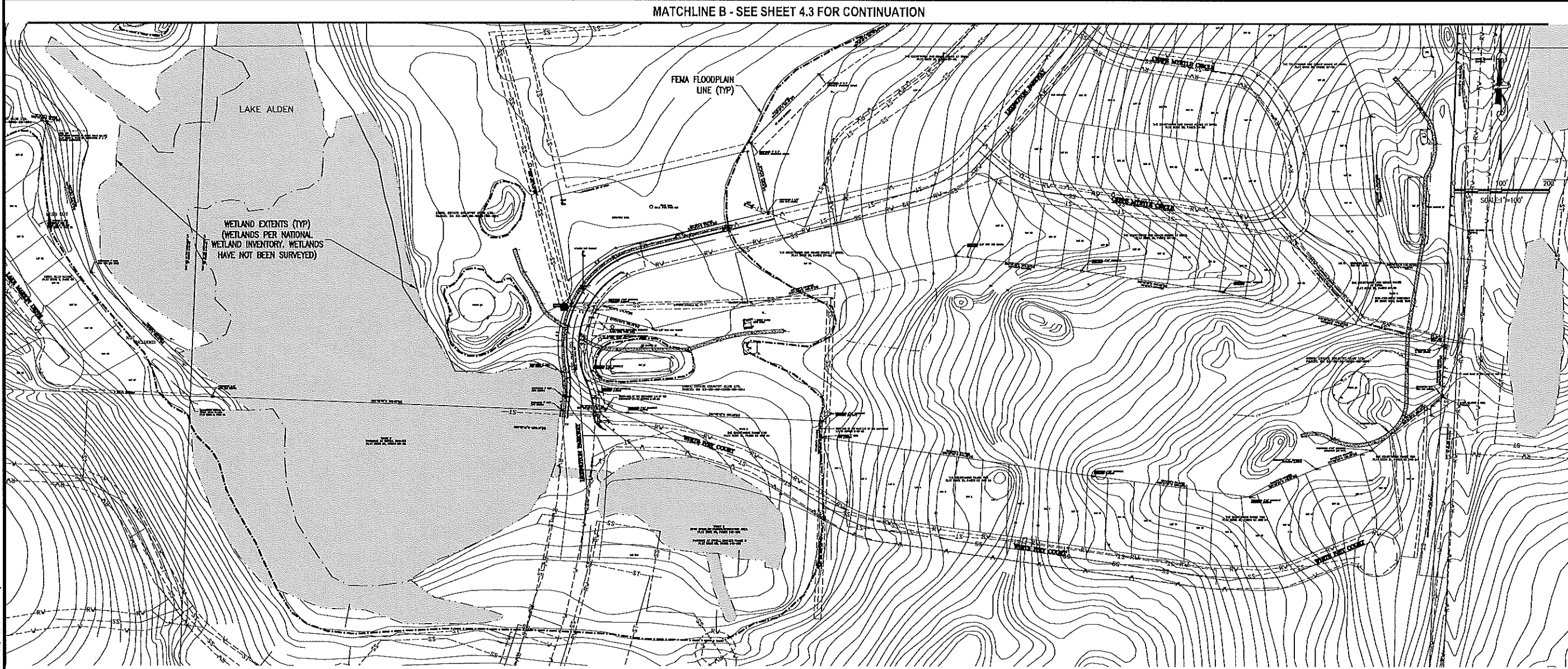
PROJECT NO./DASH NO.
 A160186.01
 SHEET
 4.3

MATCHLINE B - SEE SHEET 4.4 FOR CONTINUATION

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

Z:\ComDev\2016\A160186.01 - Errol Estates Enhancement\CAD Drawings\Preliminary Development\Plan\A160186.01 Ec.dwg Mar 12, 2018 - 8:25:31am

MATCHLINE B - SEE SHEET 4.3 FOR CONTINUATION



WETLAND EXTENTS (TYP)
(WETLANDS PER NATIONAL
WETLAND INVENTORY; WETLANDS
HAVE NOT BEEN SURVEYED)

FEMA FLOODPLAIN
LINE (TYP)

NOTE:
LOCATIONS OF EXISTING UTILITIES
PROVIDED BY THE CITY OF
APOPKA GIS. THESE LOCATIONS
HAVE NOT BEEN FIELD VERIFIED.

NO.	DATE	BY	CHKD.	APPROV.	DESCRIPTION

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

EXISTING CONDITIONS
NEW ERROL
CITY OF APOPKA, FLORIDA

SEAL
RANDALL S. COHEN, P.E.
No. 58581

gai consultants
818 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8388

PROJECT NO./DASH NO.
A160186.01

SHEET
4.4

Z:\ComDev\2018\A160186.01 - Errol Errolas - Entitlement\CAD\Drawings\Primnary Development_Plan\A160186.01_EC.dwg Mar 12, 2018 - 8:54pm

Z:\ComDev\2016\A160186.01 - Errol Estates Enhancement\CAD Drawings\Preliminary Development Plan\A160186.01 PHASING PLAN.dwg Mar 13, 2018 - 8:43am

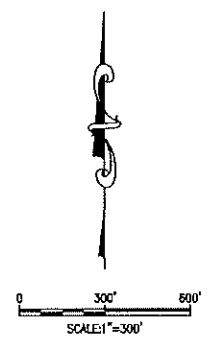
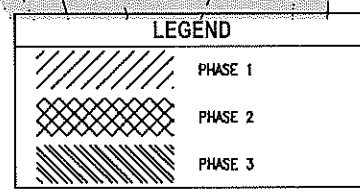


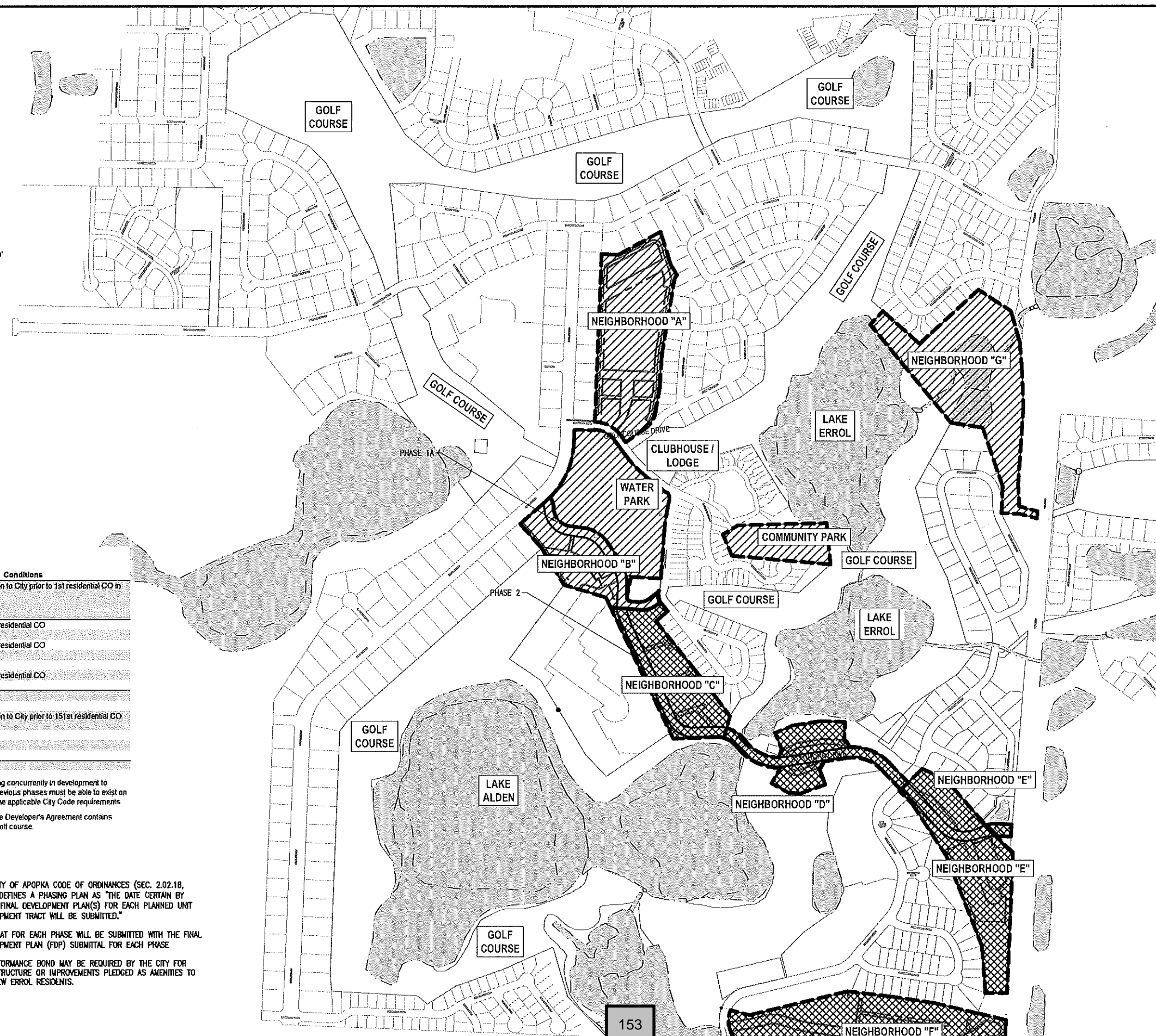
Table 6.0A - Phasing Plan

Phase 1,2	Item	Conditions
1a	Staghorn Drive (Spine Road) from Errol Parkway to Villas Access South extension of Golf Course Drive (Linkside Court to Staghorn Drive)	Completion and dedication to City prior to 1st residential CO in Neighborhood B-2.
1b	Clubhouse Lodge/Hotel Water Park Neighborhood A ALF (Building 1) Community Park Neighborhood B-2	Completion prior to 50th residential CO
2	Neighborhood C Neighborhood D Staghorn Drive (Spine Road) South of Villas Access Neighborhood E Neighborhood F ALF (Building 2)	Completion and dedication to City prior to 151st residential CO
3	Acute Care Rehab Center	

Notes
 1 Phases 1 and 2 will include multiple internal sub-phases running concurrently in development to completion. Each phase, portion or parcel in combination with previous phases must be able to exist on its own with respect to sufficient on-site infrastructure to satisfy the applicable City Code requirements.
 2 The golf course has been removed from the PUD, however, the Developer's Agreement contains additional phasing requirements related to improvements to the golf course.



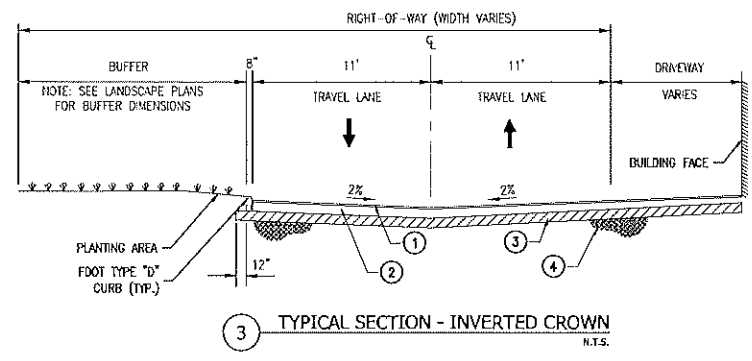
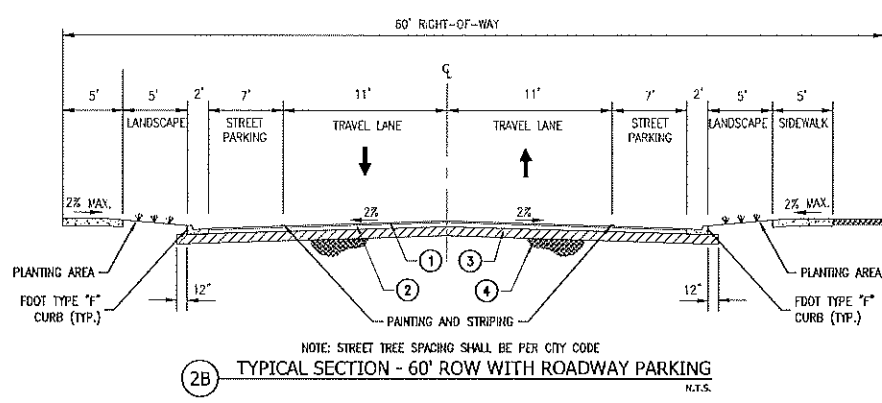
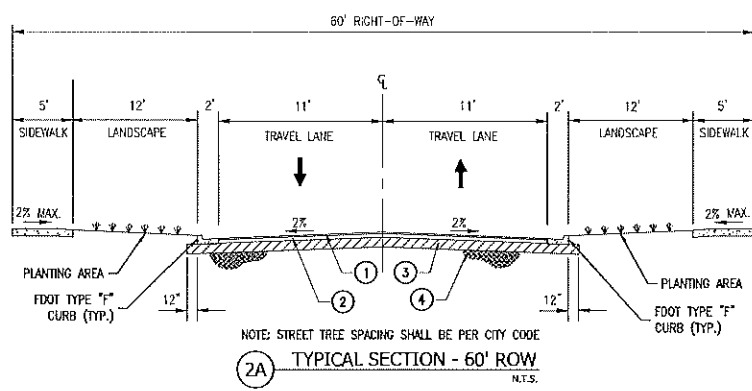
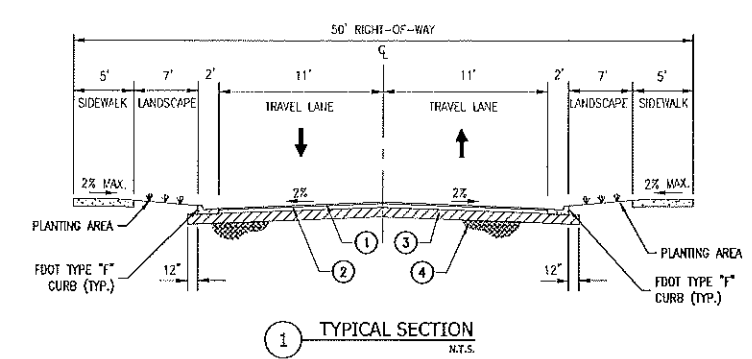
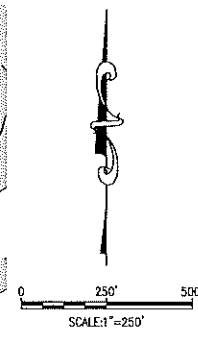
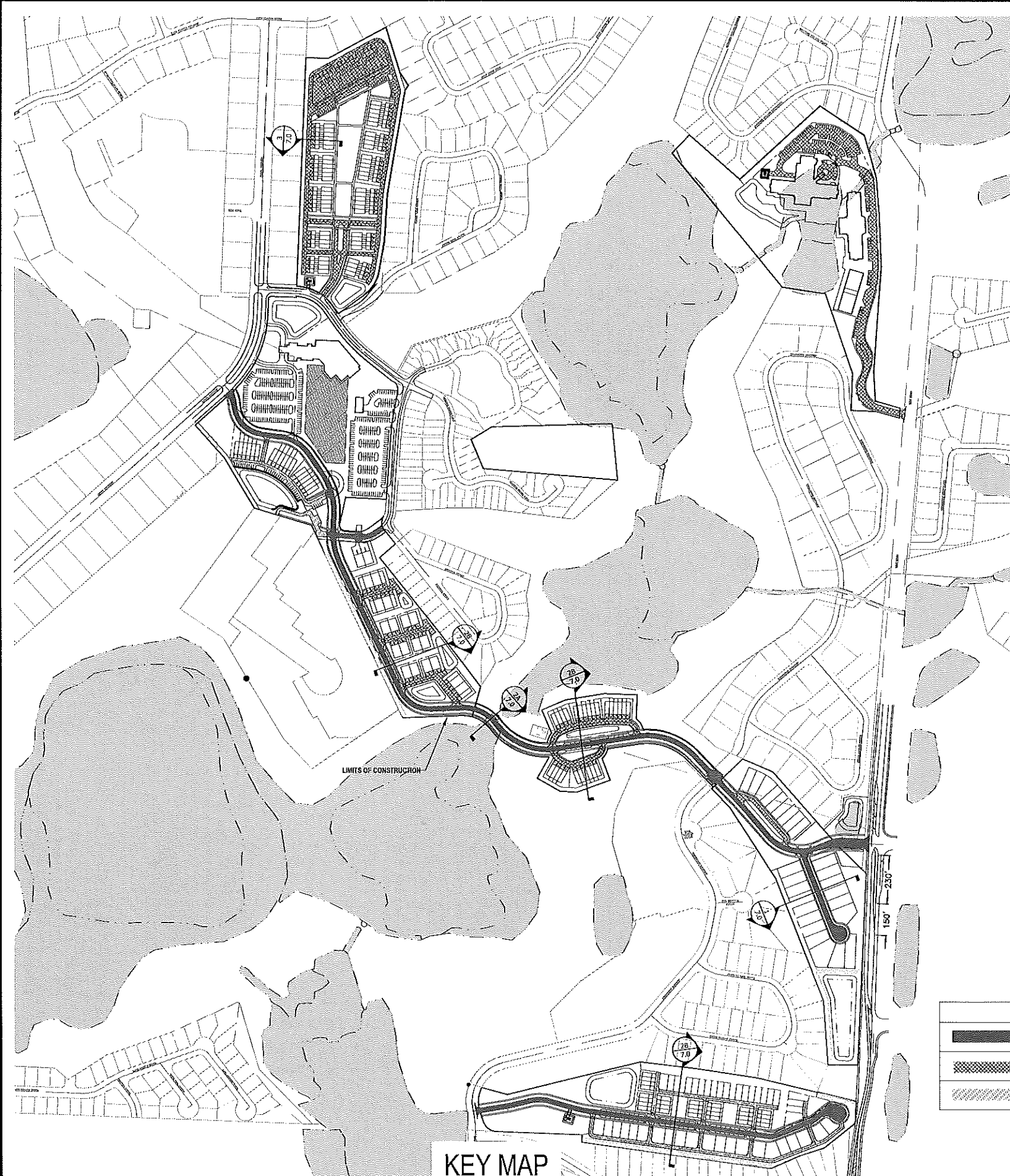
NOTE:
 1. THE CITY OF APOPKA CODE OF ORDINANCES (SEC. 2.02.18, K.2.e) DEFINES A PHASING PLAN AS "THE DATE CERTAIN BY WHICH FINAL DEVELOPMENT PLAN(S) FOR EACH PLANNED UNIT DEVELOPMENT TRACT WILL BE SUBMITTED."
 2. THE PLAN FOR EACH PHASE WILL BE SUBMITTED WITH THE FINAL DEVELOPMENT PLAN (FDP) SUBMITTAL FOR EACH PHASE.
 3. A PERFORMANCE BOND MAY BE REQUIRED BY THE CITY FOR INFRASTRUCTURE OR IMPROVEMENTS PLEDGED AS AMENITIES TO THE NEW ERROL RESIDENTS.



PHASING PLAN NEW ERROL CITY OF APOPKA, FLORIDA	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHKD.</th> <th>APP'D.</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	CHKD.	APP'D.	DESCRIPTION						
NO.	DATE	BY	CHKD.	APP'D.	DESCRIPTION								
SCALE: AS SHOWN DATE: 03-13-2018 DRAWN: MJC CHECKED: RSC APPROVED: RSC													
RANDALL S. COHEN, P.E. No. 56581 gai consultants (319) 951-6118 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398													
PROJECT NO./DASH NO. A160186.01 SHEET 6.0													

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

Z:\ComDev\2018\160185.01 - enrl - status enhancement\CAD\Drawings\preliminary development plan\160185.01 OVERALL TRANSPORTATION.dwg Mar. 12, 2018 - 8:02pm



LEGEND	
	PUBLIC RIGHT-OF-WAY
	PRIVATE RIGHT-OF-WAY
	ALLEY (PRIVATE)

NOTE: NORTH BOUND LEFT TURN SHOWN FOR DISPLAY ONLY.

154

ASPHALT PAVEMENT KEY NOTES			
1	1.5" ASPHALT - SP 9.5	3	12" TYPE 'B' STABILIZATION - MIN. LBR 40
2	8" LIMEROCK BASE - MIN. LBR 100	4	COMP. FILL/IN-SITU SOILS

REVISIONS					
NO.	DATE	BY	CHKD	APPROV	DESCRIPTION

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

OVERALL TRANSPORTATION PLAN
NEW ERROL
CITY OF APOKA, FLORIDA

SEAL

RANDALL S. COHEN, P.E.
No. 58581

gai consultants
EST. 1993
618 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-6398

PROJECT NO./DASH NO.
A160185.01

SHEET
7.0

Z:\ComDev\2018\160186.01 - Errol Estates Entitlement\CAD\Drawings\Preliminary Development Plan\160186.01_MASTER SITE PLAN_OPEN SPACE PLAN.dwg Mar 12, 2018 - 9:16pm



OPEN SPACE LEGEND

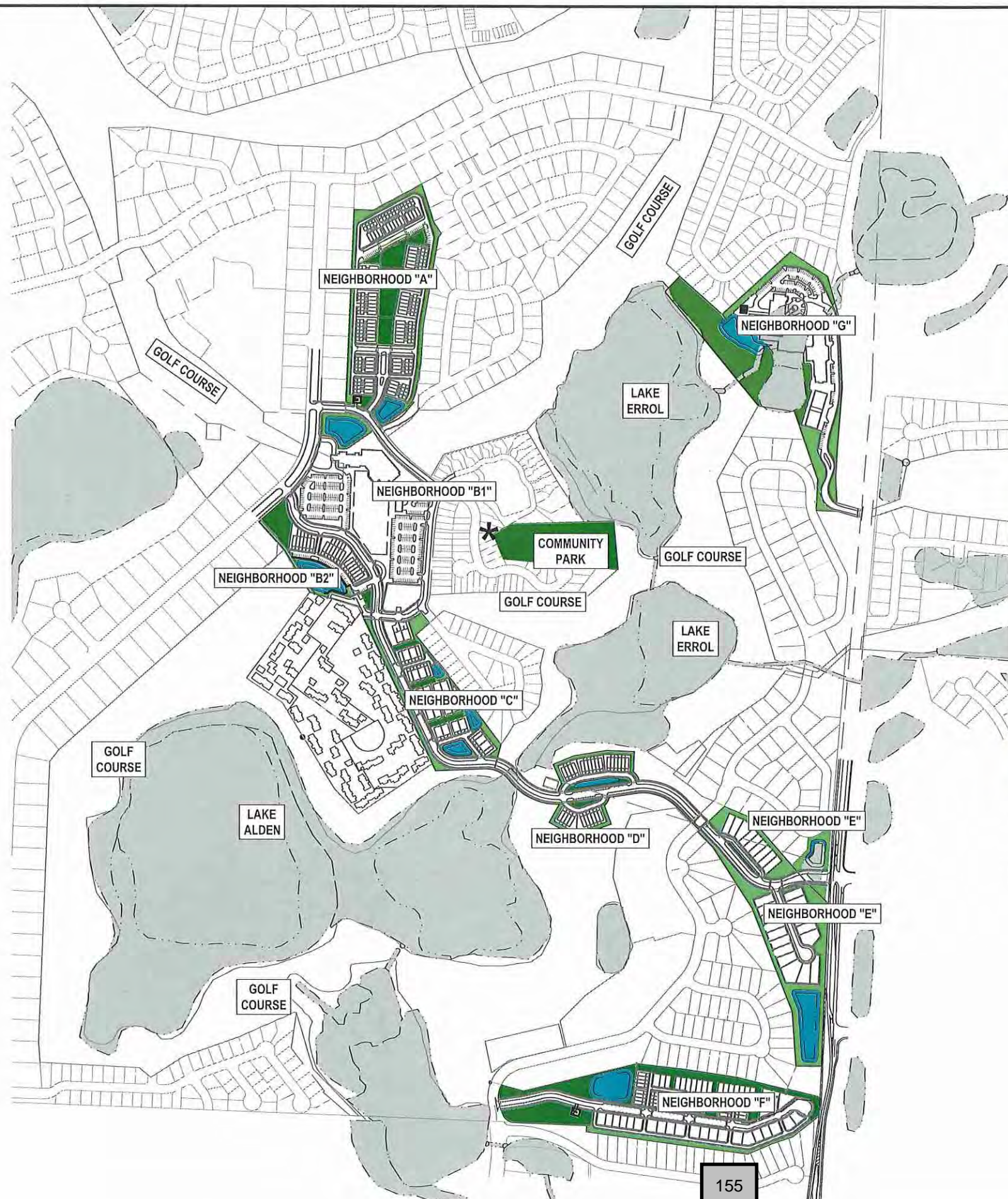
- PARKS and PROGRAMMED OPEN SPACES
- BUFFERS and UNPROGRAMMED OPEN SPACES
- ENVIRONMENTAL OPEN SPACE
- STORMWATER (not included in total unless noted)
- 8' NEIGHBORHOOD TRAIL
- * COMMUNITY PARK ACCESS

OPEN SPACE ACREAGE

NEIGHBORHOOD	TOTAL AREA	OPEN SPACE	PERCENTAGE
NEIGHBORHOOD A	11.64 ACRES	3.3 ACRES	28.4 %
NEIGHBORHOOD B1 (1)	9.95 ACRES	4.3 ACRES	43.6 %
NEIGHBORHOOD B2	5.45 ACRES	1.4 ACRES	25.7 %
NEIGHBORHOOD C	6.76 ACRES	1.6 ACRES	23.7 %
NEIGHBORHOOD D	4.97 ACRES	1.1 ACRES	22.1 %
NEIGHBORHOOD E (2)	8.57 ACRES	4.2 ACRES	49.0 %
NEIGHBORHOOD F	13.3 ACRES	4.3 ACRES	32.3 %
NEIGHBORHOOD G	13.94 ACRES	6.4 ACRES	45.9 %
TOTAL	78.62 ACRES	26.6 ACRES	33.9 %

(1) Neighborhood B1 acreage includes Community Park.
 (2) Neighborhood E acreage excludes City-owned stormwater parcel at Vick Road.

NOTE:
 The specific design and programming of each individual park space will be submitted with future development plan applications. Proposed facilities and typical photos are provided to indicate the character of each proposed space.



COMMUNITY PARK



LAKE EDGE



PASSIVE PARK (OPEN SPACE)

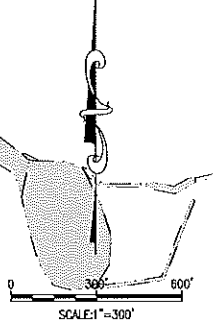
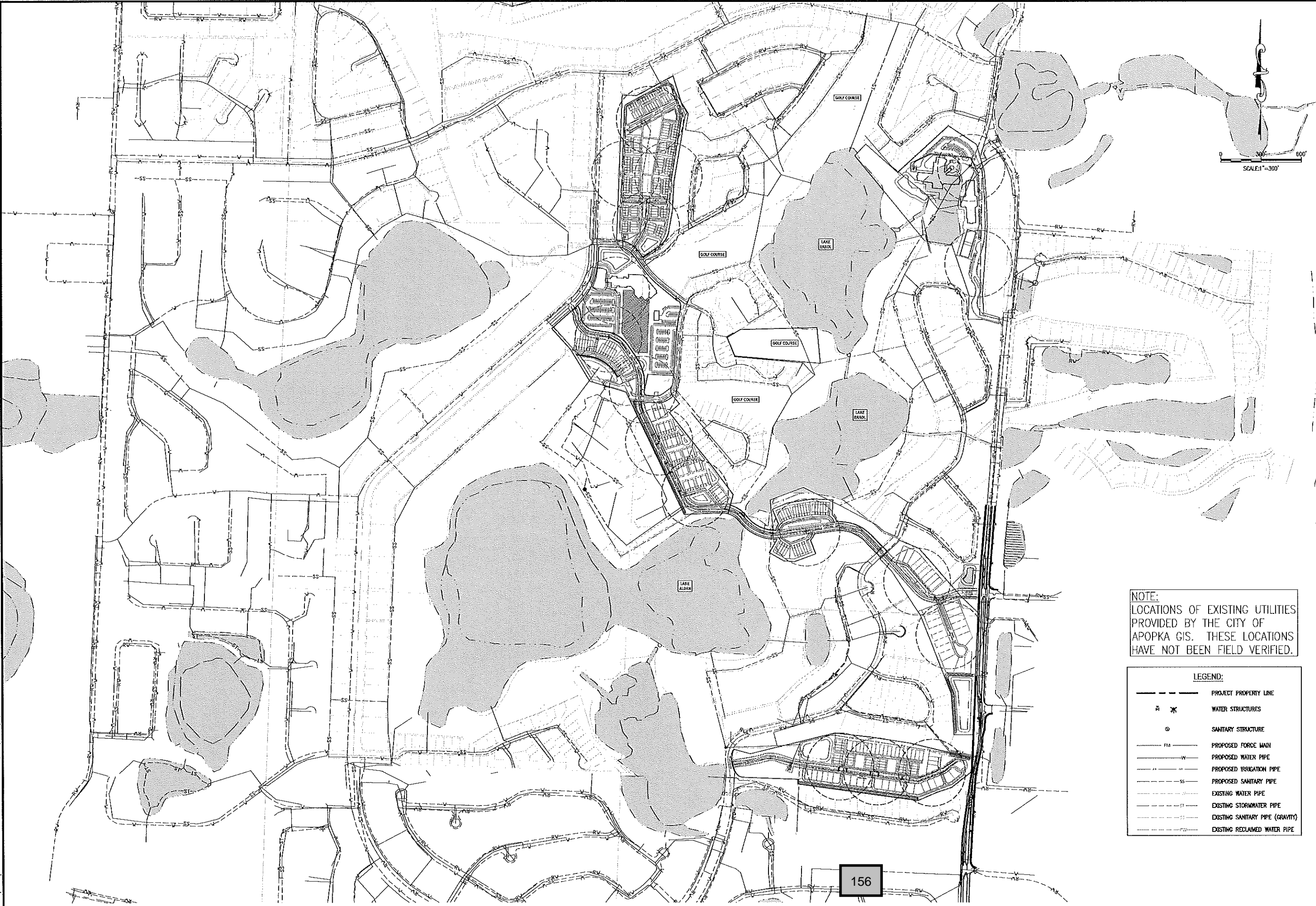


DOG PARK

NOTE:
 The Community Park is accessed via the New Errol trail system and no parking is provided. On street parking is not permitted on Encourte Green or Orange Grove Lane for park access.

	REVISIONS
	NO.
	DATE
	DWN
	CHKD
	APPD
	DESCRIPTION
SCALE: AS SHOWN	
DATE: 03-13-2018	
DRAWN: MJC	
CHECKED: RSC	
APPROVED: RSC	
OPEN SPACE PLAN NEW ERROL CITY OF APOPKA, FLORIDA	
SEAL	
RANDALL S. COHEN, P.E. No. 58561	
gai consultants EB 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398	
PROJECT NO./DASH NO. A160186.01	
SHEET 8.0	

Z:\ComDev\2016\A160186.01 - Errol Estates Entitlement\CAD Drawings\Preliminary Development\Plan\A160186.01 MASTER UTILITY PLAN.dwg Mar 12, 2018 -- 8:21pm



NOTE:
 LOCATIONS OF EXISTING UTILITIES
 PROVIDED BY THE CITY OF
 AOPKA GIS. THESE LOCATIONS
 HAVE NOT BEEN FIELD VERIFIED.

LEGEND:

---	PROJECT PROPERTY LINE
⊗	WATER STRUCTURES
⊙	SANITARY STRUCTURE
— FM —	PROPOSED FORCE MAIN
— W —	PROPOSED WATER PIPE
— I —	PROPOSED IRRIGATION PIPE
— SS —	PROPOSED SANITARY PIPE
---	EXISTING WATER PIPE
---	EXISTING STORMWATER PIPE
---	EXISTING SANITARY PIPE (GRAVITY)
---	EXISTING RECLAIMED WATER PIPE

156

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN
 DATE: 03-13-2018
 DRAWN: MJC
 CHECKED: RSC
 APPROVED: RSC

OVERALL UTILITY PLAN
 NEW ERROL
 CITY OF AOPKA, FLORIDA

SEAL
 RANDALL S. COFFIN, P.E.
 No. 58561

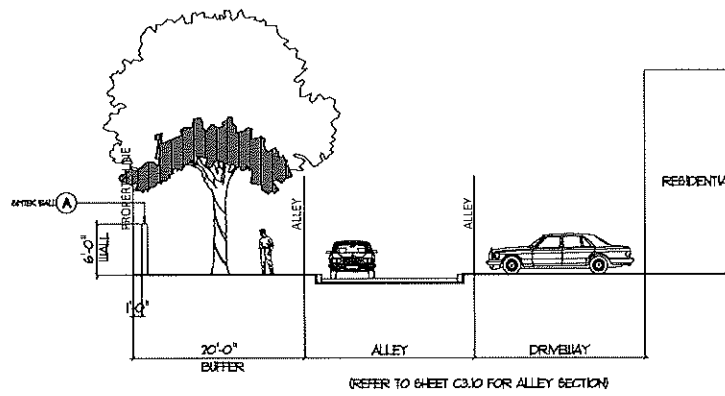
gai consultants
 EG 9951
 818 EAST SOUTH STREET
 ORLANDO, FLORIDA 32801
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.
 A160186.01

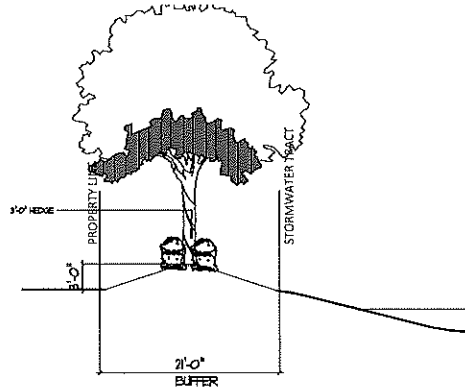
SHEET
 9.0

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

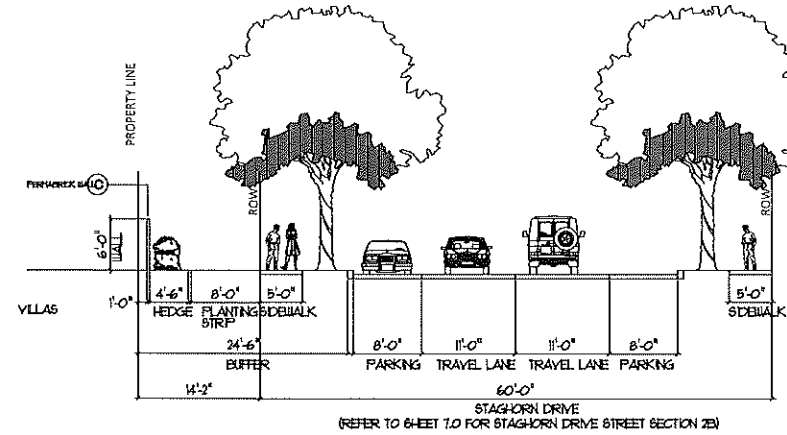
Z:\Comba\2016\160186.01 - errata entitlment\CAD Drawings\development plan\160186_01 MASTER SITE PLAN_buffers.dwg Mar 12, 2018 - 7:19pm



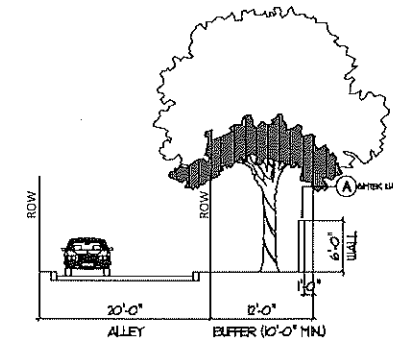
1 BUFFER A
12.1 SCALE = 1"=10'



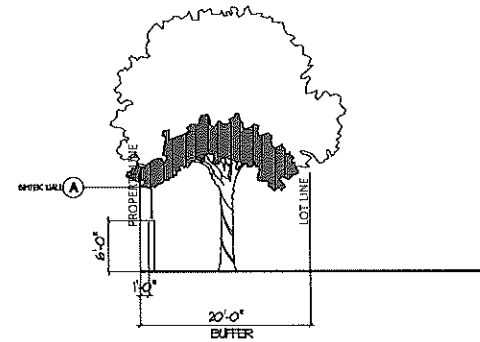
2 BUFFER B
12.1 SCALE = 1"=10'



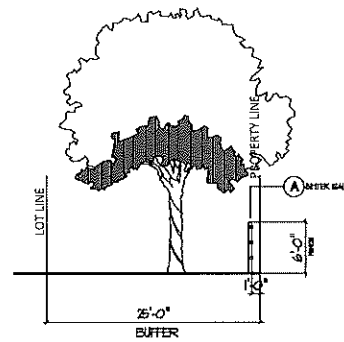
3 BUFFER C
12.1 SCALE = 1"=10'



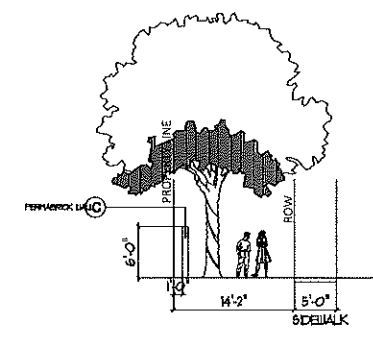
4 BUFFER D
12.1 SCALE = 1"=10'



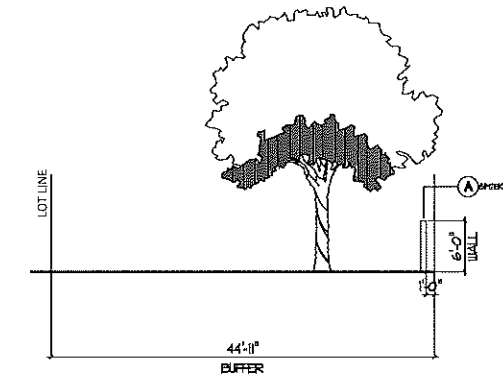
5 BUFFER E
12.1 SCALE = 1"=10'



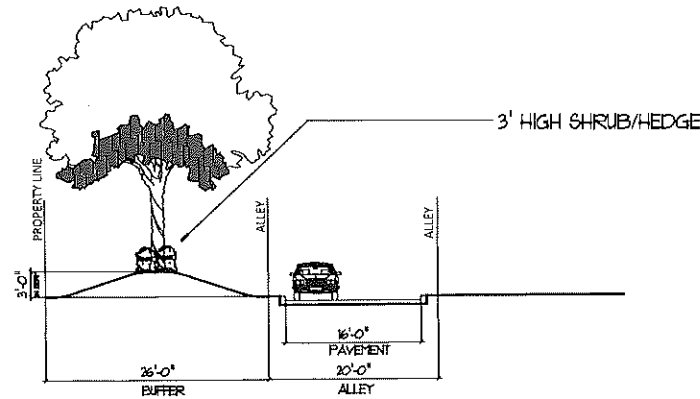
6 BUFFER F
12.1 SCALE = 1"=10'



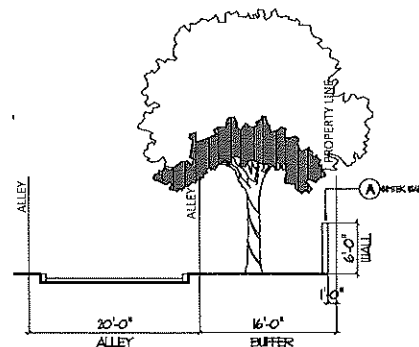
7 BUFFER G
12.1 SCALE = 1"=10'



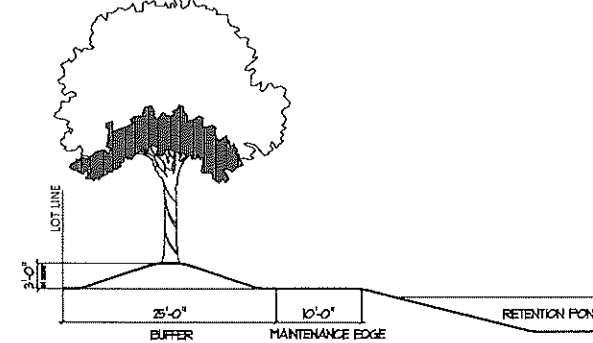
8 BUFFER H
12.1 SCALE = 1"=10'



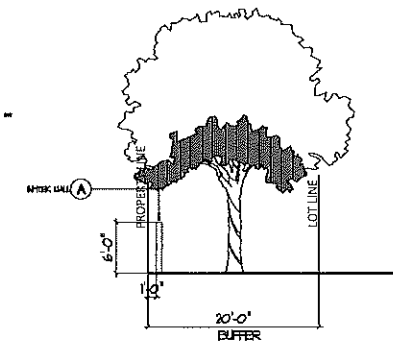
9 BUFFER I
12.1 SCALE = 1"=10'



10 BUFFER J
12.1 SCALE = 1"=10'



11 BUFFER K
12.1 SCALE = 1"=10'



12 BUFFER L
12.1 SCALE = 1"=10'

BUFFER SECTIONS

REVISIONS			
NO.	DATE	BY	DESCRIPTION

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

BUFFER SECTIONS
NEW ERROL
CITY OF APOKA, FLORIDA

SEAL
RANDALL S. COHEN, P.E.
No. 58581

gai consultants
EI 9951
818 EAST SOUTH STREET
GULF BEND, FLORIDA 33501
PHONE: (407) 423-8398

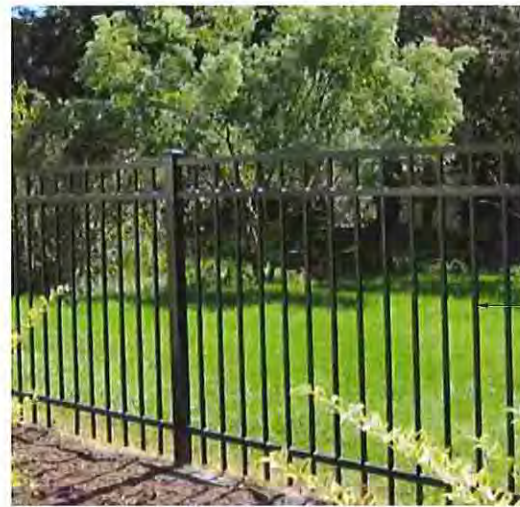
PROJECT NO./DASH NO.
A160186.01

SHEET
12.1

Z:\ComDev\2018\A160186.01 - errol estates entitlement\CAD Drawings\preliminary development plan\A160186.01 MASTER SITE PLAN_buffers.dwg Mar 12, 2018 - 7:50pm



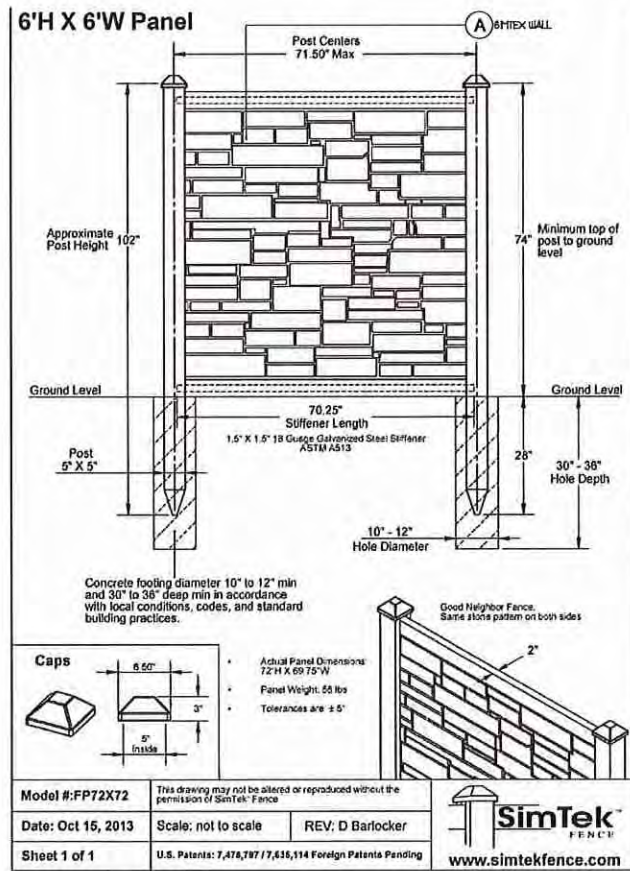
(A)



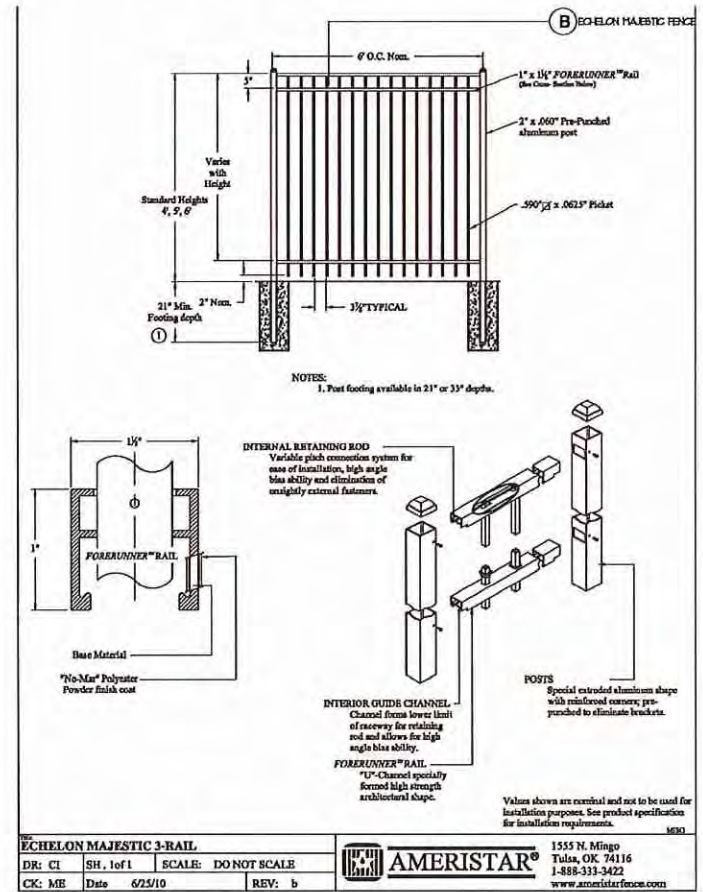
(B)



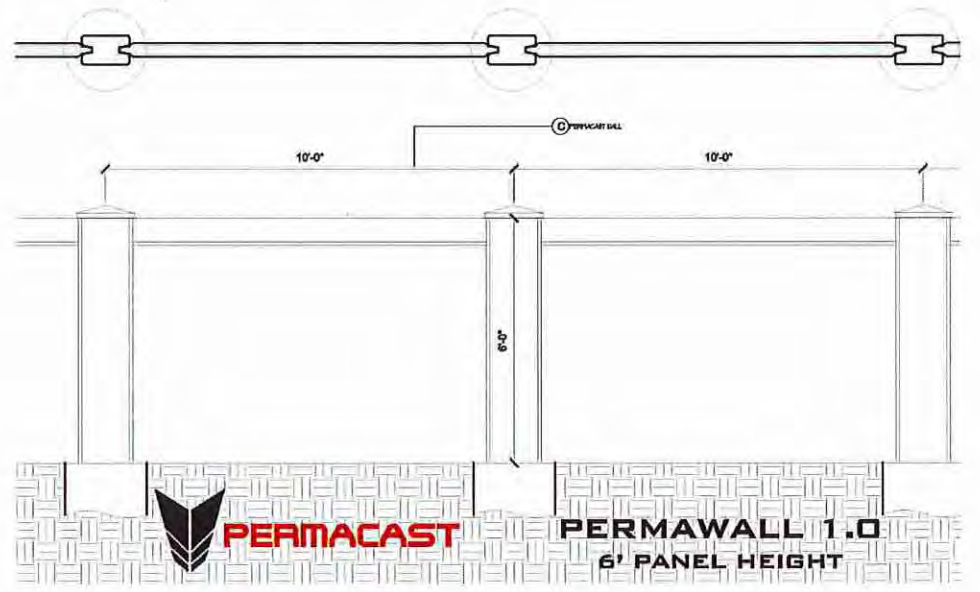
(C)



1
12.2 **SIMTEK WALL**
SCALE = N.T.S.



2
12.2 **ECHELON MAJESTIC FENCE**
SCALE = N.T.S.



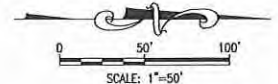
3
12.2 **PERMABRICK WALL**
SCALE = N.T.S.

FINISH SCHEDULE		
SYM	ITEM	SPECIFICATIONS
(A)	SIMTEK WALL	TYPE: SIMTEK ECOSTONE WALL (6' X 6' PANELS) COLOR: BROWN FINISH: ECOSTONE SOURCE: SIMTEK FENCE; www.simtekfence.com/ecostone/
(B)	FENCE	TYPE: ECHELON MAJESTIC FENCE COLOR: BLACK FINISH: ALUMINUM SOURCE: AMERISTAR FENCE; www.ameristarfence.com
(C)	PERMABRICK WALL	TYPE: PRECAST BRICK CONCRETE WALL (6' TALL X 10' WIDE PANELS) COLOR: BRICK FINISH: BRICK SOURCE: PERMACAST; www.permacastwalls.com

NOTE: CONTRACTOR MUST SUBMIT SAMPLES AND/OR OBTAIN SHOP DRAWING APPROVAL FOR ALL FINISH SCHEDULE ITEMS.

NEW ERROL CITY OF APOPKA, FLORIDA	REVISIONS NO. DATE DWG APPR _____ _____ _____ _____
BUFFER DETAILS AND FINISH SCHEDULE	
SEAL	
RANDALL S. COHEN, P.E. No. 98981	
 gai consultants EB 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398	
PROJECT NO./DASH NO. A160186.01	
SHEET 12.2	

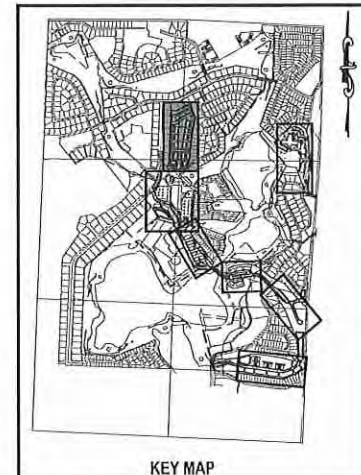
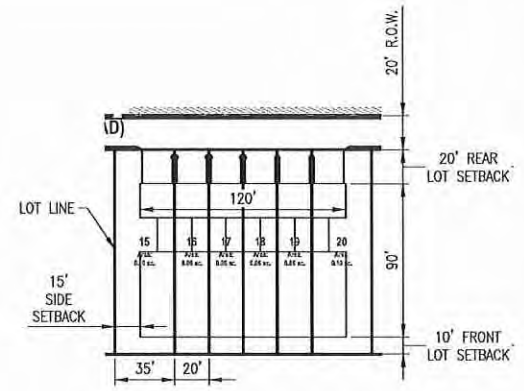
Z:\ComDev\2016\A160186.01 - Errol Estates Entitlement\CAD Drawings\Preliminary Development Plan\A160186.01 MASTER SITE PLAN.dwg Mar 13, 2018 - 6:27am



NEIGHBORHOOD "A"

Table 13.2A - Neighborhood A Development Standards

Allowable Uses	Attached Residential (townhomes) Parks
Max Residential Units	70
Neighborhood Acreage	11.84 acres
Gross Neighborhood Density	6.01 du/acre
Proposed Parking Count	140 enclosed spaces (rear loaded) 27 guest spaces
Lot Standards	
Min Lot Width	20'
Min Lot Depth	100'
Minimum Setbacks	
Front (from road or common area)	10'
Side	10'
Corner Side	15'
Rear	20'
Minimum Attached Building Separation	20'
Building Height	
Max Stories	2
Max Height	35'
Minimum Living Area	1,350 sq ft
Minimum Parking	2 enclosed spaces per unit



161

TYPICAL LOT DETAIL

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

SUBDIVISION PLAN - NEIGHBORHOOD A
NEW ERROL
CITY OF APOKA, FLORIDA

SEAL

RANDALL S. COHEN, P.E.
No. 58581

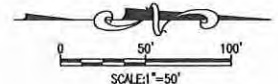
gai consultants
EB 9951
618 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
A160186.01

SHEET
13.2

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

Z:\ComDev\2018\160186.01 - encl - etchles - entitment\CAD\Drawings\preliminary development plan\160186.01 MASTER SITE PLAN - OPEN SPACE PLAN.dwg Mar 12, 2018 - 4:40pm



NO.	DATE	BY	APP'D	DESCRIPTION

SCALE: AS SHOWN
 DATE: 03-13-2018
 DRAWN: MJC
 CHECKED: RSC
 APPROVED: RSC

OPEN SPACE - NEIGHBORHOOD A
 NEW ERROL
 CITY OF APOPKA, FLORIDA

TABLE 13.3 A

OPEN SPACE ACREAGE	
NEIGHBORHOOD A	AREA (AC.)
OPEN SPACE	3.33 ACRES
TRACT 1A	1.69 ACRES
TRACT 1C	1.64 ACRES
STORMWATER RETENTION	
TRACT 1B	NOT COUNTED
TOTAL	3.33 ACRES

- OPEN SPACE LEGEND
- PARKS and PROGRAMMED OPEN SPACES
 - BUFFERS and UNPROGRAMMED OPEN SPACES
 - ENVIRONMENTAL OPEN SPACE
 - STORMWATER (not included in total unless noted)

NEIGHBORHOOD "A"



A. PLAYGROUND



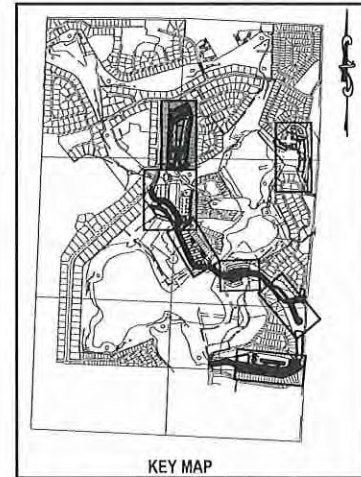
B. PLAZA + SEATING



C. GAZEBO



D. LAWN



KEY MAP

NOTE:
 The specific design and programming of each individual park space will be submitted with future development plan applications. Proposed facilities and typical photos are provided to indicate the character of each proposed space.

SEAL

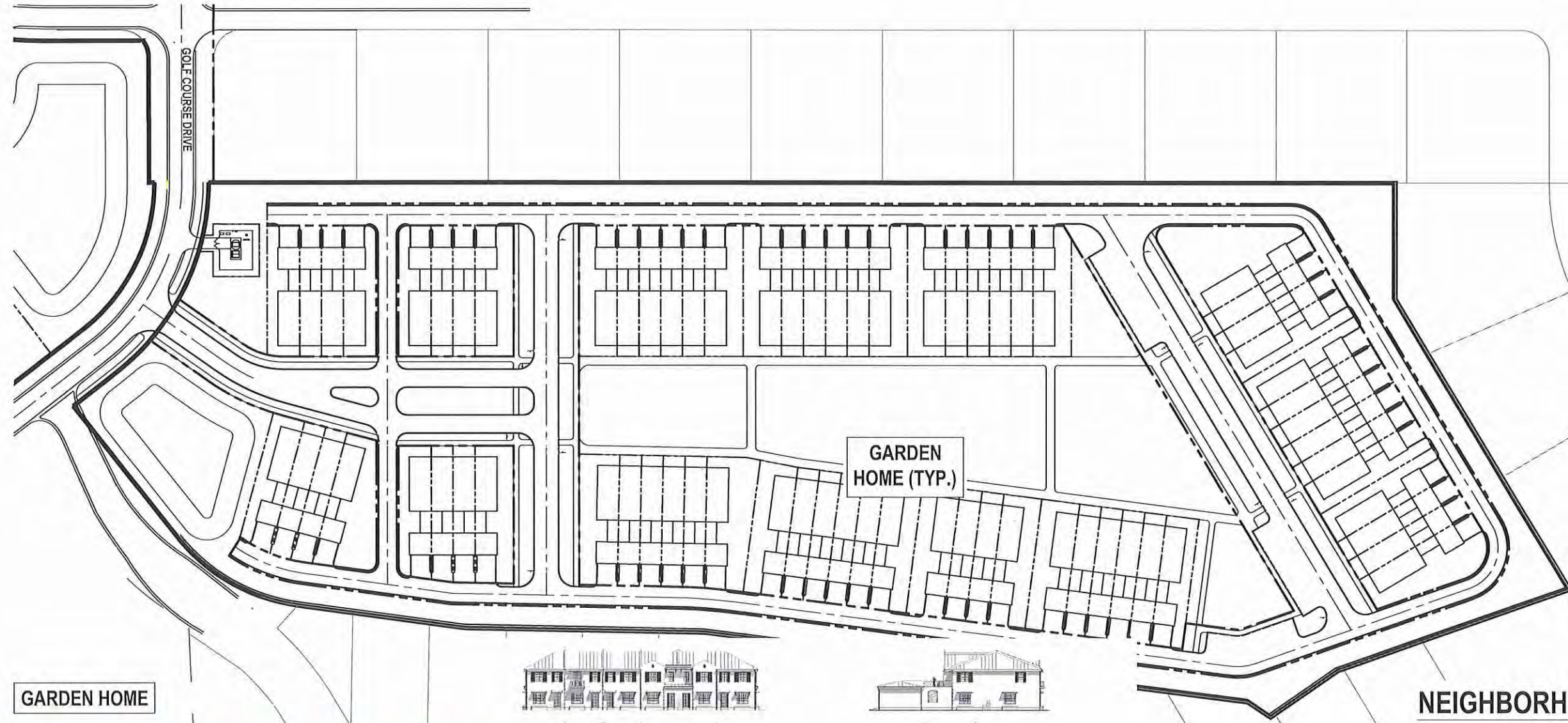
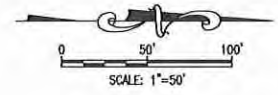
RANDALL S. COHEN, P.E.
 No. 58581

gai consultants
 EB 951
 618 EAST SOUTH STREET
 ORLANDO, FLORIDA 32801
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.
 A160186.01

SHEET
 13.3

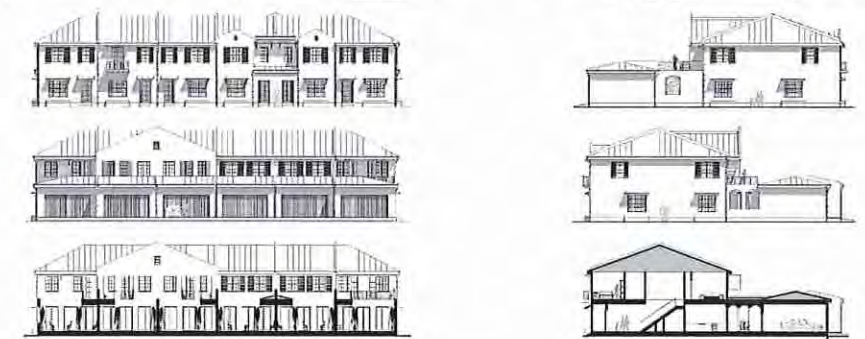
Z:\ComDev\2018\A160186.01 - Enrol Estates Entertainment\CAD Drawings\Framing Development Plan\A160186.01 MASTER SITE PLAN_Architectural.dwg Mar 12, 2018 - 7:34pm



GARDEN HOME



ELEVATION



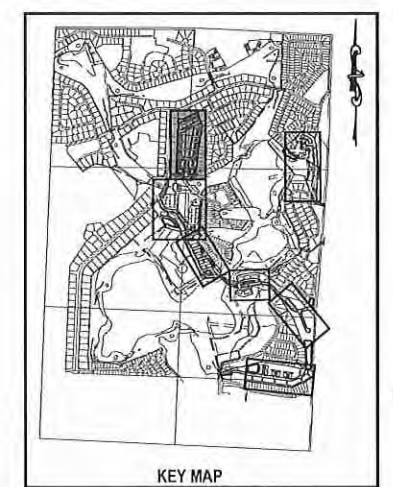
SECTION (N.T.S.)



FLOOR PLAN (N.T.S.)

164

NEIGHBORHOOD "A"



KEY MAP

NOTE:
The floorplans, elevations, and renderings depicted in this plan are conceptual in nature and subject to minor changes. Any such changes submitted in future development plan applications may be approved at the discretion of the Development Director if the proposed changes are determined to be in substantial compliance with the architectural intent of this plan.

NO.	DATE	BY	CHKD.	APP'D.	DESCRIPTION

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

ARCHITECTURE - NEIGHBORHOOD A
NEW ERROL
CITY OF APOPKA, FLORIDA

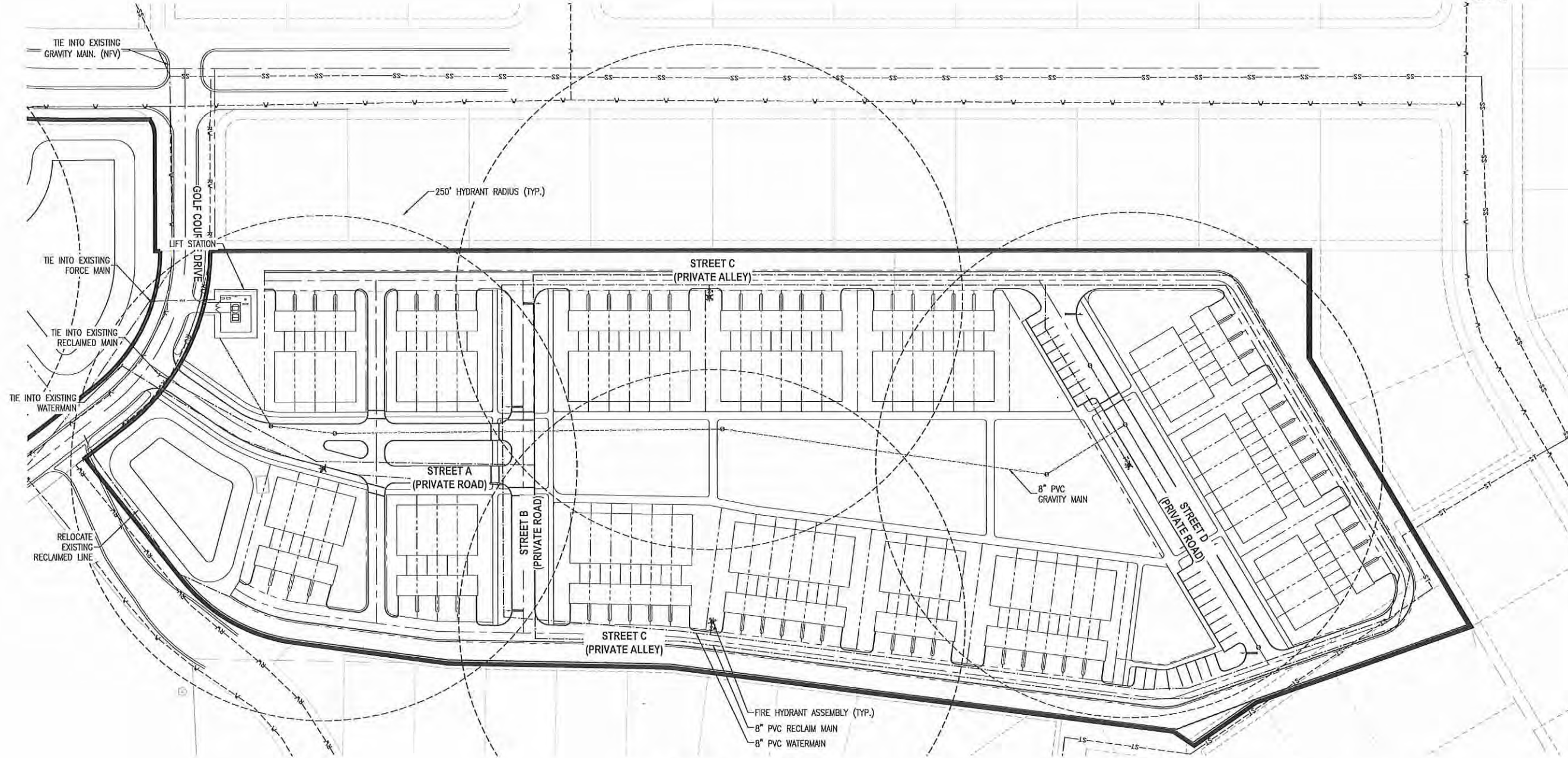
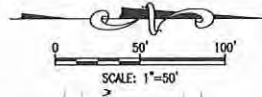
SEAL

RANDALL S. COHEN, P.E.
No. 38581

gai consultants
EB 9951
618 EAST SOUTH STREET
GIRLANDO, FLORIDA 32901
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
A160186.01
SHEET
13.5

Z:\ComDev\2016\A160186.01 - Erel Estates Entitlement\CAD\Drawings\Development\Plan\A160186.01 MASTER UTILITY PLAN.dwg Mar 12, 2018 - 8:23pm

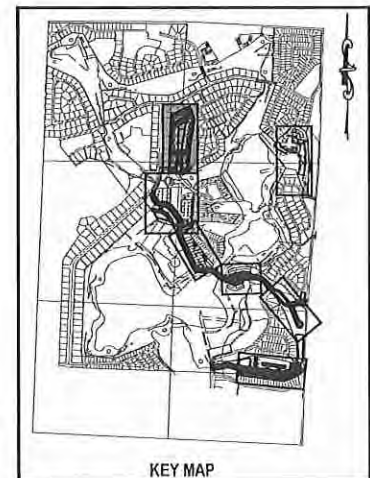


NEIGHBORHOOD "A"

NOTE:
LOCATIONS OF EXISTING UTILITIES PROVIDED BY THE CITY OF APOPKA GIS. THESE LOCATIONS HAVE NOT BEEN FIELD VERIFIED.

LEGEND:	
	PROJECT PROPERTY LINE
	WATER STRUCTURES
	SANITARY STRUCTURE
	PROPOSED FORCE MAIN
	PROPOSED WATER PIPE
	PROPOSED IRRIGATION PIPE
	PROPOSED SANITARY PIPE
	EXISTING WATER PIPE
	EXISTING STORMWATER PIPE
	EXISTING SANITARY PIPE (GRAVITY)
	EXISTING RECLAIMED WATER PIPE

NOTE:
POTABLE WATER AND RECLAIMED WATER LINES TO BE PLACED IN GRASS AREA WHENEVER POSSIBLE.



165

REVISIONS					
NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

UTILITY PLAN - NEIGHBORHOOD A
NEW ERROL
CITY OF APOPKA, FLORIDA

SEAL

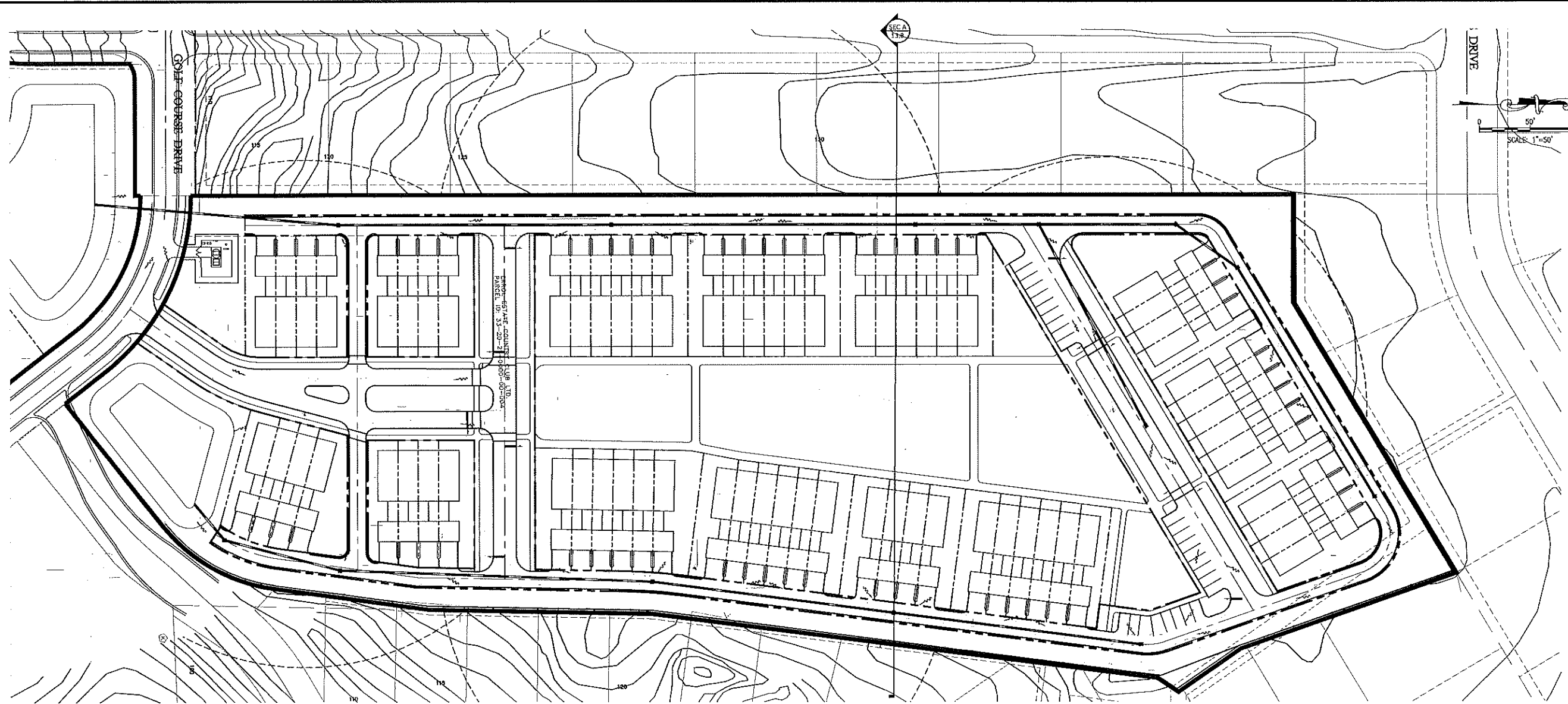
RANDALL S. COHEN, P.E.
No. 56581

gai consultants
EI 9951
618 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

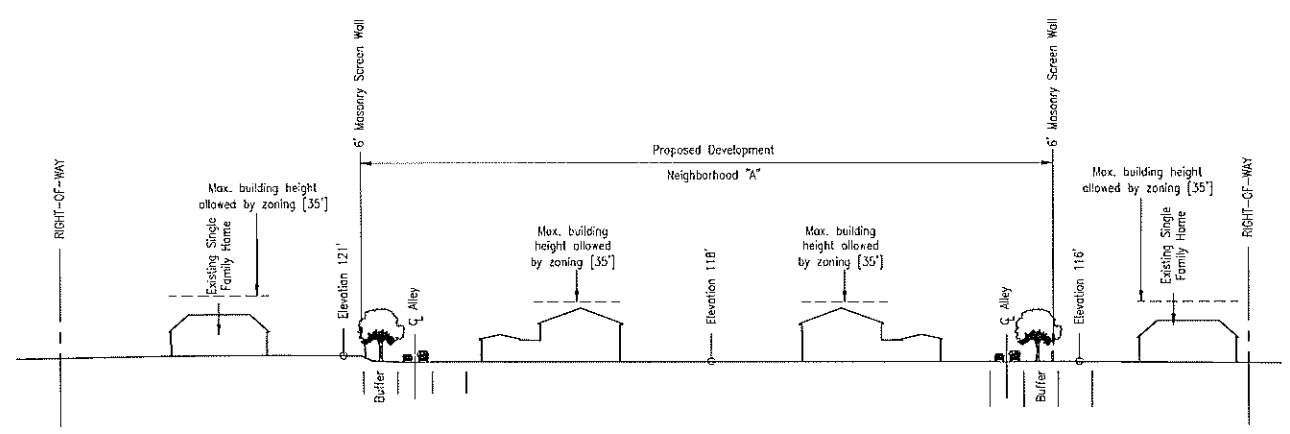
PROJECT NO./DASH NO.
A160186.01

SHEET
13.7

Z:\CombDev\2016\A160186.01 - Erral Estates Entitlement\CAD Drawings\Preliminary Development Plan\A160186.01 MASTER GRADING PLAN.dwg Mar 13, 2018 - 6:18am



NEIGHBORHOOD "A"

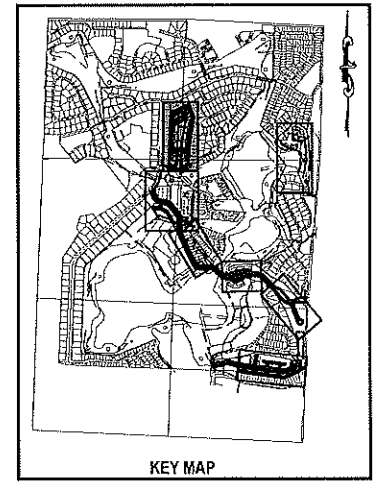


SECTION A
SCALE: 1"=50'

LEGEND:

- PROJECT PROPERTY LINE
- STORM STRUCTURES
- PROPOSED STORM PIPE

NOTE:
ADDITIONAL CROSS SECTIONS MAY BE REQUIRED AT PRELIMINARY DEVELOPMENT PLAN INCLUDING BUILDING HEIGHTS AND SIGHT ANGLES TO ADJACENT RESIDENTIAL NEIGHBORHOODS. INCREASED LANDSCAPING MAY BE REQUIRED TO MITIGATE VISUAL IMPACTS CAUSED BY FUTURE MULTI-STORY BUILDINGS WITHIN NEW ERROL.



SCALE: AS SHOWN		REVISIONS NO. DATE BY CHG. APPR.
DATE: 03-13-2018		
DRAWN: MJC		
CHECKED: RSC		
APPROVED: RSC		
GRADING PLAN - NEIGHBORHOOD A NEW ERROL CITY OF APOPKA, FLORIDA		
SEAL		
RANDALL S. COHEN, P.E. No. 58581		
gai consultants ED 9951 619 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398		
PROJECT NO./DASH NO. A160186.01		
SHEET 13.8		

Z:\ComDev\2016\A160186.01 - Errol Estates Entitlement\CAD Drawings\Preliminary Development Plan\A160186.01 MASTER SITE PLAN.dwg Mar 13, 2018 - 6:58am

Table 14.2B - Neighborhood B-2 Parking Detail

Use	Code req	Employees	Rooms	Patrons	Square feet	Parking req
Water Park	1 sp/employee	lifeguard 3 Check-in 1 Concession 1				5
	1sp/each 3 patrons			420 max		140
Clubhouse	1 sp / 400 SF				25,000	83
Golf Course	1 sp/employee	Pro Shop 2 Concession 1 Starter 1 Range 1				6
	1sp/each 3 patrons (2 groups of 4 x 18 holes + 10 Practice)			154		62
Lodge	1 sp / each 2 employees	Front desk 1 Laundry 1 Jad service (b of Hr) R Manager 1				6
	1 sp/questroom		40			40
Total Min						310
Total Provided						344

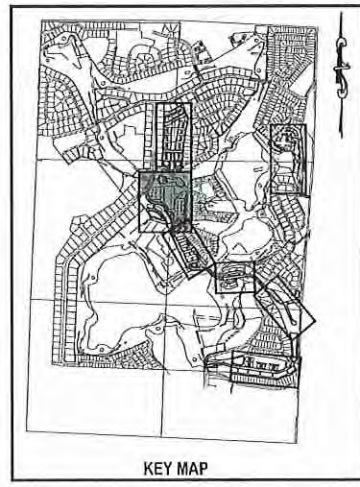


NOTE:
THE DUMPSTER ENCLOSURE(S) WILL BE PLACED IN AREAS ACCESSIBLE TO A 40-FOOT SANITATION VEHICLE WHICH HAS A 40 FOOT TURNING RADIUS.

Table 14.2A - Neighborhood B-1 Development Standards

Allowable Uses	Clubhouse ¹ Hotel/Lodge ¹ Golf Golf Maintenance Facility Water Park
Max Clubhouse	25,000 sqft
Max Hotel	40 rooms
	21,200 sq ft
Neighborhood Acreage	9.95 acres
Gross FAR	0.11 FAR
Proposed Parking Count	280
Lot Standards	
Min Lot Width	N/A
Min Lot Depth	N/A
Minimum Setbacks	
Front	25'
Side	25'
Corner Side	25'
Rear	25'
Building Height	
Max Stories	2/3 ²
Max Height	50'/60' ²
Minimum Parking	per City LDC

Notes
1 Detailed uses in the Clubhouse/Lodge is found in Table 11.0B
2 Stories and height at front / Stories and height at rear due to topo



NO.	DATE	BY	CHKD	APPRO	DESCRIPTION

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

SUBDIVISION PLAN - NEIGHBORHOOD B1
NEW ERROL
CITY OF APOPKA, FLORIDA

SEAL
RANDALL S. COHEN, P.E.
No. 58581

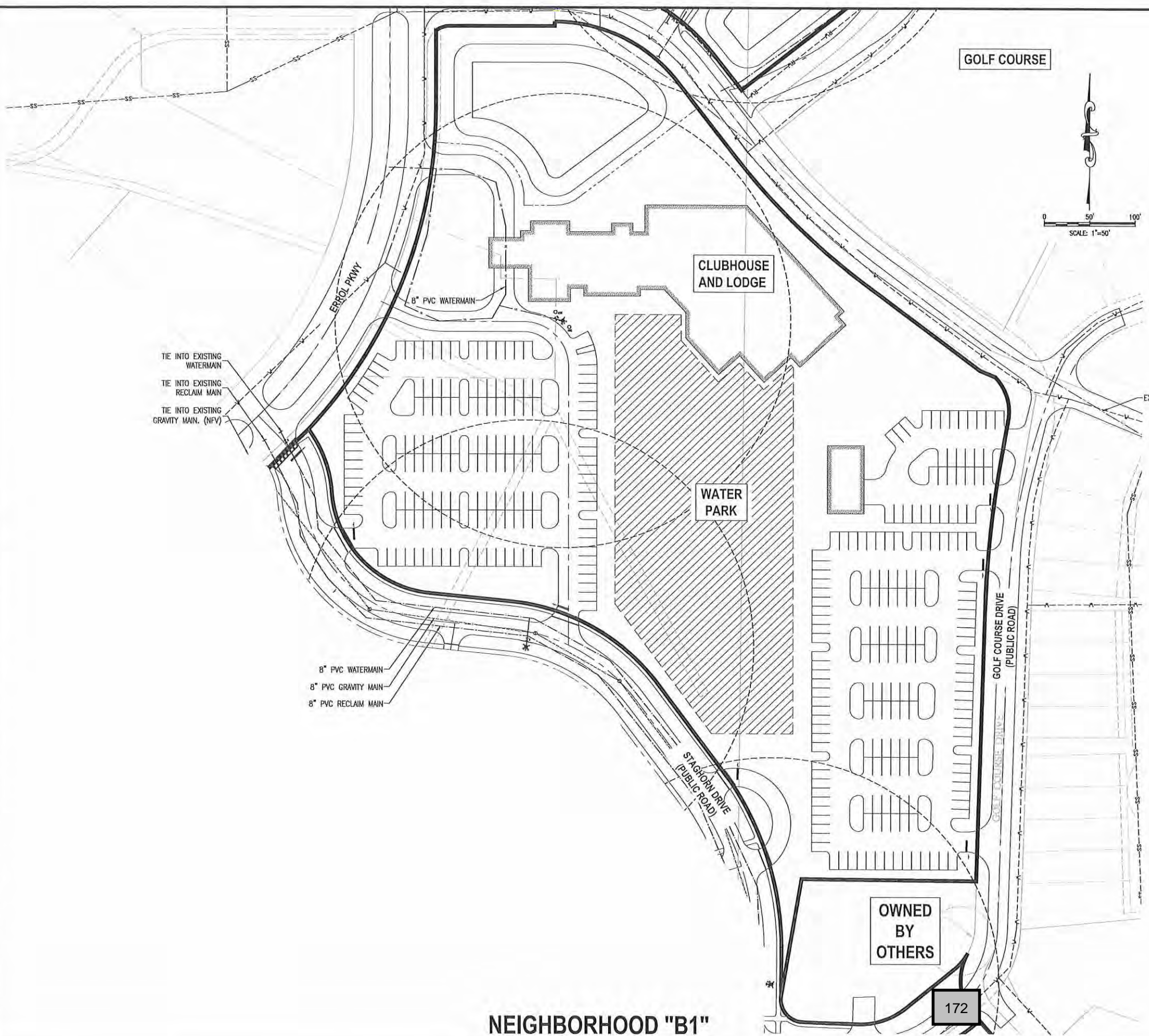
gai consultants
EB 9951
619 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
A160186.01

SHEET
14.2

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

Z:\Corpor\2016\A160186.01 - Errol Estates Establishment\CD\Drawings\Preliminary Development Plan\A160186.01 MASTER UTILITY PLAN.dwg Mar 12, 2016 - 8:23pm



GOLF COURSE

CLUBHOUSE AND LODGE

WATER PARK

OWNED BY OTHERS

NEIGHBORHOOD "B1"



TIE INTO EXISTING WATERMAIN
TIE INTO EXISTING RECLAIM MAIN
TIE INTO EXISTING GRAVITY MAIN. (NFV)

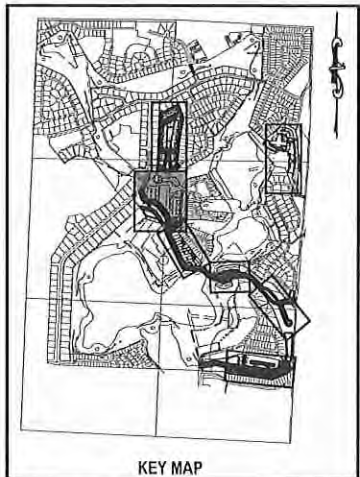
8" PVC WATERMAIN
8" PVC GRAVITY MAIN
8" PVC RECLAIM MAIN

NOTE:
LOCATIONS OF EXISTING UTILITIES PROVIDED BY THE CITY OF APOPKA GIS. THESE LOCATIONS HAVE NOT BEEN FIELD VERIFIED.

LEGEND:

	PROJECT PROPERTY LINE
	WATER STRUCTURES
	SANITARY STRUCTURE
	PROPOSED FORCE MAIN
	PROPOSED WATER PIPE
	PROPOSED IRRIGATION PIPE
	PROPOSED SANITARY PIPE
	EXISTING WATER PIPE
	EXISTING STORMWATER PIPE
	EXISTING SANITARY PIPE (GRAVITY)
	EXISTING RECLAIMED WATER PIPE

NOTE:
POTABLE WATER AND RECLAIMED WATER LINES TO BE PLACED IN GRASS AREA WHENEVER POSSIBLE.



NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWING: MJC
CHECKED: RSC
APPROVED: RSC

UTILITY PLAN - NEIGHBORHOOD B1
NEW ERROL
CITY OF APOPKA, FLORIDA

SEAL

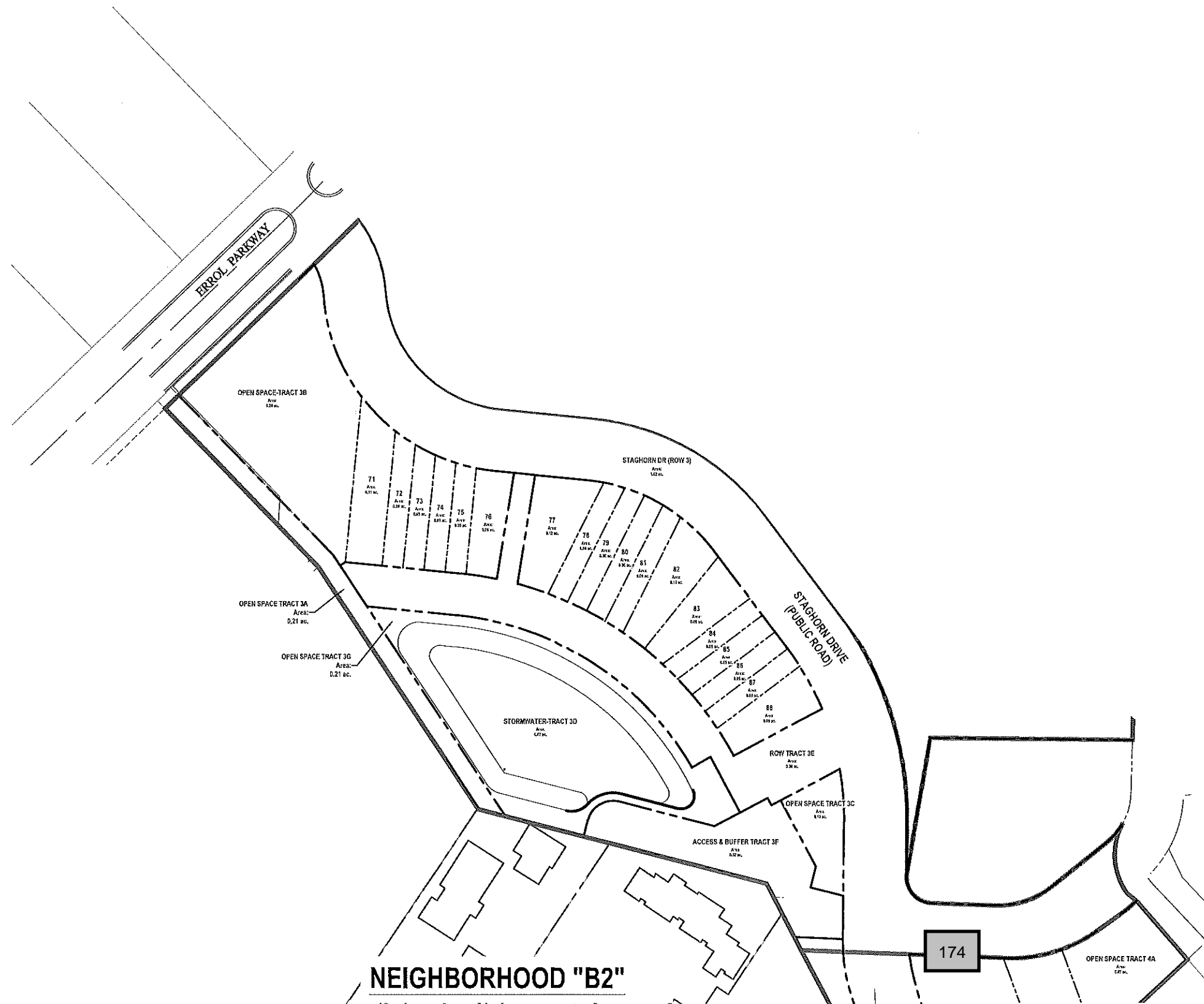
RANDALL S. COHEN, P.E.
No. 58581

gai consultants
18 8951
618 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
A160186.01

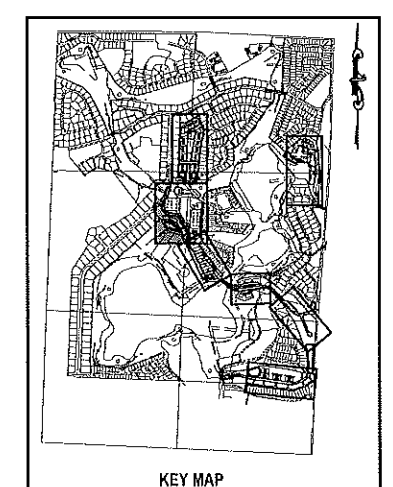
SHEET
14.7


Z:\ContDev\2018\A160186.01 - Errol Entitlement\CAD\Drawings\Preliminary Development Plan\A160186.01 TRACT MAP.dwg Mar 13, 2018 - 6:51am



**TABLE 15.1 A
TRACT ACREAGE TABLE**

NEIGHBORHOOD B2	AREA (AC.)
DEVELOPMENT	1.20 ACRES
OPEN SPACE	1.08 ACRES
TRACT 3A	0.21 ACRES
TRACT 3B	0.56 ACRES
TRACT 3C	0.10 ACRES
TRACT 3G	0.21 ACRES
STORMWATER RETENTION	0.67 ACRES
TRACT 3D	0.67 ACRES
RIGHT-OF-WAY	0.56 ACRES
TRACT 3E	0.56 ACRES
ACCESS & BUFFER TRACT 3F	0.32 ACRES
STAGHORN DRIVE ROW	1.62 ACRES
TOTAL	5.45 ACRES



TRACT MAP - NEIGHBORHOOD B2	NEW ERROL CITY OF APOPKA, FLORIDA
SCALE: AS SHOWN	
DATE: 03-13-2018	
DRAWN: MJC	
CHECKED: RSC	
APPROVED: RSC	
SEAL	REVISIONS
RANDALL S. COHEN, P.E. No. 56561	
 gai consultants ED 9951 818 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398	
PROJECT NO./DASH NO. A160186.01	
SHEET 15.1	

Z:\ComDev\2016\160186.01 - email - etchells - entitlement\CAD\Drawings\preliminary development plan\A160186.01 MASTER SITE PLAN_OPEN SPACE PLAN.dwg Mar 12, 2018 - 4:40pm

OPEN SPACE LEGEND

	PARKS and PROGRAMMED OPEN SPACES
	BUFFERS and UNPROGRAMMED OPEN SPACES
	ENVIRONMENTAL OPEN SPACE
	STORMWATER (not included in total unless noted)

TABLE 15.3 A
OPEN SPACE ACREAGE

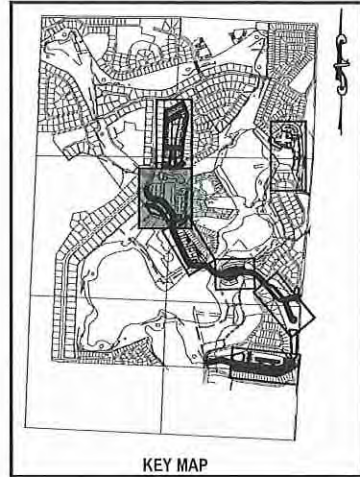
NEIGHBORHOOD B2	AREA (AC.)
OPEN SPACE	1.08 ACRES
TRACT 3A	0.21 ACRES
TRACT 3B	0.56 ACRES
TRACT 3C	0.10 ACRES
TRACT 3G	0.21 ACRES
STORMWATER RETENTION	
TRACT 3D	NOT COUNTED
ACCESS & BUFFER TRACT 3F	0.32 ACRES
TOTAL	1.40 ACRES



A. WALKING TRAIL



B. NEIGHBORHOOD PARK



KEY MAP

NOTE:
The specific design and programming of each individual park space will be submitted with future development plan applications. Proposed facilities and typical photos are provided to indicate the character of each proposed space.

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

OPEN SPACE - NEIGHBORHOOD B2
NEW ERROL
CITY OF APOPKA, FLORIDA

SEAL

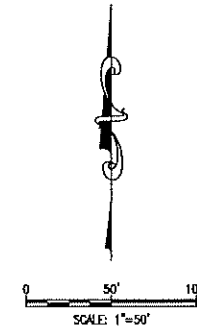
RANDALL S. COHEN, P.E.
No. 38881


gai consultants
EB 9951
618 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
A160186.01

SHEET
15.3

Z:\Cadd\2018\160186.01 - erral estates entitlement\CAD\Drawings\preliminary development plan\160186.01 MASTER SITE PLAN_buffers.dwg Mar 12, 2018 - 7:20pm



NEIGHBORHOOD "B2" BUFFER TYPES

MINIMUM BUFFERYARD: 10'-0" WITH A 6' WALL / FENCE

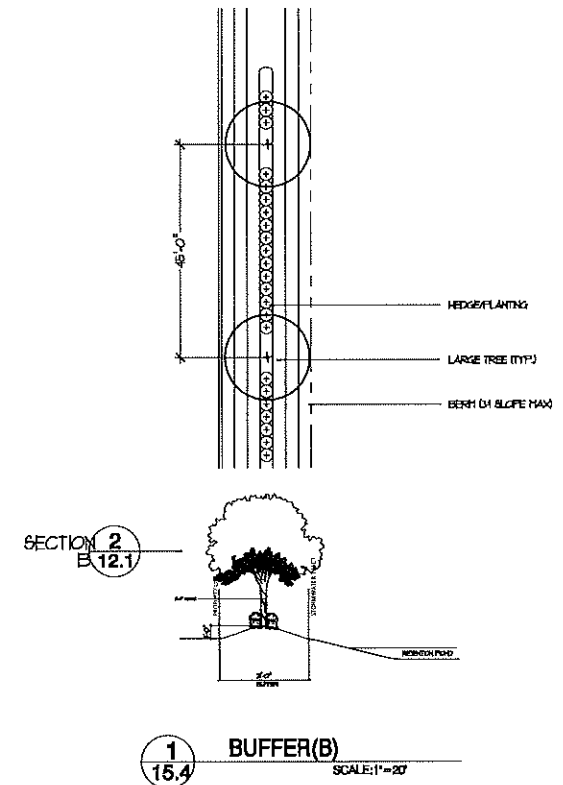
WALLS / FENCES - CAN MEANDER IN THE BUFFERYARD, HOWEVER AT LEAST 25% MUST BE LOCATED WITHIN 1'-0" OF THE INTERIOR EXTENT OF THE BUFFERYARD

BUFFERYARDS ADJACENT TO A RIGHT-OF-WAY: 1 CANOPY TREE (45' O.C.) / CONTINUOUS HEDGE ROW 24" TALL AND 36" APART.

BERMS: MIN OF 3'-0" TALL / MAX SLOPE = 3:1

GROUNDCOVER: MINIMUM OF 25% OF THE BUFFERYARD AREA.

PLANT MATERIALS, MULCH OR OTHER APPROVED MATERIALS = 100% OF THE BUFFERYARD AREA



NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

SEAL

BUFFER PLAN - NEIGHBORHOOD B2

NEW ERROL

CITY OF APOPKA, FLORIDA

RANDALL S. COHEN, P.E.
No. 99561

gai consultants
EST 1991
618 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
A160186.01

SHEET
15.4

Z:\ComDev\2016\A160186.01 - Errol Estates Entitlement\CAD\Drawings\Preliminary Development Plan\A160186_01 MASTER UTILITY PLAN.dwg Mar 12, 2018 - 8:23pm

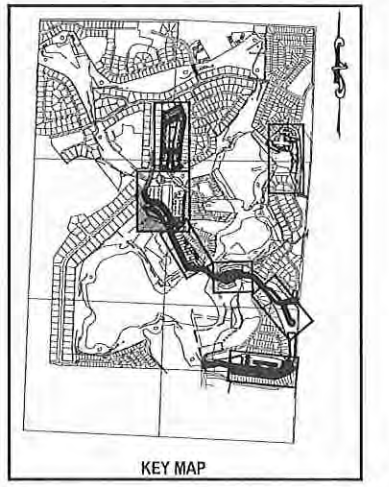
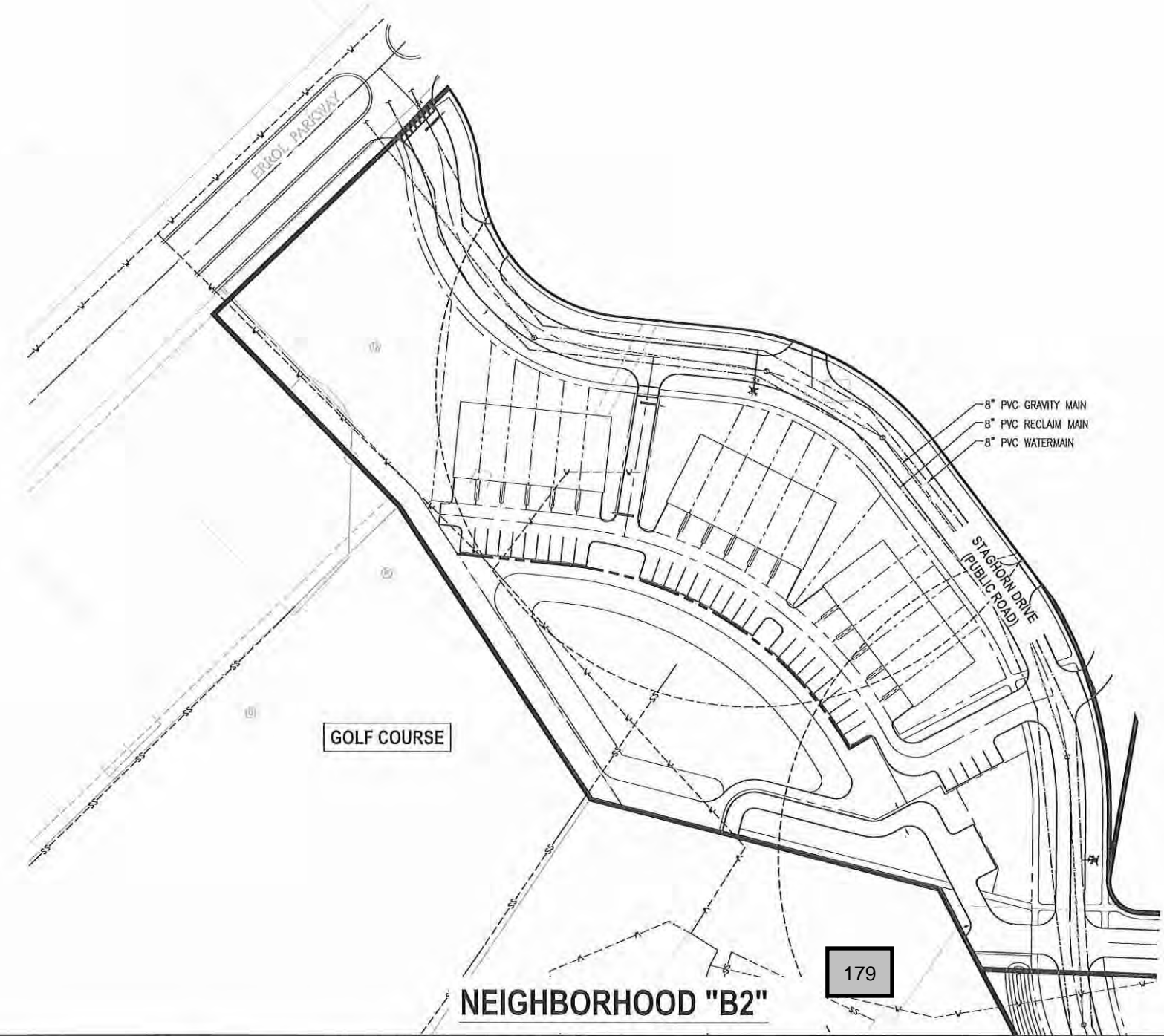


NOTE:
 LOCATIONS OF EXISTING UTILITIES PROVIDED BY THE CITY OF APOPKA GIS. THESE LOCATIONS HAVE NOT BEEN FIELD VERIFIED.

LEGEND:

	PROJECT PROPERTY LINE
	WATER STRUCTURES
	SANITARY STRUCTURE
	PROPOSED FORCE MAIN
	PROPOSED WATER PIPE
	PROPOSED IRRIGATION PIPE
	PROPOSED SANITARY PIPE
	EXISTING WATER PIPE
	EXISTING STORMWATER PIPE
	EXISTING SANITARY PIPE (GRAVITY)
	EXISTING RECLAIMED WATER PIPE

NOTE:
 POTABLE WATER AND RECLAIMED WATER LINES TO BE PLACED IN GRASS AREA WHENEVER POSSIBLE.



UTILITY PLAN - NEIGHBORHOOD B2 NEW ERROL CITY OF APOPKA, FLORIDA	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>APPD</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	CHKD	APPD	DESCRIPTION						
NO.	DATE	BY	CHKD	APPD	DESCRIPTION								
SCALE: AS SHOWN DATE: 03-13-2018 DRAWING: MJC CHECKED: RSC APPROVED: RSC													
SEAL													
RANDALL S. COHEN, P.E. No. 58561													
 gai consultants EB 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398													
PROJECT NO./DASH NO. A160186.01 SHEET 15.7													

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

Z:\ComDev\2018\A160186_01 - Errol Estates Entitlement\CAD Drawings\Preliminary Development Plan\A160186_01 MASTER SITE PLAN.dwg Mar 13, 2018 - 7:06am



OWNED BY OTHERS. NOT INCLUDED IN PUD.

NEIGHBORHOOD "C"

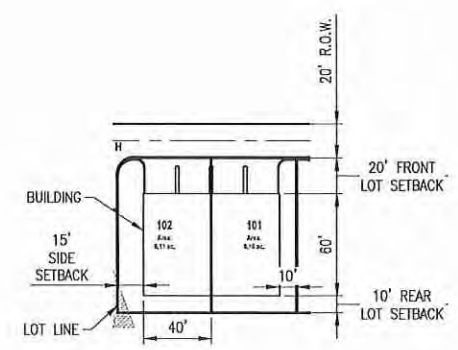
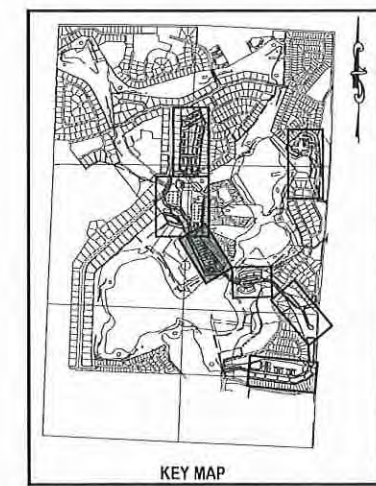


Table 16.2A - Neighborhood C Development Standards

Allowable Uses	Attached Residential (cottage homes)
Max Residential Units	Parks 48
Neighborhood Acreage	6.78 acres
Gross Neighborhood Density	6.90 du/acre
Proposed Parking Count	92 enclosed spaces (rear loaded) 12 on-street spaces
Lot Standards	
Min Lot Width	20'
Min Lot Depth	100'
Minimum Setbacks	
Front	20'
Side	15'
Corner Side	15'
Rear (from common area)	10'
Minimum Attached Building Separation	
Building Height	20'
Max Stories	2
Max Height	35'
Minimum Living Area	1,350 sq ft
Minimum Parking	2 enclosed spaces per unit



NO.	DATE	BY	CHKD	APPRO	DESCRIPTION	REVISIONS

SCALE: AS SHOWN
 DATE: 03-13-2018
 DRAWN: MJC
 CHECKED: RSC
 APPROVED: RSC

SUBDIVISION PLAN - NEIGHBORHOOD C
 NEW ERROL
 CITY OF APOPKA, FLORIDA

SEAL

RANDALL S. COHEN, P.E.
 No. 58581

gi
 gai consultants
 ED 9951
 618 EAST SOUTH STREET
 ORLANDO, FLORIDA 32801
 PHONE: (407) 423-8298

PROJECT NO./DASH NO.
 A160186.01

SHEET
 16.2

Z:\ComDev\2018\160186.01 - errol estadas entittement\CAD\Drawings\preliminary development plan\160186.01 MASTER SITE PLAN_OPEN SPACE_PLAN.dwg Mar 12, 2018 - 4:41 pm



NEIGHBORHOOD "C"

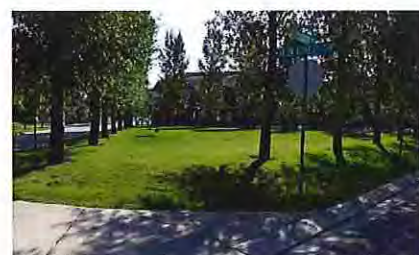
**TABLE 16.3 A
OPEN SPACE ACREAGE**

NEIGHBORHOOD C	AREA (AC.)
OPEN SPACE	1.62 ACRES
TRACT 3A	0.97 ACRES
TRACT 3E	0.11 ACRES
TRACT 3F	0.54 ACRES
STORMWATER RETENTION	
TRACT 3B	NOT COUNTED
TRACT 3C	NOT COUNTED
TRACT 3D	NOT COUNTED
TOTAL	1.62 ACRES

NOTE:
The specific design and programming of each individual park space will be submitted with future development plan applications. Proposed facilities and typical photos are provided to indicate the character of each proposed space.



A. LAWN



B. PLAZA + SEATING



C. MULTI-USE TRAIL



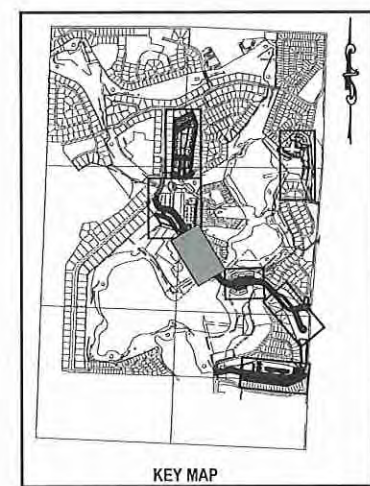
D. ENTRY PARK



E. 183 KIOSK / GARDEN

OPEN SPACE LEGEND

- PARKS and PROGRAMMED OPEN SPACES
- BUFFERS and UNPROGRAMMED OPEN SPACES
- ENVIRONMENTAL OPEN SPACE
- STORMWATER (not included in total unless noted)



KEY MAP

NO.	DATE	BY	CHKD.	APP'D.	DESCRIPTION

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

OPEN SPACE - NEIGHBORHOOD C
NEW ERROL
CITY OF APOPKA, FLORIDA

SEAL

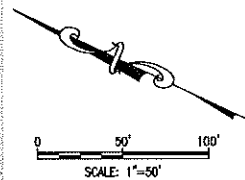
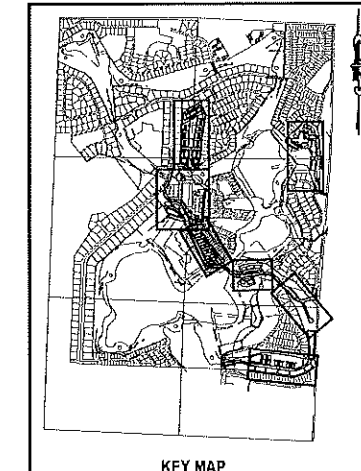
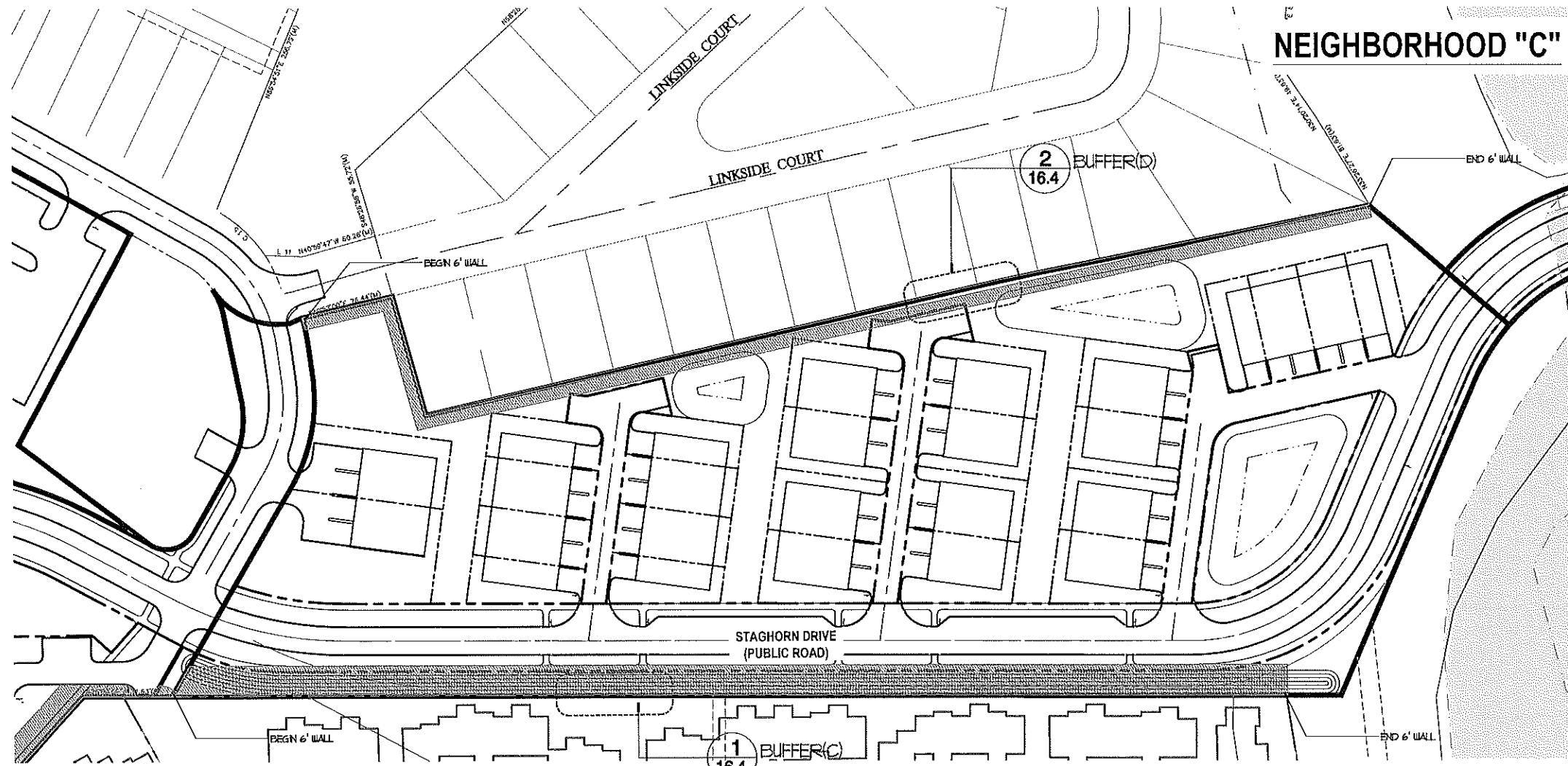
RANDALL S. COHEN, P.E.
No. 58581

gai consultants
EB 9951
618 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
A160186.01

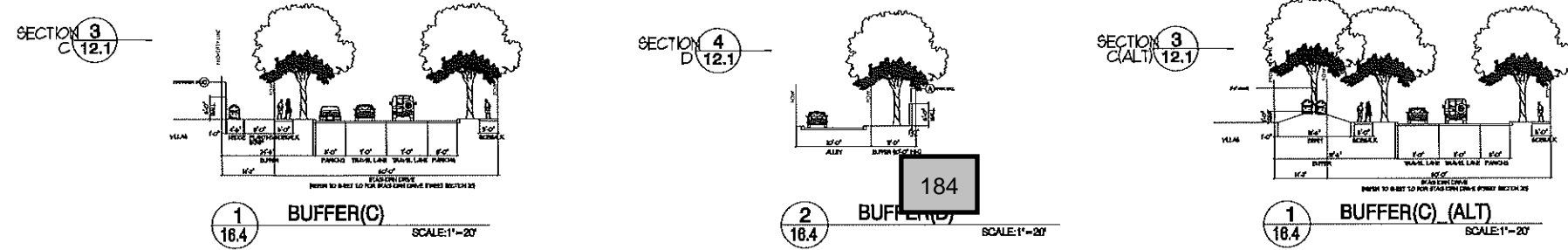
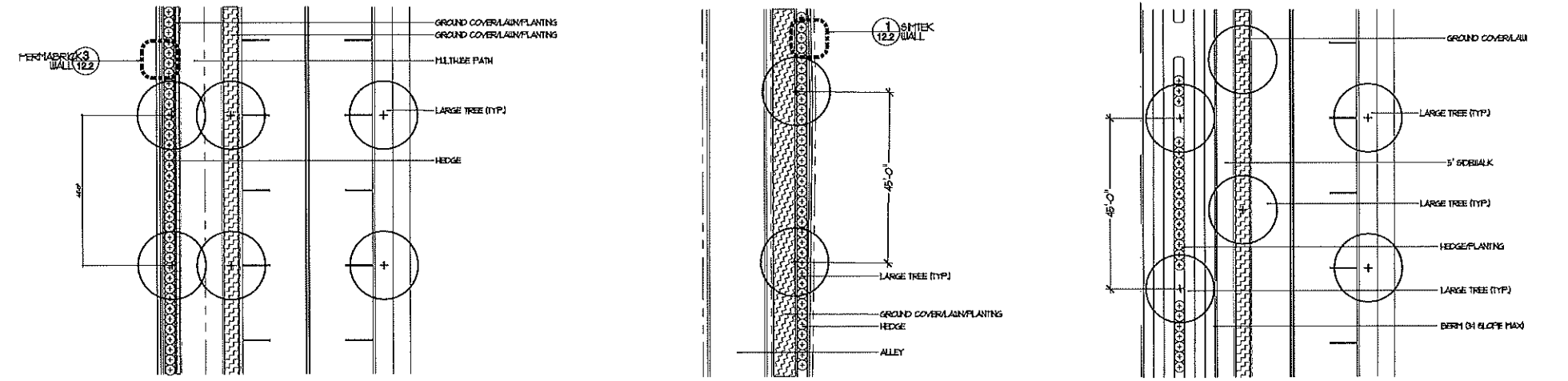
SHEET
16.3

Z:\ComDev\2018\16160186_01 - erral status entitlement\CAD Drawings\preliminary development plan\16160186_01 MASTER SITE PLAN.dwg Mar 12, 2018 - 7:21 pm



NEIGHBORHOOD "C" BUFFER TYPES

- MINIMUM BUFFERYARD: 10'-0" WITH A 6' WALL / FENCE
- WALLS / FENCES -- CAN MEANDER IN THE BUFFERYARD, HOWEVER AT LEAST 25% MUST BE LOCATED WITHIN 1'-0" OF THE INTERIOR EXTENT OF THE BUFFERYARD
- BUFFERYARDS ADJACENT TO A RIGHT-OF-WAY: 1 CANOPY TREE (45' O.C.) / CONTINUOUS HEDGE ROW 24" TALL AND 36" APART.
- BERMS: MIN OF 3'-0" TALL / MAX SLOPE = 3:1
- GROUND COVER: MINIMUM OF 25% OF THE BUFFERYARD AREA
- PLANT MATERIALS, MULCH OR OTHER APPROVED MATERIALS = 100% OF THE BUFFERYARD AREA



(Note: Developer and adjacent Villa owners recommend berm shown in C.ALT as an alternative to the wall. This alternative may be approved by the City as a non-substantial change during PDP or FDP phase.)

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

BUFFER PLAN - NEIGHBORHOOD C
 NEW ERROL
 CITY OF APOPKA, FLORIDA

SEAL

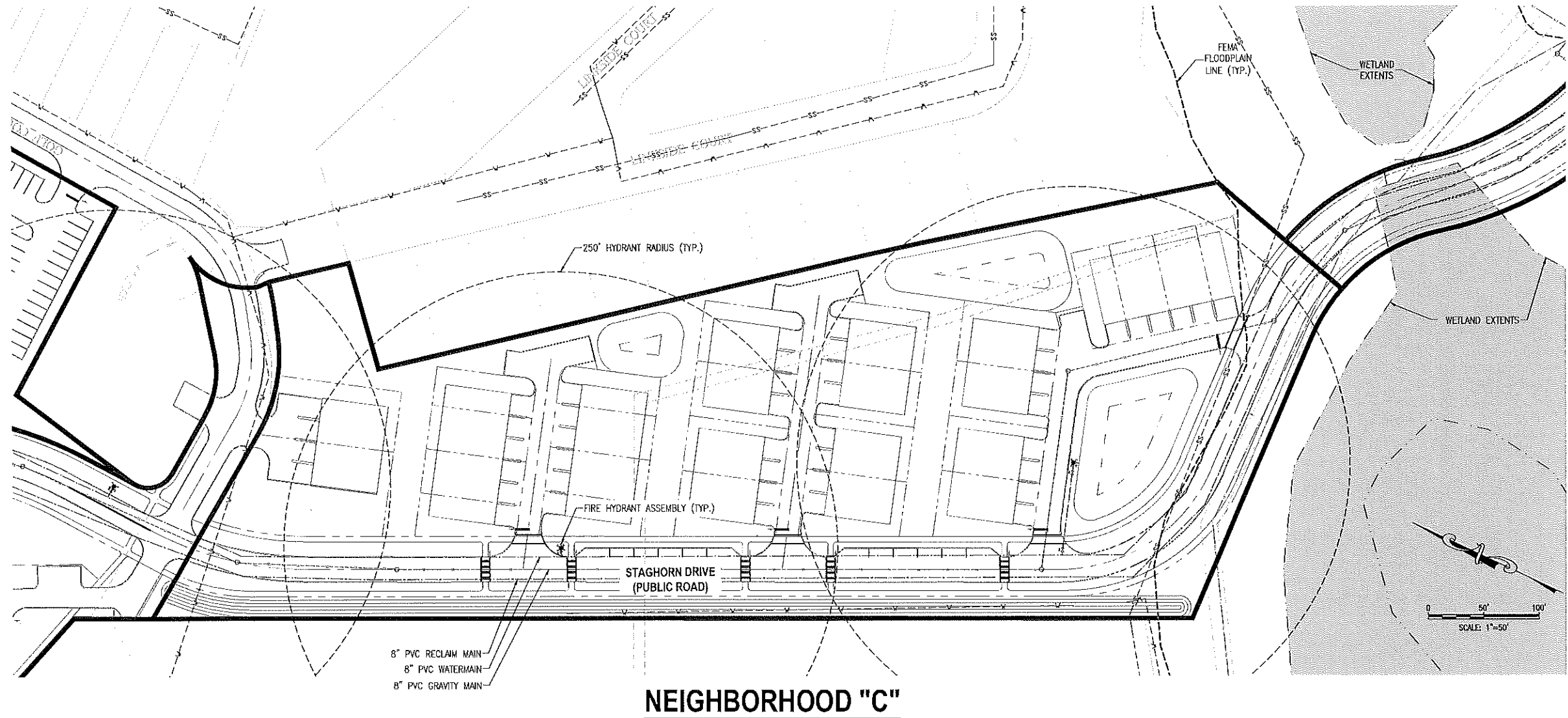
RANDALL S. COHEN, P.E.
No. 88981

gai consultants
 EB 9951
 618 EAST SOUTH STREET
 ORLANDO, FLORIDA 32801
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.
A160186.01

SHEET
16.4

Z:\ComDev\2016\A160186.01 - Enrol Estates Entitlement\CAD Drawings\Preliminary Development\Plan\A160186.01 MASTER UTILITY PLAN.dwg Mar 13, 2018 -- 7:21 am



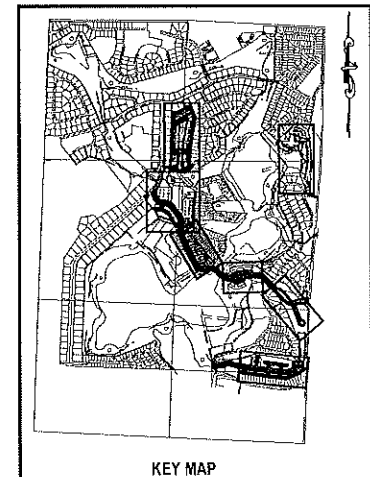
NEIGHBORHOOD "C"

NOTE:
LOCATIONS OF EXISTING UTILITIES PROVIDED BY THE CITY OF APOKA GIS. THESE LOCATIONS HAVE NOT BEEN FIELD VERIFIED.

LEGEND:

	PROJECT PROPERTY LINE
	WATER STRUCTURES
	SANITARY STRUCTURE
	PROPOSED FORCE MAIN
	PROPOSED WATER PIPE
	PROPOSED IRRIGATION PIPE
	PROPOSED SANITARY PIPE
	EXISTING WATER PIPE
	EXISTING STORMWATER PIPE
	EXISTING SANITARY PIPE (GRAVITY)
	EXISTING RECLAIMED WATER PIPE

NOTE:
POTABLE WATER AND RECLAIMED WATER LINES TO BE PLACED IN GRASS AREA WHENEVER POSSIBLE.



KEY MAP

NO.	DATE	BY	CHKD.	APPD.	DESCRIPTION

SCALE: AS SHOWN
 DATE: 03-13-2018
 DRAWN: MJC
 CHECKED: RSC
 APPROVED: RSC

UTILITY PLAN - NEIGHBORHOOD C
 NEW ERROL
 CITY OF APOKA, FLORIDA

SEAL
 RANDALL S. COHEN, P.L.
 No. 98981

gai consultants
 CB 9951
 619 EAST SOUTH STREET
 ORLANDO, FLORIDA 32801
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.
 A160186.01
 SHEET
 16.7

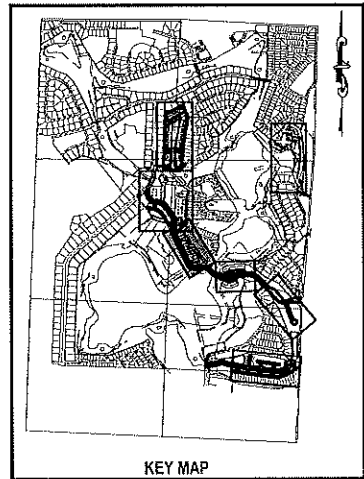
Z:\CombDraw\2018\A160186.01 - Errol Estates Entitlement\CAD Drawings\Preliminary Development Plan\A160186.01 - MASTER GRADING PLAN.dwg Mar 13, 2018 - 7:22am



NEIGHBORHOOD "C"

LEGEND:

	PROJECT PROPERTY LINE
	STORM STRUCTURES
	PROPOSED STORM PIPE



NOTE:
 ADDITIONAL CROSS SECTIONS MAY BE REQUIRED AT PRELIMINARY DEVELOPMENT PLAN INCLUDING BUILDING HEIGHTS AND SIGHT ANGLES TO ADJACENT RESIDENTIAL NEIGHBORHOODS. INCREASED LANDSCAPING MAY BE REQUIRED TO MITIGATE VISUAL IMPACTS CAUSED BY FUTURE MULTI-STORY BUILDINGS WITHIN NEW ERROL.

NO.	DATE	BY	CHKD.	APPD.	DESCRIPTION

SCALE: AS SHOWN
 DATE: 03-13-2018
 DRAWN: MJC
 CHECKED: RSC
 APPROVED: RSC

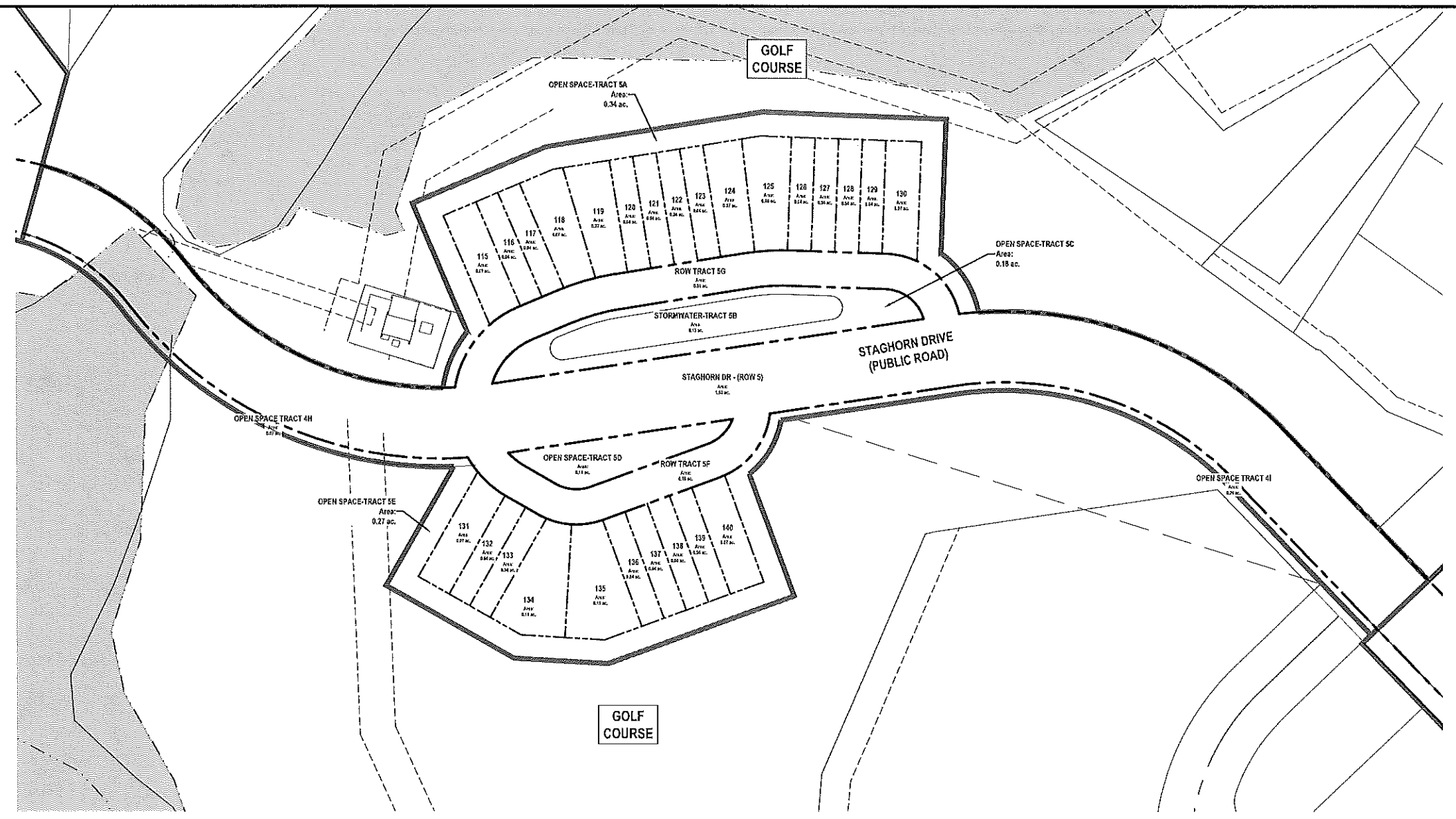
GRADING PLAN - NEIGHBORHOOD C
 NEW ERROL
 CITY OF APOPKA, FLORIDA

SEAL
 RANDALL S. COHEN, P.E.
 No. 58581



PROJECT NO./DASH NO.
 A160186.01
 SHEET
 16.8

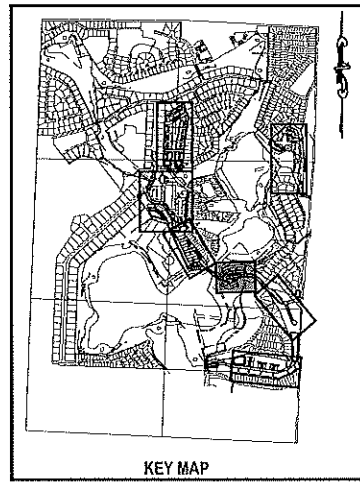
Z:\CentDev\2018\160186.01 - errol cedizas errolcedizas\errolcedizas\development_plan\160186_01_TRACT_MAP.dwg Mar 12, 2018 - 7:25pm




NEIGHBORHOOD "D"

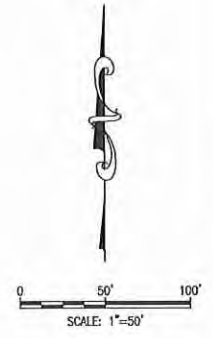
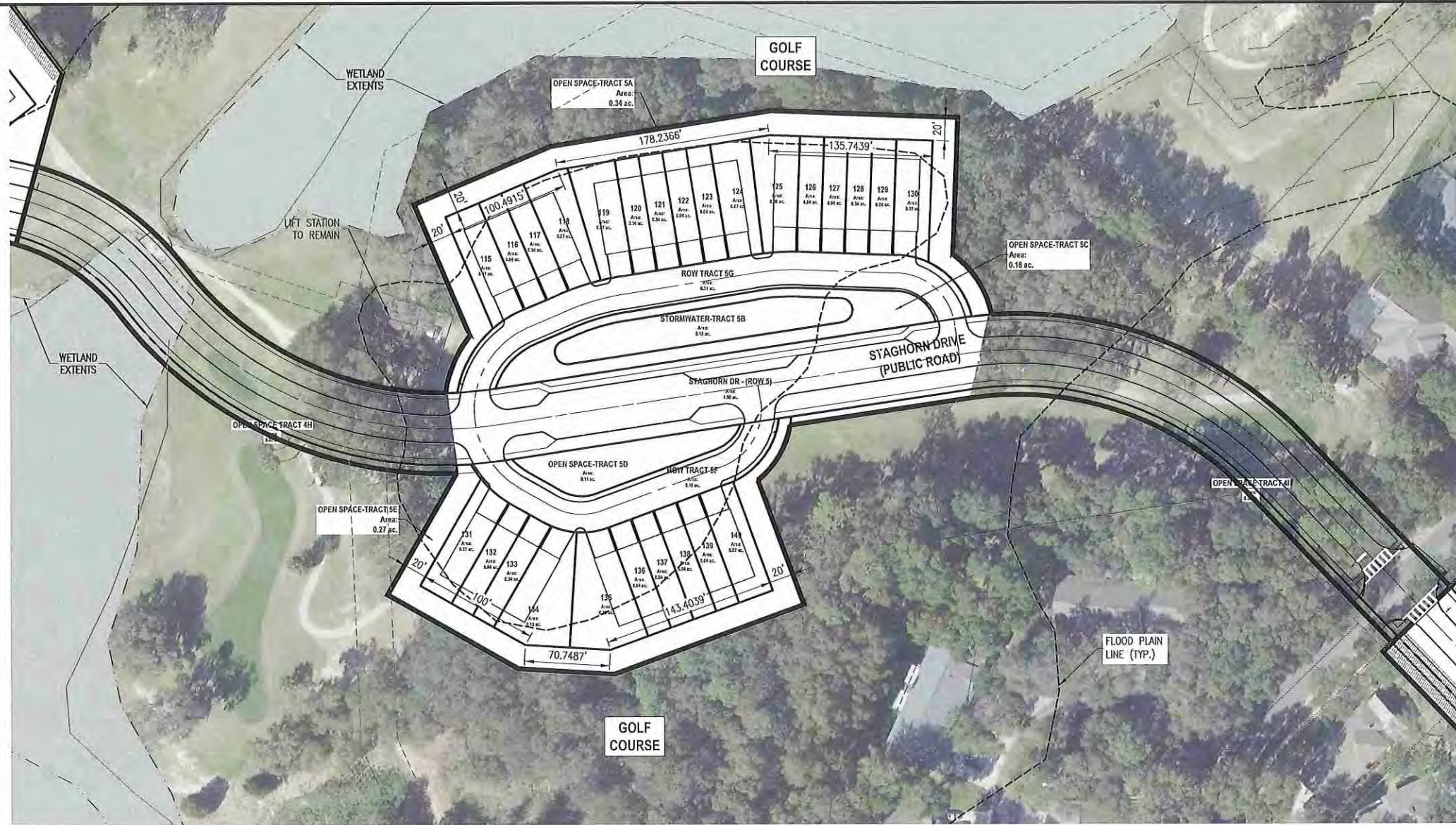
**TABLE 17.1 A
TRACT ACREAGE TABLE**

NEIGHBORHOOD D	AREA (AC.)
DEVELOPMENT	1.47 ACRES
OPEN SPACE	1.06 ACRES
TRACT 4A	0.34 ACRES
TRACT 4C	0.18 ACRES
TRACT 4D	0.11 ACRES
TRACT 4E	0.27 ACRES
TRACT 4H	0.07 ACRES
TRACT 4I	0.09 ACRES
STORMWATER RETENTION	0.15 ACRES
TRACT 4B	0.15 ACRES
RIGHT-OF-WAY	0.49 ACRES
TRACT 4F	0.18 ACRES
TRACT 4G	0.31 ACRES
RIGHT-OF-WAY (STAGHORN DR)	1.80 ACRES
TOTAL	4.97 ACRES



SCALE: AS SHOWN	
DATE: 03-13-2018	
DRAWN: MJC	
CHECKED: RSC	
APPROVED: RSC	
TRACT MAP - NEIGHBORHOOD D	
NEW ERROL	
CITY OF APOPKA, FLORIDA	
SEAL	
RANDALL S. COHEN, P.E. No. 58981	
 gai consultants 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398	
PROJECT NO./OASH NO. A160186.01	
SHEET 17.1	
NO.	DATE
BY	DATE
CHKD	DATE
APPD	DATE
REVISIONS	

Z:\ComDev\2016\A160186.01 - Errol Estates Entitlement\CAD Drawings\Preliminary Development Plan\A160186.01 MASTER SITE PLAN.dwg Mar 13, 2018 - 7:50am



NEIGHBORHOOD "D"

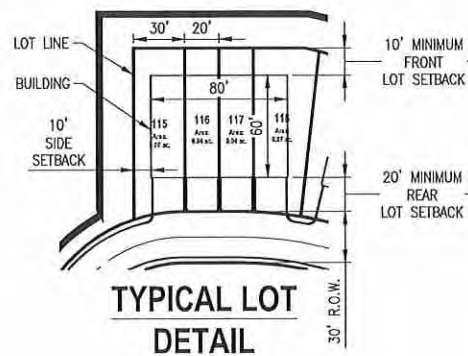
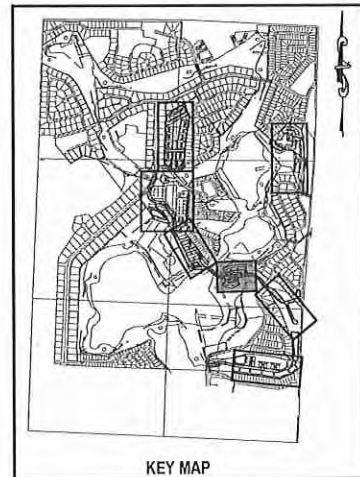


Table 17.2A - Neighborhood D Development Standards

Allowable Uses	Attached Residential (townhouse) Parks
Max Residential Units	28
Neighborhood Acreage	4.97 acres
Gross Neighborhood Density	5.26 du/acre
Proposed Parking Count	52 enclosed spaces (rear loaded) 14 on-street spaces
Lot Standards	
Min Lot Width	20'
Min Lot Depth	80'
Minimum Setbacks	
Front (from common area)	10'
Side	10'
Corner Side	15'
Rear	20'
Minimum Attached Building Separation	20'
Building Height	
Max Stories	3
Max Height	45'
Minimum Living Area	1,350 sq ft
Minimum Parking	2 enclosed spaces per unit



REVISIONS			
NO.	DATE	BY	DESCRIPTION

SCALE: AS SHOWN
 DATE: 03-13-2018
 DRAWN: MJC
 CHECKED: RSC
 APPROVED: RSC

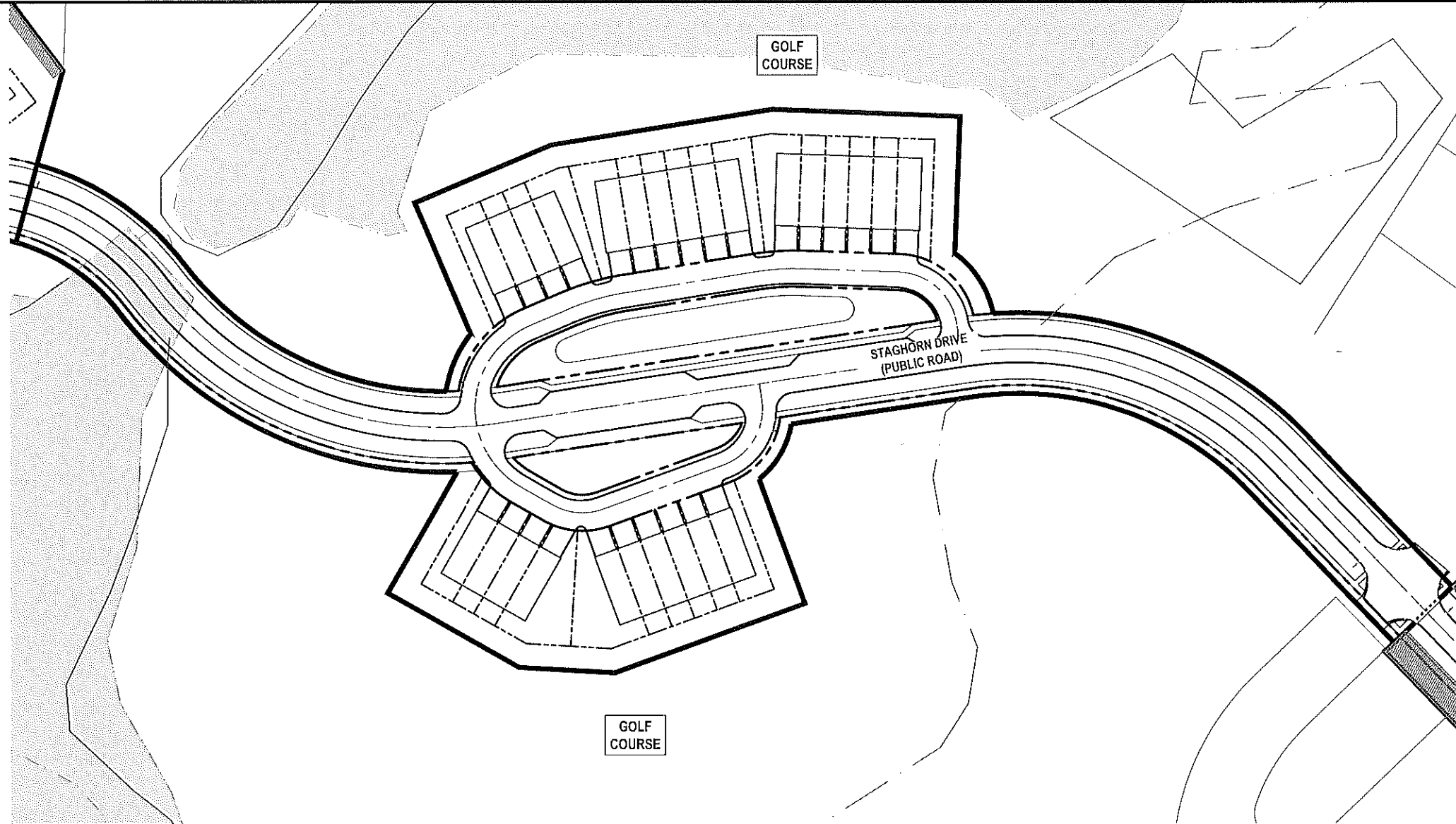
SUBDIVISION PLAN - NEIGHBORHOOD D
 NEW ERROL
 CITY OF APOPKA, FLORIDA

SEAL
 RANDALL S. COHEN, P.E.
 No. 58581

gai consultants
 EB 9951
 618 EAST SOUTH STREET
 ORLANDO, FLORIDA 32801
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.
 A160186.01
 SHEET
 17.2

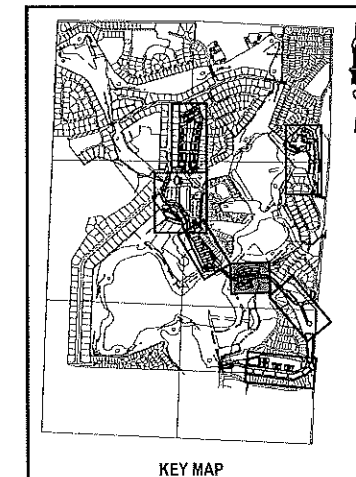
Z:\ComDev\2016\160186.D1 - erral estates entitlement\CAD Drawings\preliminary development plan\160186_01 MASTER SITE PLAN_buffers.dwg Mar 12, 2018 - 7:21pm



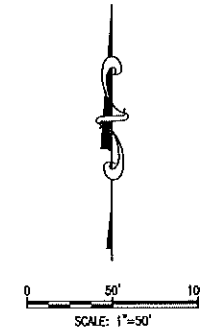
NEIGHBORHOOD "D"

NEIGHBORHOOD "D" BUFFER TYPES

NO BUFFERYARDS ARE NECESSARY



KEY MAP



NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN
 DATE: 03-13-2018
 DRAWN: MJC
 CHECKED: RSC
 APPROVED: RSC

BUFFER PLAN - NEIGHBORHOOD D
 NEW ERROL
 CITY OF APOPKA, FLORIDA

SEAL

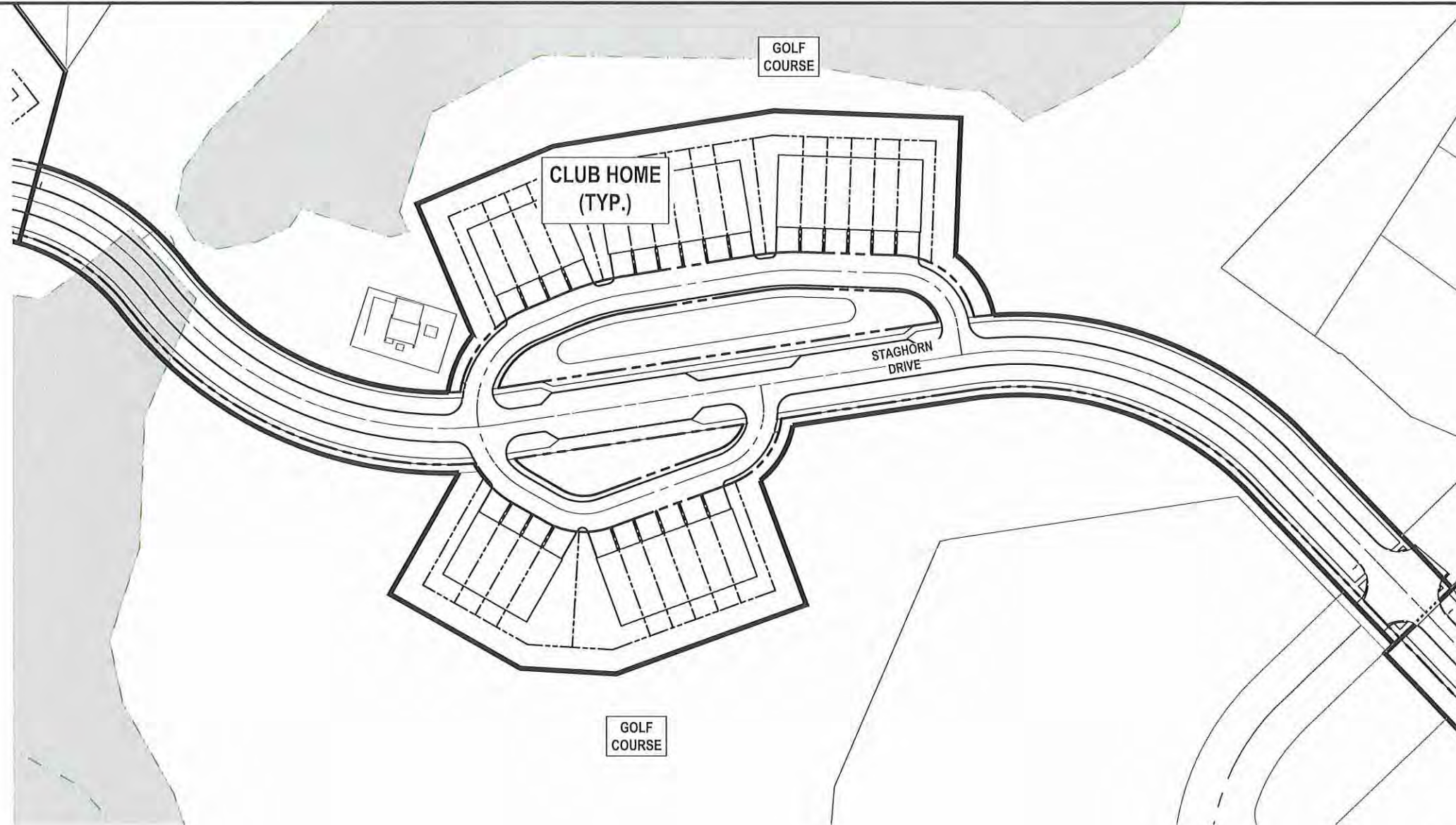
RANDALL S. COHEN, P.E.
 No. 98981



PROJECT NO./DASH NO.
 A160186.01

SHEET
 17.4

Z:\ComDev\2018\A160186.01 - Erial, Entitlement\CAD\Drawings\Development Plan\A160186.01 MASTER SITE PLAN_Architecture.dwg Mar 12, 2018 -- 7:57pm



CLUB HOME

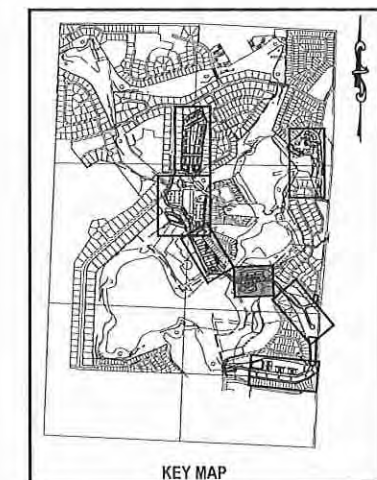


ELEVATION



FLOOR PLAN (N.T.S.)

NEIGHBORHOOD "D"



KEY MAP

NOTE:
The floorplans, elevations, and renderings depicted in this plan are conceptual in nature and subject to minor changes. Any such changes submitted in future development plan applications may be approved at the discretion of the Development Director if the proposed changes are determined to be in substantial compliance with the architectural intent of this plan.

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

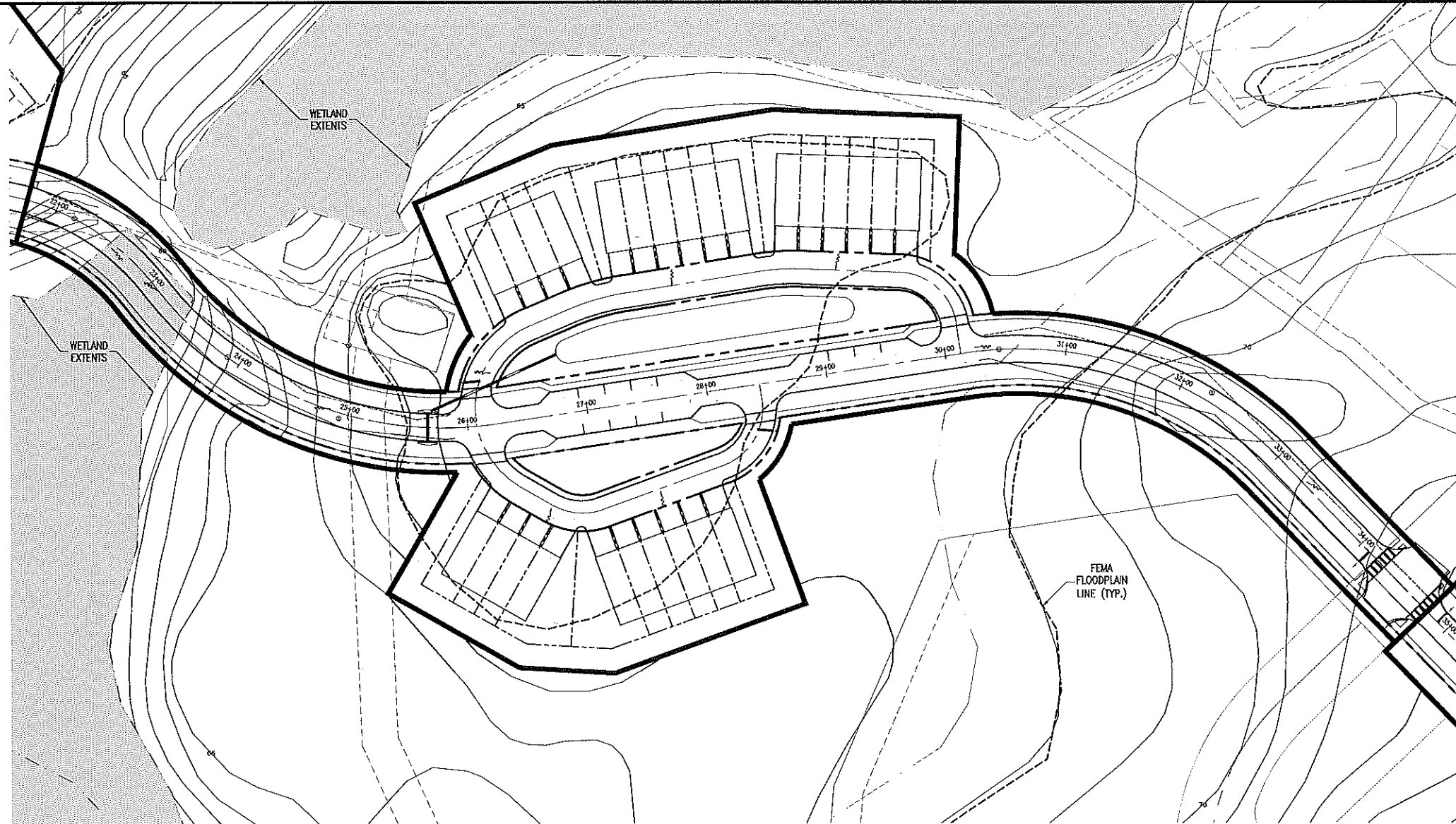
ARCHITECTURE - NEIGHBORHOOD D
NEW ERROL
CITY OF APOPKA, FLORIDA

SEAL
RANDALL S. COHEN, P.E.
No. 58591

gi
gai consultants
EB 9951
618 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
A160186.01
SHEET
17.5

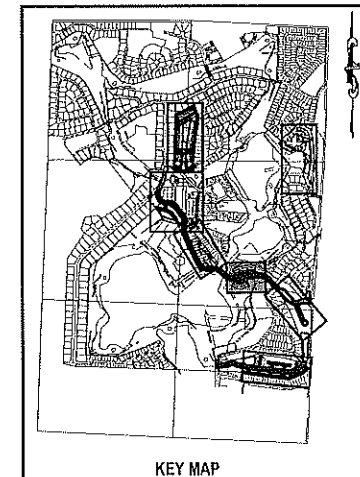
Z:\Combaw\2016\A160186.01 - Errol Estates Entitlement\CAD Drawings\Preliminary Development\Plan\A160186_01 MASTER GRADING PLAN.dwg Mar 13, 2018 - 7:35am



NEIGHBORHOOD "D"

LEGEND:	
	PROJECT PROPERTY LINE
	STORM STRUCTURES
	PROPOSED STORM PIPE

NOTE:
 ADDITIONAL CROSS SECTIONS MAY BE REQUIRED AT PRELIMINARY DEVELOPMENT PLAN INCLUDING BUILDING HEIGHTS AND SIGHT ANGLES TO ADJACENT RESIDENTIAL NEIGHBORHOODS. INCREASED LANDSCAPING MAY BE REQUIRED TO MITIGATE VISUAL IMPACTS CAUSED BY FUTURE MULTI-STORY BUILDINGS WITHIN NEW ERROL.



KEY MAP

NO.	DATE	BY	CHKD	APPD	DESCRIPTION	REVISIONS

SCALE: AS SHOWN
 DATE: 03-13-2018
 DRAWN: MJC
 CHECKED: RSC
 APPROVED: RSC

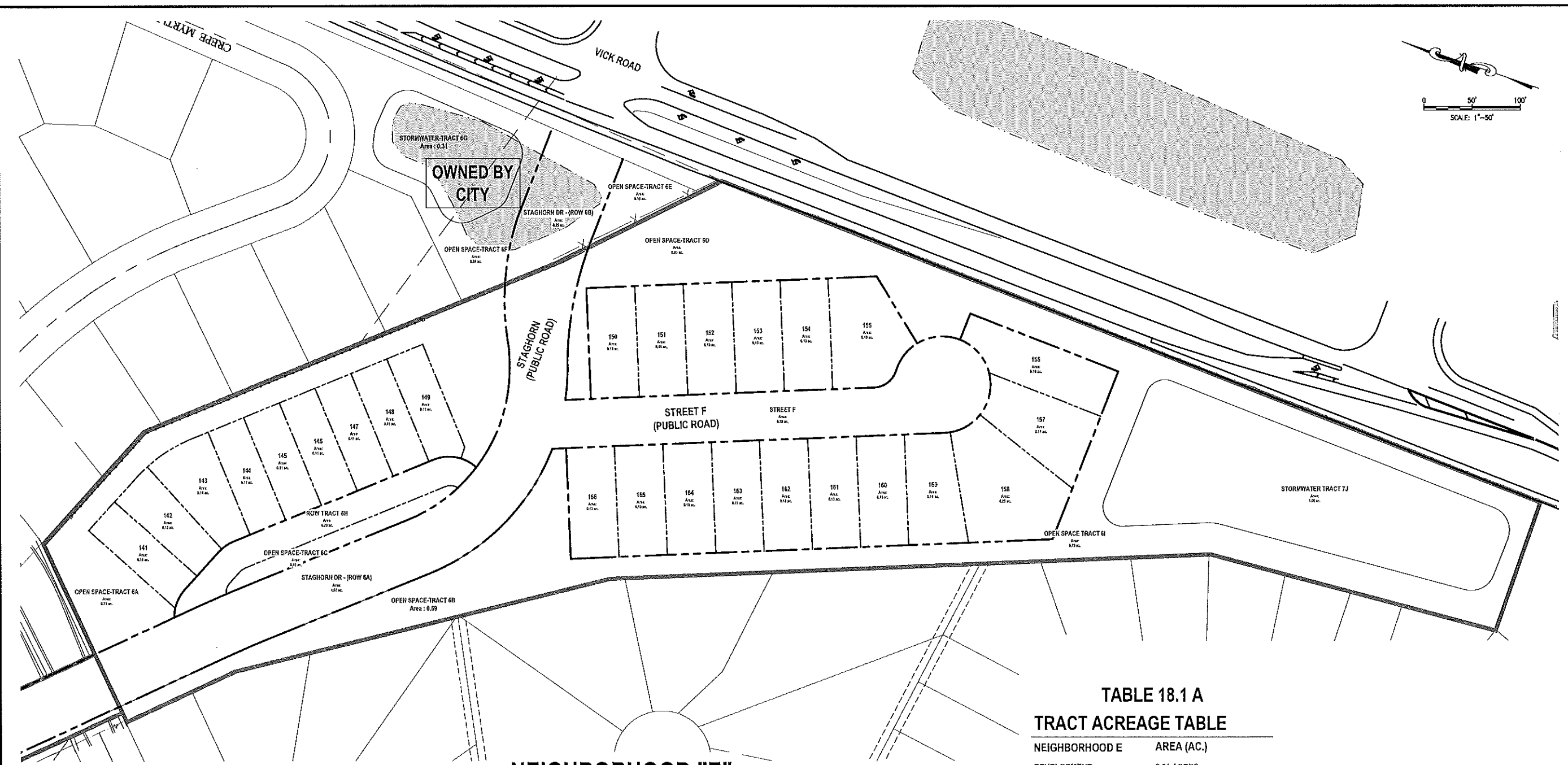
GRADING PLAN - NEIGHBORHOOD D
 NEW ERROL
 CITY OF APOPKA, FLORIDA

SEAL
 RANDALL S. COHEN, P.E.
 No. 58581

gai consultants
 EB 9951
 619 EAST SOUTH STREET
 ORLANDO, FLORIDA 32801
 PHONE: (407) 423-8199

PROJECT NO./DASH NO.
 A160186.01
 SHEET
 17.8

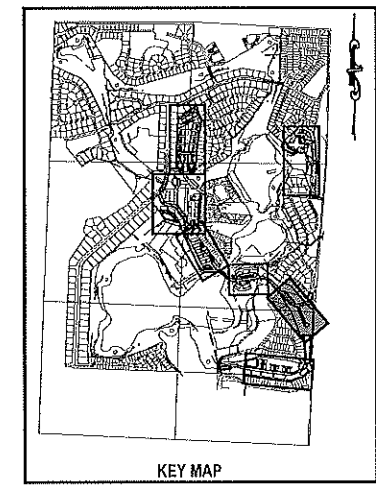
Z:\Cadd\2018\180186.01 - ental\cadd\entitlement\CAD\Drawings\preliminary\development\plan\A160186.01 TRACT MAP.dwg Mar 12, 2018 7:28pm



NEIGHBORHOOD "E"

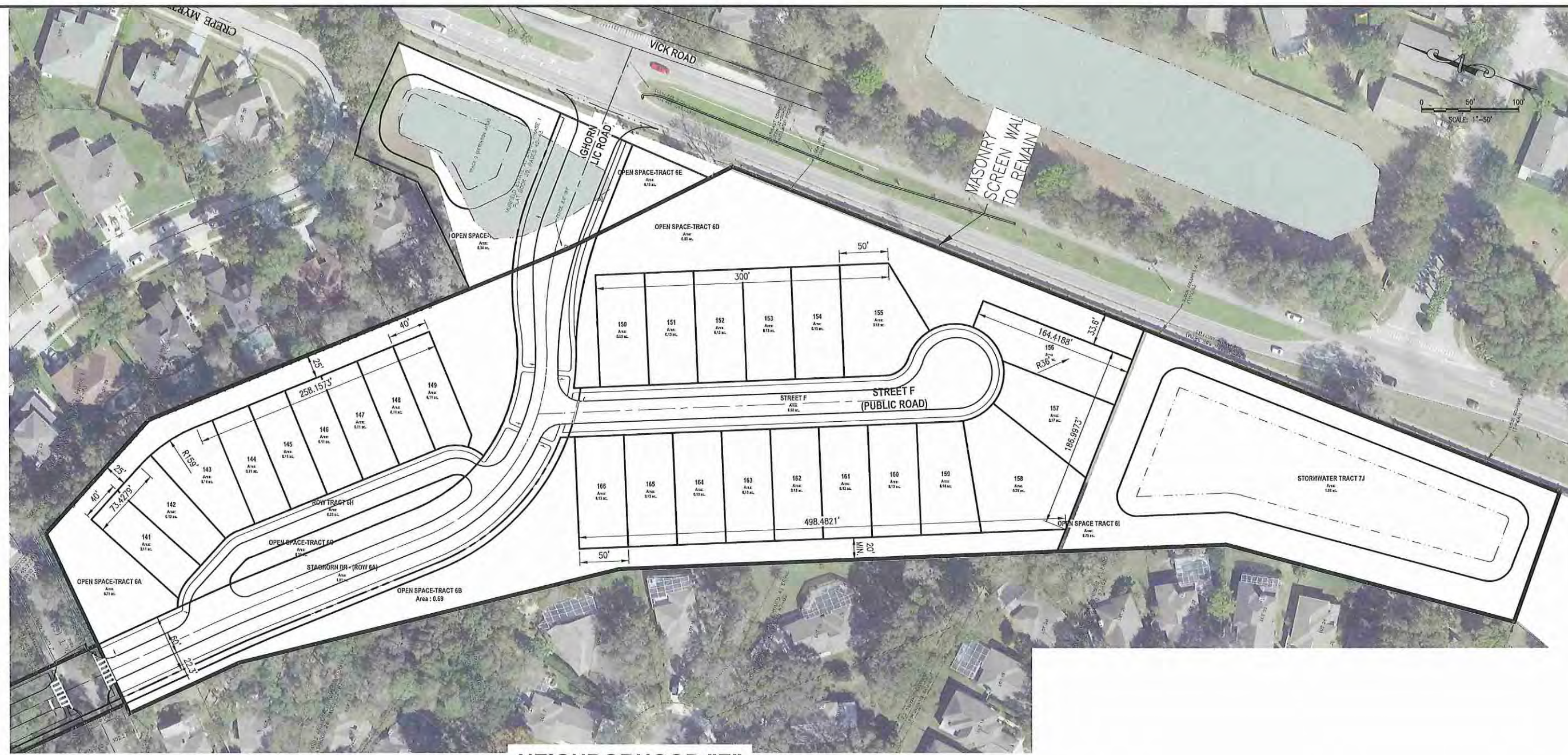
**TABLE 18.1 A
TRACT ACREAGE TABLE**

NEIGHBORHOOD E	AREA (AC.)
DEVELOPMENT	2.51 ACRES
OPEN SPACE	3.56 ACRES
TRACT 6A	0.71 ACRES
TRACT 6B	0.69 ACRES
TRACT 6C	0.10 ACRES
TRACT 6D	0.83 ACRES
TRACT 6E (City)	0.10 ACRES
TRACT 6F (City)	0.34 ACRES
TRACT 6I	0.79 ACRES
STORMWATER RETENTION	1.37 ACRES
TRACT 6G (City)	0.31 ACRES
TRACT 6J	1.06 ACRES
RIGHT-OF-WAY	0.23 ACRES
TRACT 6H	0.23 ACRES
RIGHT-OF-WAY STAGHORN 6A	1.07 ACRES
RIGHT-OF-WAY STAGHORN 6B	0.25 ACRES
STREET F	0.58 ACRES
TOTAL	9.57 ACRES



<p>SCALE: AS SHOWN</p> <p>DATE: 03-13-2018</p> <p>DRAWN: MJC</p> <p>CHECKED: RSC</p> <p>APPROVED: RSC</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">BY</th> <th style="width: 10%;">CHKD</th> <th style="width: 10%;">APPD</th> <th style="width: 50%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	CHKD	APPD	DESCRIPTION												
NO.	DATE	BY	CHKD	APPD	DESCRIPTION														
<p>TRACT MAP - NEIGHBORHOOD E</p> <p>NEW ERROL</p> <p>CITY OF APOPKA, FLORIDA</p>																			
<p>SEAL</p>																			
<p>RANDALL S. COHEN, P.E. No. 58581</p>																			
<p>gai consultants EI 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398</p>																			
<p>PROJECT NO./DASH NO. A160186.01</p>																			
<p>SHEET 18.1</p>																			

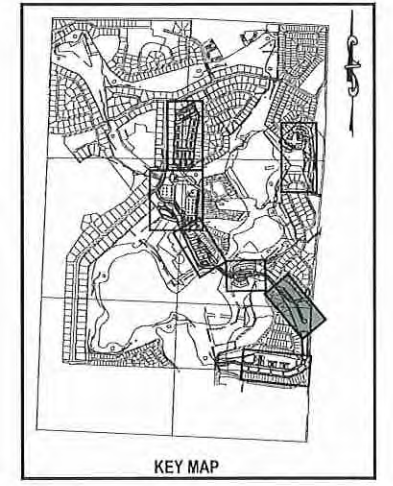
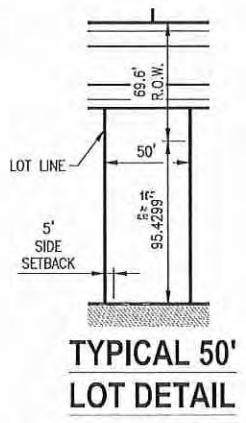
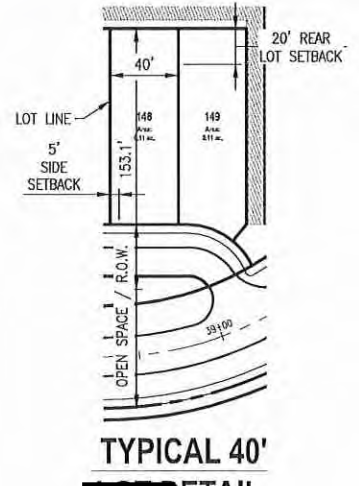
Z:\ComDev\2018\A160186.01 - Enrol Estates Entitlement\CAD\Drawings\Preliminary Development Plan\A160186.01 MASTER SITE PLAN.dwg Mar 13, 2018 - 7:37am



NEIGHBORHOOD "E"

Table 18.2A - Neighborhood E Development Standards

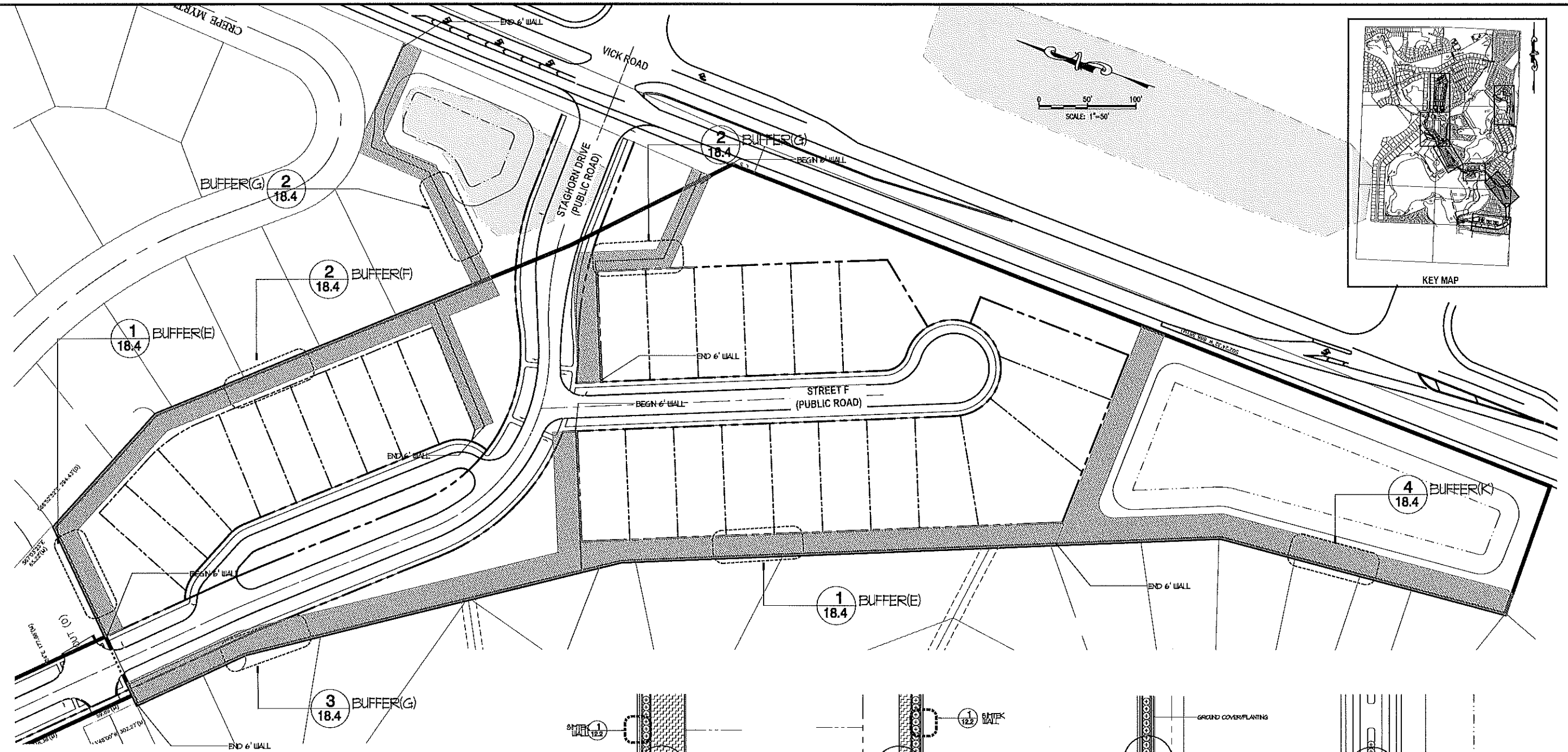
Allowable Uses	Single Family Detached Parks
Max Residential Units	10 (40'x110' lots) 16 (50'x110' lots)
Neighborhood Acreage	8.57 acres
Gross Neighborhood Density	3.03 du/acre
Proposed Parking Count	52 enclosed spaces
Lot Standards	
Min Lot Width	40'
Min Lot Depth	100'
Minimum Setbacks	
Front	20'
Side	5'
Corner Side	10'
Rear	20'
Front-Facing Garage	30'
Building Height	
Max Stories	2
Max Height	35'
Minimum Living Area	1,600 sq ft
Minimum Parking	2 enclosed spaces per unit



196

<p>SCALE: AS SHOWN DATE: 03-13-2018 DRAWN: MJC CHECKED: RSC APPROVED: RSC</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>APPROV</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	CHKD	APPROV	DESCRIPTION						
NO.	DATE	BY	CHKD	APPROV	DESCRIPTION								
<p>SUBDIVISION PLAN - NEIGHBORHOOD E NEW ERROL CITY OF APOKA, FLORIDA</p>													
<p>SEAL</p>													
<p>RANDALL S. COHEN, P.L. No. 98581</p>													
<p>gai consultants EB 9551 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398</p>													
<p>PROJECT NO./DASH NO. A160186.01</p>													
<p>SHEET 18.2</p>													

Z:\ComDev\2018\A160186.01 - errat calclass embmentent\CAD\Drawings\preliminary development plan\A160186.01 MASTER SITE PLAN_buffers.dwg Mar 12, 2018 - 7:21pm



NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN
 DATE: 03-13-2018
 DRAWN: M.J.C.
 CHECKED: RSC
 APPROVED: RSC

BUFFER PLAN - NEIGHBORHOOD E
 NEW ERROL
 CITY OF APOPKA, FLORIDA

SEAL

RANDALL S. COHEN, P.E.
 No. 58581

gai consultants
 EB 9951
 518 EAST SOUTH STREET
 ORLANDO, FLORIDA 32801
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.
 A160186.01

SHEET
 18.4

NEIGHBORHOOD "E" BUFFER TYPES

MINIMUM BUFFERYARD: 10'-0" WITH A 6" WALL / FENCE

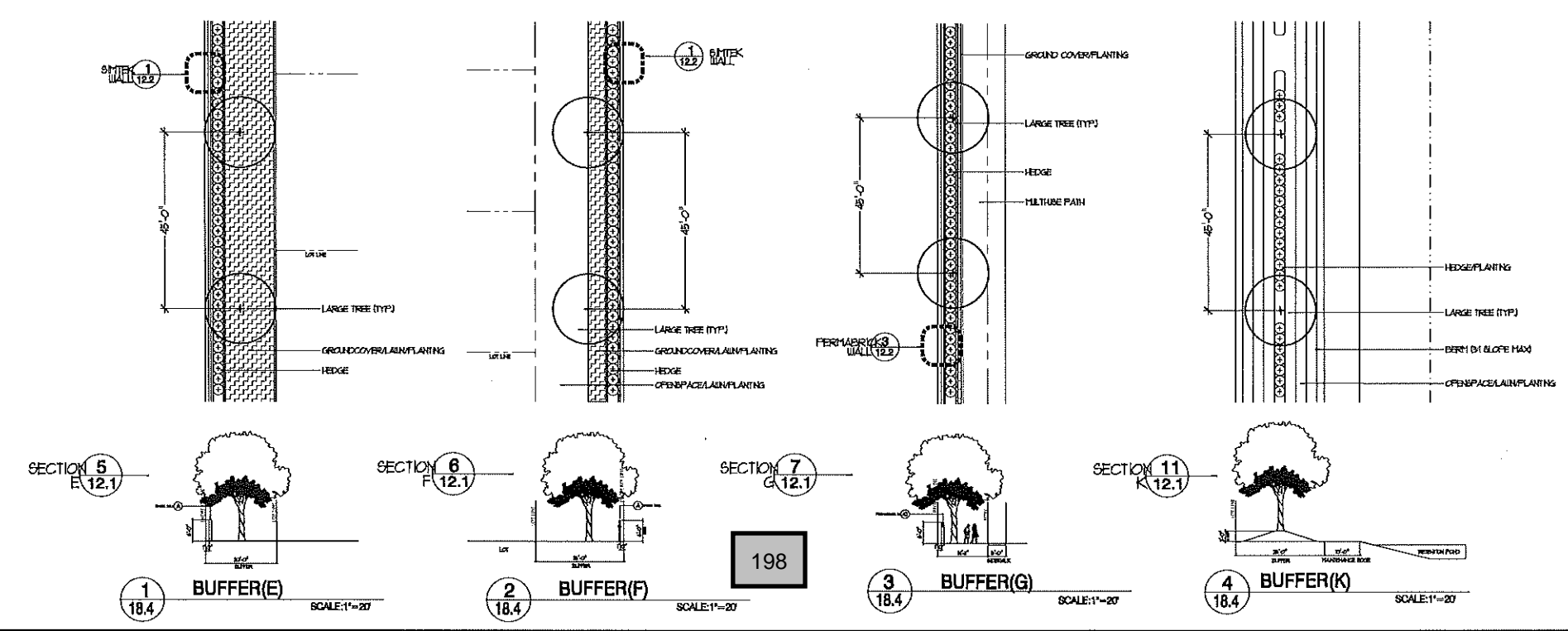
WALLS / FENCES - CAN MEANDER IN THE BUFFERYARD, HOWEVER AT LEAST 25% MUST BE LOCATED WITHIN 1'-0" OF THE INTERIOR EXTENT OF THE BUFFERYARD

BUFFERYARDS ADJACENT TO A RIGHT-OF-WAY: 1 CANOPY TREE (45' O.C.) / CONTINUOUS HEDGE ROW 24" TALL AND 36" APART.

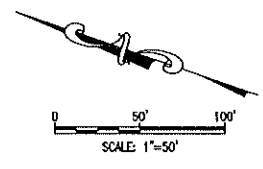
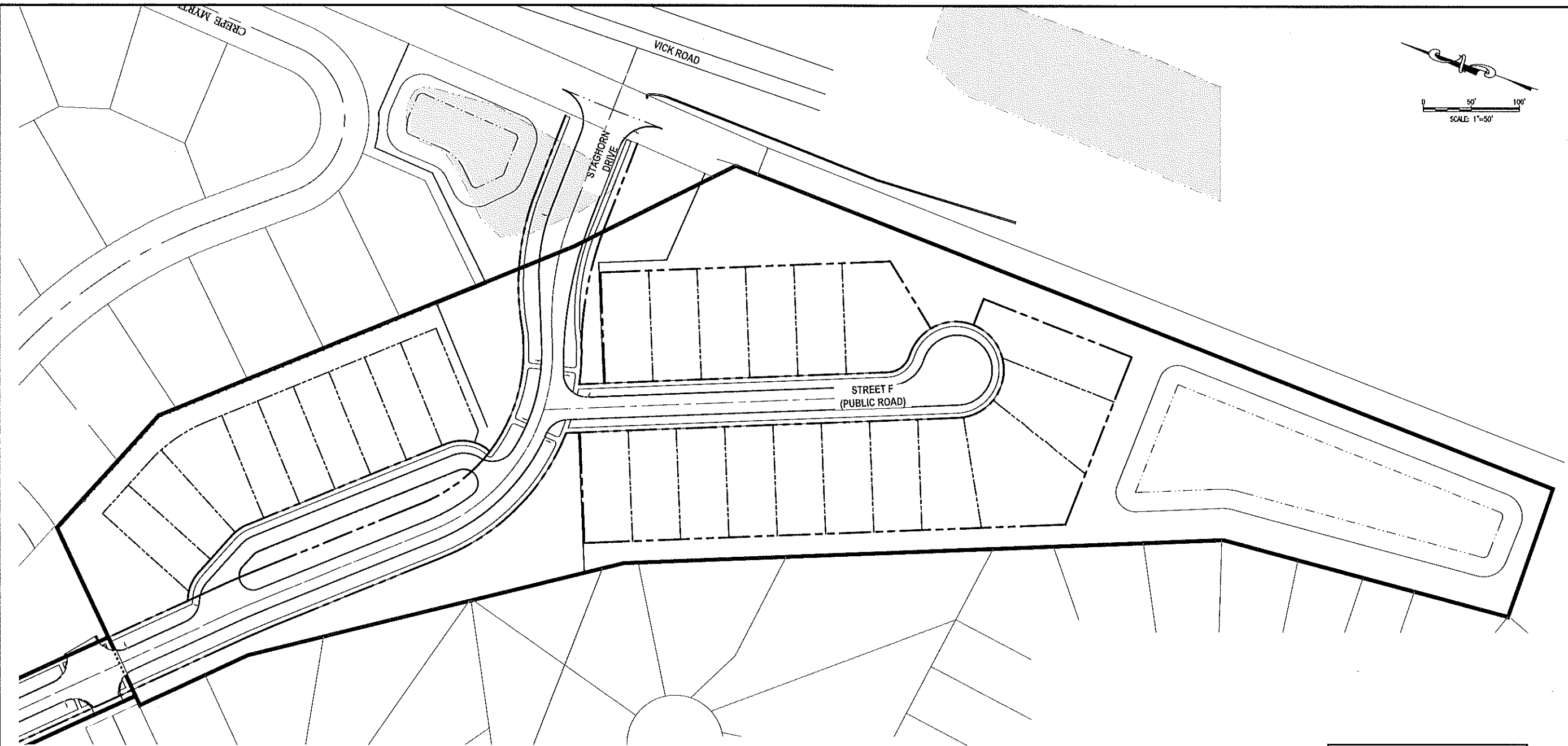
BERMS: MIN OF 3'-0" TALL / MAX SLOPE = 3:1

GROUND COVER: MINIMUM OF 25% OF THE BUFFERYARD AREA.

PLANT MATERIALS, MULCH OR OTHER APPROVED MATERIALS = 100% OF THE BUFFERYARD AREA

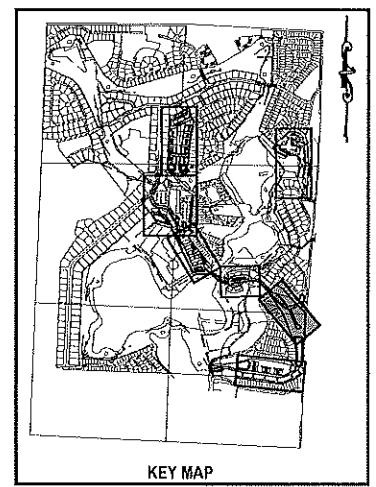


Z:\ComDev\2016\A160186.01 - Errol Estates Entitlement\CAD Drawings\Development\Plan\A160186.01_MASTER SITE PLAN_Architecture.dwg Mar 12, 2018 - 7:27am



NEIGHBORHOOD "E"

NOTE:
Single Family Floorplans to be provided at Development Plan Stage



NOTE:
The floorplans, elevations, and renderings depicted in this plan are conceptual in nature and subject to minor changes. Any such changes submitted in future development plan applications may be approved at the discretion of the Development Director if the proposed changes are determined to be in substantial compliance with the architectural intent of this plan.

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

ARCHITECTURE - NEIGHBORHOOD E
NEW ERROL
CITY OF APOPKA, FLORIDA

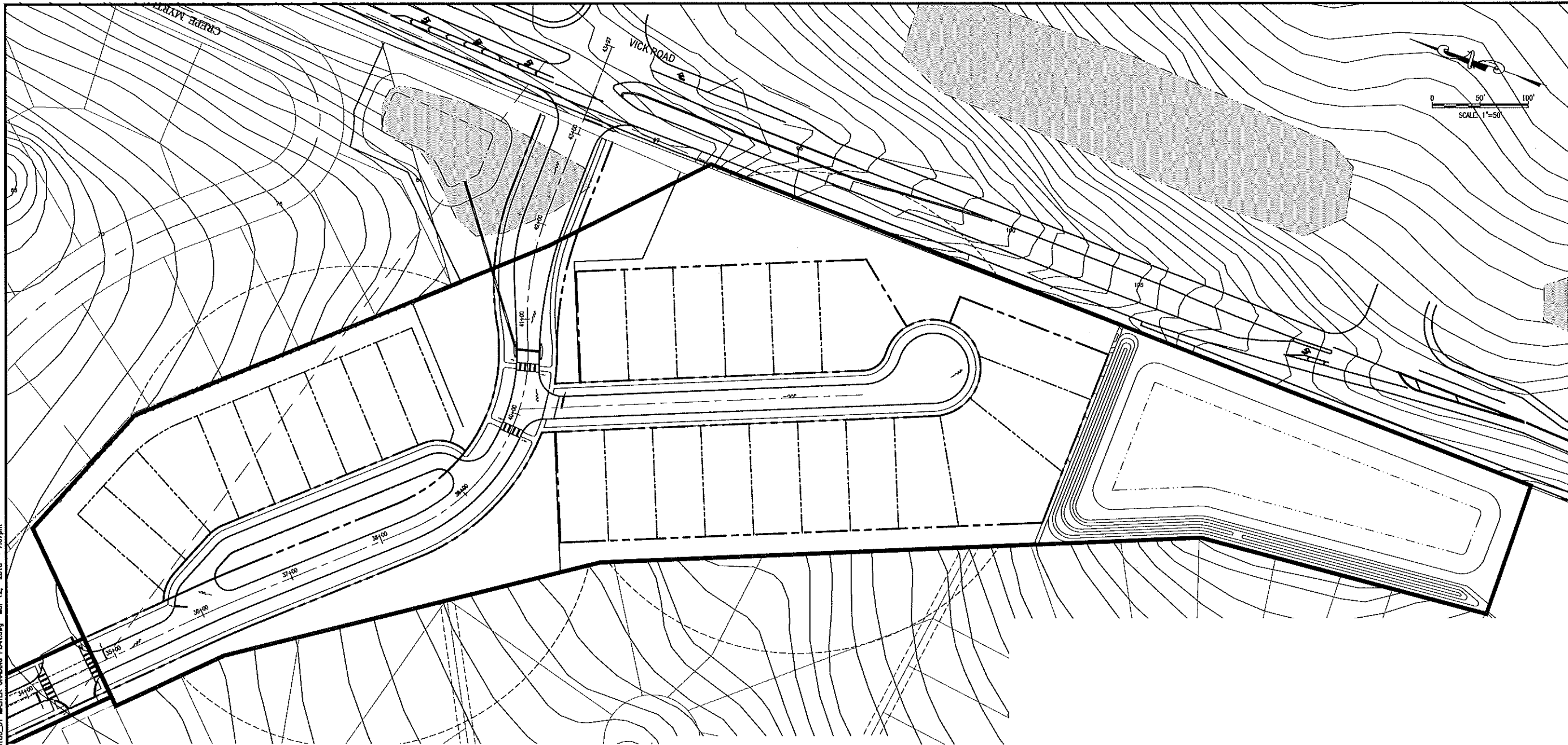
SEAL
RANDALL S. COHEN, P.E.
No. 98581

gai consultants
EB 9951
618 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-6398

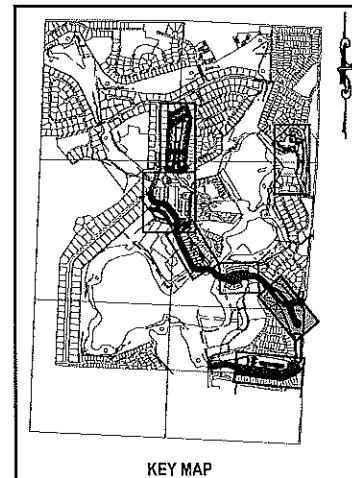
PROJECT NO./DASH NO.
A160186.01

SHEET
18.5

Z:\ComDev\2016\160186.01 - errr - etcdas -entitlement\CAU\Drawings\preliminary development plan\160186.01 MASTER GRADING PLAN.dwg Mar 12, 2018 - 7:07pm



NEIGHBORHOOD "E"



201

LEGEND:

	PROJECT PROPERTY LINE
	STORM STRUCTURES
	PROPOSED STORM PIPE

NOTE:
 ADDITIONAL CROSS SECTIONS MAY BE REQUIRED AT PRELIMINARY DEVELOPMENT PLAN INCLUDING BUILDING HEIGHTS AND SIGHT ANGLES TO ADJACENT RESIDENTIAL NEIGHBORHOODS. INCREASED LANDSCAPING MAY BE REQUIRED TO MITIGATE VISUAL IMPACTS CAUSED BY FUTURE MULTI-STORY BUILDINGS WITHIN NEW ERROL.

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN
 DATE: 03-13-2018
 DRAWN: MJC
 CHECKED: RSC
 APPROVED: RSC

GRADING PLAN - NEIGHBORHOOD E
 NEW ERROL
 CITY OF APOPKA, FLORIDA

SEAL
 RANDALL S. COHEN, P.E.
 No. 58581

gai consultants
 EB 9951
 618 EAST SOUTH STREET
 ORLANDO, FLORIDA 32801
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.
 A160186.01
 SHEET
 18.8

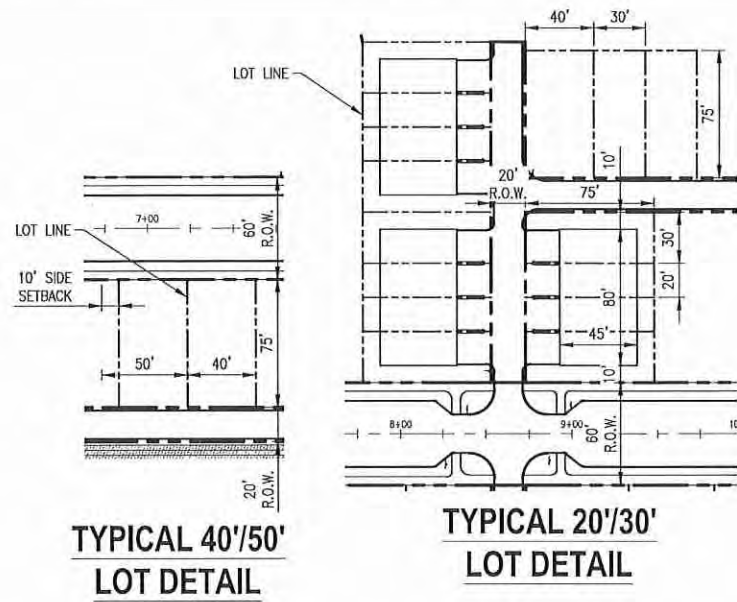
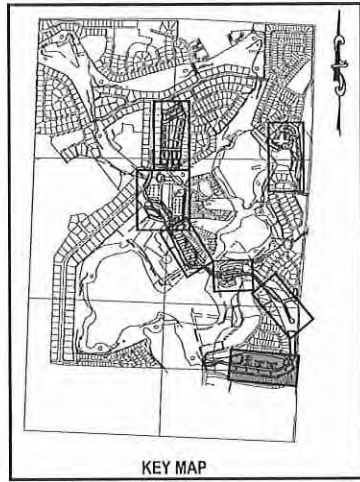
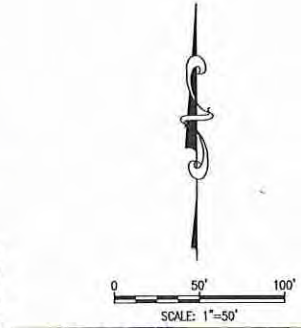
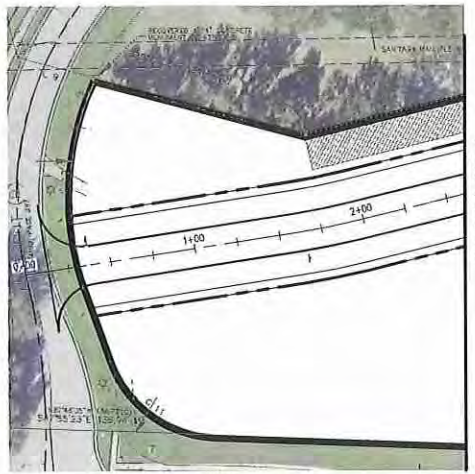


Table 19.2A - Neighborhood F Development Standards

Allowable Uses	Single Family Detached Attached Residential (townhomes) Parks
Max Residential Units	19 (30x75' lots) 9 (40x75' lots) 13 (50x75' lots) 32 townhomes
Neighborhood Acreage	13.3 acres
Gross Neighborhood Density	6.49 du/acre
Proposed Parking Count	148 enclosed spaces 48 on-street/guest spaces
Lot Standards	
Min Lot Width (detached unit)	30'
Min Lot Width (attached unit)	20'
Min Lot Depth	75'
Minimum Setbacks (attached units)	
Front	20'
Side	10'
Rear (to common area)	10'
Minimum Setbacks (30' detached lots)	
Front	20'
Side	0/5' 1
Rear (to common area)	10'
Minimum Setbacks (all other detached lots)	
Front	10'
Side	5'
Corner Side	15'
Rear (from alley)	10'
Building Height	
Max Stories	2
Max Height	35'
Minimum Living Area	1,350 sq ft
Minimum Parking	1 enclosed space per unit

Notes: 1 Setbacks will alternate 0' on one side and 5' on the other



NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

SUBDIVISION PLAN - NEIGHBORHOOD F
NEW ERROL
CITY OF APOPKA, FLORIDA

RANDALL S. COHEN, P.E.
No. 58561

gai consultants
EB 9251
618 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
A160186.01
SHEET
19.2

Z:\Combes\2018\A160186.01 - Errol Estates Entitlement\CAD Drawings\Preliminary Development\Plan\A160186.01 MASTER SITE PLAN.dwg Mar 13, 2018 - 7:48am

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

Z:\Combes\2016\A160186.01 - Errol Estates Entitlement\CAD Drawings\Preliminary Development Plan\A160186.01 MASTER SITE PLAN_OPEN SPACE PLAN.dwg Mar 13, 2018 - 7:50am

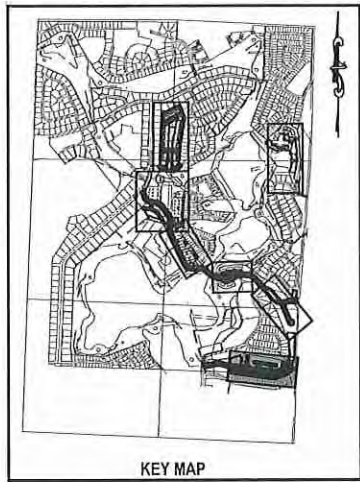


TABLE 19.3 A
OPEN SPACE ACREAGE

NEIGHBORHOOD F	AREA (AC.)
OPEN SPACE	4.29 ACRES
TRACT 7A	1.12 ACRES
TRACT 7B	0.90 ACRES
TRACT 7C	0.16 ACRES
TRACT 7D	0.16 ACRES
TRACT 7E	1.05 ACRES
TRACT 7L	0.90 ACRES
STORMWATER RETENTION	
TRACT 7G	NOT COUNTED
TOTAL	4.29 ACRES



A. BBQ AMENITIES



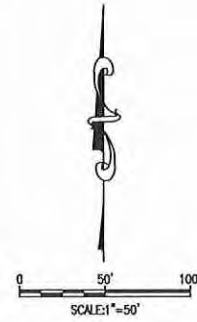
B. PICNIC PAVILION



C. NEIGHBORHOOD PARK + TRAIL



D. PLAYGROUND



NOTE:
The specific design and programming of each individual park space will be submitted with future development plan applications. Proposed facilities and typical photos are provided to indicate the character of each proposed space.

OPEN SPACE LEGEND

- PARKS and PROGRAMMED OPEN SPACES
- BUFFERS and UNPROGRAMMED OPEN SPACES
- ENVIRONMENTAL OPEN SPACE
- STORMWATER (not included in total unless noted)



NEIGHBORHOOD "F"

204

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

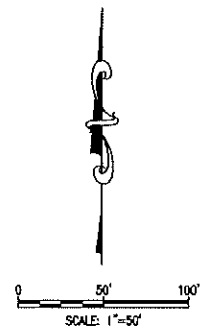
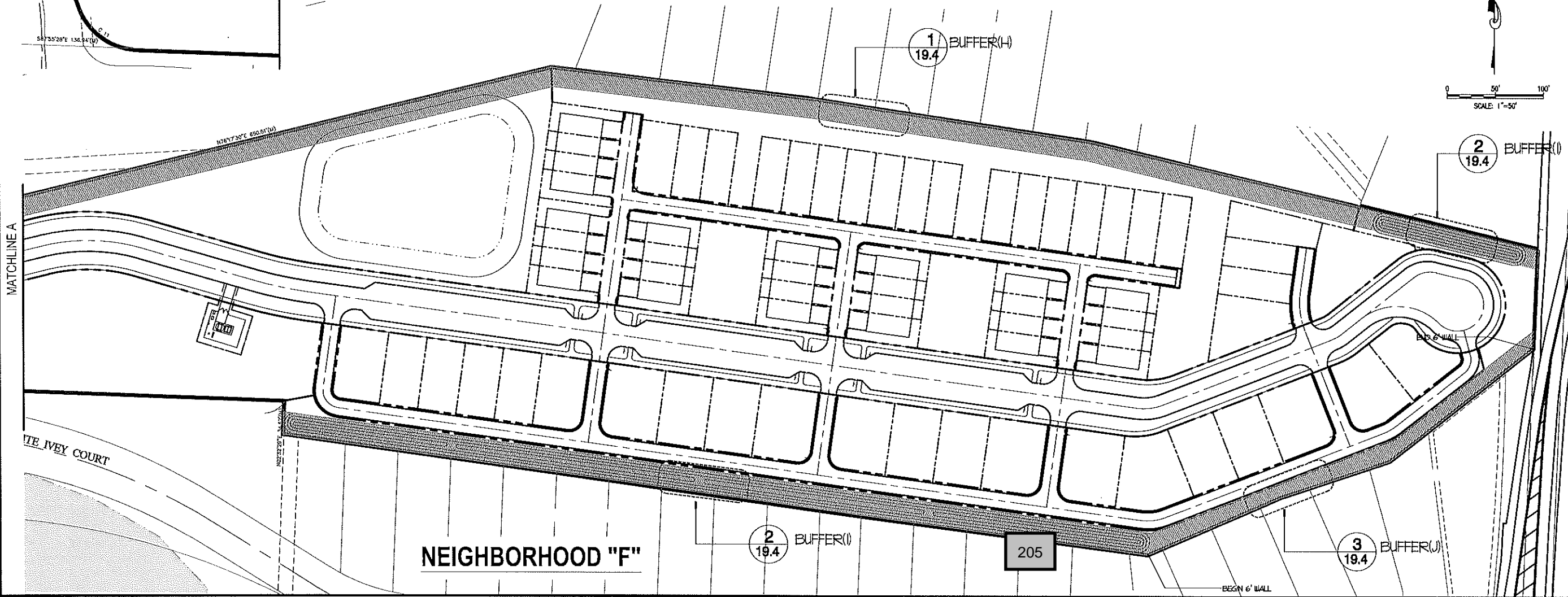
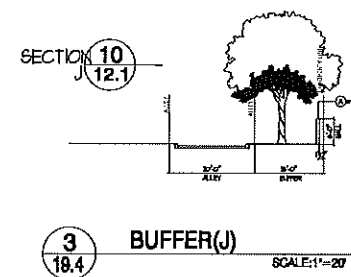
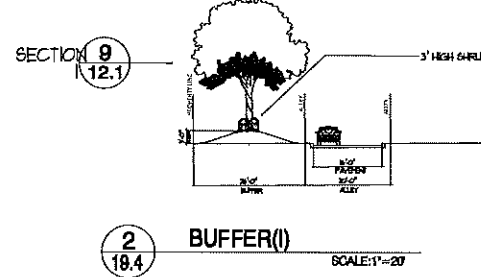
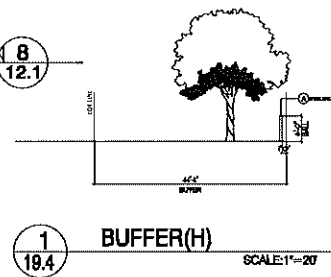
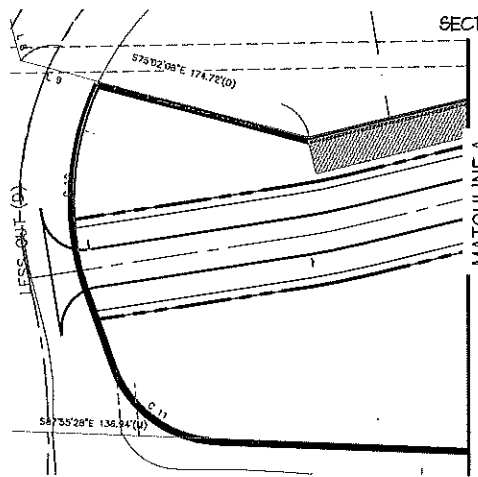
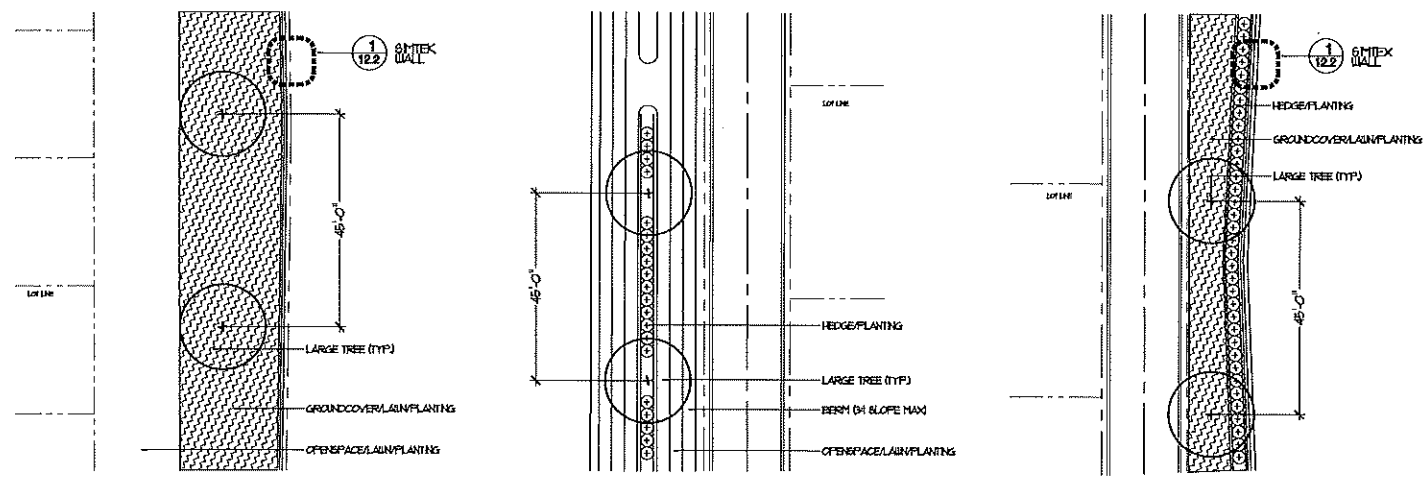
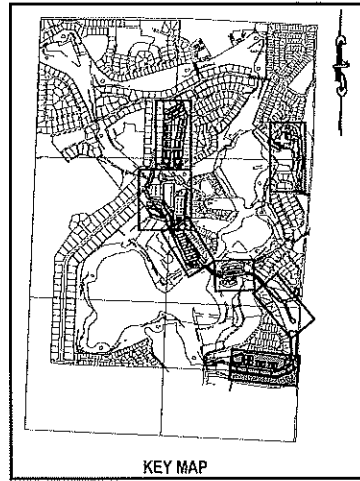
OPEN SPACE - NEIGHBORHOOD F
NEW ERROL
CITY OF APOPKA, FLORIDA

SEAL
RANDALL S. COHEN, P.E.
No. 58581

gai consultants
EB 9951
818 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
A160186.01
SHEET
19.3

Z:\ComDev\2016\A160186.01 - Enrol Estates Entitlement\CAD\Drawings\Preliminary\Development\Plan\A160186.01 MASTER SITE PLAN.dwg Mar 13, 2018 - 7:51 am



REVISIONS				
NO.	DATE	BY	CHKD	APP'D

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

SEAL

RANDALL S. COHEN, P.E.
No. 58581

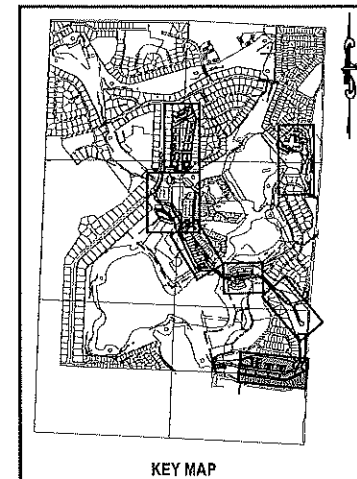
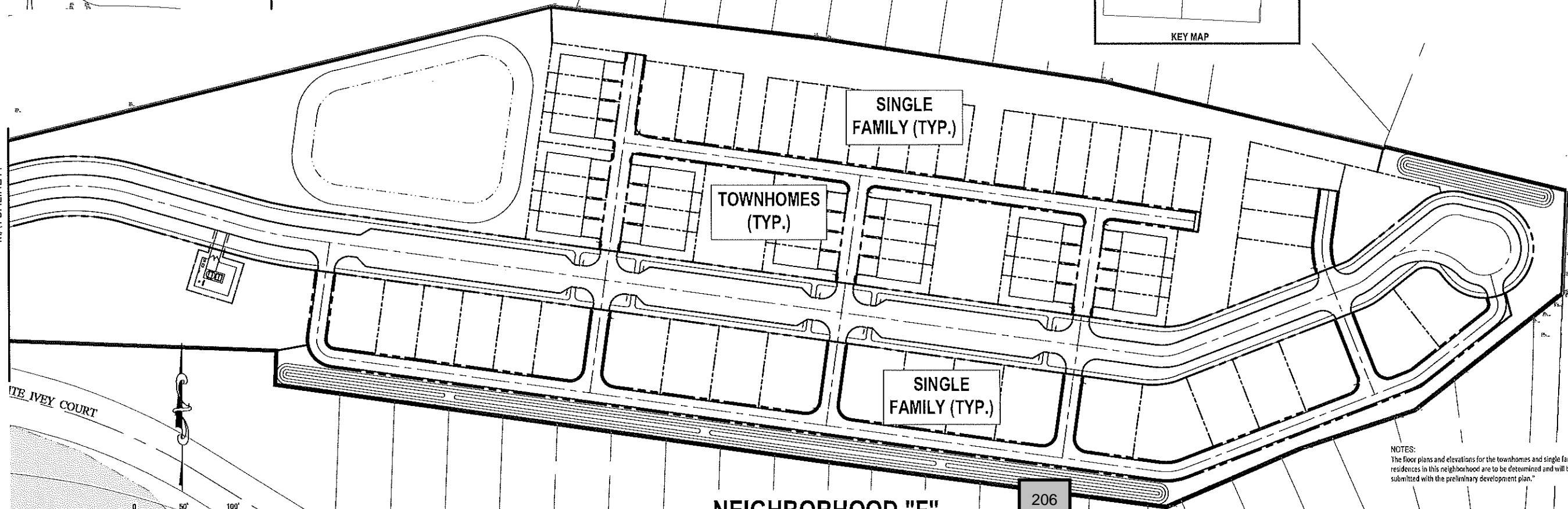
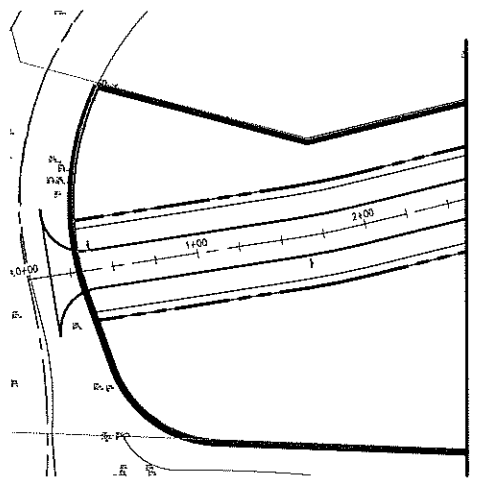
gai consultants
618 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-9398

PROJECT NO./DASH NO.
A160186.01

SHEET
19.4

BUFFER PLAN - NEIGHBORHOOD F
NEW ERROL
CITY OF APOPKA, FLORIDA

Z:\ComDev\2016\A160186.01 - Emerald Estates\Entirement\CAD\Drawings\Preliminary Development\Plan\A160186.01 MASTER SITE PLAN_ARCHITECTURE.dwg Mar 13, 2016 -- 8:08am



CREPE MYRTLE CIRCLE

THE IVEY COURT



NOTES:
The floor plans and elevations for the townhomes and single family residences in this neighborhood are to be determined and will be submitted with the preliminary development plan.

206

NO.	DATE	BY	CHKD.	APPROV.	DESCRIPTION

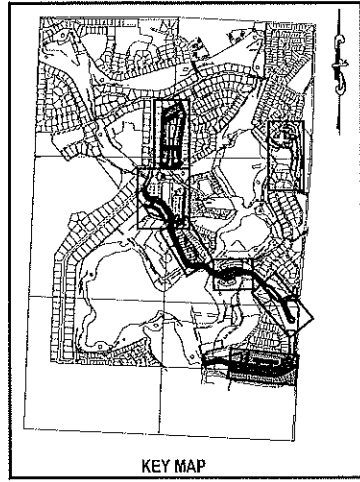
SCALE: AS SHOWN
DATE: 03-13-2016
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

ARCHITECTURE - NEIGHBORHOOD F
NEW ERROL
CITY OF APOPKA, FLORIDA

SEAL
RANDALL S. COHEN, P.E.
No. 58581

gai consultants
ED 9951
618 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

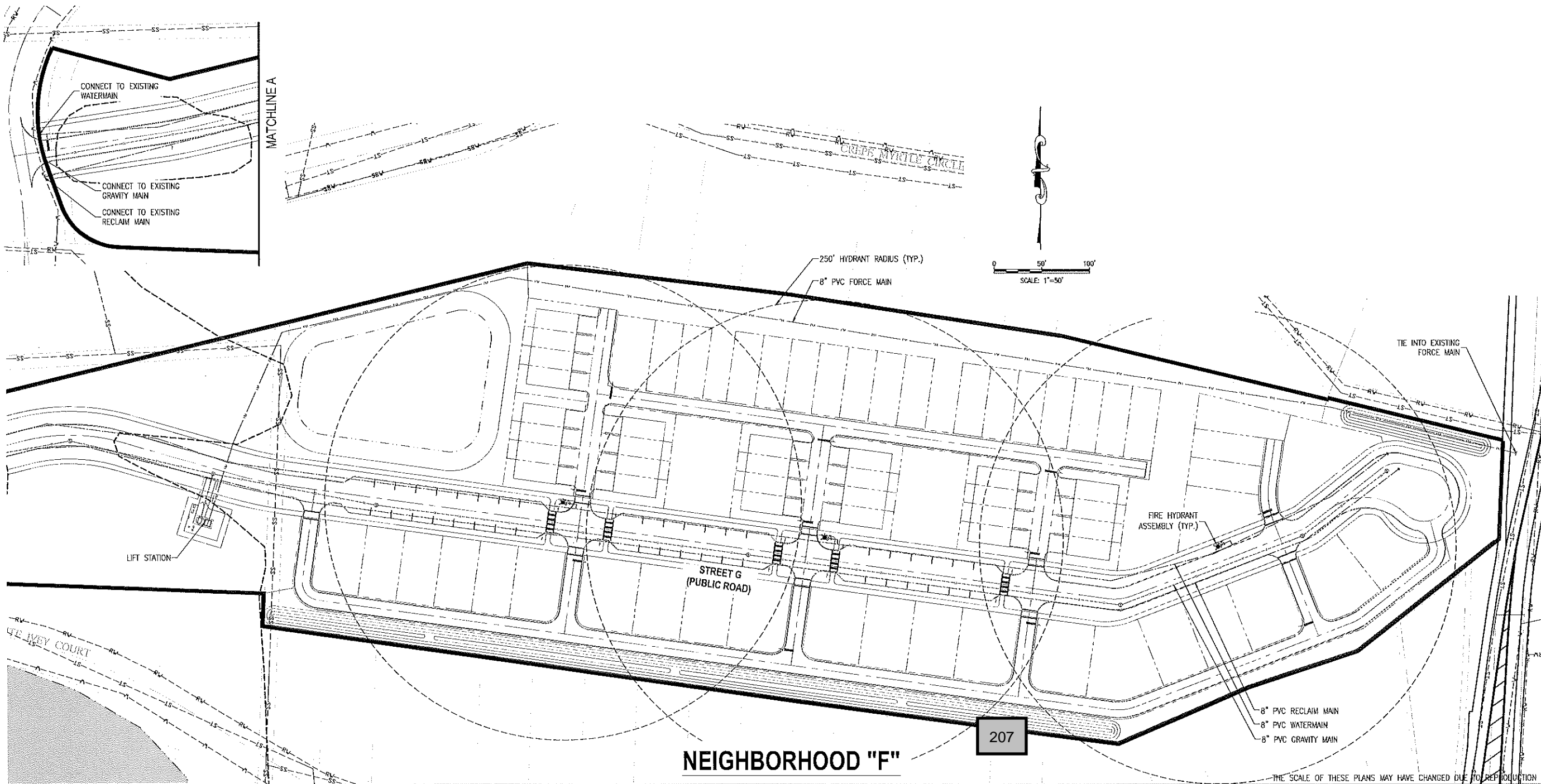
PROJECT NO./DASH NO.
A160186.01
SHEET
19.5



LEGEND:

---	PROJECT PROPERTY LINE
⊕	WATER STRUCTURES
⊙	SANITARY STRUCTURE
FM	PROPOSED FORCE MAIN
W	PROPOSED WATER PIPE
IR	PROPOSED IRRIGATION PIPE
SS	PROPOSED SANITARY PIPE
W	EXISTING WATER PIPE
ST	EXISTING STORMWATER PIPE
SS	EXISTING SANITARY PIPE (GRAVITY)
RV	EXISTING RECLAIMED WATER PIPE

NOTE:
POTABLE WATER AND RECLAIMED WATER LINES TO BE
PLACED IN GRASS AREA WHENEVER POSSIBLE.



NO.	DATE	BY	CHKD.	APPROV.	DESCRIPTION

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

UTILITY PLAN - NEIGHBORHOOD F
NEW ERROL
CITY OF APOPKA, FLORIDA

SEAL

RANDALL S. COHEN, P.E.
No. 58581

gai consultants
EG 9951
618 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

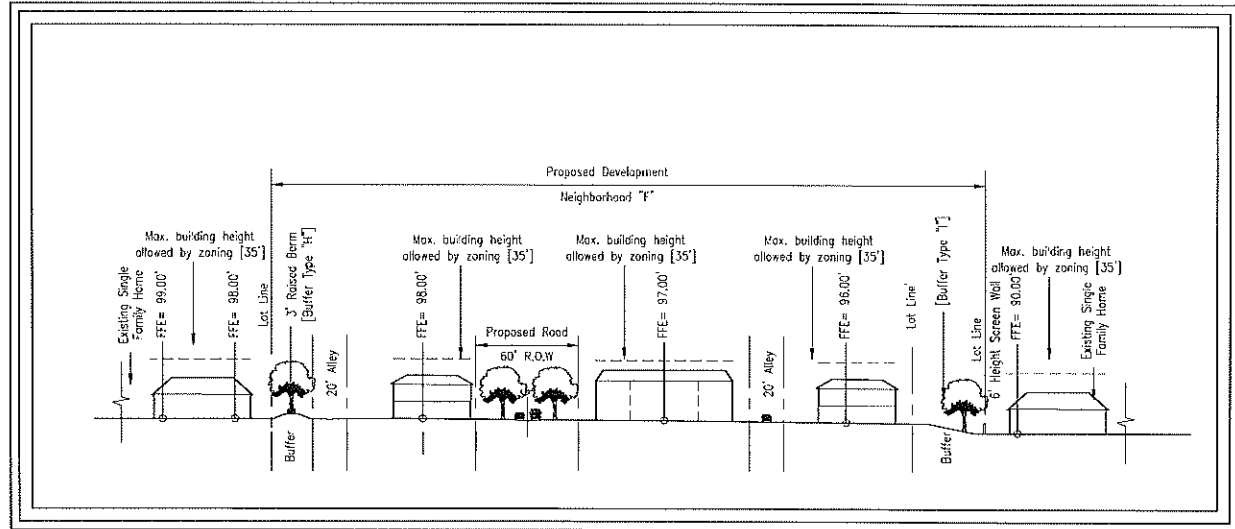
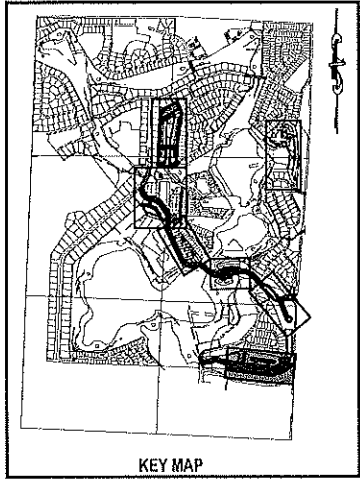
PROJECT NO./DASH NO.
A160186.01

SHEET
19.7

Z:\ComDev\2018\A160186.01 - Errol Estates Enhancement\CAD\Drawings\Preliminary Development Plan\A160186.01 MASTER UTILITY PLAN.dwg Mar 13, 2018 - B:47cm

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

Z:\CenDev\2016\A160186.01 - Errol Estates Entitlement (CAD) Drawings\ Preliminary Development Plan\A160186.01 MASTER GRADING PLAN.dwg Mar. 13, 2018 - 8:05am

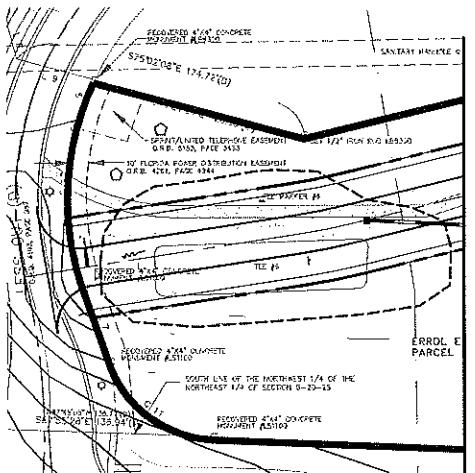
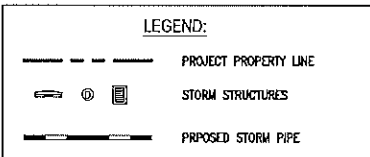


SECTION F

SCALE: 1"=50'



NOTE:
ADDITIONAL CROSS SECTIONS MAY BE REQUIRED AT PRELIMINARY DEVELOPMENT PLAN INCLUDING BUILDING HEIGHTS AND SIGHT ANGLES TO ADJACENT RESIDENTIAL NEIGHBORHOODS. INCREASED LANDSCAPING MAY BE REQUIRED TO MITIGATE VISUAL IMPACTS CAUSED BY FUTURE MULTI-STORY BUILDINGS WITHIN NEW ERROL.



NEIGHBORHOOD "F"

208

NO.	DATE	BY	CHKD.	APP'D.	DESCRIPTION

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

GRADING PLAN - NEIGHBORHOOD F
NEW ERROL
CITY OF APOPKA, FLORIDA

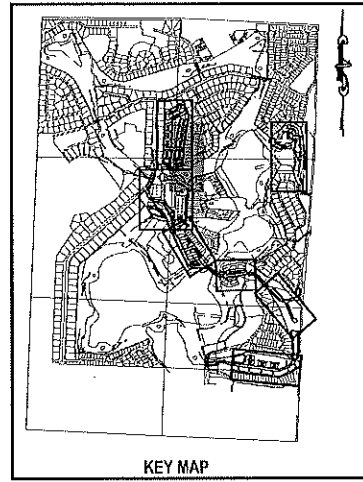
SEAL
RANDALL S. COHEN, P.E.
No. 58951



PROJECT NO./DASH NO.
A160186.01
SHEET
19.8

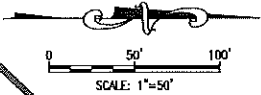
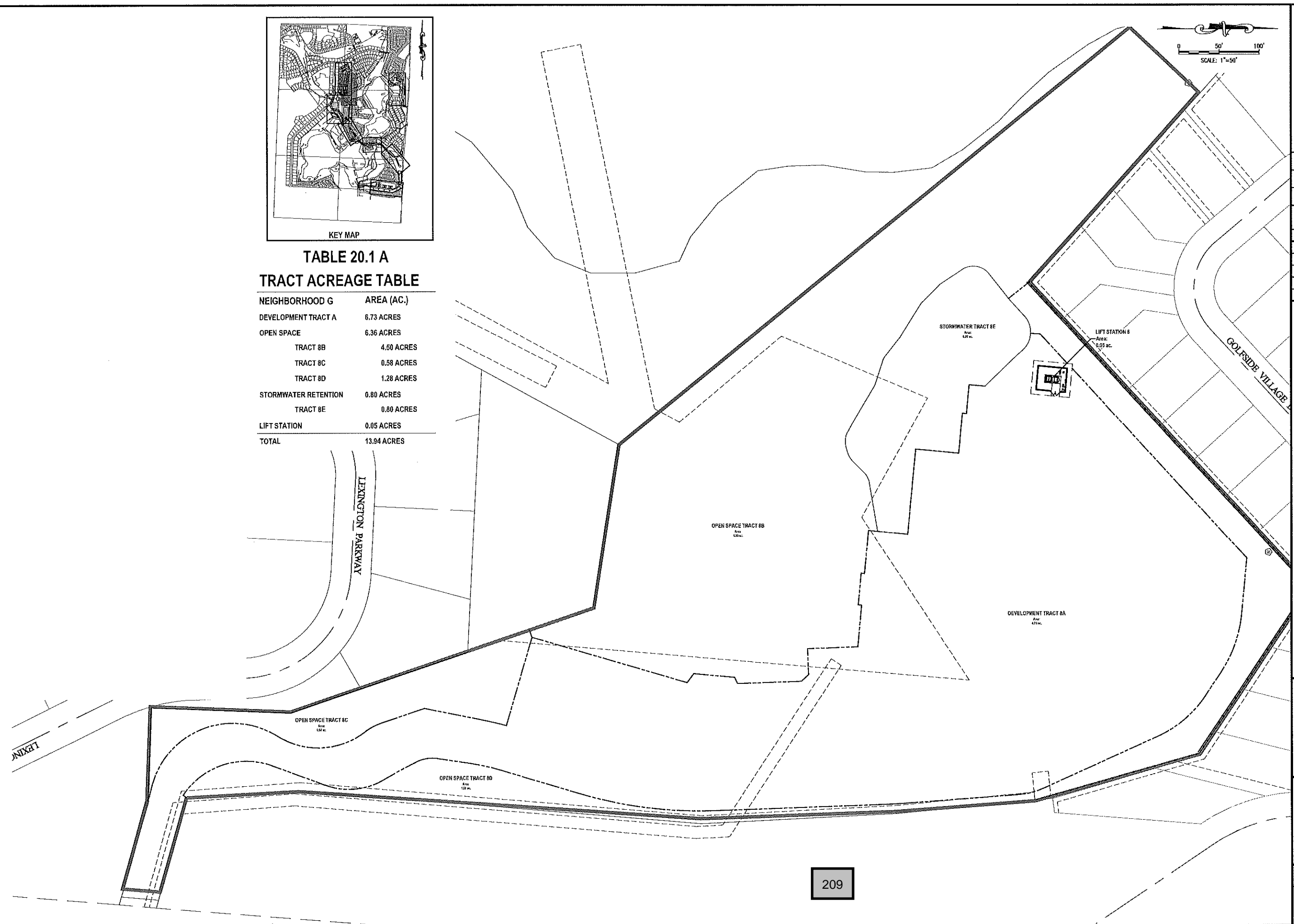
THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

Z:\ComDev\2018\A160186.01 - Errol Estates Enhancement\CAU\Drawings\Preliminary Development Plan\A160186_01 TRACT MAP.dwg Mar 13, 2018 - 8:07am



**TABLE 20.1 A
TRACT ACREAGE TABLE**

NEIGHBORHOOD G	AREA (AC.)
DEVELOPMENT TRACT A	6.73 ACRES
OPEN SPACE	6.36 ACRES
TRACT 8B	4.50 ACRES
TRACT 8C	0.58 ACRES
TRACT 8D	1.28 ACRES
STORMWATER RETENTION	0.80 ACRES
TRACT 8E	0.80 ACRES
LIFT STATION	0.05 ACRES
TOTAL	13.94 ACRES



NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

TRACT MAP - NEIGHBORHOOD G
NEW ERROL
CITY OF APOPKA, FLORIDA

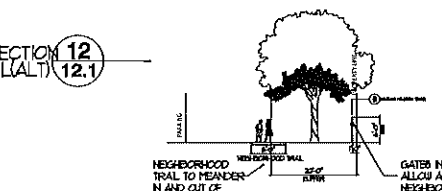
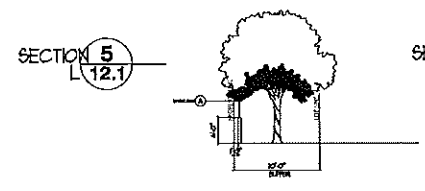
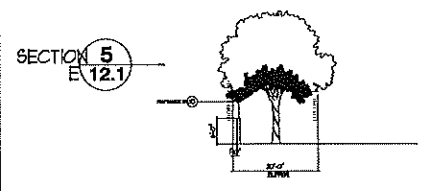
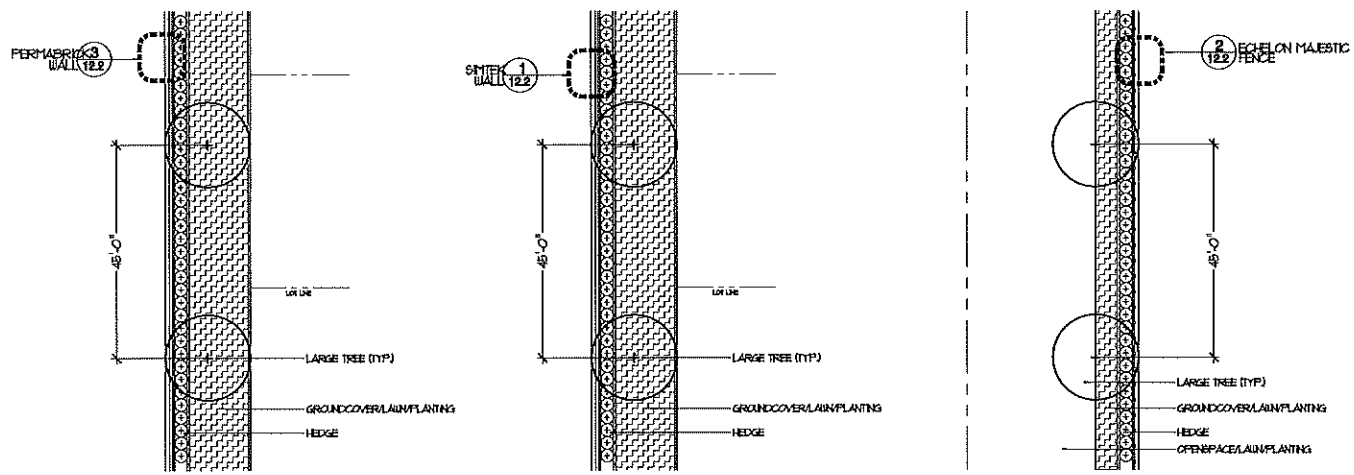
SEAL

RANDALL S. COHEN, P.E.
No. 58581

gai consultants
EI 9951
818 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
A160186.01
SHEET
20.1

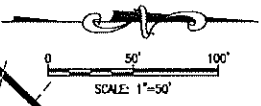
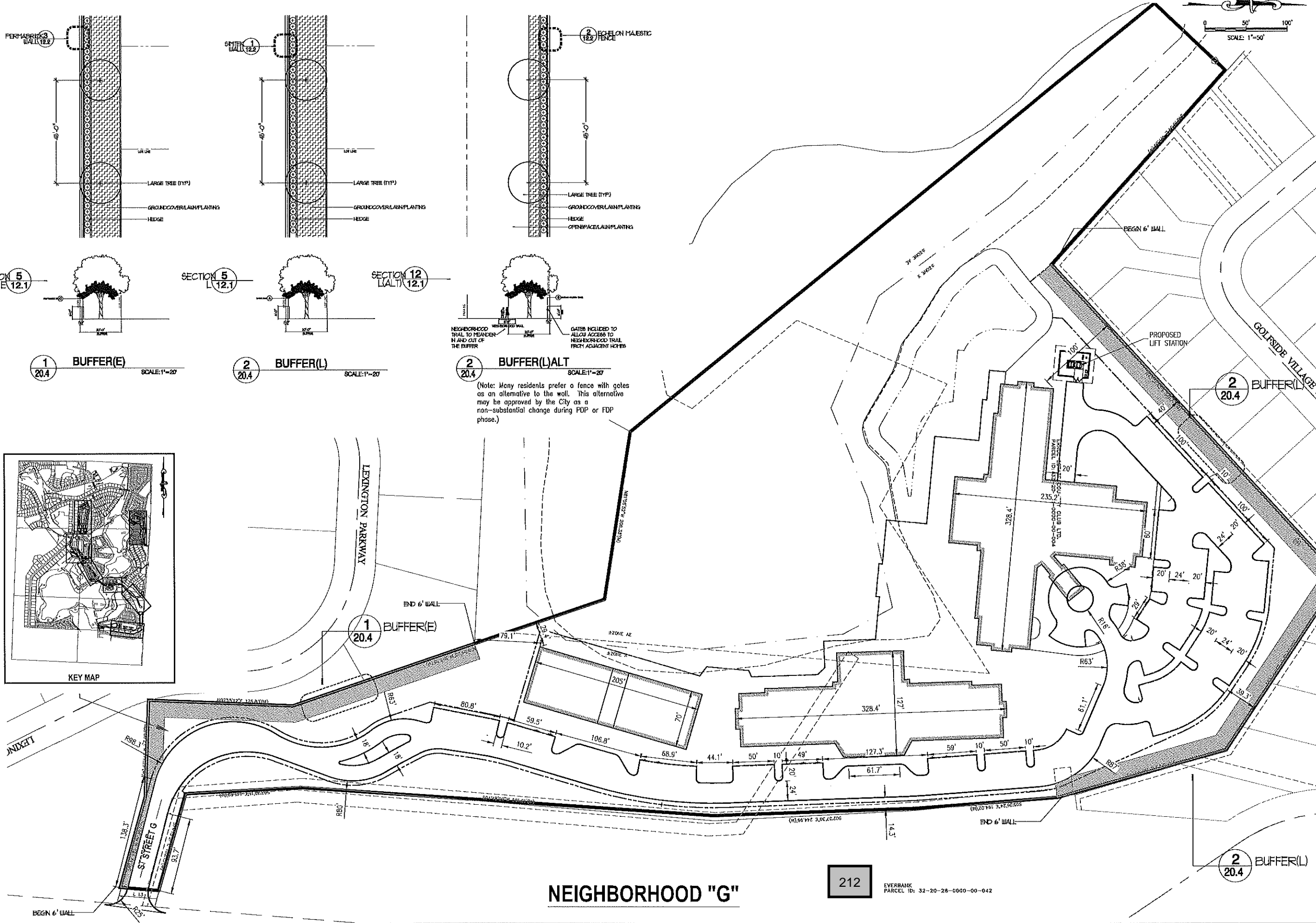
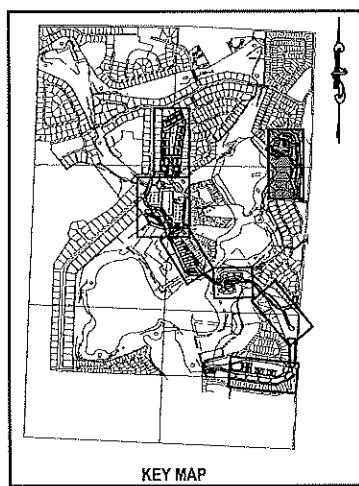
Z:\ComDev\2016\A160186.01 - EverBank Enhancement\CAD\Drawings\Preliminary Development_Plan\A160186.01_MASTER SITE PLAN_buffers.dwg Mar 13, 2018 - 7:54am



1 20.4 BUFFER(E) SCALE: 1"=20'

2 20.4 BUFFER(L) SCALE: 1"=20'

2 20.4 BUFFER(L)ALT SCALE: 1"=20'
 (Note: Many residents prefer a fence with gates as an alternative to the wall. This alternative may be approved by the City as a non-substantial change during FDP or FDP phase.)



NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

BUFFER PLAN - NEIGHBORHOOD G
 NEW ERROL
 CITY OF APOPKA, FLORIDA

SEAL

RANDALL S. COHEN, P.E.
 No. 58881



PROJECT NO./DASH NO.
 A160186.01

SHEET
 20.4

NEIGHBORHOOD "G"

212

EVERBANK
 PARCEL ID: 32-20-28-0000-00-042

ASSISTED LIVING FACILITY

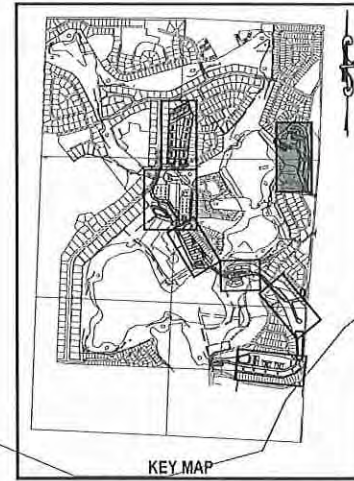


REAR ELEVATION

ACUTE CARE FACILITY

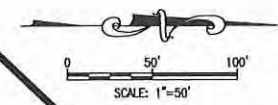


ELEVATION

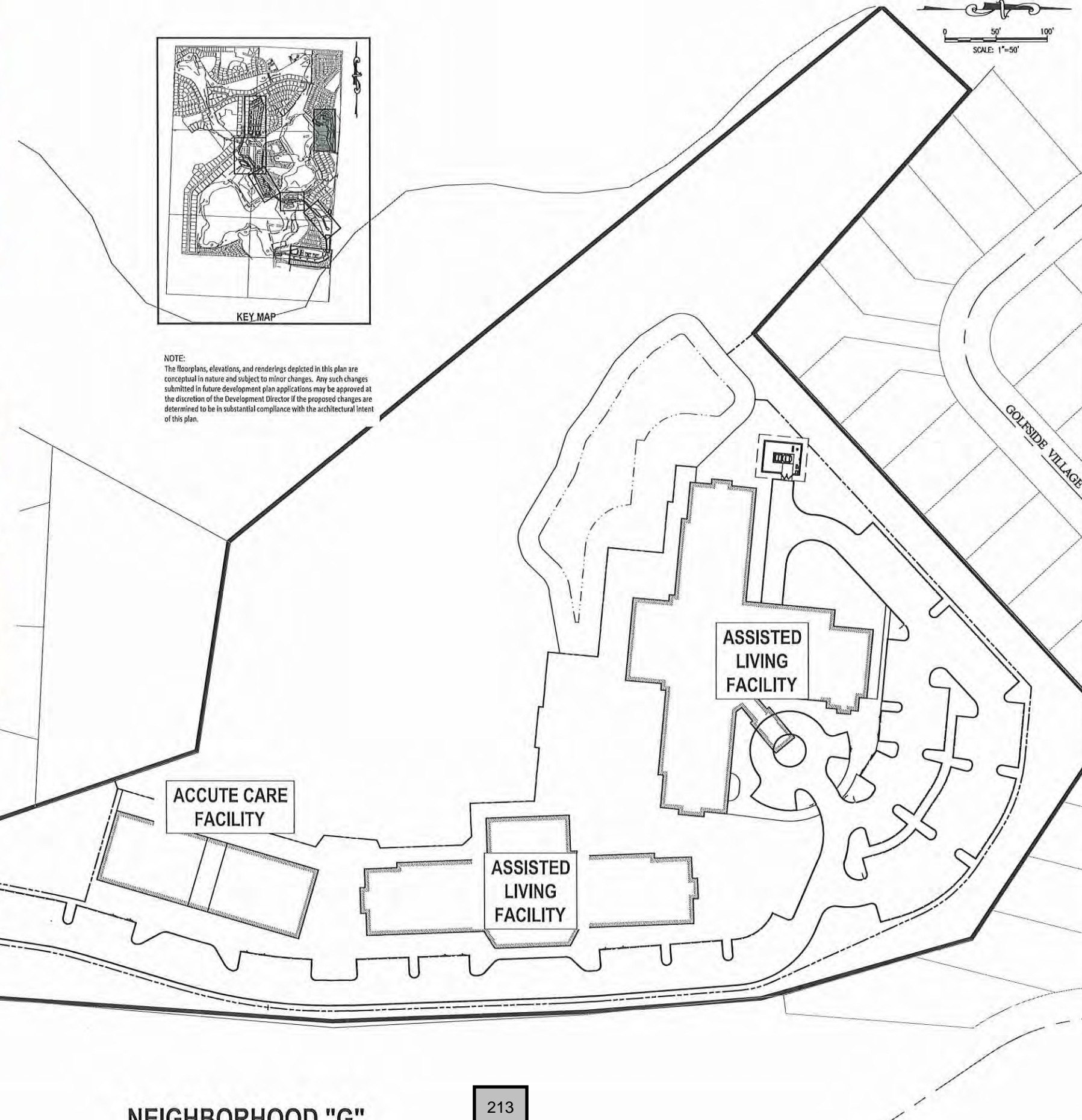


KEY MAP

NOTE:
The floorplans, elevations, and renderings depicted in this plan are conceptual in nature and subject to minor changes. Any such changes submitted in future development plan applications may be approved at the discretion of the Development Director if the proposed changes are determined to be in substantial compliance with the architectural intent of this plan.



SCALE: 1"=50'



ACCUTE CARE FACILITY

ASSISTED LIVING FACILITY

ASSISTED LIVING FACILITY

NEIGHBORHOOD "G"

213

Z:\ComDev_2016\A160186.01 - Errol Estates Entitlement\00\Drawings\Preliminary Development Plan\A160186.01 MASTER SITE PLAN_Architecture.dwg Mar 13, 2018 - 8:18am

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN
DATE: 03-13-2018
DRAWN: MJC
CHECKED: RSC
APPROVED: RSC

ARCHITECTURE - NEIGHBORHOOD G
NEW ERROL
CITY OF APOPKA, FLORIDA

SEAL

RANDALL S. COHEN, P.E.
No. 58581

gi
gai consultants
818 EAST SOUTH STREET
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

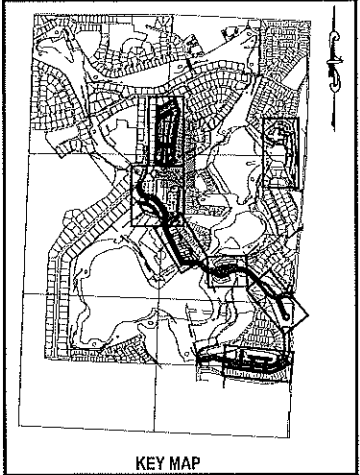
PROJECT NO./DASH NO.
A160186.01
SHEET
20.5

Z:\ComDev\2018\A160186.01 - Errol Estates Enhancement\CAD Drawings\Preliminary Development Plan\A160186.01 MASTER UTILITY PLAN.dwg Mar 13, 2018 - 8:21am

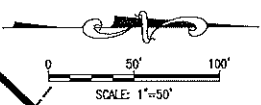
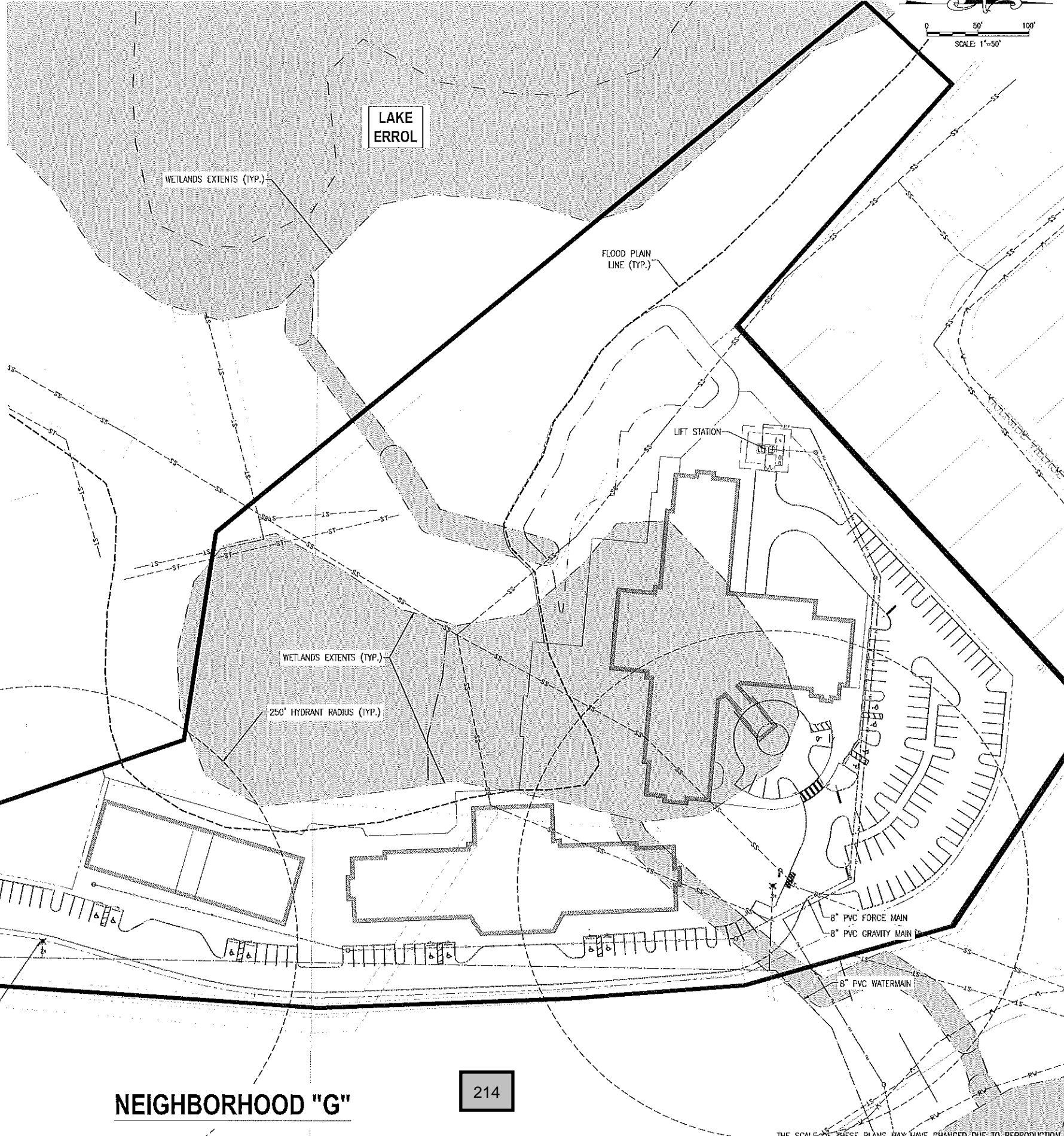
LEGEND:

---	PROJECT PROPERTY LINE
■	WATER STRUCTURES
○	SANITARY STRUCTURE
FM	PROPOSED FORCE MAIN
W	PROPOSED WATER PIPE
IR	PROPOSED IRRIGATION PIPE
SS	PROPOSED SANITARY PIPE
W	EXISTING WATER PIPE
ST	EXISTING STORMWATER PIPE
SS	EXISTING SANITARY PIPE (GRAVITY)
RV	EXISTING RECLAIMED WATER PIPE

NOTES:
 POTABLE WATER AND RECLAIMED WATER LINES TO BE PLACED IN GRASS AREA WHENEVER POSSIBLE.
 EXISTING RECORDED SANITARY EASEMENT IS PLANNED TO BE ABANDONED.



NOTE:
 LOCATIONS OF EXISTING UTILITIES PROVIDED BY THE CITY OF APOPKA GIS. THESE LOCATIONS HAVE NOT BEEN FIELD VERIFIED.



NO.	DATE	BY	CHKD.	APPD.	DESCRIPTION

SCALE: AS SHOWN
 DATE: 03-13-2018
 DRAWN: MJC
 CHECKED: RSC
 APPROVED: RSC

UTILITY PLAN - NEIGHBORHOOD G
 NEW ERROL
 CITY OF APOPKA, FLORIDA

SEAL

RANDALL S. COHEN, P.E.
 No. 59581



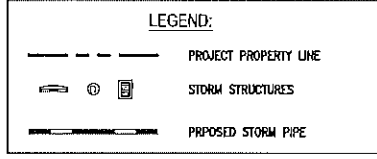
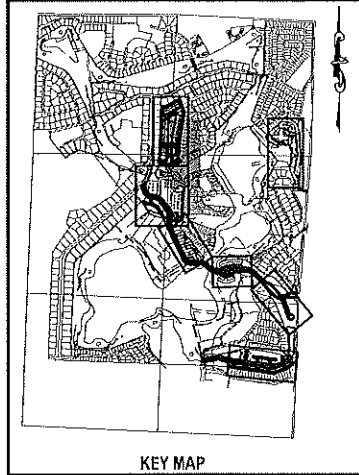
PROJECT NO./DASH NO.
 A160186.01
 SHEET
 20.7

NEIGHBORHOOD "G"

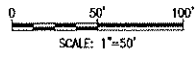
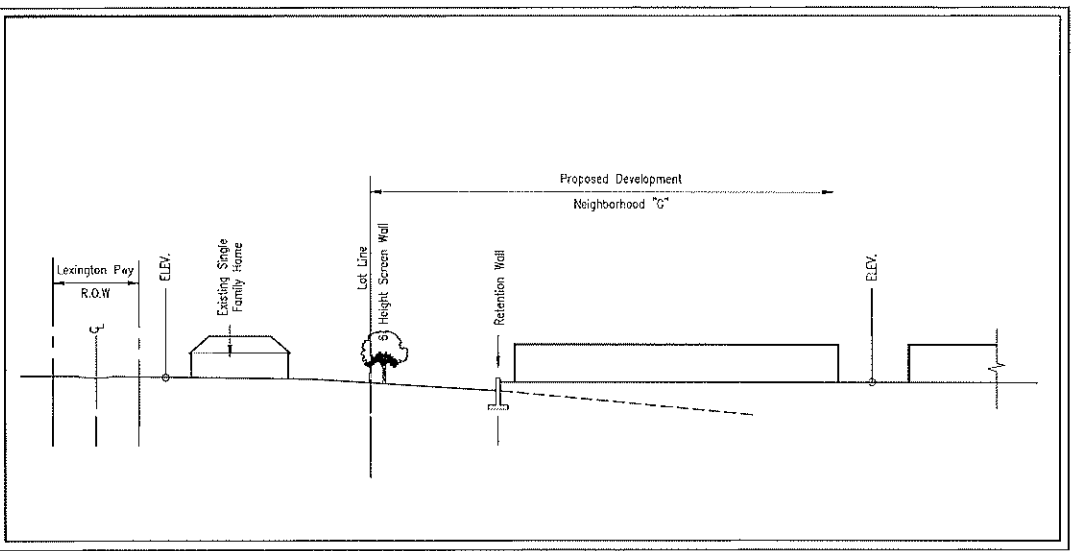
214

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

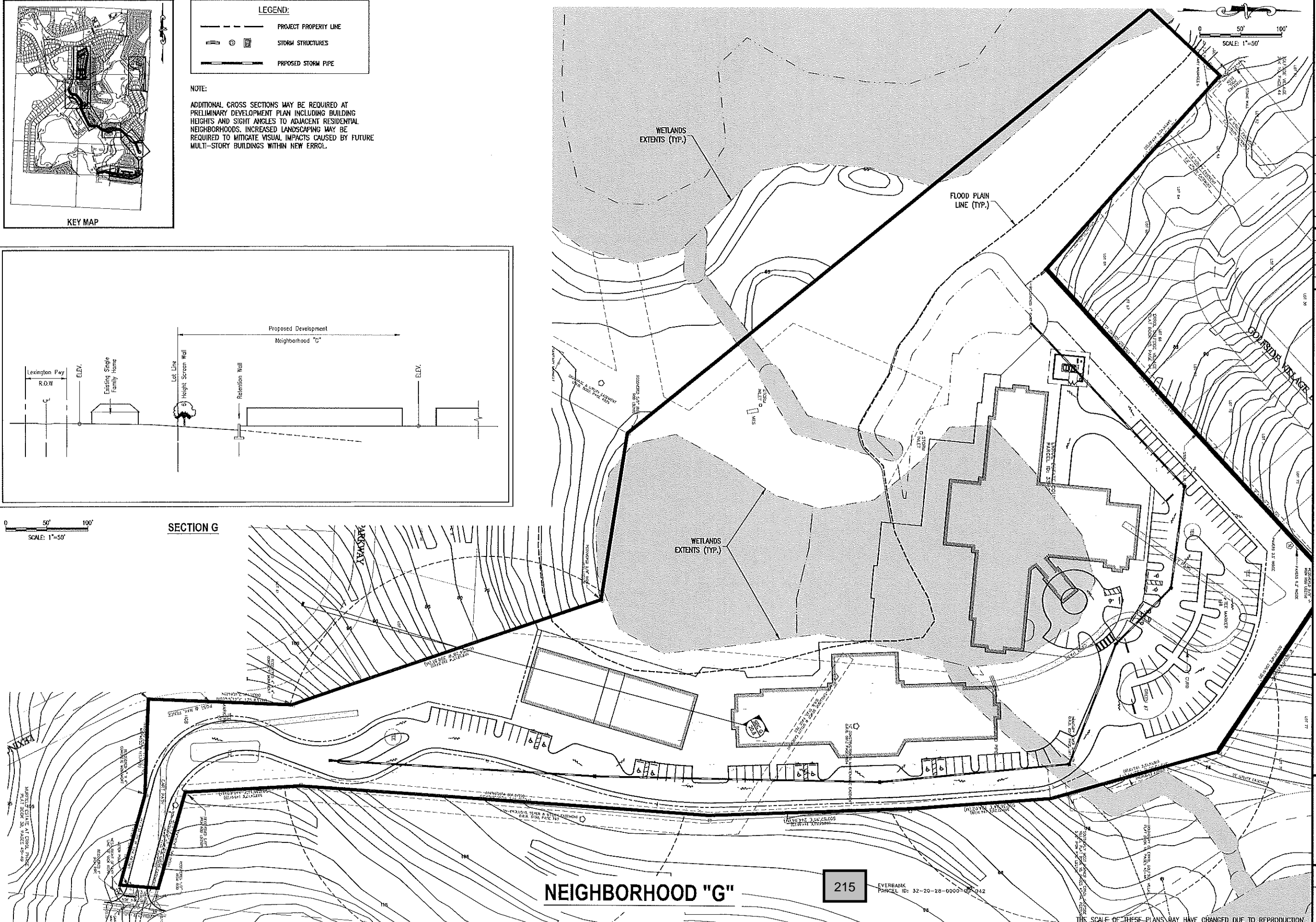
Z:\ComDev\2016\16160186.01 - Encl Estates Enhancement\CAD\Drawings\Preliminary Development\Plan\16160186_01_MASTER_GRADING_PLANDWG.dwg Mar 13, 2018 - 8:24am



NOTE:
 ADDITIONAL CROSS SECTIONS MAY BE REQUIRED AT PRELIMINARY DEVELOPMENT PLAN INCLUDING BUILDING HEIGHTS AND SIGHT ANGLES TO ADJACENT RESIDENTIAL NEIGHBORHOODS. INCREASED LANDSCAPING MAY BE REQUIRED TO MITIGATE VISUAL IMPACTS CAUSED BY FUTURE MULTI-STORY BUILDINGS WITHIN NEW ERROL.



SECTION G



NEIGHBORHOOD "G"

215

EVERBANK
 PARCEL ID: 32-20-28-0000-10-042

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

SCALE: AS SHOWN
 DATE: 03-13-2018
 DRAWN: MJC
 CHECKED: RSC
 APPROVED: RSC

GRADING PLAN - NEIGHBORHOOD G
 NEW ERROL
 CITY OF APOPKA, FLORIDA

SEAL
 RANDALL S. COHEN, P.E.
 No. 54891



PROJECT NO./DASH NO.
 A160186.01
 SHEET
 20.8

SKETCH OF DESCRIPTION 4

A PORTION OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 37, ERROL VISTA ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 41-42 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 17°03'04" EAST ALONG THE WESTERLY LINE OF LOTS 37 THROUGH 35 OF SAID ERROL VISTA ESTATES, A DISTANCE OF 224.78 FEET; THENCE SOUTH 32°19'16" EAST ALONG THE WESTERLY LINE OF SAID LOTS 34 AND 35 A DISTANCE OF 74.95 FEET; THENCE SOUTH 36°01'35" WEST ALONG THE WESTERLY LINE OF SAID LOT 34, A DISTANCE OF 24.95 FEET; THENCE SOUTH 09°37'09" WEST ALONG THE WESTERLY LINE OF LOTS 34 AND 33, AFORESAID ERROL VISTA ESTATES AND THE WESTERLY LINE OF LOTS 9-5, DUNHILL AT ERROL ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 500.80 FEET; THENCE SOUTH 03°25'04" WEST CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 5 AND LOTS 4, 3 AND 2, A DISTANCE OF 218.77 FEET; THENCE SOUTH 10°07'12" WEST CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 2 AND LOT 1, A DISTANCE OF 154.33 FEET TO POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN VISTA CIRCLE ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 43°43'37" AND A CHORD DISTANCE OF 126.62 FEET WHICH BEARS SOUTH 32°00'57" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 129.74 FEET; THENCE SOUTH 53°52'04" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 153.87 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GOLF COURSE DRIVE PER OFFICIAL RECORDS BOOK 2436, PAGE 819; THENCE NORTH 35°29'53" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 49.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 220.57 FEET, A CENTRAL ANGLE OF 52°16'28" AND A CHORD DISTANCE OF 201.24 FEET WHICH BEARS NORTH 61°31'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 220.57 FEET TO A POINT ON THE EASTERLY LINE OF ERROL ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 81 OF AFORESAID ORANGE COUNTY RECORDS; THENCE NORTH 02°20'25" EAST ALONG THE EASTERLY LINE OF SAID BLOCK F, A DISTANCE OF 1084.91 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK F, ERROL ESTATE UNIT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 58-59, AFORESAID ORANGE COUNTY RECORDS; THENCE SOUTH 87°43'42" EAST, ALONG THE SOUTHERLY LINE OF SAID BLOCK F, ERROL ESTATE UNIT 3, A DISTANCE OF 106.68 FEET; THENCE NORTH 61°28'41" EAST CONTINUING ALONG THE SOUTHERLY LINE OF BLOCK F, ERROL ESTATE UNIT 3, A DISTANCE OF 310.07 FEET TO THE POINT OF BEGINNING. CONTAINING 11.643 ACRES MORE OR LESS.

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF X

JOB NUMBER: 170632		DATE: 07/11/17	
SCALE: 1"=200'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



480 NEEDLES TRAIL
 LONGWOOD, FLORIDA 32779
 PHONE: (407) 862-4200
 FAX: (407) 862-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOLITRO, PSM #4458
 FOR THE FIRM OF
 REPUBLIC NATIONAL #LB 6300

SKETCH OF DESCRIPTION 5

A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY MOST CORNER OF ERROL CLUB VILLAS IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN CONDOMINIUM BOOK 3, PAGES 55-59 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 25°03'56" EAST ALONG THE NORTHERLY LINE OF SAID ERROL CLUB VILLAS IV, A DISTANCE OF 39.19 FEET; THENCE SOUTH 85°26'30" EAST, A DISTANCE OF 76.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°51'25" WEST, A DISTANCE OF 88.46 FEET; THENCE NORTH 23°40'06" WEST, A DISTANCE OF 199.40 FEET; THENCE NORTH 36°48'47" WEST, A DISTANCE OF 130.07 FEET; THENCE NORTH 59°35'04" WEST, A DISTANCE OF 147.54 FEET; THENCE NORTH 59°35'04" WEST, A DISTANCE OF 147.54 FEET; THENCE NORTH 73°17'15" WEST, A DISTANCE OF 67.14 FEET; THENCE NORTH 78°34'33" WEST, A DISTANCE OF 104.87 FEET; THENCE NORTH 60°31'21" WEST, A DISTANCE OF 83.97 FEET; THENCE NORTH 49°44'59" WEST, A DISTANCE OF 110.57 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ERROL PARKWAY PER PLAT OF ERROL ESTATE AS RECORDED IN PLAT BOOK 3, PAGE 81, PUBLIC RECORDS OF ORANGE COUNTY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES, NORTH 48°18'07" EAST, A DISTANCE OF 156.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 512.35 FEET, A CENTRAL ANGLE OF 45°56'44" AND A CHORD DISTANCE OF 399.93 FEET WHICH BEARS NORTH 25°20'54" EAST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 410.85 FEET; THENCE NORTH 02°24'19" EAST, A DISTANCE OF 64.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°29'31" AND A CHORD DISTANCE OF 35.20 FEET WHICH BEARS NORTH 47°16'25" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLF COURSE DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID GOLF COURSE DRIVE, SOUTH 87°44'55" EAST, A DISTANCE OF 115.10 FEET TO THE EAST LINE OF ERROL ESTATE PER PLAT BOOK 3, PAGE 81; THENCE NORTH 02°19'24" EAST, A DISTANCE OF 5.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLF COURSE DRIVE PER PLAT OF GOLF COURSE DRIVE EXTENSION AS RECORDED IN PLAT BOOK 6, PAGE 52, PUBLIC RECORDS OF ORANGE COUNTY, SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 170.57 FEET, A CENTRAL ANGLE OF 52°12'12" AND A CHORD DISTANCE OF 150.09 WHICH BEARS SOUTH 61°29'29" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 155.41 FEET THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES; SOUTH 35°36'01" EAST, A DISTANCE OF 101.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 753.97 FEET, A CENTRAL ANGLE OF 15°35'04" AND A CHORD DISTANCE OF 204.05 FEET WHICH BEARS SOUTH 43°11'41" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 205.08 FEET; THENCE SOUTH 50°57'57" EAST, A DISTANCE OF 155.99 FEET; THENCE SOUTH 65°12'22" EAST, A DISTANCE OF 18.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GOLF COURSE DRIVE EXTENSION NO. 2, AS RECORDED IN PLAT BOOK 9, PAGE 36 PUBLIC RECORDS OF SAID ORANGE COUNTY, ALSO BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 54.76 FEET, A CENTRAL ANGLE OF 53°07'25" AND A CHORD DISTANCE OF 48.97 FEET WHICH BEARS SOUTH 14°47'16" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.77 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES, SOUTH 12°07'58" WEST, A DISTANCE OF 53.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1097.55, A CENTRAL ANGLE OF 7°59'51" AND A CHORD DISTANCE OF 153.07 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 153.20 FEET; THENCE SOUTH 04°01'39" WEST, A DISTANCE OF 354.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 62.59 FEET, A CENTRAL ANGLE OF 27°15'10" AND A CHORD DISTANCE OF 29.49 FEET WHICH BEARS SOUTH 17°39'14" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 62.98 FEET, A CENTRAL ANGLE OF 65°09'59" AND A CHORD DISTANCE OF 67.83 FEET WHICH BEARS SOUTH 00°51'41" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 71.63 FEET; THENCE SOUTH 53°18'16" WEST, DEPARTING AFORESAID WESTERLY RIGHT-OF-WAY LINE OF GOLF COURSE DRIVE, A DISTANCE OF 51.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 94.56 FEET, A CENTRAL ANGLE OF 41°21'57" AND A CHORD DISTANCE OF 92.52 FEET WHICH BEARS SOUTH 73°52'57" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 94.56 FEET; THENCE NORTH 85°26'30" WEST, A DISTANCE OF 106.15 FEET TO THE POINT OF BEGINNING. CONTAINING 12.760 ACRES MORE OR LESS.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 3

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

JOB NUMBER: 170632		DATE: 07/11/17	
SCALE: 1"=200'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		

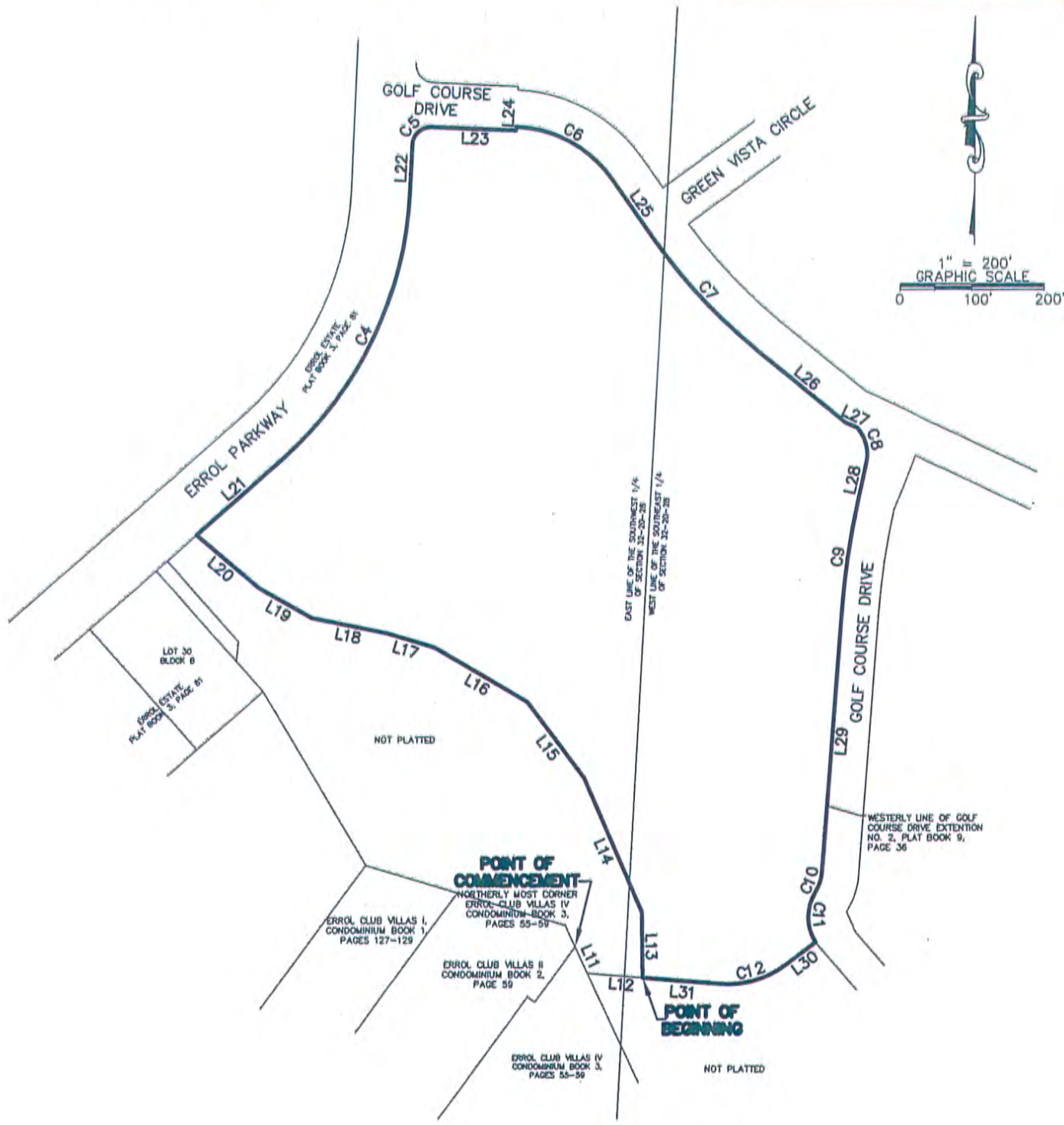


480 NEEDLES TRAIL
 LONGWOOD, FLORIDA 32779
 PHONE: (407) 862-4200
 FAX: (407) 862-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOLITRO, PSM #4458
 FOR THE FIRM OF
 REPUBLIC NATIONAL #LB 6300

SKETCH OF DESCRIPTION 5



THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 3

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

2. SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

JOB NUMBER: 170632		DATE: 07/11/17	
SCALE: 1"=200'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



480 NEEDLES TRAIL
 LONGWOOD, FLORIDA 32779
 PHONE: (407) 862-4200
 FAX: (407) 862-6229

SKETCH OF DESCRIPTION 5
LINE & CURVE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L11	39.19'	S25°03'56"E
L12	76.20'	S85°26'30"E
L13	88.46'	N00°51'25"W
L14	199.40'	N23°40'06"W
L15	130.07'	N36°48'47"W
L16	147.54'	N59°35'04"W
L17	67.14'	N73°17'15"W
L18	104.87'	N78°34'33"W
L19	83.97'	N60°31'21"W
L20	110.57'	N49°44'59"W
L21	156.42'	N48°18'07"E
L22	64.67'	N02°24'19"E
L23	115.10'	S87°44'55"E
L24	5.04'	N02°19'24"E
L25	101.07'	S35°26'01"E
L26	155.99'	S50°57'57"E
L27	18.05'	S65°12'22"E
L28	53.03'	S12°07'58"W
L29	354.72'	S04°01'39"W
L30	51.23'	S53°18'16"W
L31	106.15'	N85°26'30"W

CURVE TABLE					
CURVE	CENTRAL ANGLE	LENGTH	RADIUS	CHORD BEARING	CHORD
C4	45°56'44"	410.85'	512.35'	N25°20'54"E	399.93'
C5	89°29'31"	39.05'	25.00'	N47°16'25"E	35.20'
C6	52°12'12"	155.41'	170.57'	S61°29'29"E	150.09'
C7	15°35'04"	205.08'	753.97'	S43°11'41"E	204.45'
C8	53°07'25"	50.77'	54.76'	S14°47'16"E	48.97'
C9	7°59'51"	153.20'	1097.55'	S08°01'48"W	153.07'
C10	27°15'10"	29.77'	62.59'	S17°39'14"W	29.49'
C11	65°09'59"	71.63'	62.98'	S00°51'41"E	67.83'
C12	41°21'57"	94.56'	130.97'	S73°52'57"W	92.52'

THIS IS NOT A BOUNDARY SURVEY

SHEET 3 OF 3

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

JOB NUMBER: 170632		DATE: 07/11/17	
SCALE: 1"=200'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 862-4200
FAX: (407) 862-6229

SKETCH OF DESCRIPTION 6

A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST CORNER OF LOT 30, BLOCK B, ERROL ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 81 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ERROL PARKWAY NORTH 48°18'07" EAST, A DISTANCE OF 20.01 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ERROL PARKWAY, NORTH 48°18'07" EAST, A DISTANCE OF 53.66 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 49°44'59" EAST, A DISTANCE OF 110.57 FEET; THENCE SOUTH 60°31'21" EAST, A DISTANCE OF 83.97 FEET; THENCE SOUTH 78°34'33" EAST, A DISTANCE OF 104.87 FEET; THENCE SOUTH 73°17'15" EAST, A DISTANCE OF 67.14 FEET; THENCE SOUTH 59°35'04" EAST, A DISTANCE OF 147.54 FEET; THENCE SOUTH 36°48'47" EAST, A DISTANCE OF 130.07 FEET; THENCE SOUTH 23°40'06" EAST, A DISTANCE OF 199.40 FEET; THENCE SOUTH 00°51'25" EAST, A DISTANCE OF 88.46 FEET; THENCE NORTH 85°26'30" WEST, A DISTANCE OF 76.20 FEET TO A POINT ON THE EASTERLY LINE OF ERROL CLUB VILLAS IV, AS RECORDED IN CONDOMINIUM BOOK 3, PAGES 55 THROUGH 59, SAID ORANGE COUNTY RECORDS; THENCE NORTH 25°03'56" WEST, A DISTANCE OF 71.60 FEET ALONG SAID EASTERLY LINE OF ERROL CLUB VILLAS IV AND ERROL CLUB VILLAS II, AS RECORDED IN CONDOMINIUM BOOK 2, PAGES 59 THROUGH 61; THENCE NORTH 73°17'36" WEST ALONG THE NORTHERLY LINE OF SAID ERROL CLUB VILLAS II AND ERROL CLUB VILLAS I, AS RECORDED IN CONDOMINIUM BOOK 1, PAGES 127 THROUGH 129, SAID ORANGE COUNTY RECORDS, A DISTANCE OF 284.01 FEET; THENCE NORTH 30°52'42" WEST, A DISTANCE OF 276.17 FEET TO THE EASTERLY MOST CORNER OF AFORESAID LOT 30, BLOCK B ERROL ESTATE; THENCE NORTH 41°41'14" WEST, A DISTANCE OF 54.98 FEET; THENCE NORTH 05°49'29" EAST, A DISTANCE OF 27.14 FEET; THENCE NORTH 41°39'13" WEST, A DISTANCE OF 146.46 FEET TO THE POINT OF BEGINNING. CONTAINING 3.346 ACRES MORE OR LESS.

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 07/11/17	
SCALE: 1"=140'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



REPUBLIC NATIONAL

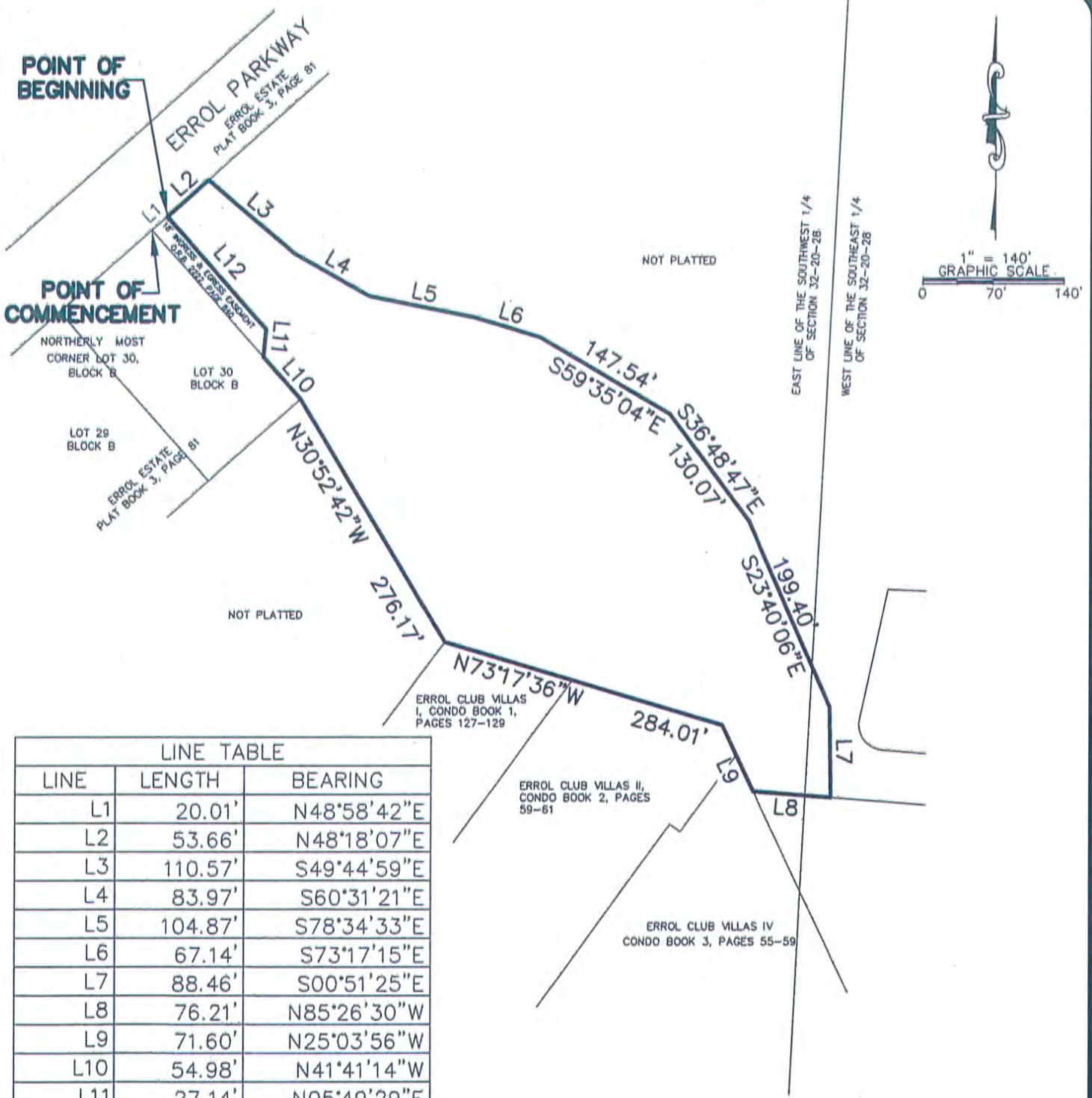


480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 862-4200
FAX: (407) 862-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOLITRO, PSM #4458
FOR THE FIRM OF
REPUBLIC NATIONAL #LB 6300

SKETCH OF DESCRIPTION 6



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.01'	N48°58'42"E
L2	53.66'	N48°18'07"E
L3	110.57'	S49°44'59"E
L4	83.97'	S60°31'21"E
L5	104.87'	S78°34'33"E
L6	67.14'	S73°17'15"E
L7	88.46'	S00°51'25"E
L8	76.21'	N85°26'30"W
L9	71.60'	N25°03'56"W
L10	54.98'	N41°41'14"W
L11	27.14'	N05°49'29"E
L12	146.46'	N41°39'13"W

THIS IS NOT A BOUNDARY SURVEY SHEET 2 OF 2

SURVEYOR NOTES:
 1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

JOB NUMBER: 170632		DATE: 07/11/17	
SCALE: 1"=140'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		

REPUBLIC NATIONAL

480 NEEDLES TRAIL
 LONGWOOD, FLORIDA 32779
 PHONE: (407) 862-4200
 FAX: (407) 862-6229

SKETCH OF DESCRIPTION 7

"C"

A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST CORNER OF ERROL CLUB VILLAS IV AS RECORDED IN CONDOMINIUM BOOK 3, PAGES 55 THROUGH 59 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE SOUTH 25°03'56" EAST, ALONG THE EASTERLY LINE OF SAID ERROL CLUB VILLAS IV, A DISTANCE OF 39.19 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 85°26'30" EAST, A DISTANCE OF 182.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 130.97 FEET, A CENTRAL ANGLE OF 41°21'57" AND A CHORD DISTANCE OF 92.52 WHICH BEARS NORTH 73°52'57" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 94.56; THENCE NORTH 53°18'16" EAST, A DISTANCE OF 51.23 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LINKSIDE COURT AS RECORDED IN GOLF COURSE DRIVE EXTENSION NO. 2 AS RECORDED IN PLAT BOOK 9, PAGE 36, ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 62.98 FEET, A CENTRAL ANGLE OF 07°53'41" AND A CHORD DISTANCE OF 8.67 FEET WHICH BEARS SOUTH 36°59'28" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 8.68 FEET; THENCE SOUTH 40°57'00" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 76.44 FEET TO THE NORTHERLY MOST CORNER OF LOT 1, LINKSIDE VILLAGE AT ERROL ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 53 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE SOUTH 49°23'09" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 99.03 FEET; THENCE SOUTH 38°26'42" EAST, ALONG THE SOUTHWESTERLY LINE OF LOTS 1 THROUGH 10 OF SAID LINKSIDE VILLAGE AT ERROL ESTATES, A DISTANCE OF 477.92 FEET; THENCE SOUTH 36°45'51" EAST, ALONG THE SOUTHWESTERLY LINE OF LOTS 10 THROUGH 13 OF SAID LINKSIDE VILLAGE AT ERROL ESTATES, A DISTANCE OF 298.97 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 13; THENCE SOUTH 15°56'53" WEST, A DISTANCE OF 144.88 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 17°45'00" AND A CHORD DISTANCE OF 50.29 WHICH BEARS NORTH 83°33'17" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.50 FEET; THENCE SOUTH 87°34'13" WEST, A DISTANCE OF 277.87 FEET TO A POINT ON THE SOUTHEASTERLY PROJECTION OF THE EASTERLY LINE OF AFORESAID ERROL CLUB VILLAS IV; THENCE NORTH 25°19'15" WEST ALONG THE EASTERLY LINE OF ERROL CLUB VILLAS IV, AND ITS SOUTHEASTERLY PROJECTION, AS RECORDED IN CONDOMINIUM BOOK 3, PAGES 55 THROUGH 59, AFORESAID ORANGE COUNTY RECORDS, A DISTANCE OF 936.56 FEET TO THE POINT OF BEGINNING. CONTAINING 6.739 ACRES MORE OR LESS.

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 07/11/17	
SCALE: 1"=140'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



REPUBLIC NATIONAL



480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 862-4200
FAX: (407) 862-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOLITRO, PSM #4458
FOR THE FIRM OF
REPUBLIC NATIONAL #LB 6300

SKETCH OF DESCRIPTION 7

POINT OF COMMENCEMENT

NORTHERLY MOST CORNER
ERROL CLUB VILLAS IV
CONDOMINIUM BOOK 3,
PAGES 55-59

ERROL CLUB VILLAS II
CONDOMINIUM BOOK 2,
PAGE 59

ERROL CLUB VILLAS IV
CONDOMINIUM BOOK 3,
PAGES 55-59

POINT OF BEGINNING

EAST LINE OF THE SOUTHWEST 1/4
OF SECTION 32-20-28
WEST LINE OF THE SOUTHEAST 1/4
OF SECTION 32-20-28

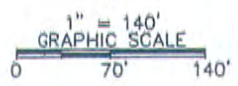
ERROL CLUB VILLAS IV
CONDOMINIUM BOOK 3, PAGES 55-59

GOLF COURSE DRIVE

LINKSIDE COURT

LINKSIDE COURT

LINKSIDE VILLAGE AT ERROL ESTATE
P.L.A. BOOK 8, PAGE 25



CURVE TABLE

CURVE	CENTRAL ANGLE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	41°21'57"	94.56'	130.97'	N73°52'57"E	92.52'
C2	07°53'41"	8.68'	62.98'	S36°59'28"E	8.67'
C3	17°45'00"	50.50'	163.00'	N83°33'17"W	50.29'

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 2

JOB NUMBER: 170632		DATE: 07/11/17	
SCALE: 1" = 140'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 862-4200
FAX: (407) 862-6220

SKETCH OF DESCRIPTION 2

"D"

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERLY MOST CORNER OF TRACT E, MURFIELD ESTATE AT ERROL PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 42 THROUGH 43 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 61°15'56" WEST, A DISTANCE OF 210.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81°20'14" WEST, A DISTANCE OF 174.24 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 42°08'14" AND A CHORD DISTANCE OF 53.92 FEET WHICH BEARS SOUTH 29°54'15" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.16 FEET; THENCE SOUTH 20°07'54" EAST, A DISTANCE OF 110.04 FEET; THENCE SOUTH 69°52'06" WEST, A DISTANCE OF 167.56 FEET; THENCE NORTH 86°37'48" WEST, A DISTANCE OF 79.58 FEET; THENCE NORTH 60°20'16" WEST, A DISTANCE OF 124.67 FEET; THENCE NORTH 29°39'44" EAST, A DISTANCE OF 120.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 67°02'38" AND A CHORD DISTANCE OF 110.45 FEET WHICH BEARS NORTH 04°36'00" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 117.01 FEET; THENCE NORTH 23°00'35" WEST, A DISTANCE OF 118.39 FEET; THENCE NORTH 66°59'25" EAST, A DISTANCE OF 122.91 FEET; THENCE NORTH 80°47'04" EAST, A DISTANCE OF 185.39 FEET; THENCE SOUTH 87°49'19" EAST, A DISTANCE OF 155.06 FEET; THENCE SOUTH 87°49'19" EAST, A DISTANCE OF 155.06 FEET; THENCE SOUTH 02°10'41" WEST, A DISTANCE OF 113.80 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 41°57'38" AND A CHORD DISTANCE OF 58.00 FEET WHICH BEARS SOUTH 32°58'53" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 59.32 FEET TO THE POINT OF BEGINNING. CONTAINING 3.665 ACRES MORE OR LESS.

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF X

JOB NUMBER: 170632		DATE: 07/11/17	
SCALE: 1"=200'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



REPUBLIC NATIONAL



480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 862-4200
FAX: (407) 862-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

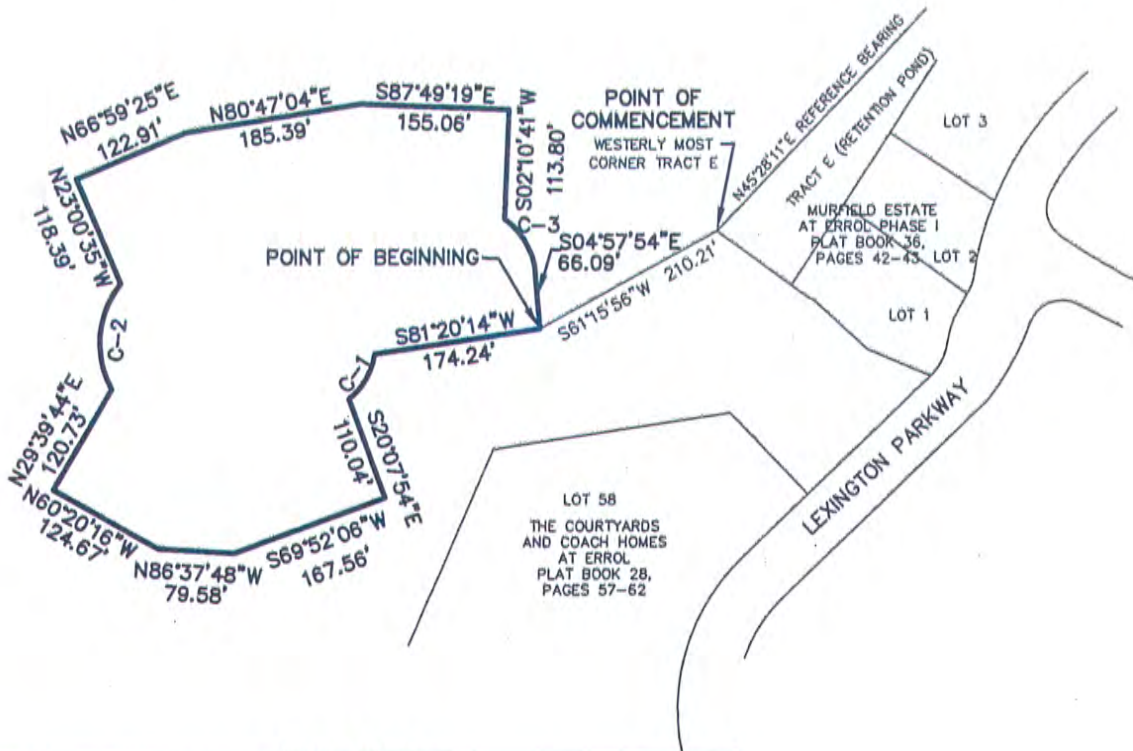
MICHAEL W. SOUTRO, PSM #4458
FOR THE FIRM OF
REPUBLIC NATIONAL #LB 6300

SKETCH OF DESCRIPTION 2

"D"



1" = 200'
GRAPHIC SCALE
0 100' 200'



CURVE TABLE

CURVE	CENTRAL ANGLE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	42°08'14"	55.16'	75.00'	S29°54'15"W	53.92'
C2	67°02'38"	117.01'	100.00'	N04°36'00"E	110.45'
C3	41°57'38"	59.32'	81.00'	S32°58'53"E	58.00'

THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 2

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

JOB NUMBER: 170632		DATE: 07/11/17	
SCALE: 1"=200'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 862-4200
FAX: (407) 862-6229

SKETCH OF DESCRIPTION 1B

"E-1"

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 26, THE COURTYARDS AND COACH HOMES AT ERROL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 57-62, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 03°52'58" WEST ALONG THE EASTERLY LINE OF LOTS 26 THROUGH 23, A DISTANCE OF 307.82 FEET; THENCE NORTH 21°22'14" WEST ALONG THE EASTERLY LINE OF LOTS 22 THROUGH 20, AND LOTS 10 THROUGH 8, A DISTANCE OF 621.54 FEET; THENCE NORTH 32°51'46" WEST ALONG THE EASTERLY LINE OF LOT 8, A DISTANCE OF 78.57 FEET; THENCE NORTH 74°55'11" EAST, A DISTANCE OF 348.54 FEET TO A POINT ON THE SOUTHWESTERLY LINE TRACT G, MURFIELD ESTATE AT ERROL, PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36 PAGES 42-43, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 45°16'55" EAST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT G, A DISTANCE OF 187.99 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VICK ROAD; THENCE SOUTH 04°41'23" WEST, A DISTANCE OF 25.46 FEET ALONG SAID WESTERLY RIGHT-OF-WAY; THENCE SOUTH 02°24'40" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 886.46 FEET; THENCE NORTH 89°41'57" WEST, A DISTANCE OF 140.78 FEET TO THE POINT OF BEGINNING. CONTAINING 9.567 ACRES MORE OR LESS.

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 02/05/18	
SCALE: 1"=200'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



REPUBLIC NATIONAL



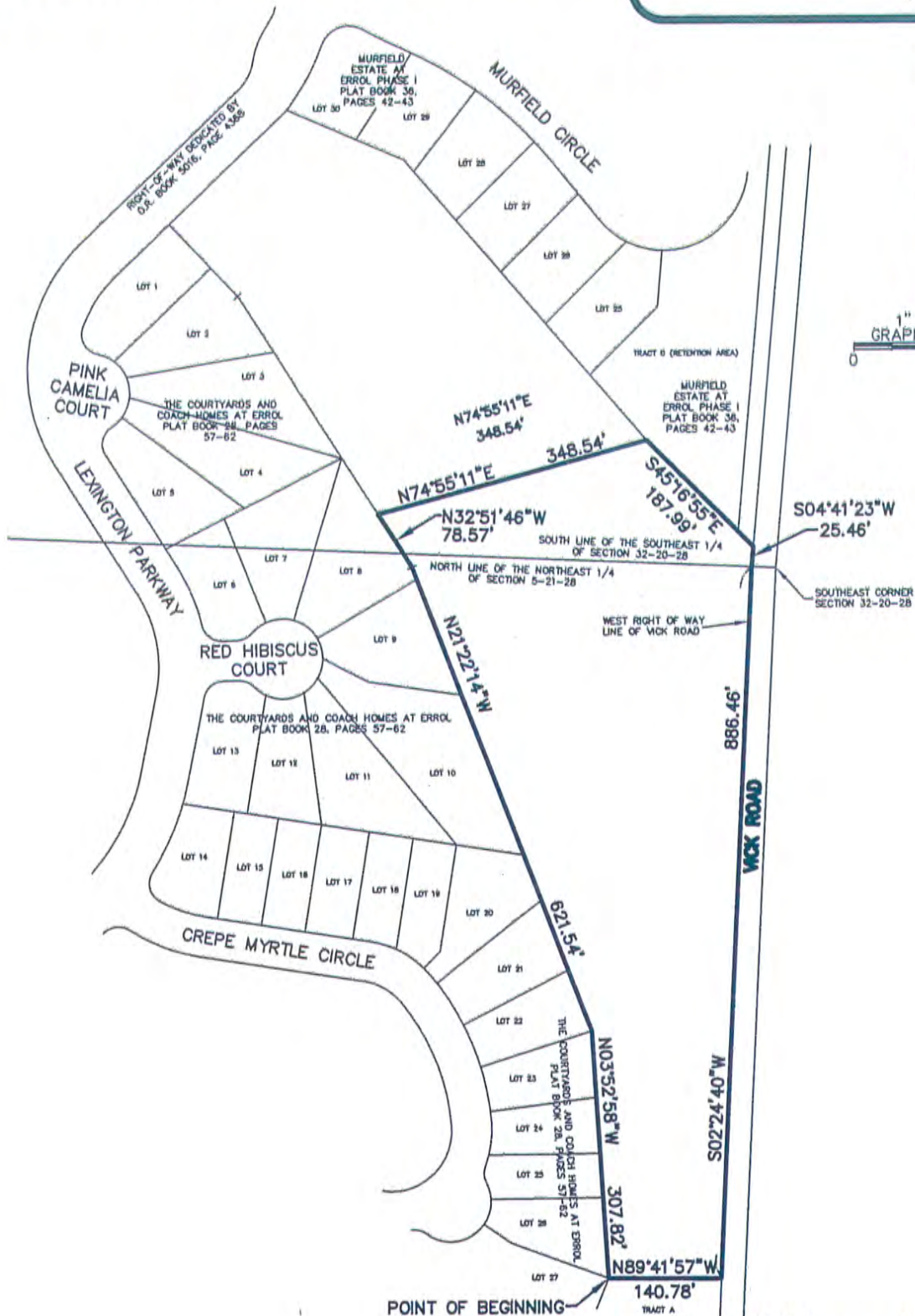
480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 862-4200
FAX: (407) 862-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOLITRO, PSM #4458
FOR THE FIRM OF
REPUBLIC NATIONAL #LB 6300

SKETCH OF DESCRIPTION 1B

"E-1"



THIS IS NOT A BOUNDARY SURVEY SHEET 2 OF 2

SURVEYOR NOTES:
 1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

JOB NUMBER: 170632		DATE: 02/05/18	
SCALE: 1"=200'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



REPUBLIC NATIONAL



480 NEEDLES TRAIL
 LONGWOOD, FLORIDA 32779
 PHONE: (407) 862-4200
 FAX: (407) 862-6229

SKETCH OF DESCRIPTION 1A

"E-2"

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY MOST CORNER OF LOT 1, THE COURTYARDS AND COACH HOMES AT ERROL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 57-62, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEXINGTON PARKWAY PER OFFICIAL RECORDS BOOK 5016, PAGE 4368, PUBLIC RECORDS OF AFORESAID ORANGE COUNTY; THENCE NORTH 46°07'37" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.78 FEET TO THE SOUTHWEST CORNER OF LOT 30 MURFIELD ESTATE AT ERROL PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36 PAGES 42-43, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 66°54'34" EAST ALONG THE SOUTHERLY LINE OF LOTS 30 AND 29, A DISTANCE OF 157.44 FEET; THENCE SOUTH 41°11'57" EAST, ALONG THE SOUTHWESTERLY LINE OF LOTS 29 THROUGH 25 AND TRACT G, AFORESAID MURFIELD ESTATE AT ERROL, A DISTANCE OF 463.95 FEET; THENCE SOUTH 74°55'11" WEST; DEPARTING SAID SOUTHWESTERLY LINE OF TRACT G, A DISTANCE OF 348.54 FEET TO A POINT ON THE EASTERLY LINE OF LOT 8 OF THE COURTYARD AND COACH HOMES AT ERROL, ACCORDING TO THE AFORESAID PLAT BOOK 28, PAGES 57-62; THENCE NORTH 32°51'46" WEST ALONG THE EASTERLY LINE OF LOTS 8, 3 AND 2, A DISTANCE OF 322.40 FEET; THENCE NORTH 43°48'45" WEST ALONG THE EASTERLY LINE OF LOTS 2 AND 1, A DISTANCE OF 124.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.363 ACRES MORE OR LESS.

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 02/05/18	
SCALE: 1"=200'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



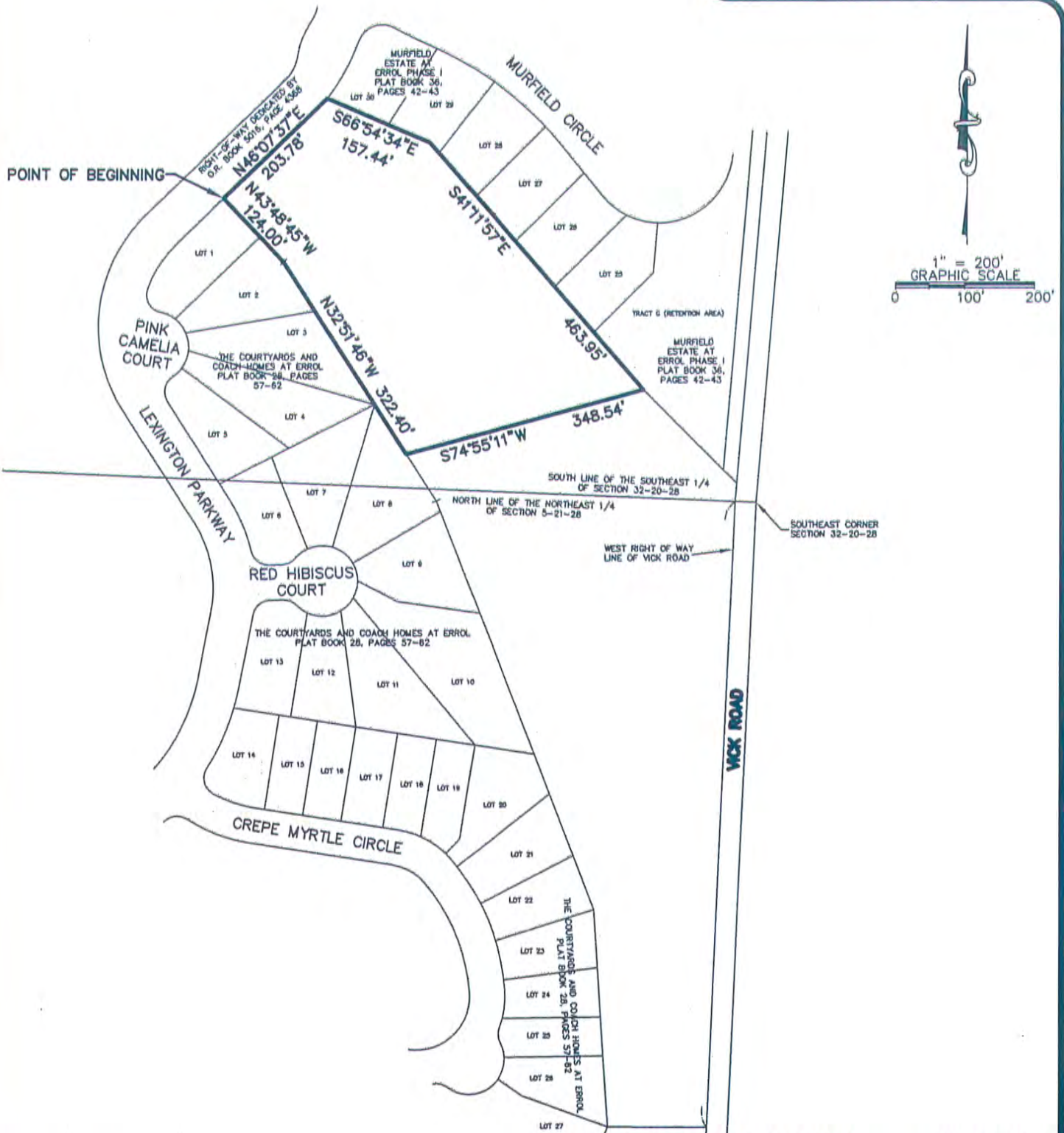
480 NEEDLES TRAIL
 LONGWOOD, FLORIDA 32779
 PHONE: (407) 862-4200
 FAX: (407) 862-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOLITRO, PSM #4458
 FOR THE FIRM OF
 REPUBLIC NATIONAL #LB 6300

SKETCH OF DESCRIPTION 1A

"E-2"



THIS IS NOT A BOUNDARY SURVEY SHEET 2 OF 2

SURVEYOR NOTES:
 1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

JOB NUMBER: 170632		DATE: 02/05/18	
SCALE: 1"=200'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		

REPUBLIC NATIONAL

480 NEEDLES TRAIL
 LONGWOOD, FLORIDA 32779
 PHONE: (407) 862-4200
 FAX: (407) 862-6229

SKETCH OF DESCRIPTION 8B

"F-1"

A PORTION OF THE NORTHEAST 1/4 OF SECTION 5 TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOKA, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERN MOST CORNER OF LOT 56, THE COURTYARDS AND COACH HOMES AT ERROL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 57 THROUGH 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEXINGTON PARKWAY PER PLAT BOOK 28, PAGES 57-62, ORANGE COUNTY PUBLIC RECORDS, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 43°19'40" AND A CHORD DISTANCE OF 118.13 FEET WHICH BEARS SOUTH 03°42'16" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 120.99 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 84°14'41" EAST, A DISTANCE OF 182.93 FEET; THENCE SOUTH 88°35'51" EAST, A DISTANCE OF 326.40 FEET; THENCE SOUTH 83°07'54" EAST, A DISTANCE OF 877.91 FEET; THENCE NORTH 74°10'21" EAST, A DISTANCE OF 228.85 FEET; THENCE NORTH 40°07'37" EAST, A DISTANCE OF 139.01 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT "A" THE COURTYARDS AND COACH HOMES AT ERROL, PER PLAT BOOK 28, PAGES 57-62 ORANGE COUNTY PUBLIC RECORDS; THENCE SOUTH 76°22'39" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 96.97 FEET TO THE WEST RIGHT-OF-WAY LINE OF VICK ROAD; THENCE SOUTH 02°24'58" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 102.04 FEET; THENCE SOUTH 51°41'37" WEST ALONG SAID WEST RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF LOTS 23-22, THE COURTYARDS PHASE TWO, AS RECORDED IN PLAT BOOK 31, PAGES 63-64, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 189.43 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY OF SAID PLAT BOOK 31, PAGES 63-64 THE FOLLOWING 6 COURSES; SOUTH 71°30'38" WEST, A DISTANCE OF 120.25 FEET; THENCE SOUTH 66°38'53" WEST, A DISTANCE OF 149.51 FEET; THENCE NORTH 82°27'51" WEST, A DISTANCE OF 330.93 FEET; THENCE NORTH 82°00'29" WEST, A DISTANCE OF 574.05 FEET; THENCE NORTH 02°32'29" EAST, A DISTANCE OF 34.67 FEET; THENCE NORTH 87°42'19" WEST, A DISTANCE OF 408.18 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LEXINGTON PARKWAY PER AFORESAID PLAT BOOK 28, PAGES 27-62, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 66.46 FEET, A CENTRAL ANGLE OF 68°21'33" AND A CHORD DISTANCE OF 74.67 FEET WHICH BEARS NORTH 53°33'21" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 79.29 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES, NORTH 19°42'04" WEST, A DISTANCE OF 45.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 01°26'11" AND A CHORD DISTANCE OF 4.01 FEET WHICH BEARS NORTH 18°40'40" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.01 FEET TO THE POINT OF BEGINNING. CONTAINING 262,535 SQUARE FEET OR 6.027 ACRES MORE OR LESS.

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 02/15/18	
SCALE: 1"=300'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 862-4200
FAX: (407) 862-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

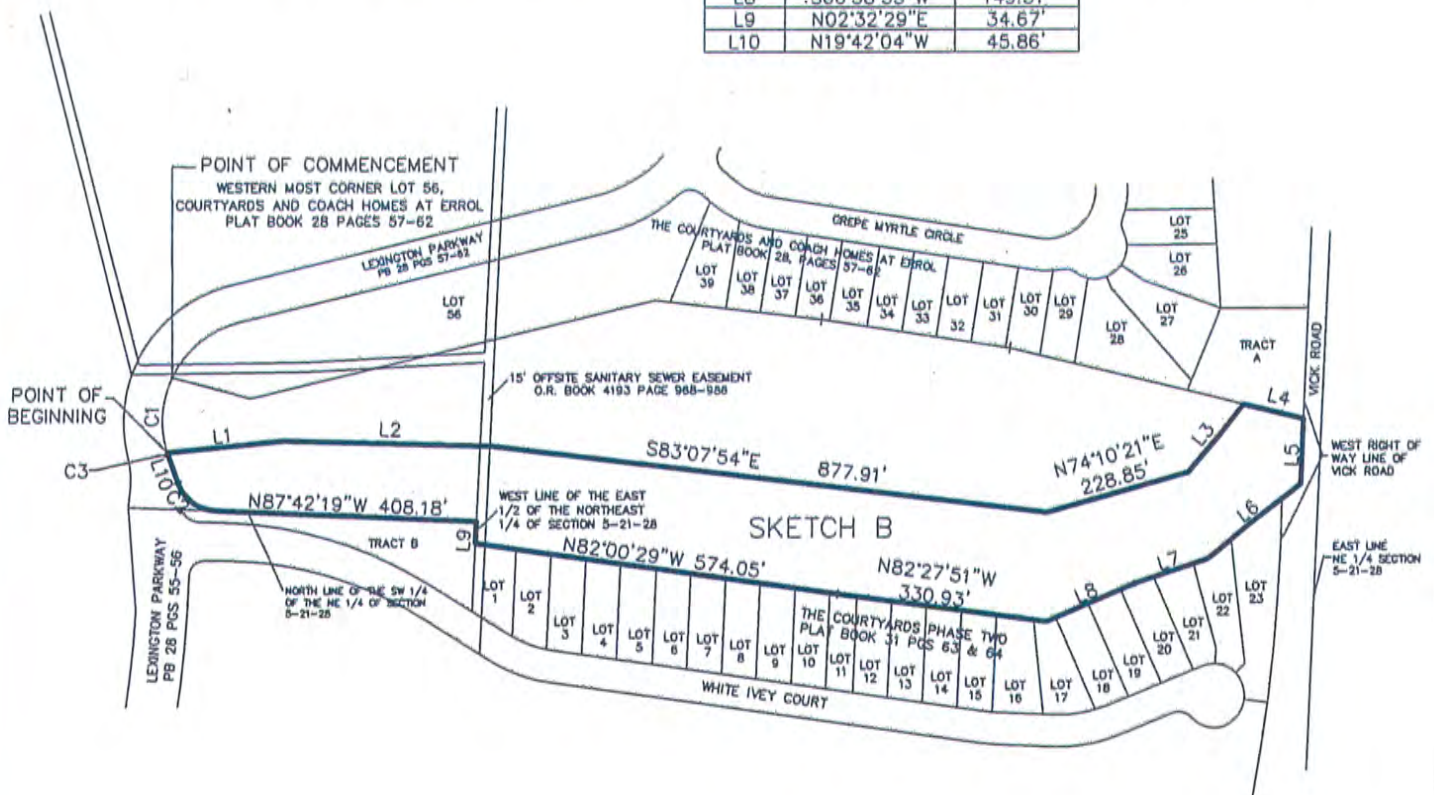
MICHAEL W. SOLITRO, PSM #4458
FOR THE FIRM OF
REPUBLIC NATIONAL #LB 6300

SKETCH OF DESCRIPTION 8B

"F-1"

C1 R=160.00' Δ=43°19'40" CHD=118.13' CB=S03°42'16"W L=120.99'	C2 R=66.46' Δ=68°21'33" CHD=74.67' CB=N53°33'21"W L=79.29'	C3 R=160.00' Δ=01°26'11" CHD=4.01' CB=N18°40'40"W L=4.01'
--	---	--

LINE	BEARING	DISTANCE
L1	N84°14'41"E	182.93'
L2	S88°35'51"E	326.40'
L3	N40°07'37"E	139.01'
L4	S76°22'39"E	96.97'
L5	S02°24'58"W	102.04'
L6	S51°41'37"W	189.43'
L7	S71°30'38"W	120.25'
L8	S66°38'53"W	149.51'
L9	N02°32'29"E	34.67'
L10	N19°42'04"W	45.86'



LEGEND

- R RADIUS
- Δ CENTRAL ANGLE
- CHD CHORD DISTANCE
- CB CHORD BEARING
- L ARC LENGTH

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 2

JOB NUMBER: 170632	DATE: 02/15/18
SCALE: 1"=300'	
DRAWN BY: UB/DMD	
APPROVED BY: MWS	

DATE	REVISION HISTORY



480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 862-4200
FAX: (407) 862-6229

SKETCH OF DESCRIPTION 8A

"F-2"

A PORTION OF THE NORTHEAST 1/4 OF SECTION 5 TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERN MOST CORNER OF LOT 56, THE COURTYARDS AND COACH HOMES AT ERROL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 57 THROUGH 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 56, SOUTH 74°54'04" EAST, A DISTANCE OF 126.96 FEET; THENCE NORTH 76°17'30" EAST, A DISTANCE OF 650.51 FEET; THENCE SOUTH 83°23'48" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 56 AND LOTS 39-36 OF SAID PLAT, A DISTANCE OF 264.59 FEET; THENCE SOUTH 81°19'26" EAST, ALONG THE SOUTHERLY LINE OF LOTS 36-30 OF SAID PLAT, A DISTANCE OF 299.92 FEET; THENCE SOUTH 76°22'39" EAST, ALONG THE SOUTHERLY LINE OF LOTS 30-28 AND TRACT "A", OF SAID PLAT, A DISTANCE OF 378.83 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF TRACT "A" SOUTH 40°07'37" WEST, A DISTANCE OF 139.01 FEET; THENCE SOUTH 74°10'21" WEST, A DISTANCE OF 228.85 FEET; THENCE NORTH 83°07'54" WEST, A DISTANCE OF 877.91 FEET; THENCE NORTH 88°35'51" WEST, A DISTANCE OF 326.40 FEET; THENCE SOUTH 84°14'41" WEST, A DISTANCE OF 182.93 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEXINGTON PARKWAY PER PLAT BOOK 28, PAGES 55-56, ORANGE COUNTY PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 43°19'40" AND A CHORD DISTANCE OF 118.13 FEET WHICH BEARS NORTH 03°42'16" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND AFORESAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 120.99 FEET TO THE POINT OF BEGINNING.
CONTAINING 316,182 SQUARE FEET OR 7.258 ACRES MORE OR LESS.

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 02/15/18	
SCALE: 1"=300'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



REPUBLIC NATIONAL



480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 852-4200
FAX: (407) 852-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

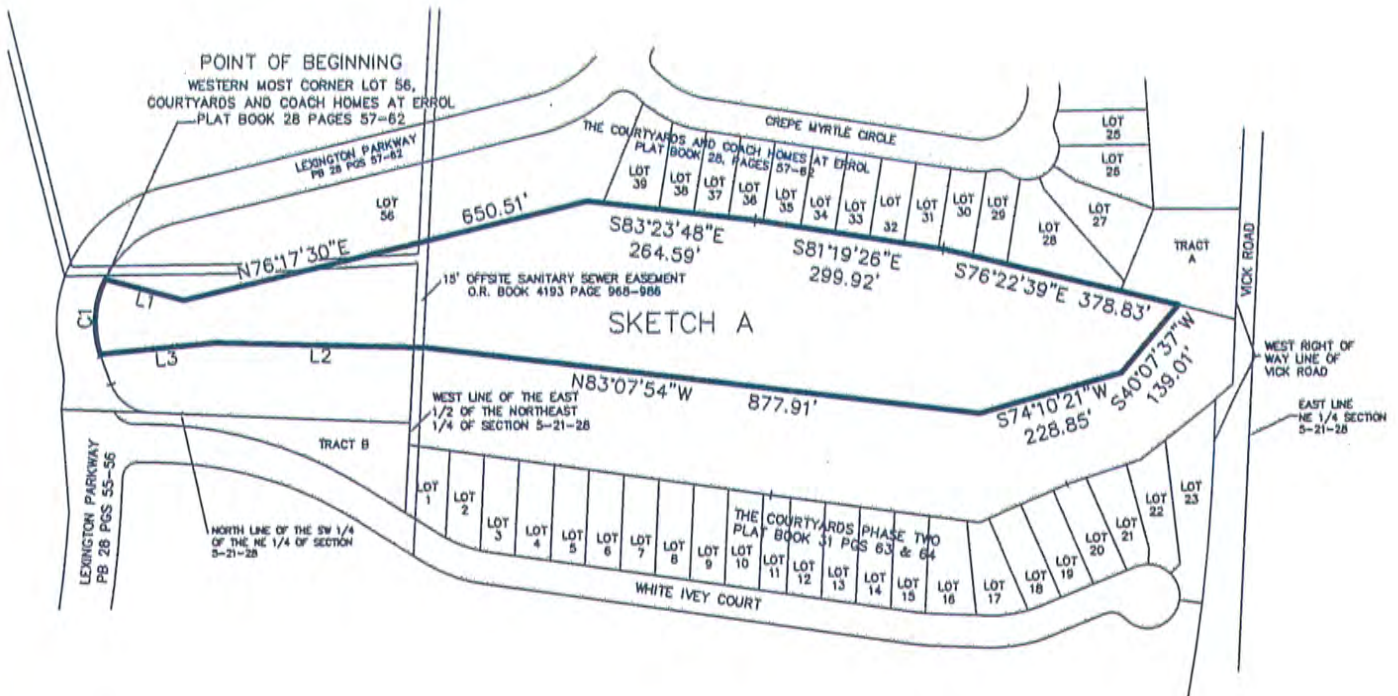
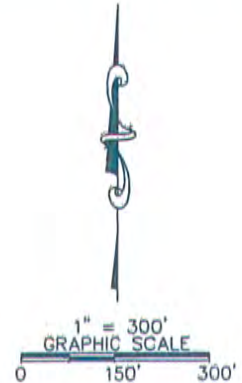
MICHAEL W. SOLITRO, PSM #4458
FOR THE FIRM OF
REPUBLIC NATIONAL #LB 6300

SKETCH OF DESCRIPTION 8A

"F-2"

C1
 R=160.00'
 Δ=43°19'40"
 CHD=118.13'
 CB=N03°42'16"E
 L=120.99'

LINE	BEARING	DISTANCE
L1	S74°54'04"E	126.96'
L2	N88°35'51"W	326.40'
L3	S84°14'41"W	182.93'



LEGEND

- R RADIUS
- Δ CENTRAL ANGLE
- CHD CHORD DISTANCE
- CB CHORD BEARING
- L ARC LENGTH

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 2

JOB NUMBER: 170632	DATE: 02/15/18
SCALE: 1"=300'	
DRAWN BY: UB/DMD	
APPROVED BY: MWS	

DATE	REVISION HISTORY



480 NEEDLES TRAIL
 LONGWOOD, FLORIDA 32779
 PHONE: (407) 862-4200
 FAX: (407) 862-6229

SKETCH OF DESCRIPTION 3

"G"

A PORTION OF THE EAST 1/2 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERLY MOST CORNER OF LOT 66, ERROL GOLFSIDE VILLAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 43-44 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 47°31'43" EAST ALONG THE SOUTHEASTERLY LINE OF LOTS 66 THROUGH 74, A DISTANCE OF 516.51; THENCE SOUTH 56°32'32" EAST, ALONG THE SOUTHWESTERLY LINE OF LOT 74, TRACT C AND LOTS 75 THROUGH 78 A DISTANCE OF 250.43 FEET; THENCE SOUTH 16°15'00" EAST ALONG THE SOUTHWESTERLY LINE OF LOT 78 AND TRACT D, A DISTANCE OF 192.44 FEET; THENCE SOUTH 05°36'24" EAST, A DISTANCE OF 194.02 FEET; THENCE SOUTH 02°57'30" EAST, A DISTANCE OF 244.96 FEET; THENCE SOUTH 04°48'00" WEST, A DISTANCE OF 501.01 FEET THENCE SOUTH 03°30'11" EAST, A DISTANCE OF 141.09 FEET; THENCE SOUTH 74°13'21" EAST, A DISTANCE OF 133.13 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VICK ROAD; THENCE SOUTH 05°01'03" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 46.47 FEET; THENCE NORTH 73°51'39" WEST DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 124.74 FEET; THENCE NORTH 88°06'22" WEST, A DISTANCE OF 117.29 FEET TO A POINT ON THE EASTERLY LINE OF TRACT H, MURFIELD ESTATE AT ERROL PHASE II PLAT BOOK 36J, PAGES 48 THROUGH 49; THENCE NORTH 02°15'12" EAST, A DISTANCE OF 175.83 FEET; THENCE NORTH 18°54'28" WEST, CONTINUING ALONG THE EASTERLY LINE OF SAID TRACT H AND LOT 47 AND TRACT F, AFORESAID MURFIELD ESTATE AT ERROL PHASE II, A DISTANCE OF 398.51 FEET; THENCE NORTH 81°05'52" WEST ALONG THE NORTH LINE OF TRACT F MURFIELD ESTATE AT ERROL PHASE II, A DISTANCE OF 206.33 FEET; THENCE NORTH 39°22'10" WEST, A DISTANCE OF 821.46 FEET; THENCE NORTH 43°22'18" EAST, A DISTANCE OF 119.27 FEET TO A POINT ON THE WESTERLY LINE OF LOT 62, OF AFORESAID ERROL GOLFSIDE VILLAGE; THENCE SOUTH 48°16'34" EAST ALONG THE WESTERLY LINE OF LOTS 62 THROUGH 66, A DISTANCE OF 316.41 FEET TO THE POINT OF BEGINNING. CONTAINING 14.002 ACRES MORE OR LESS.

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF X

JOB NUMBER: 170632		DATE: 07/11/17	
SCALE: 1"=220'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



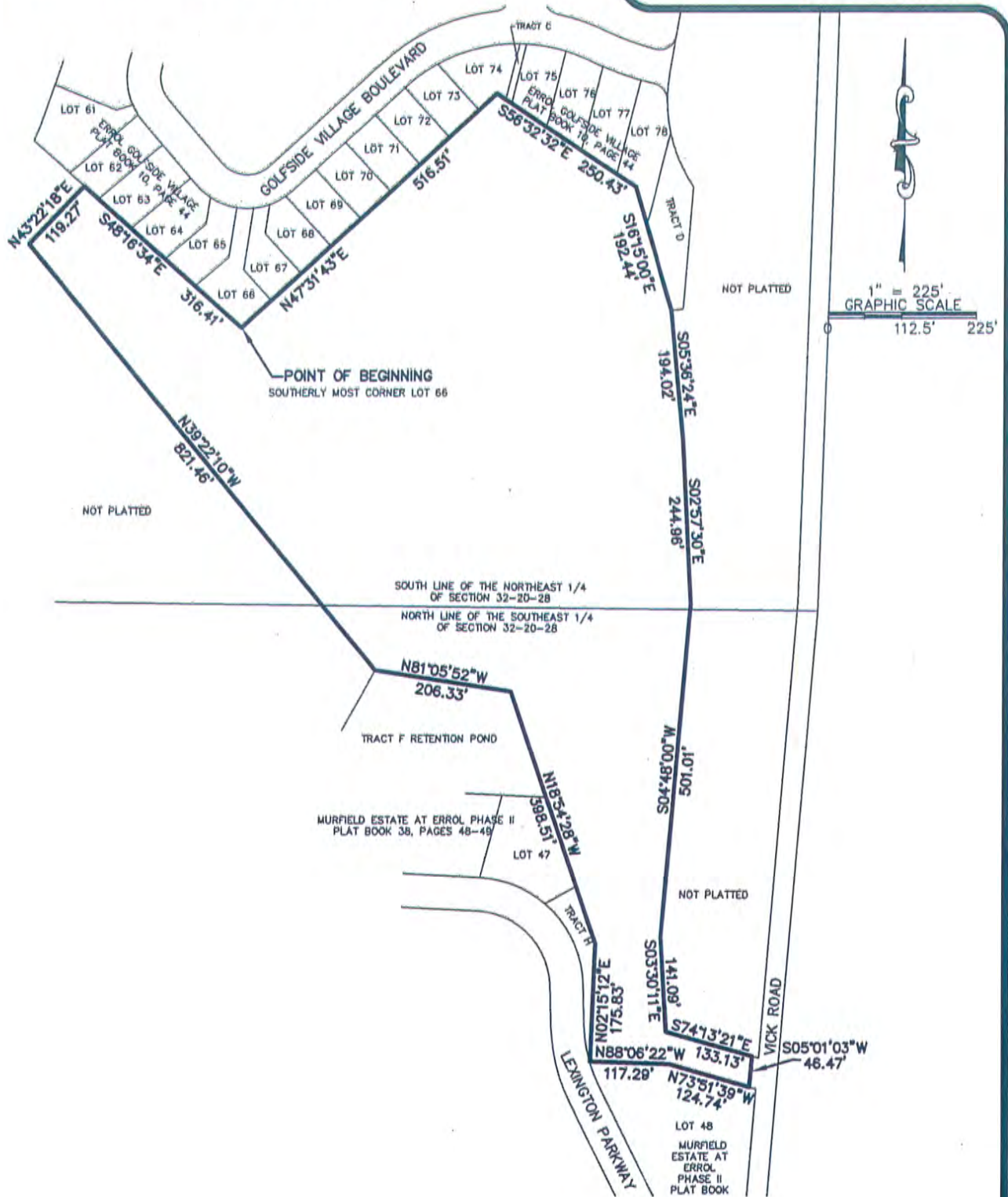
480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 862-4200
FAX: (407) 862-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOLITRO, PSM #4458
FOR THE FIRM OF
REPUBLIC NATIONAL #LB 6300

SKETCH OF DESCRIPTION 3

"G"



THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 2

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

JOB NUMBER: 170632	DATE: 07/11/17
SCALE: 1"=225'	
DRAWN BY: UB/DMD	
APPROVED BY: MWS	

DATE	REVISION HISTORY



480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 862-4200
FAX: (407) 862-6229

TRAFFIC IMPACT STUDY

ERROL ESTATES REDEVELOPMENT
CITY OF APOPKA, FLORIDA



Prepared for:

GAI Consultants, Inc.
618 East South Street, Suite 700
Orlando, FL 32801

Prepared by:

Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751
407-628-9955

March 2018 (Revised)

TPD № 4892.2

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning & Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Errol Estates Redevelopment

LOCATION: Apopka, Florida

CLIENT: GAI Consultants, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Turgut Dervish, P.E.

P.E. No: 20400

DATE: March 2nd, 2018

SIGNATURE:



TABLE OF CONTENTS

	Page
INTRODUCTION	3
Development Program	
Project Access and Internal Connectivity	
Phasing for Traffic Analysis	
Study Methodology	
PROPOSED DEVELOPMENT AND TRIP GENERATION	6
Trip Generation	
Trip Distribution/Assignment	
FUTURE LAND USE MAP (FLUM) AMENDMENT	10
Trip Generation and Distribution	
ArtPlan Analysis	
Existing Conditions Analysis	
Future Conditions Analysis	
FLUMA Analysis Summary	
STUDY CONCLUSIONS	17
APPENDICES.....	18
A Preliminary Concept Plan	
B Methodology Coordination	
C ITE Graphs	
D OUATS Model Plot	
E ArtPlan Analysis	

TABLE OF CONTENTS, continued

LIST OF TABLES

	Page
Table 1 Development Program	3
Table 2 Trip Generation Summary	7
Table 3 Existing Year (2017) FLUMA Roadway Capacity Analysis	12
Table 4 Phase 1/3 Buildout Year (2021) FLUMA Roadway Capacity Analysis	13
Table 5 Phase 2 Buildout Year (2021) FLUMA Roadway Capacity Analysis	14
Table 6 Phase 1/3 Horizon Year (2031) FLUMA Roadway Capacity Analysis	15
Table 7 Phase 2 Horizon Year (2031) FLUMA Roadway Capacity Analysis	16

LIST OF FIGURES

Figure 1 Project Location Map	5
Figure 2 Trip Distribution Map (Phase 1 & 3).....	8
Figure 3 Trip Distribution Map (Phase 2)	9

INTRODUCTION

This traffic analysis was conducted to assess the traffic impact of the Errol Estates Planned Unit Redevelopment (PUD) project proposed for nine (9) holes on the existing Errol Estates Golf Course located west of Vick Road and north of Old Dixie Highway in the City of Apopka, Florida. **Figure 1** depicts the site location and its one-mile impact area.

In addition to a PUD application, a future Land Use Map Amendment (FLUMA) is also being requested. This traffic analysis is being prepared in support of the Master Plan Agreement being submitted for the project.

Development Program

The proposed project will involve the redevelopment of nine (9) holes of the existing golf course comprising the land uses listed in **Table 1** and illustrated in the concept plan in **Appendix A**. The project will be constructed in phases with the anticipated project build out year being the first quarter of 2021.

**Table 1
Development Program**

Zone	Land Use	Quantity
Phase 1		
A	Townhomes	70 Townhomes
B-1	Hotel	40 Rooms
	Clubhouse	23,500 sq. ft.
B-2	Town Homes	18 Townhomes
Golf	Holes	9 holes removed
Community Park	Park	4.04 acres (internal use only)
Phase 2		
C	Carriage Homes (Townhomes)	46 Townhomes
D	Townhomes	26 Townhomes
E	Single Family Units	26 Single Family Units
F	Townhomes	32 Townhomes
	Single Family Units	41 Single Family Units
G	Assisted Living Facility	180 Beds
Phase 3		
	Acute Care Facility	60 Beds

Phase 1 of the Phasing Plan represents the golf course, clubhouse, commercial amenities complex, community parks, the first phase of the spine road, multi-use trail and residential



townhomes in Neighborhoods “A” and “B” and the portion of the assisted living campus in Neighborhood “G”. Phase 2 represents the second phase of the spine road and the residential townhomes and single family homes in Neighborhoods “C”, “D”, “E” and “F” of the project. Phase 3 represents the remaining assisted living campus in Neighborhood “G” of the project.

Project Access and Internal Connectivity

A new two-lane roadway (also termed spine road) connecting Errol Parkway and Vick Road is proposed as part of the redevelopment project. This roadway will connect to Vick Road at the Vick Road and Sun Bluff Lane intersection. This roadway will serve as the primary internal collector roadway for the land uses proposed as part of the redevelopment.

The first phase of the spine road is from Errol Parkway to Golf Course Drive. The second phase of the spine road from Golf Course Drive to Vick Road.

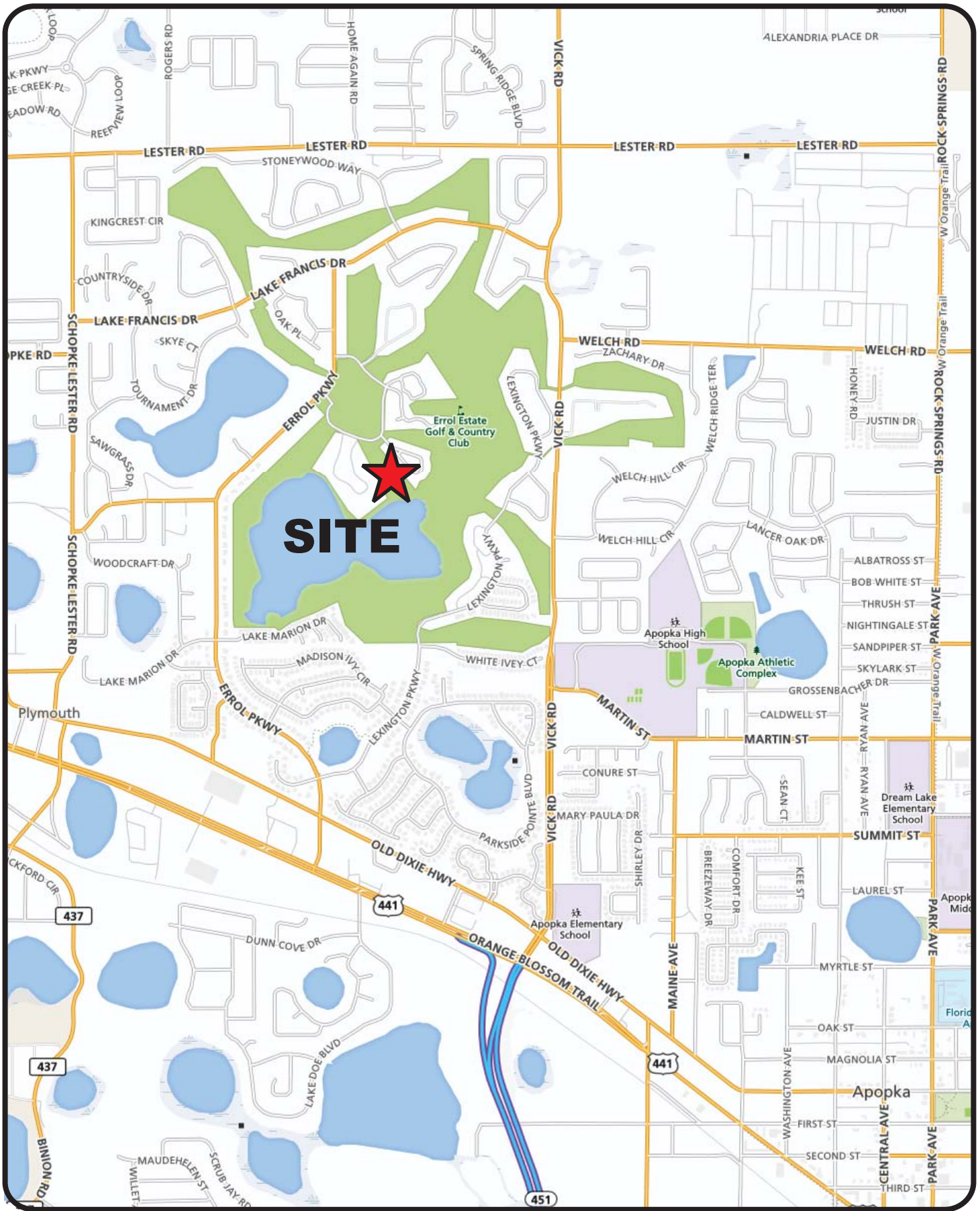
Phasing for Traffic Analysis

For the purposes of this traffic analysis, it was assumed that Phase 1 and 3 will be built along with the first phase of the spine road (i.e. no spine road connection to Vick Road) with the full buildout of the spine road (i.e. connection to Vick Road) being completed as part of all the full buildout of the project (i.e. Phase 1, 2 and 3).

Study Methodology

The traffic analysis for the application was conducted in accordance with the study methodology discussed with the City of Apopka staff over a series of meetings and phone calls. A summary of the study methodology coordination is included in **Appendix B**.





Errol Estates Redevelopment
 Project № 4892.1
 Figure 1

Project Location Map

PROPOSED DEVELOPMENT AND TRIP GENERATION

To determine the traffic impact of this development on the area roadways, an analysis of its trip generation characteristics was conducted. This included the determination of the trips to be generated and the distribution/assignment of these trips to the roadways and intersections in the area.

Trip Generation

The trip generation for the proposed development was calculated using the trip generation rates published by the Institute of Transportation Engineers (ITE) in their *Trip Generation Manual, 9th Edition*. The calculation is summarized in **Table 2** which shows that Phase 1/3 of the development will generate 1,742 net new daily trips of which 176 will occur in the P.M. peak hour. Phase 2 (full buildout) of the development will generate 3,291 net new daily trips and of which 325 will occur during the P.M. peak hour. The individual uses in the Clubhouse are based on the building architectural plan which, along with the ITE trip generation graphs, are provided in **Appendix C**.

Trip Distribution/Assignment

A trip distribution pattern for the full project buildout was estimated using the currently adopted *Orlando Urban Area Transportation Study (OUATS)* model. A Select Zone Analysis (SZA) was conducted by modifying the 2020 interim year model network to include a Traffic Analysis Zone (TAZ) representing the proposed project as well as adding the proposed roadway connecting Errol Parkway and Vick road not previously coded/included into the model network. The model's socio-economic data was also updated to reflect the proposed project buildout. The resulting trip distribution model plot is provided in the **Appendix D**.

As a phased analysis is being conducted for this study, a Phase 1/3 and Phase 2 trip distribution pattern was developed as illustrated in **Figure 2** and **Figure 3**, respectively. For the purposes of this study, the Phase 1/3 trip distribution was developed by adjusting the full buildout (i.e. Phase 2) model run trip distribution to account for the fact that, as part of Phase 1/3, the spine road will not connect to Vick Road.



**Table 2
Trip Generation Summary**

ITE Code	Land Use	Size	Daily		PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit
Existing								
430	Golf Course	9 Holes	35.74	322	2.92	26	13	13
Proposed								
Phase 1 & 3								
230	Residential Townhomes	88 DU	6.54	576	0.62	55	37	18
310	Hotel	40 Rms	8.17	327	0.60	24	12	12
620	Nursing Home	60 Beds	2.01	121	0.22	13	4	9
Clubhouse Uses								
495	Recreational Community Center	14.399 KSF	33.82	487	2.74	39	19	20
482	Water Slide Park	145 spaces	2.27	329	0.28	41	9	32
565	Day Care	1.142 KSF	74.06	85	12.34	14	7	7
918	Hair Salon	0.653 KSF	--	--	1.45	1	0	1
925	Drinking Place	1.074 KSF	--	--	11.34	12	8	4
931	Quality Restaurant	4.879 KSF	89.95	439	7.49	37	25	12
826	Specialty Retail	1.353 KSF	71.00	96	18.00	24	11	13
<i>Clubhouse Subtotal</i>			--	1,436	--	168	79	89
<i>Clubhouse Internal Capture Reduction (50%)</i>			--	718	--	84	40	44
<i>Clubhouse External Trips</i>			--	718	--	84	39	45
New Net Phase 1 Trips			--	1,742	--	176	92	84
Phase 2								
210	Single Family Residential	67 DU	10.84	726	1.09	73	46	27
230	Residential Townhomes	104 DU	6.40	666	0.60	62	42	20
254	Assisted Living	180 Beds	2.66	479	0.22	40	18	22
New Phase 2 Trips			--	1,871	--	175	106	69
NEW NET PROJECT TRIPS			--	3,291	--	325	185	140

Note:

(1) The ITE equation derived rates are used in cases where the R-squared correlation coefficient is greater than 0.7.

(2) As the hotel is a smaller scale hotel, the ITE rates was used in lieu of using the equations.

(3) Per the ITE LUC 310 description, the hotel use incorporates the meeting/office and banquets facilities.

(4) A 50% internal capture reduction was utilized because the Clubhouse is primarily intended to be for Errol Estates residents who will walk, use golf carts, etc. to travel to the Clubhouse. This rate was also utilized to account for the trips between the various uses internal to the Clubhouse.

(5) The New Net Project trips = New Net Phase 1 Trips + New Phase 2 Trip – Golf Course Trips being eliminated as part of redevelopment



FUTURE LAND USE MAP (FLUM) AMENDMENT

An analysis was conducted in support of an application to amend the City of Apopka's Future Land Use Map (FLUM). The requested amendment, to be done concurrent to the Planned Unit Development (PUD) application, is to change the FLUM designation of portions of the Errol Estates property that are being redeveloped from Parks/Recreation (currently Golf Course use) to the uses in the PUD program previously provided in **Table 1** (including residential, hotel, clubhouse and assisted living/acute care uses). Roadway segments within a one-mile radius impact area were analyzed.

Trip Generation and Distribution

Based on discussion with City staff, the trip generation for the FLUMA analysis will be the same as that provided in **Table 4** since the development program (and therefore the maximum buildout) for the project will be specified in the PUD agreement. Similarly, the same trip distribution is utilized.

ArtPlan Analysis

Based on discussion with the City of Apopka staff, an ArtPlan analysis was conducted for the segments of Vick Road as provided in **Appendix E**. Based on this analysis, the maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln (as highlighted in yellow on page 2 of the ArtPlan capacity worksheets).

Existing Conditions Analysis

The existing traffic conditions were evaluated within the project's primary influence area. The results of the analysis, as shown in **Table 3**, indicate that all the study segments are currently operating within their adopted Level of Service (LOS) standard.

Future Conditions Analysis

Based on discussion with City staff, the Existing plus 5-year (Build-out year - 2021) and 10-year (Horizon year - 2031) conditions were evaluated for the Base/Background only conditions (assuming the proposed project is not constructed) and the Proposed/Projected conditions



(assuming the proposed project is constructed).

For the purposes of the FLUMA analysis, the 1% growth rate utilized for the PUD application analysis discussed earlier in this report was utilized for consistency and because higher growth rates, based on historical data, applied over a 15-year horizon was not considered realistic given the advent of culture changing technologies such as ride/car sharing, same day product delivery, video conferencing, virtual offices, increased telecommuting, etc.

Existing plus 5-year (Build-out year - 2021) Analysis

Table 4 and **Table 5** provide the results of the Existing plus 5 year (Build-out year 2021) analysis for the Base/Background and the Proposed/Projected scenarios for both the Phase 1/3 and Phase 2 (full buildout) scenarios, respectively. As shown, all the study roadway segments are projected to operate within their adopted LOS standard except the segments of Vick Road from Old Dixie Highway to Welch Road. These segments are projected to generally operate below the adopted LOS standards with or without the project (see discussion in next paragraph).

Existing plus 10-year (Horizon year - 2031) Analysis

Table 6 and **Table 7** provide the results of the Existing plus 10 year (Horizon year - 2031) for both the Base/Background and the Proposed/Projected scenarios for both the Phase 1/3 and Phase 2 (full buildout) scenarios, respectively. As shown, all the study roadway segments are projected to continue to operate within their adopted LOS standard except the segments of Vick Road from Old Dixie Highway to Welch Road. These segments are projected to continue to operate below their adopted LOS standards with or without the project.

FLUMA Analysis Summary

Based on the traffic analysis conducted in support of the FLUMA, the segments listed below will operate below the adopted LOS standard with or without the project. As this deficiency is projected to occur with or without the proposed project, no mitigation is proposed per Florida Statutes 163.3180.

- Vick Road
 - Old Dixie Highway to Martin Street
 - Martin Street to Welch Road



**Table 3
Existing Year (2017) FLUMA Roadway Capacity Analysis**

Roadway	Segment	Lns	LOS Stnd	Capacity		Existing Vols			Existing LOS	
				Daily	PH/PD	Daily	Pk Dir	PH/PD	Daily	PH/PD
Errol Pkwy	Lake Francis Dr to Lake Alden Dr	2L	E	13,990	710	2,290	NB/EB	107	C	B
	Lake Alden Dr to Old Dixie Hwy	2L	E	13,320	680	7,760	NB/EB	420	D	C
	Old Dixie Hwy to US 441	2L	E	14,000	710	6,849	SB/WB	386	C	B
Martin St	Park Ave to Lake Ave	2L	E	14,000	720	3,811	SB/WB	183	C	C
	Maine Ave to Vick Rd	2L	E	14,000	720	4,387	NB/EB	198	C	C
Old Dixie Hwy	Errol Pkwy to Vick Rd	2L	E	14,000	720	8,139	SB/WB	448	D	D
	Vick Rd to Bradshaw Rd	2L	E	14,000	720	9,428	NB/EB	461	D	D
Vick Rd	US 441 to Old Dixie Hwy	4LD	E	33,800	1,700	16,843	NB/EB	964	D	D
	Old Dixie Hwy to Martin St	2L	E	16,400	840	15,958	NB/EB	862	E	E
	Martin St to Welch Rd	2L	E	16,400	840	14,246	NB/EB	751	D	D
	Welch Rd to Lake Francis Dr	2L	E	14,000	720	11,359	NB/EB	591	D	D
Welch Rd	Vick Rd to Rock Springs Rd (CR 535)	2L	E	16,400	840	11,047	NB/EB	557	D	D
Lester Rd	Rock Springs Rd to Vick Road	2L	E	14,000	720	4,529	NB/EB	225	C	C
	Vick Road to Schopke Lester Rd	2L	E	14,000	720	4,529	NB/EB	225	C	C
	Schopke Lester Rd to to Plymouth Sorrento Rd	2L	E	14,000	720	3,502	NB/EB	202	C	C
Schopke-Lester Rd	Lester Rd to Old Dixie Hwy	2L	E	14,000	720	2,911	NB/EB	206	C	C
US 441	Yothers Rd to SR 429 Connector Rd	4LD	E	49,500	2,480	42,949	SB/WB	1861	A	A
	SR 429 Connector Rd to Plymouth Sorrento Rd	4LD	E	49,500	2,480	25,872	SB/WB	1111	A	A
	Plymouth Sorrento Rd to Boy Scout Blvd	4LD	E	49,500	2,480	26,313	SB/WB	1,119	A	A
	Boy Scout Blvd to Errol Pkwy	4LD	E	55,400	2,600	29,698	SB/WB	1174	A	A
	Errol Pkwy to SR 451	4LD	E	54,400	2,600	38,707	SB/WB	1588	A	A



**Table 4
Phase 1/3 Buildout Year (2021) FLUMA Roadway Capacity Analysis**

Roadway	Segment	Lns	LOS Stnd	Capacity		B'grnd Vols		B'grnd LOS		Project Trips			Total Traffic		Projected LOS	
				Daily	PH/PD	Daily	Pk Dir	Daily	PH/PD	Trip Dist	Daily	Pk Dir	Daily	PH/PD	Daily	PH/PD
Errol Pkwy	Lake Francis Dr to Lake Alden Dr	2L	E	13990	710	2405	112	C	C	30%	523	28	2928	140	C	C
	Lake Alden Dr to Old Dixie Hwy	2L	E	13320	680	8148	441	D	D	70%	1219	64	9367	505	D	D
	Old Dixie Hwy to US 441	2L	E	14000	710	7191	405	D	D	70%	1219	64	8410	469	D	D
Martin St	Park Ave to Lake Ave	2L	E	14,000	720	4,002	192	C	C	5%	87	5	4,089	197	C	C
	Maine Ave to Vick Rd	2L	E	14,000	720	4,606	208	C	C	5%	87	4	4,693	212	C	C
Old Dixie Hwy	Errol Pkwy to Vick Rd	2L	E	14,000	720	8,546	470	D	D	5%	87	5	8,633	475	D	D
	Vick Rd to Bradshaw Rd	2L	E	14,000	720	9,899	484	D	D	5%	87	4	9,986	488	D	D
Vick Rd	US 441 to Old Dixie Hwy	4LD	E	33,800	1,700	17,685	1,012	D	D	5%	87	5	17,772	1,017	D	D
	Old Dixie Hwy to Martin St	2L	E	16,400	840	16,756	905	F	E	5%	87	5	16,843	910	F	E
	Martin St to Welch Rd	2L	E	16,400	840	14,958	789	D	D	10%	174	8	15,132	797	D	E
	Welch Rd to Lake Francis Dr	2L	E	14,000	720	11,927	621	D	D	20%	348	17	12,275	638	D	D
Welch Rd	Vick Rd to Rock Springs Rd (CR 535)	2L	E	16,400	840	11,599	585	D	D	10%	174	8	11,773	593	D	D
Lester Rd	Rock Springs Rd to Vick Road	2L	E	14,000	720	4,755	236	C	C	6%	105	6	4,860	242	C	C
	Vick Road to Schopke Lester Rd	2L	E	14,000	720	4,755	236	C	C	6%	105	6	4,860	242	C	C
	Schopke Lester Rd to to Plymouth Sorrento Rd	2L	E	14,000	720	3,677	212	C	C	6%	105	6	3,782	218	C	C
Schopke-Lester Rd	Lester Rd to Old Dixie Hwy	2L	E	14,000	720	3,057	216	C	C	4%	70	3	3,127	219	C	C
US 441	Yothers Rd to SR 429 Connector Rd	4LD	E	49,500	2,480	45,096	1,954	A	A	5%	87	5	45,183	1,959	A	A
	SR 429 Connector Rd to Plymouth Sorrento Rd	4LD	E	49,500	2,480	27,166	1,167	A	A	5%	87	5	27,253	1,172	A	A
	Plymouth Sorrento Rd to Boy Scout Blvd	4LD	E	49,500	2,480	27,629	1,175	A	A	5%	87	5	27,716	1,180	A	A
	Boy Scout Blvd to Errol Pkwy	4LD	E	55,400	2,600	31,183	1,233	A	A	5%	87	5	31,270	1,238	A	A
	Errol Pkwy to SR 451	4LD	E	54,400	2,600	40,642	1,667	A	A	55%	958	46	41,600	1,713	A	A



**Table 5
Phase 2 Buildout Year (2021) FLUMA Roadway Capacity Analysis**

Roadway	Segment	Lns	LOS Stnd	Capacity		B'grnd Vols		B'grnd LOS		Project Trips			Total Traffic		Projected LOS	
				Daily	PH/PD	Daily	Pk Dir	Daily	PH/PD	Trip Dist	Daily	Pk Dir	Daily	PH/PD	Daily	PH/PD
Errol Pkwy	Lake Francis Dr to Lake Alden Dr	2L	E	13990	710	2405	112	C	C	17%	559	31	2964	143	C	C
	Lake Alden Dr to Old Dixie Hwy	2L	E	13320	680	8148	441	D	D	17%	559	31	8707	472	D	D
	Old Dixie Hwy to US 441	2L	E	14000	710	7191	405	D	D	17%	559	31	7750	436	D	D
Martin St	Park Ave to Lake Ave	2L	E	14,000	720	4,002	192	C	C	5%	165	9	4,167	201	C	C
	Maine Ave to Vick Rd	2L	E	14,000	720	4,606	208	C	C	5%	165	7	4,771	215	C	C
Old Dixie Hwy	Errol Pkwy to Vick Rd	2L	E	14,000	720	8,546	470	D	D	5%	165	9	8,711	479	D	D
	Vick Rd to Bradshaw Rd	2L	E	14,000	720	9,899	484	D	D	5%	165	7	10,064	491	D	D
Vick Rd	US 441 to Old Dixie Hwy	4LD	E	33,800	1,700	17,685	1,012	D	D	43%	1415	80	19,100	1,092	D	D
	Old Dixie Hwy to Martin St	2L	E	16,400	840	16,756	905	F	E	53%	1744	98	18,500	1,003	F	F
	Martin St to Welch Rd	2L	E	16,400	840	14,958	789	D	D	58%	1909	81	16,867	870	F	E
	Welch Rd to Lake Francis Dr	2L	E	14,000	720	11,927	621	D	D	6%	197	8	12,124	629	D	D
Welch Rd	Vick Rd to Rock Springs Rd (CR 535)	2L	E	16,400	840	11,599	585	D	D	15%	494	21	12,093	606	D	D
Lester Rd	Rock Springs Rd to Vick Road	2L	E	14,000	720	4,755	236	C	C	2%	66	4	4,821	240	C	C
	Vick Road to Schopke Lester Rd	2L	E	14,000	720	4,755	236	C	C	2%	66	4	4,821	240	C	C
	Schopke Lester Rd to to Plymouth Sorrento Rd	2L	E	14,000	720	3,677	212	C	C	2%	66	4	3,743	216	C	C
Schopke-Lester Rd	Lester Rd to Old Dixie Hwy	2L	E	14,000	720	3,057	216	C	C	1%	33	1	3,090	217	C	C
US 441	Yothers Rd to SR 429 Connector Rd	4LD	E	49,500	2,480	45,096	1,954	A	A	4%	132	7	45,228	1,961	A	A
	SR 429 Connector Rd to Plymouth Sorrento Rd	4LD	E	49,500	2,480	27,166	1,167	A	A	4%	132	7	27,298	1,174	A	A
	Plymouth Sorrento Rd to Boy Scout Blvd	4LD	E	49,500	2,480	27,629	1,175	A	A	5%	165	9	27,794	1,184	A	A
	Boy Scout Blvd to Errol Pkwy	4LD	E	55,400	2,600	31,183	1,233	A	A	2%	66	4	31,249	1,237	A	A
	Errol Pkwy to SR 451	4LD	E	54,400	2,600	40,642	1,667	A	A	24%	790	34	41,432	1,701	A	A



**Table 6
Phase 1/3 Horizon Year (2031) FLUMA Roadway Capacity Analysis**

Roadway	Segment	Lns	LOS Stnd	Capacity		B'grnd Vols		B'grnd LOS		Project Trips			Total Traffic		Projected LOS	
				Daily	PH/PD	Daily	Pk Dir	Daily	PH/PD	Trip Dist	Daily	Pk Dir	Daily	PH/PD	Daily	PH/PD
Errol Pkwy	Lake Francis Dr to Lake Alden Dr	2L	E	13990	710	2611	122	C	C	30%	523	28	3134	150	C	C
	Lake Alden Dr to Old Dixie Hwy	2L	E	13320	680	8846	479	D	D	70%	1219	64	10065	543	D	D
	Old Dixie Hwy to US 441	2L	E	14000	710	7808	440	D	D	70%	1219	64	9027	504	D	D
Martin St	Park Ave to Lake Ave	2L	E	14,000	720	4,345	209	C	C	5%	87	5	4,432	214	C	C
	Maine Ave to Vick Rd	2L	E	14,000	720	5,001	226	C	C	5%	87	4	5,088	230	C	C
Old Dixie Hwy	Errol Pkwy to Vick Rd	2L	E	14,000	720	9,278	511	D	D	5%	87	5	9,365	516	D	D
	Vick Rd to Bradshaw Rd	2L	E	14,000	720	10,748	526	D	D	5%	87	4	10,835	530	D	D
Vick Rd	US 441 to Old Dixie Hwy	4LD	E	33,800	1,700	19,201	1,099	D	D	5%	87	5	19,288	1,104	D	D
	Old Dixie Hwy to Martin St	2L	E	16,400	840	18,192	983	F	E	5%	87	5	18,279	988	F	E
	Martin St to Welch Rd	2L	E	16,400	840	16,240	856	E	E	10%	174	8	16,414	864	F	E
	Welch Rd to Lake Francis Dr	2L	E	14,000	720	12,949	674	D	D	20%	348	17	13,297	691	D	E
Welch Rd	Vick Rd to Rock Springs Rd (CR 535)	2L	E	16,400	840	12,594	635	D	D	10%	174	8	12,768	643	D	D
Lester Rd	Rock Springs Rd to Vick Road	2L	E	14,000	720	5,163	257	C	C	6%	105	6	5,268	263	C	C
	Vick Road to Schopke Lester Rd	2L	E	14,000	720	5,163	257	C	C	6%	105	6	5,268	263	C	C
	Schopke Lester Rd to to Plymouth Sorrento Rd	2L	E	14,000	720	3,992	230	C	C	6%	105	6	4,097	236	C	C
Schopke-Lester Rd	Lester Rd to Old Dixie Hwy	2L	E	14,000	720	3,319	235	C	C	4%	70	3	3,389	238	C	C
US 441	Yothers Rd to SR 429 Connector Rd	4LD	E	49,500	2,480	48,962	2,122	B	A	5%	87	5	49,049	2,127	B	A
	SR 429 Connector Rd to Plymouth Sorrento Rd	4LD	E	49,500	2,480	29,494	1,267	A	A	5%	87	5	29,581	1,272	A	A
	Plymouth Sorrento Rd to Boy Scout Blvd	4LD	E	49,500	2,480	29,997	1,276	A	A	5%	87	5	30,084	1,281	A	A
	Boy Scout Blvd to Errol Pkwy	4LD	E	55,400	2,600	33,856	1,338	A	A	5%	87	5	33,943	1,343	A	A
	Errol Pkwy to SR 451	4LD	E	54,400	2,600	44,126	1,810	A	A	55%	958	46	45,084	1,856	A	A



**Table 7
Phase 2 Horizon Year (2031) FLUMA Roadway Capacity Analysis**

Roadway	Segment	Lns	LOS Stnd	Capacity		B'grnd Vols		B'grnd LOS		Project Trips			Total Traffic		Projected LOS	
				Daily	PH/PD	Daily	Pk Dir	Daily	PH/PD	Trip Dist	Daily	Pk Dir	Daily	PH/PD	Daily	PH/PD
Errol Pkwy	Lake Francis Dr to Lake Alden Dr	2L	E	13990	710	2611	122	C	C	17%	559	31	3170	153	C	C
	Lake Alden Dr to Old Dixie Hwy	2L	E	13320	680	8846	479	D	D	17%	559	31	9405	510	D	D
	Old Dixie Hwy to US 441	2L	E	14000	710	7808	440	D	D	17%	559	31	8367	471	D	D
Martin St	Park Ave to Lake Ave	2L	E	14,000	720	4,345	209	C	C	5%	165	9	4,510	218	C	C
	Maine Ave to Vick Rd	2L	E	14,000	720	5,001	226	C	C	5%	165	7	5,166	233	C	C
Old Dixie Hwy	Errol Pkwy to Vick Rd	2L	E	14,000	720	9,278	511	D	D	5%	165	9	9,443	520	D	D
	Vick Rd to Bradshaw Rd	2L	E	14,000	720	10,748	526	D	D	5%	165	7	10,913	533	D	D
Vick Rd	US 441 to Old Dixie Hwy	4LD	E	33,800	1,700	19,201	1,099	D	D	43%	1415	80	20,616	1,179	D	D
	Old Dixie Hwy to Martin St	2L	E	16,400	840	18,192	983	F	E	53%	1744	98	19,936	1,081	F	F
	Martin St to Welch Rd	2L	E	16,400	840	16,240	856	E	E	58%	1909	81	18,149	937	F	E
	Welch Rd to Lake Francis Dr	2L	E	14,000	720	12,949	674	D	D	6%	197	8	13,146	682	D	E
Welch Rd	Vick Rd to Rock Springs Rd (CR 535)	2L	E	16,400	840	12,594	635	D	D	15%	494	21	13,088	656	D	D
Lester Rd	Rock Springs Rd to Vick Road	2L	E	14,000	720	5,163	257	C	C	2%	66	4	5,229	261	C	C
	Vick Road to Schopke Lester Rd	2L	E	14,000	720	5,163	257	C	C	2%	66	4	5,229	261	C	C
	Schopke Lester Rd to to Plymouth Sorrento Rd	2L	E	14,000	720	3,992	230	C	C	2%	66	4	4,058	234	C	C
Schopke-Lester Rd	Lester Rd to Old Dixie Hwy	2L	E	14,000	720	3,319	235	C	C	1%	33	1	3,352	236	C	C
US 441	Yothers Rd to SR 429 Connector Rd	4LD	E	49,500	2,480	48,962	2,122	B	A	4%	132	7	49,094	2,129	B	A
	SR 429 Connector Rd to Plymouth Sorrento Rd	4LD	E	49,500	2,480	29,494	1,267	A	A	4%	132	7	29,626	1,274	A	A
	Plymouth Sorrento Rd to Boy Scout Blvd	4LD	E	49,500	2,480	29,997	1,276	A	A	5%	165	9	30,162	1,285	A	A
	Boy Scout Blvd to Errol Pkwy	4LD	E	55,400	2,600	33,856	1,338	A	A	2%	66	4	33,922	1,342	A	A
	Errol Pkwy to SR 451	4LD	E	54,400	2,600	44,126	1,810	A	A	24%	790	34	44,916	1,844	A	A



STUDY CONCLUSIONS

This traffic analysis was conducted to assess the traffic impact of the Errol Estates Planned Unit Redevelopment (PUD) project proposed for nine (9) holes on the existing Errol Estates Golf Course located west of Vick Road and north of Old Dixie Highway in the City of Apopka, Florida. Phase 1 of the Phasing Plan represents the golf course, clubhouse, commercial amenities complex, community parks, the first phase of the spine road, multi-use trail and residential townhomes in Neighborhoods “A” and “B” and the portion of the assisted living campus in Neighborhood “G”. Phase 2 represents the second phase of the spine road and the residential townhomes and single family homes in Neighborhoods “C”, “D”, “E” and “F” of the project. Phase 3 represents the remaining assisted living campus in Neighborhood “G” of the project.

The results of the traffic impact analysis as documented herein are summarized below:

- Phase 1 and 3 of the development will generate 1,742 net new daily trips of which 176 will occur in the P.M. peak hour. Phase 2 (full buildout) of the development will generate 3,291 net new daily trips and of which 325 will occur during the P.M. peak hour.
- A new two-lane roadway connecting Errol Parkway and Vick Road is proposed as part of the redevelopment project. This roadway will connect to Vick Road at the Vick Road and Sun Bluff Lane intersection. The first phase of the spine road is from Errol Parkway to Golf Course Drive. The second phase of the spine road from Golf Course Drive to Vick Road. For the purposes of this traffic analysis, it was assumed that Phase 1 and 3 will be built along with the first phase of the spine road (i.e. no spine road connection to Vick Road) with the full buildout of the spine road (i.e. connection to Vick Road) being completed as part of all the phases (i.e. Phase 1, 2 and 3). This roadway will serve as the primary internal collector roadway for the land uses proposed as part of the redevelopment.
- Based on the traffic analysis conducted in support of the FLUMA, Vick Road from Old Dixie Highway to Welch Road will operate below the adopted LOS standard with or without the proposed project. As this deficiency is projected to occur with or without the proposed project, no mitigation is proposed per Florida Statutes 163.3180.



APPENDIX A

Preliminary Concept Plan

Z:\Corpor\2018\160186.01 - erol address additonal\CAD\Drawings\secondary development plan\160186_01_OVERALL_CONCEPT.dwg Mar 02, 2018 10:25am
 THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

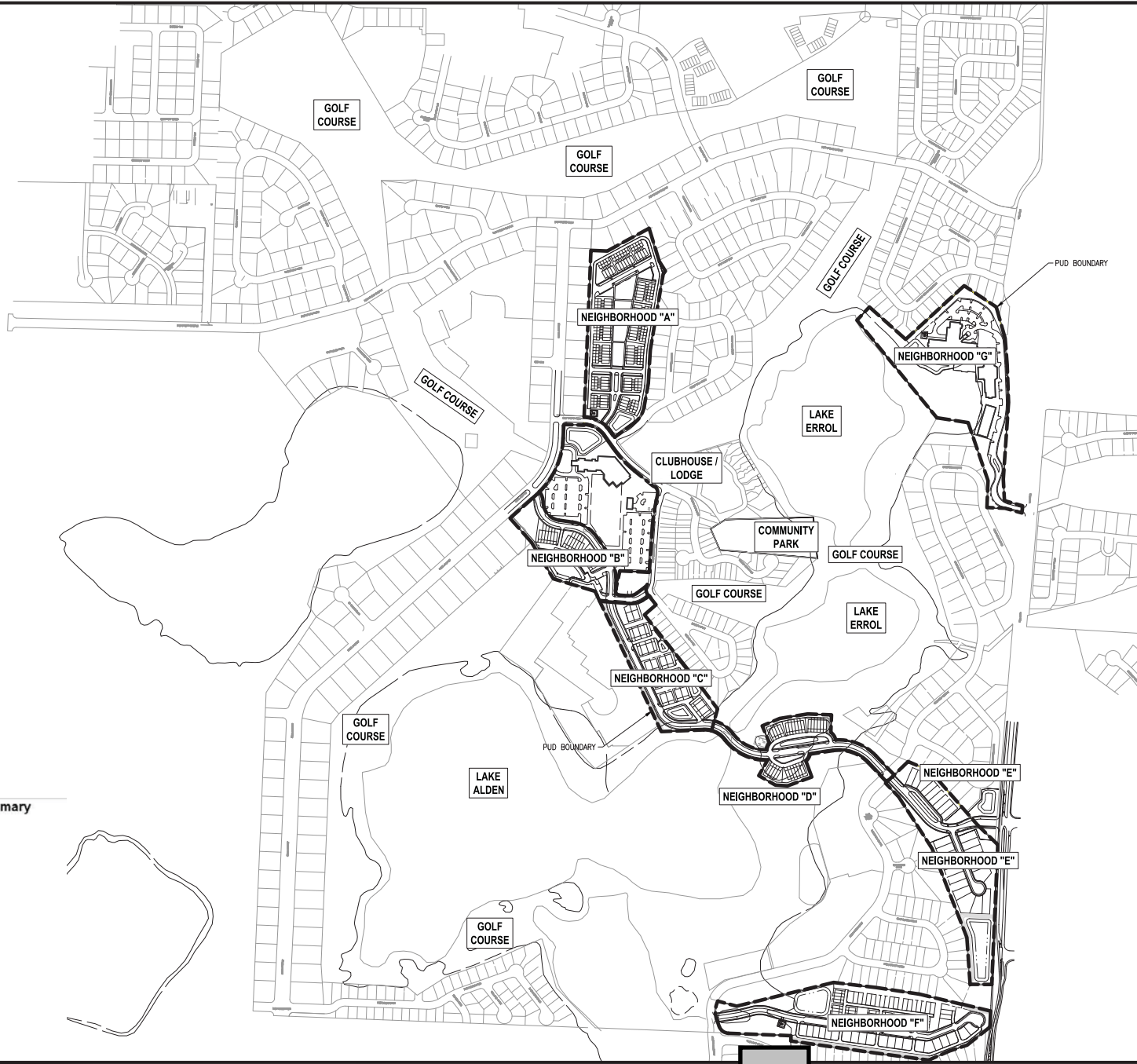


Table 5.0A - Maximum Development Program Summary

Neighborhood	Acreage	Program
A	11.84 acres	70 townhomes
B-1	9.95 acres	26,000 sq ft clubhouse 40 (21,200 sq ft) room hotel
B-2	5.45 acres	18 townhomes
C	6.76 acres	46 carriage homes (townhomes)
D	4.97 acres	26 townhomes
E	8.57 acres	26 single family units
F	13.3 acres	32 townhomes 41 single family units
G	13.94 acres	180 ALF units (200,000 sq ft) 60 acute care beds (45,000 sq ft)
Community Park	4.04 acres	Park

Notes 1 Total conditioned space.

OVERALL CONCEPT PLAN NEW ERROL CITY OF APOPKA, FLORIDA	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>APP'D</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	CHKD	APP'D	DESCRIPTION						
NO.	DATE	BY	CHKD	APP'D	DESCRIPTION								
SCALE: AS SHOWN DATE: 03-02-2018 DRAWING: MJC CHECKED: RSC APPROVED: RSC													
RANDALL S. COHEN, P.E. No. 58581 gai consultants EB 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398													
PROJECT NO./DASH NO. A160186.01 SHEET 5.0													

APPENDIX B

Methodology Coordination

*Available as part of the electronic project file

APPENDIX C

ITE Graphs

Single-Family Detached Housing (210)

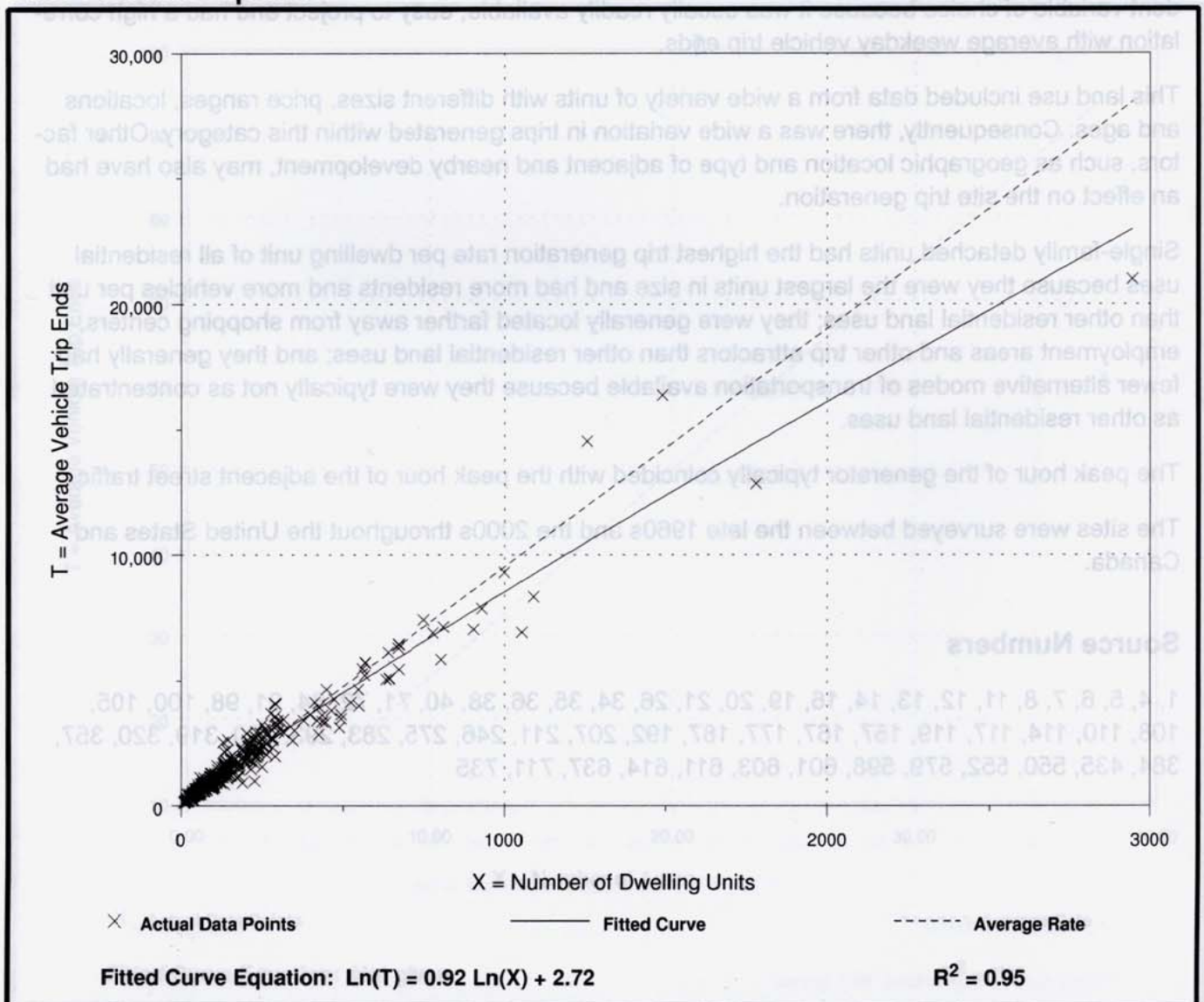
Average Vehicle Trip Ends vs: Dwelling Units
On a: **Weekday**

Number of Studies: 355
Avg. Number of Dwelling Units: 198
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.52	4.31 - 21.85	3.70

Data Plot and Equation



Single-Family Detached Housing (210)

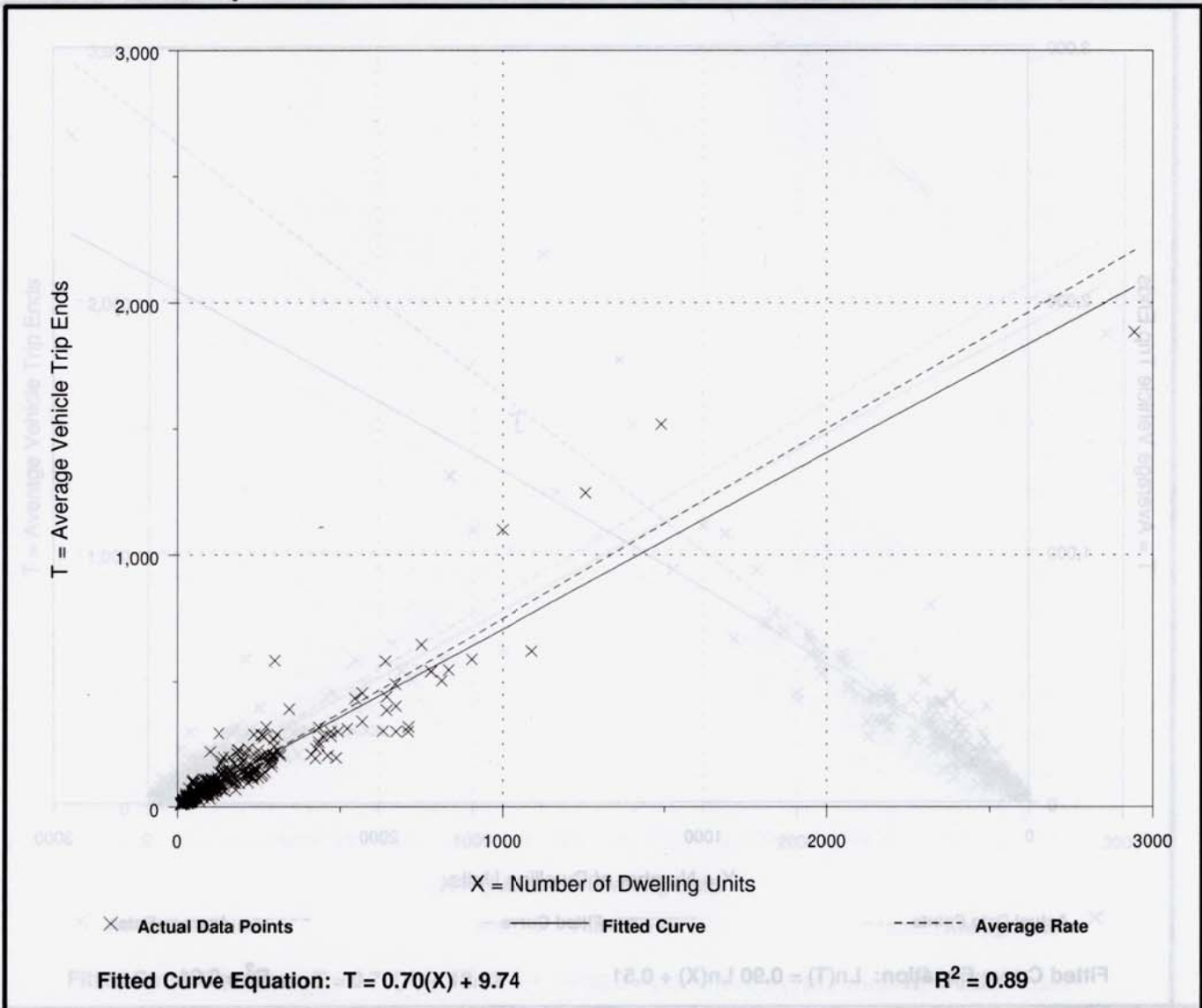
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 292
 Avg. Number of Dwelling Units: 194
 Directional Distribution: 25% entering, 75% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.33 - 2.27	0.90

Data Plot and Equation



Single-Family Detached Housing (210)

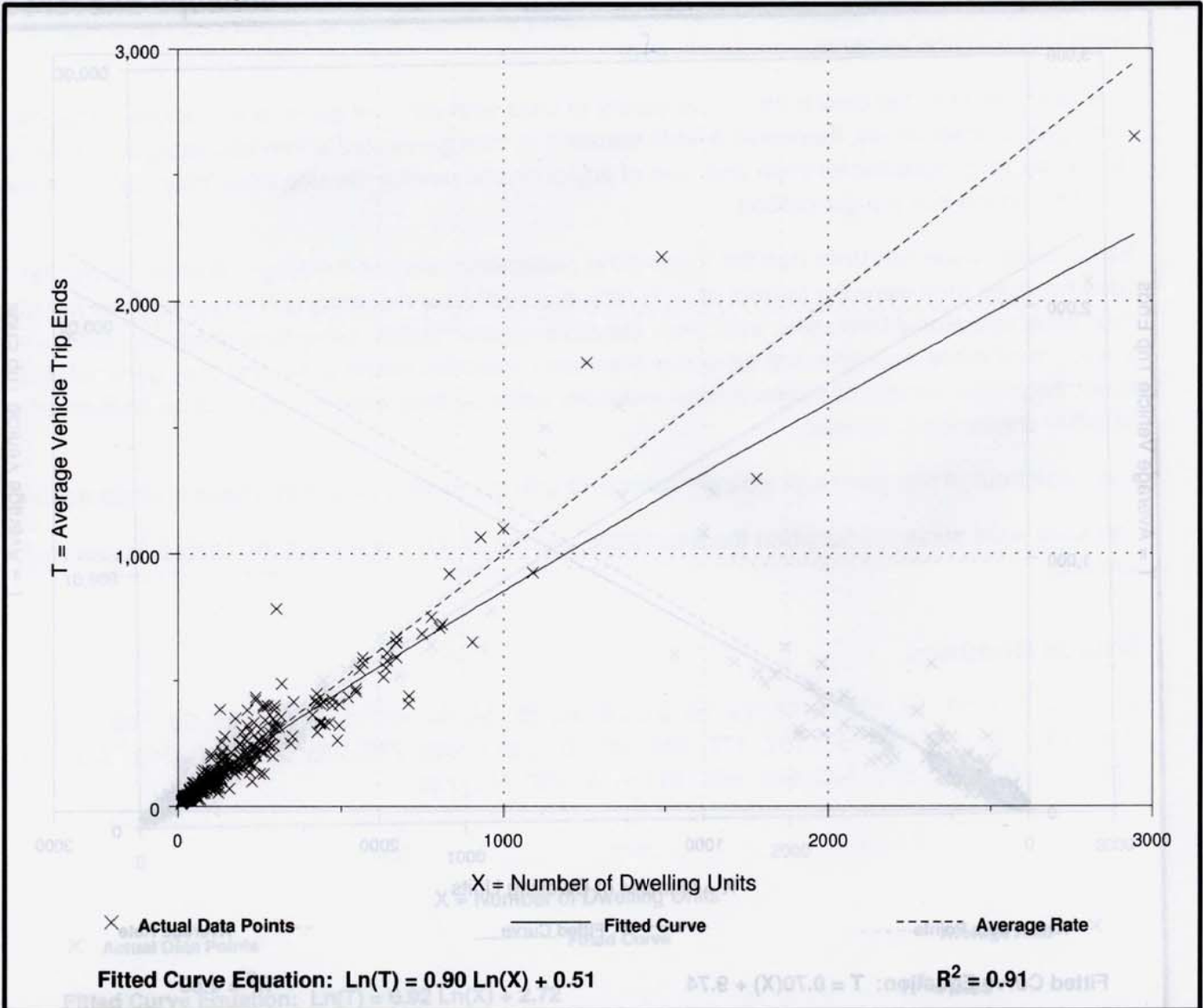
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 321
 Avg. Number of Dwelling Units: 207
 Directional Distribution: 63% entering, 37% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.42 - 2.98	1.05

Data Plot and Equation



Residential Condominium/Townhouse (230)

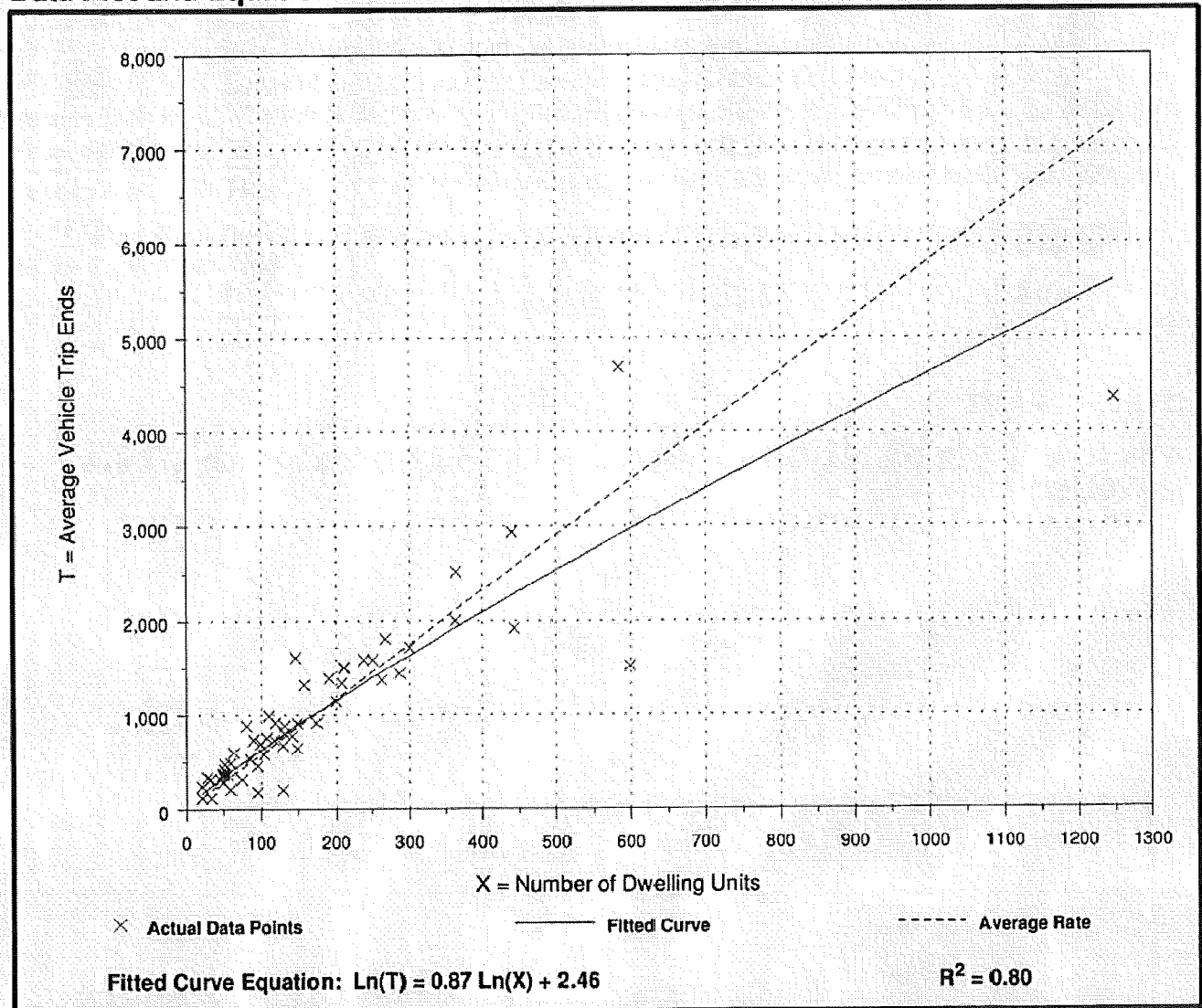
**Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday**

Number of Studies: 56
Avg. Number of Dwelling Units: 179
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.81	1.53 - 11.79	3.11

Data Plot and Equation



Residential Condominium/Townhouse (230)

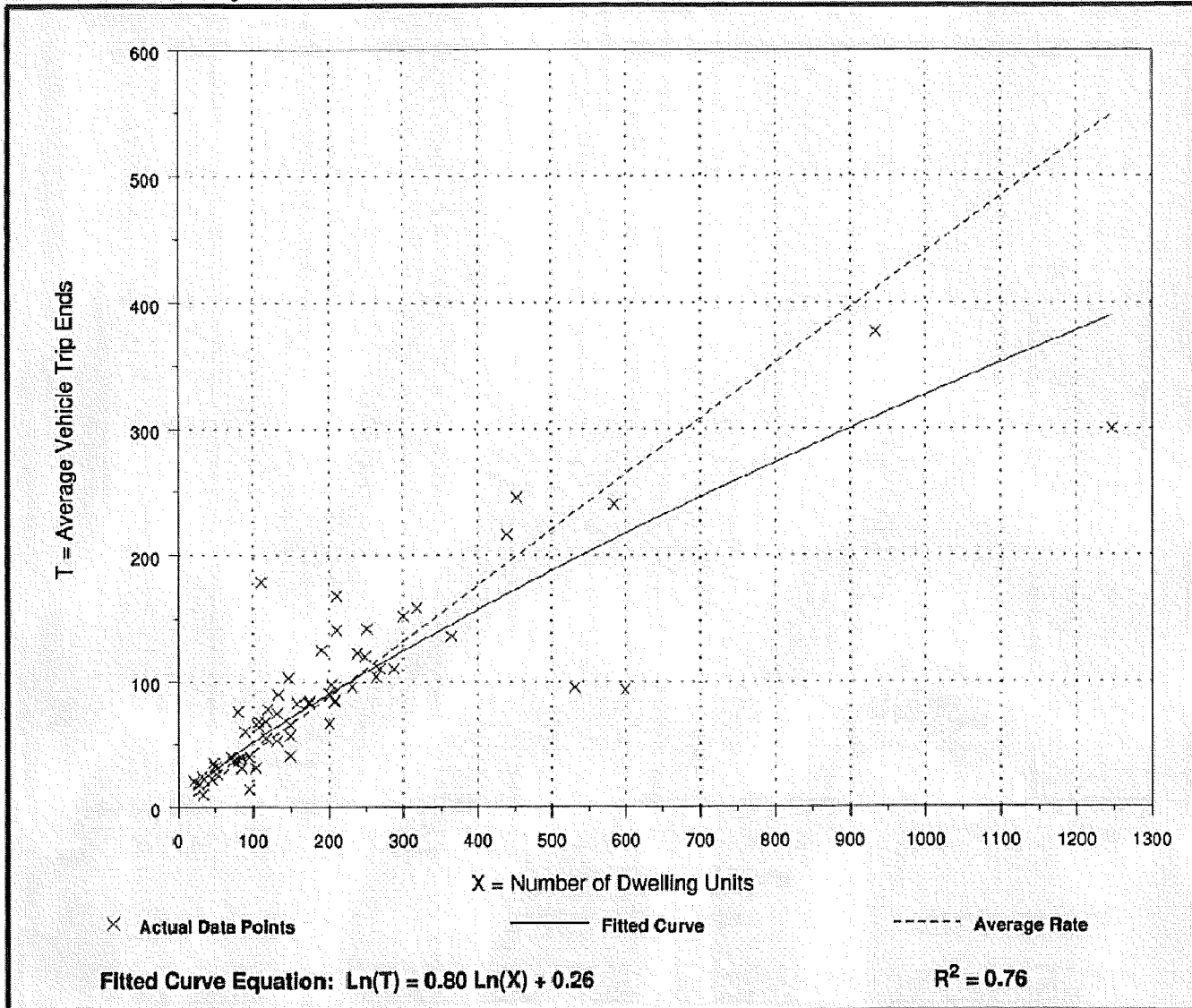
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 59
 Avg. Number of Dwelling Units: 213
 Directional Distribution: 17% entering, 83% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.61	0.69

Data Plot and Equation



Residential Condominium/Townhouse (230)

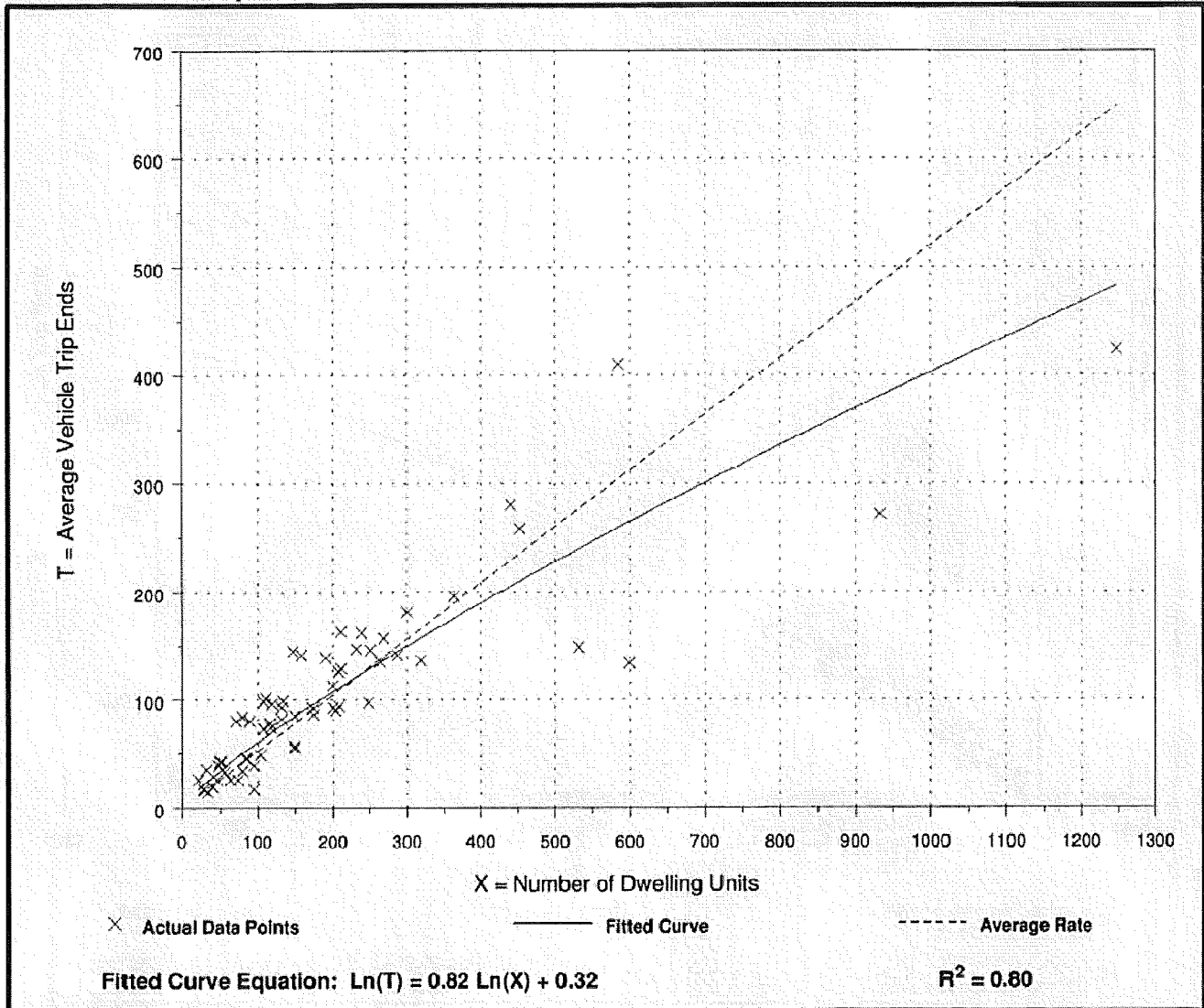
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 62
 Avg. Number of Dwelling Units: 205
 Directional Distribution: 67% entering, 33% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.18 - 1.24	0.75

Data Plot and Equation



Assisted Living (254)

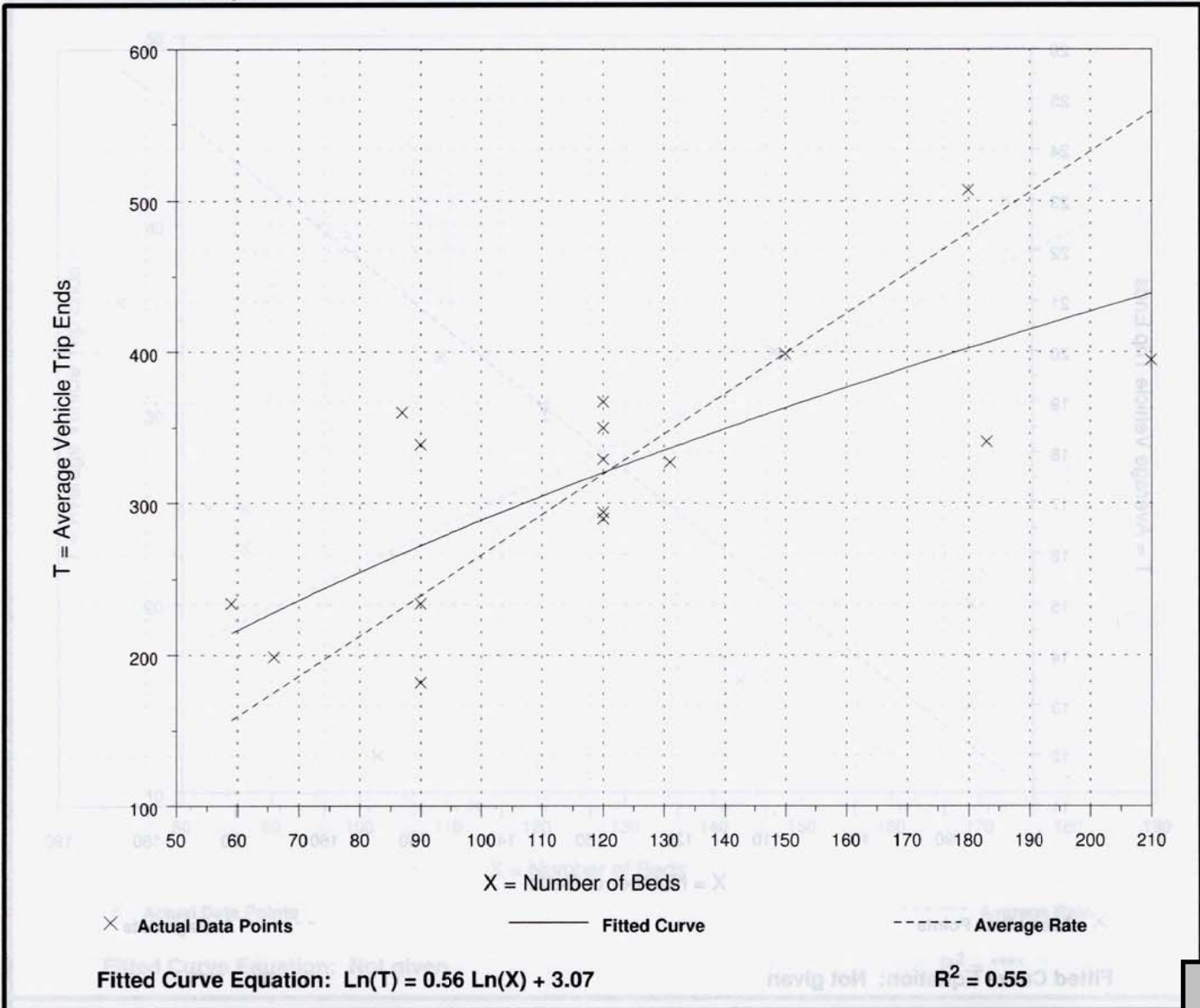
Average Vehicle Trip Ends vs: Beds On a: Weekday

Number of Studies: 16
 Average Number of Beds: 121
 Directional Distribution: 50% entering, 50% exiting

Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.66	1.86 - 4.14	1.74

Data Plot and Equation



Assisted Living (254)

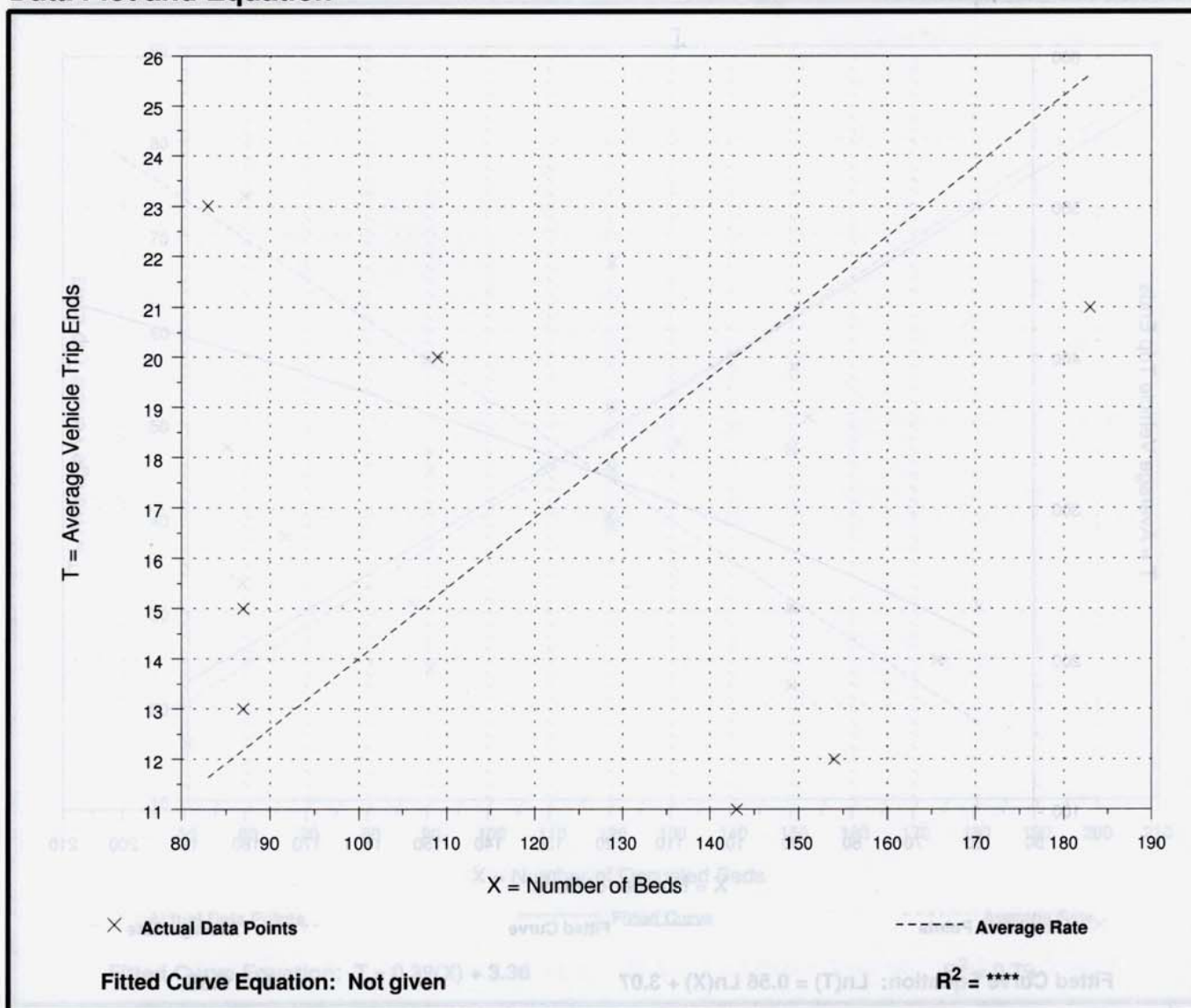
Average Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 7
 Average Number of Beds: 121
 Directional Distribution: 65% entering, 35% exiting

Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.14	0.08 - 0.28	0.37

Data Plot and Equation



Assisted Living (254)

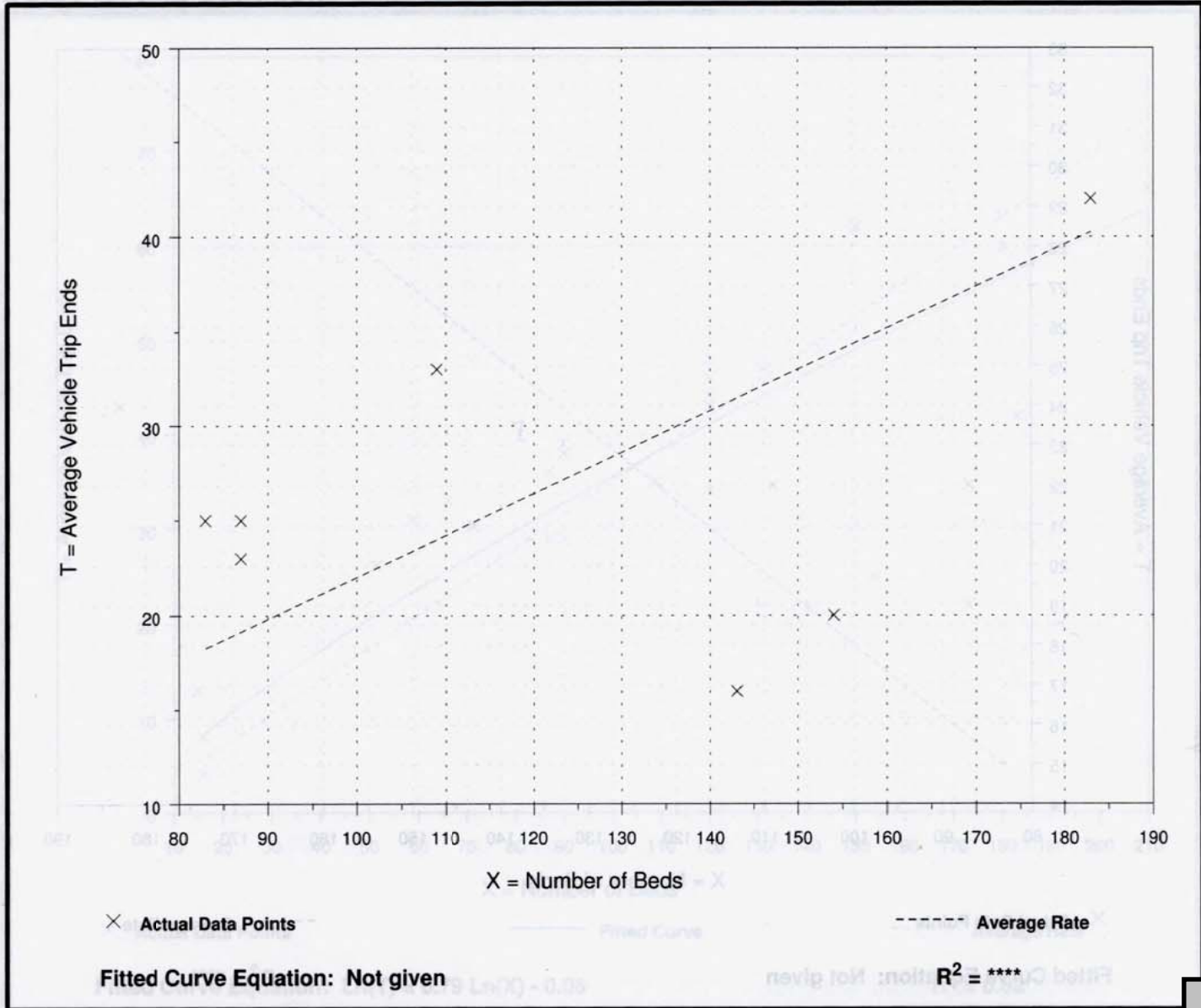
Average Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 7
 Average Number of Beds: 121
 Directional Distribution: 44% entering, 56% exiting

Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.22	0.11 - 0.30	0.47

Data Plot and Equation



Hotel (310)

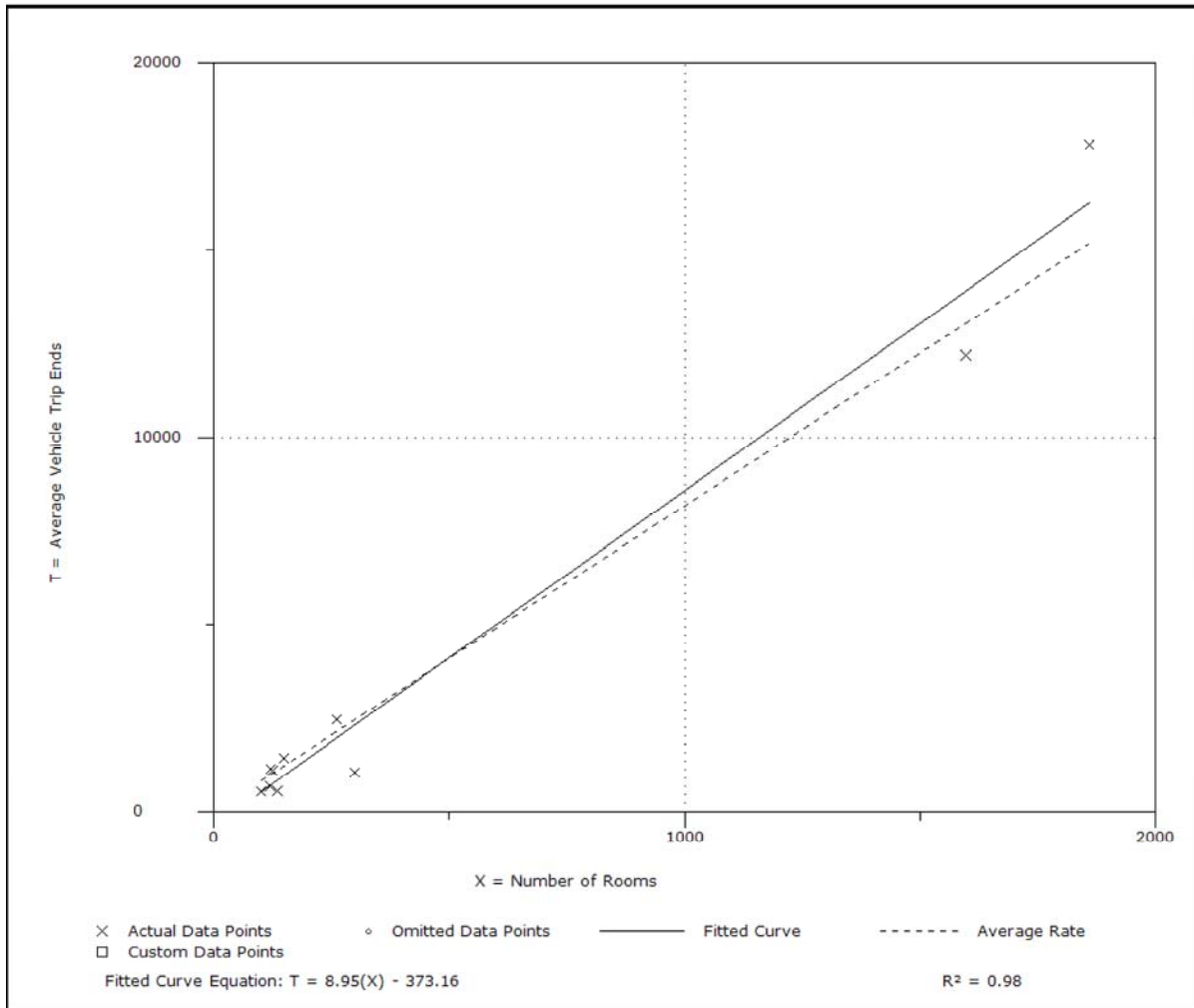
Average Vehicle Trip Ends vs: Rooms
On a: Weekday

Number of Studies: 10
Average Number of Rooms: 476
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.17	3.47 - 9.58	3.38

Data Plot and Equation



Trip Generation, 9th Edition

Hotel (310)

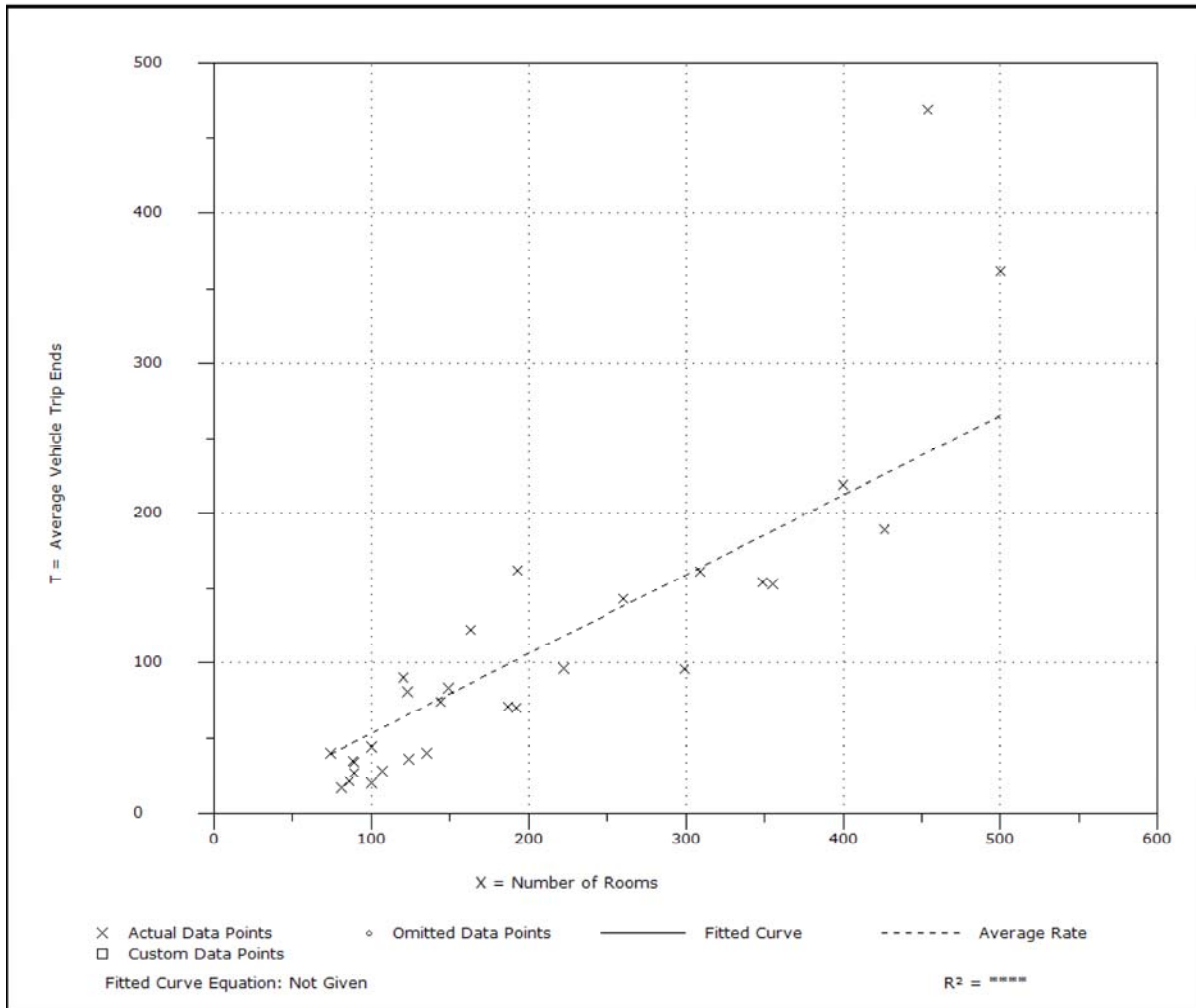
Average Vehicle Trip Ends vs: Rooms
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Number of Studies: 29
 Average Number of Rooms: 204
 Directional Distribution: 59% entering, 41% exiting

Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.53	0.20 - 1.03	0.76

Data Plot and Equation



Trip Generation, 9th Edition

Hotel (310)

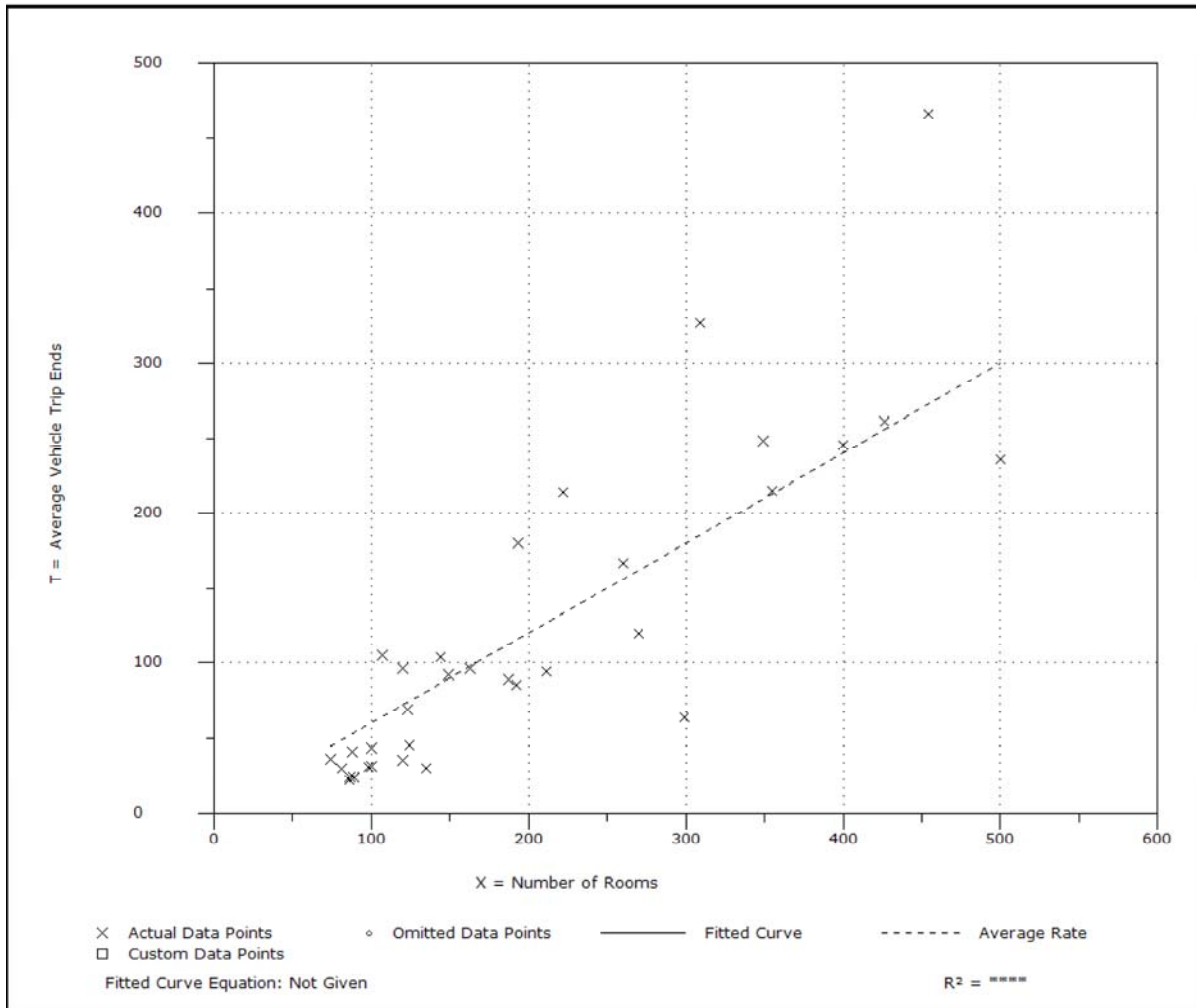
Average Vehicle Trip Ends vs: Rooms
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Number of Studies: 33
 Average Number of Rooms: 200
 Directional Distribution: 51% entering, 49% exiting

Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.21 - 1.06	0.81

Data Plot and Equation



Trip Generation, 9th Edition

Hotel (310)

Average Vehicle Trip Ends vs: Occupied Rooms
On a: Weekday

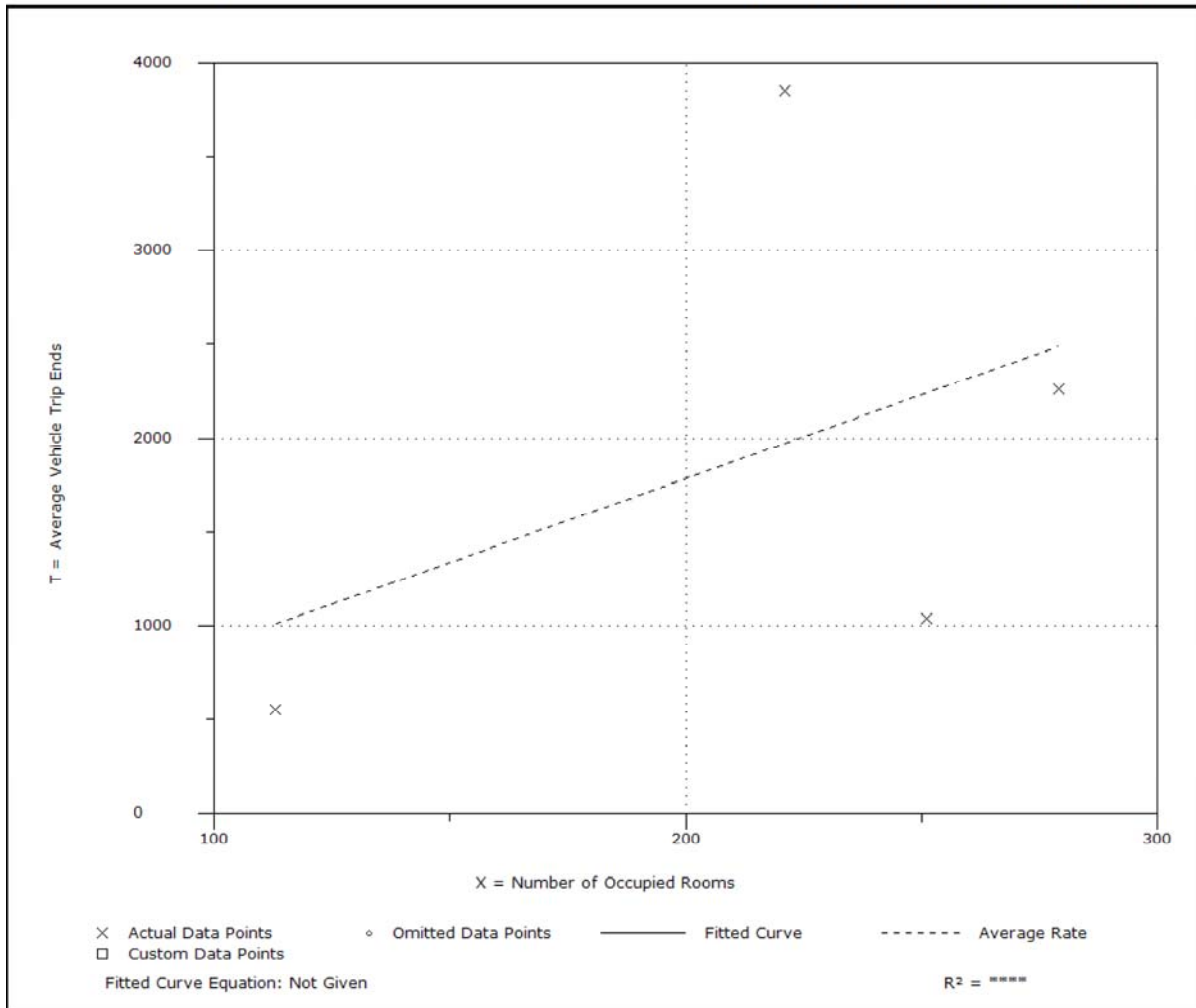
Number of Studies: 4
Average Number of Occupied Rooms: 216
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
8.92	4.14 - 17.44	6.04

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Trip Generation, 9th Edition

Hotel (310)

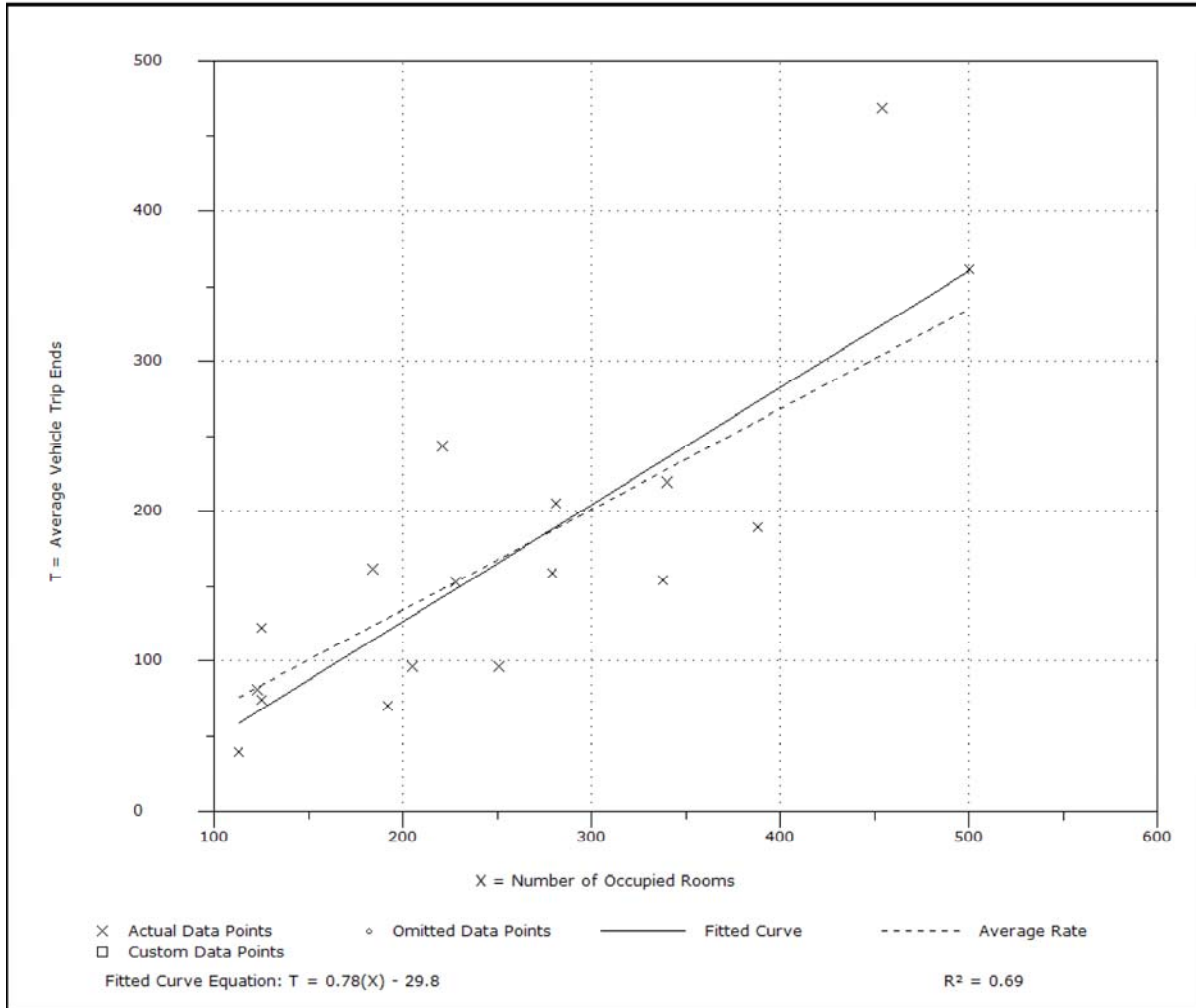
Average Vehicle Trip Ends vs: Occupied Rooms
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Number of Studies: 17
 Average Number of Occupied Rooms: 256
 Directional Distribution: 58% entering, 42% exiting

Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.67	0.35 - 1.10	0.84

Data Plot and Equation



Trip Generation, 9th Edition

Hotel (310)

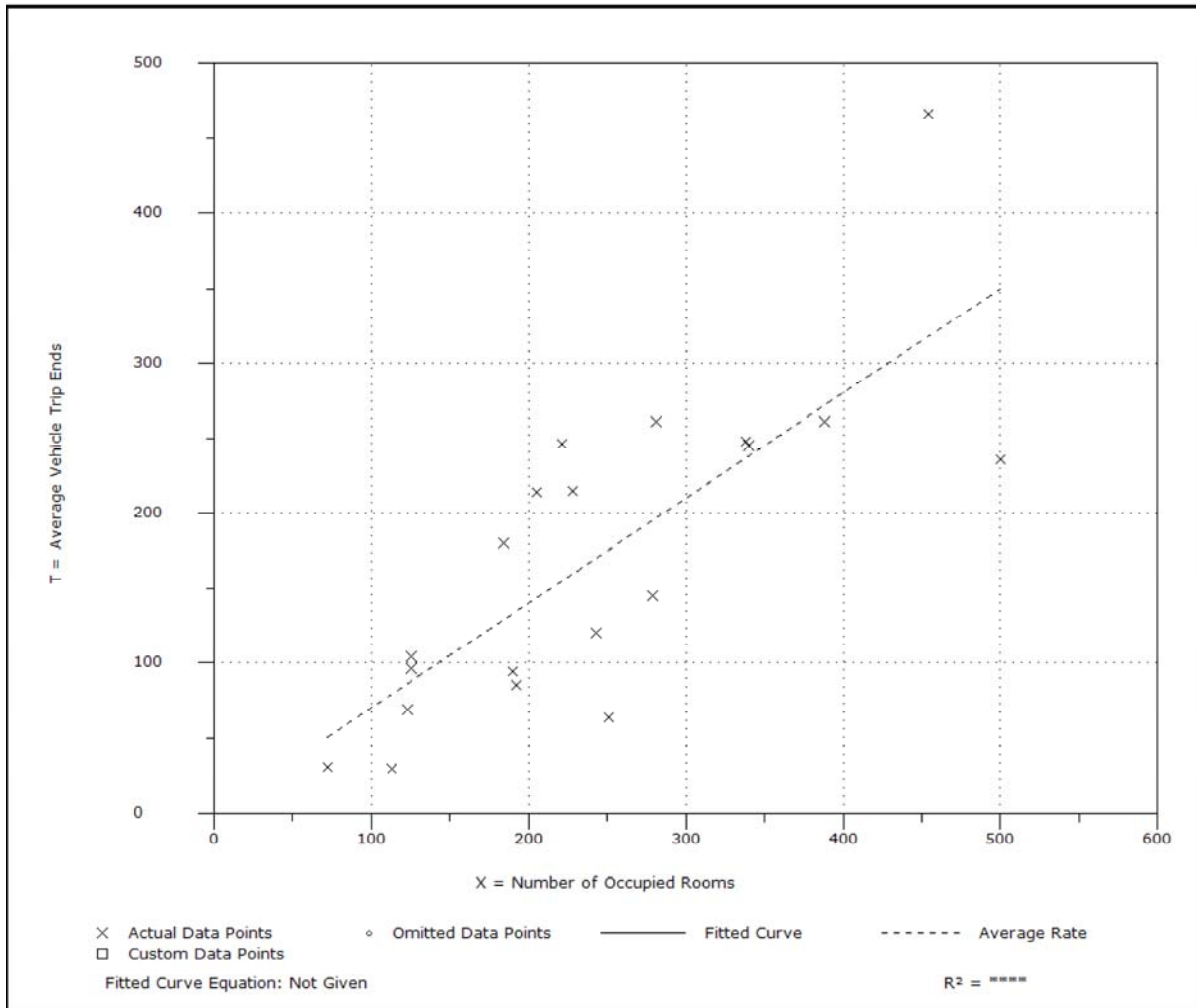
Average Vehicle Trip Ends vs: Occupied Rooms
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Number of Studies: 20
 Average Number of Occupied Rooms: 243
 Directional Distribution: 49% entering, 51% exiting

Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.70	0.25 - 1.11	0.87

Data Plot and Equation



Trip Generation, 9th Edition

Golf Course (430)

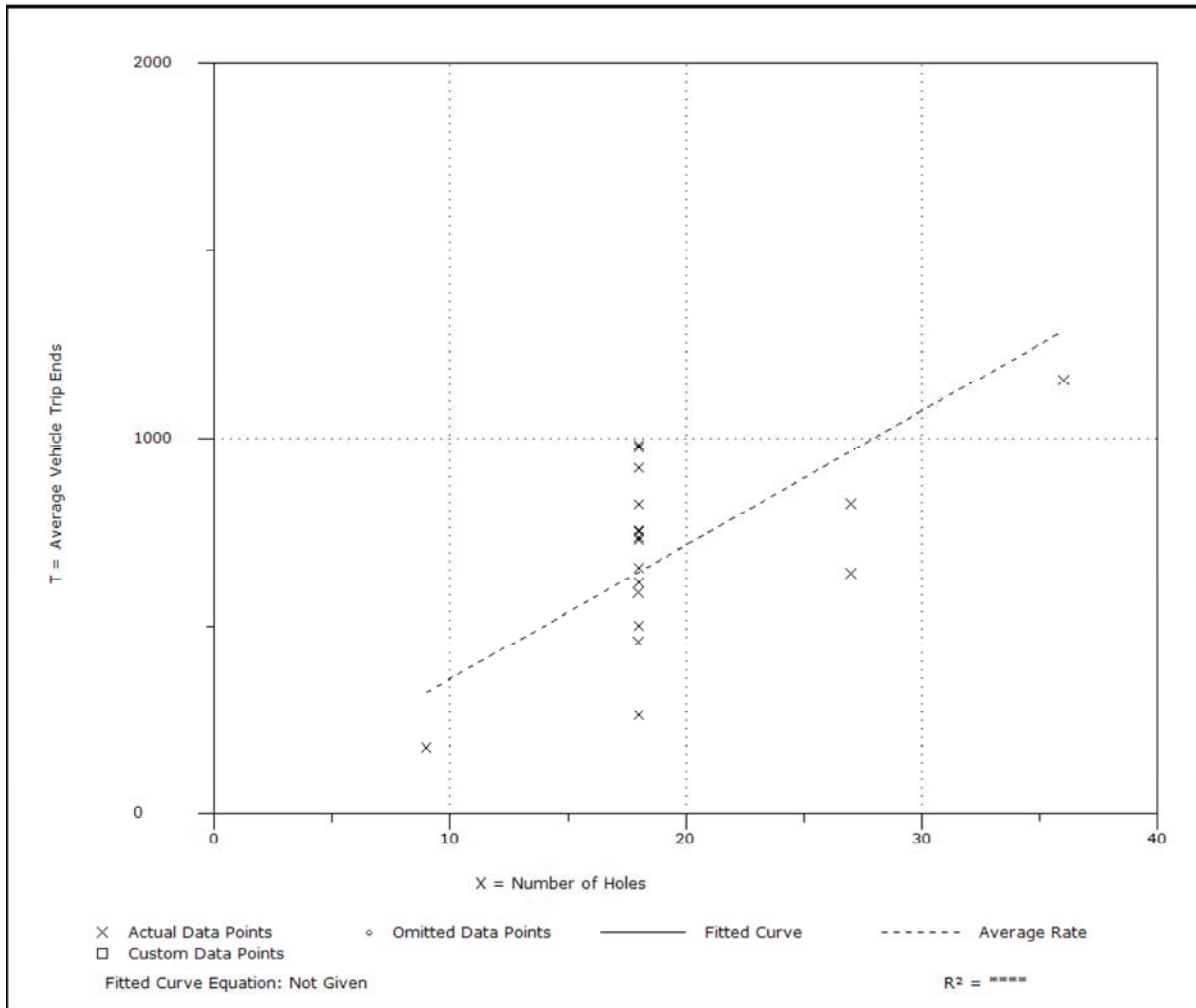
Average Vehicle Trip Ends vs: Holes
On a: Weekday

Number of Studies: 18
Average Number of Holes: 20
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
35.74	14.50 - 54.44	12.12

Data Plot and Equation



Trip Generation, 9th Edition

Golf Course (430)

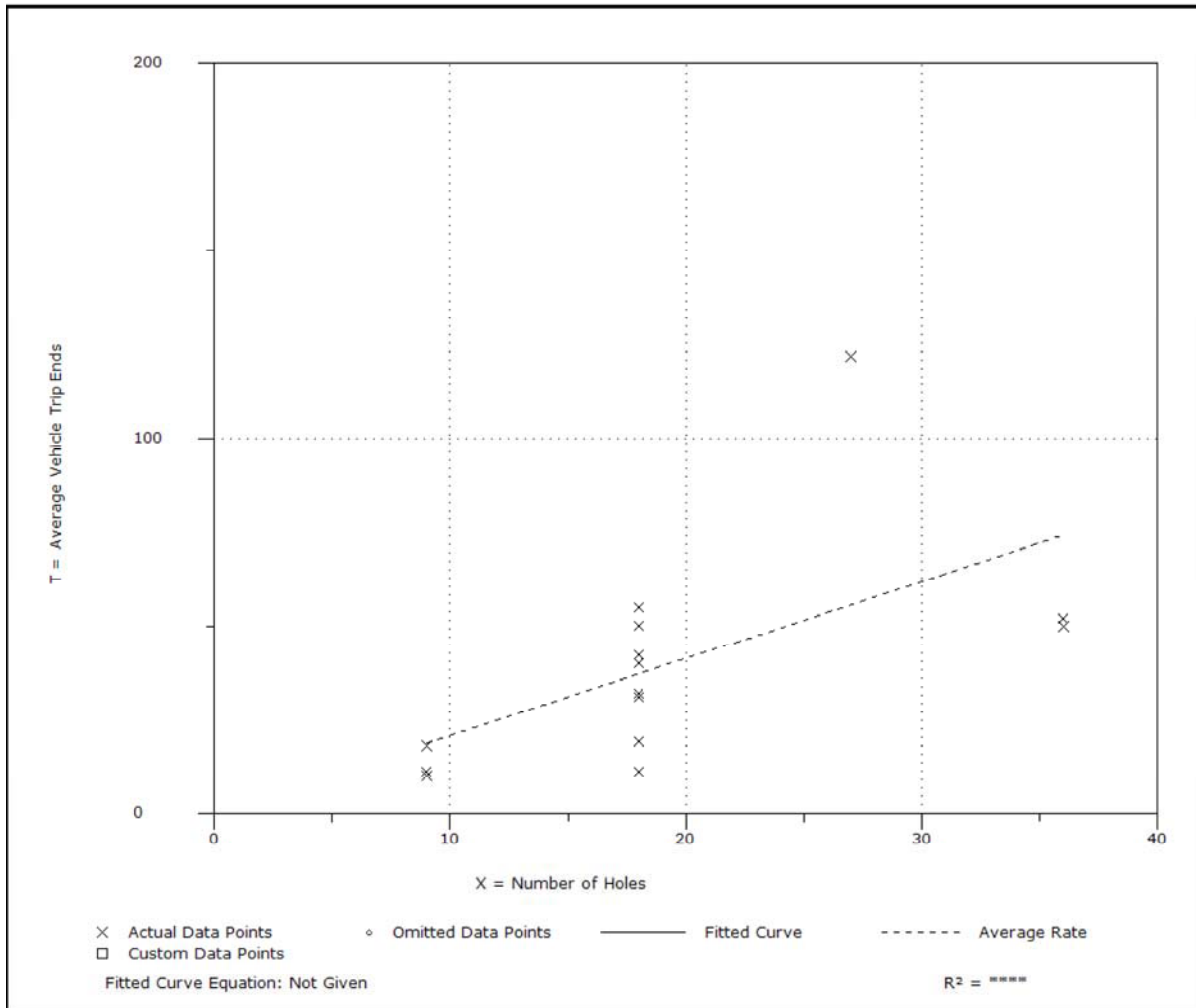
Average Vehicle Trip Ends vs: Holes
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Number of Studies: 15
 Average Number of Holes: 19
 Directional Distribution: 79% entering, 21% exiting

Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
2.06	0.61 - 4.52	1.74

Data Plot and Equation



Trip Generation, 9th Edition

Golf Course (430)

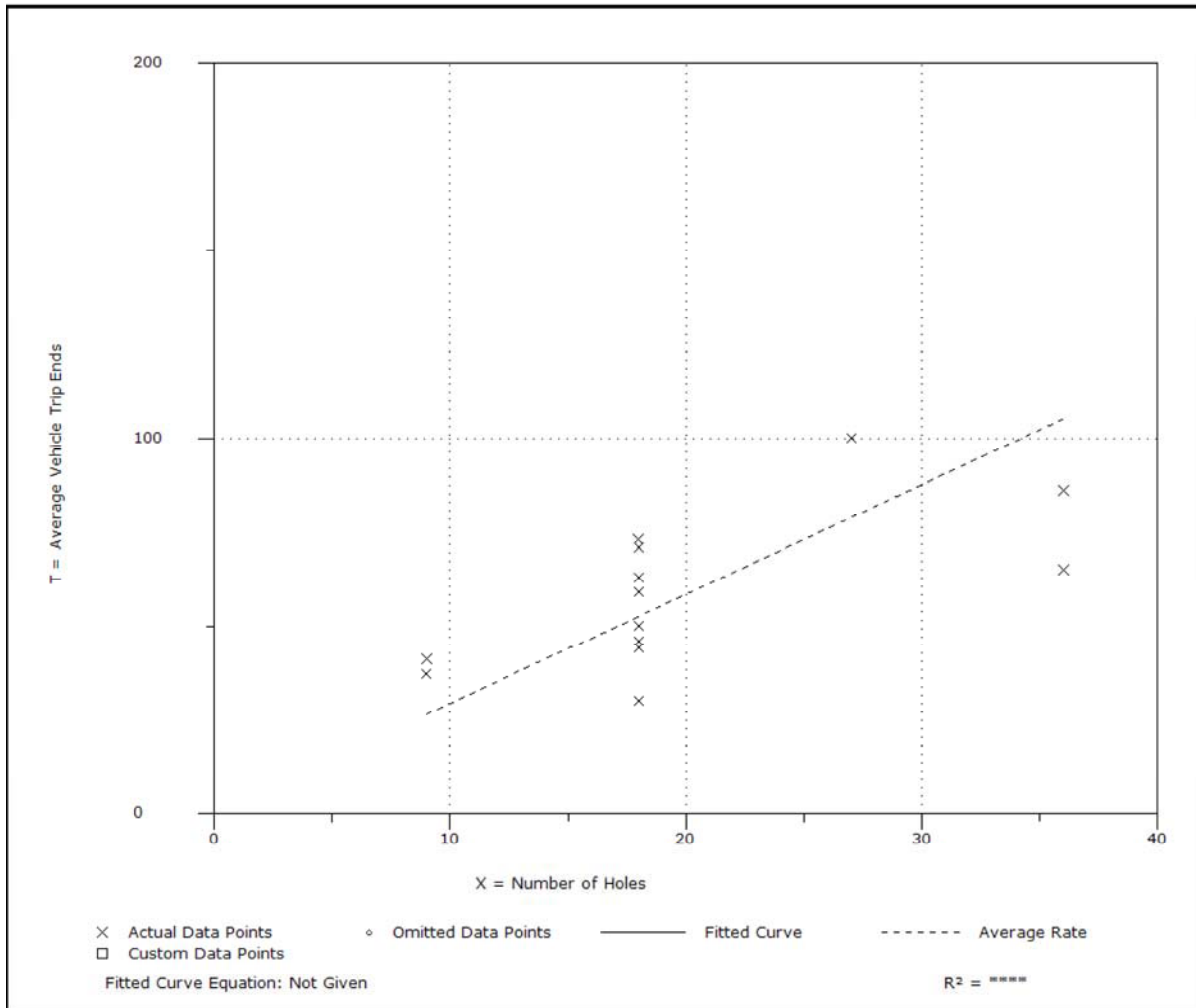
Average Vehicle Trip Ends vs: Holes
On a: Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Number of Studies: 14
 Average Number of Holes: 20
 Directional Distribution: 51% entering, 49% exiting

Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
2.92	1.67 - 4.56	1.86

Data Plot and Equation



Trip Generation, 9th Edition

Water Slide Park (482)

Vehicle Trip Ends vs: Parking Spaces
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Parking Spaces: 900
Directional Distribution: 50% entering, 50% exiting

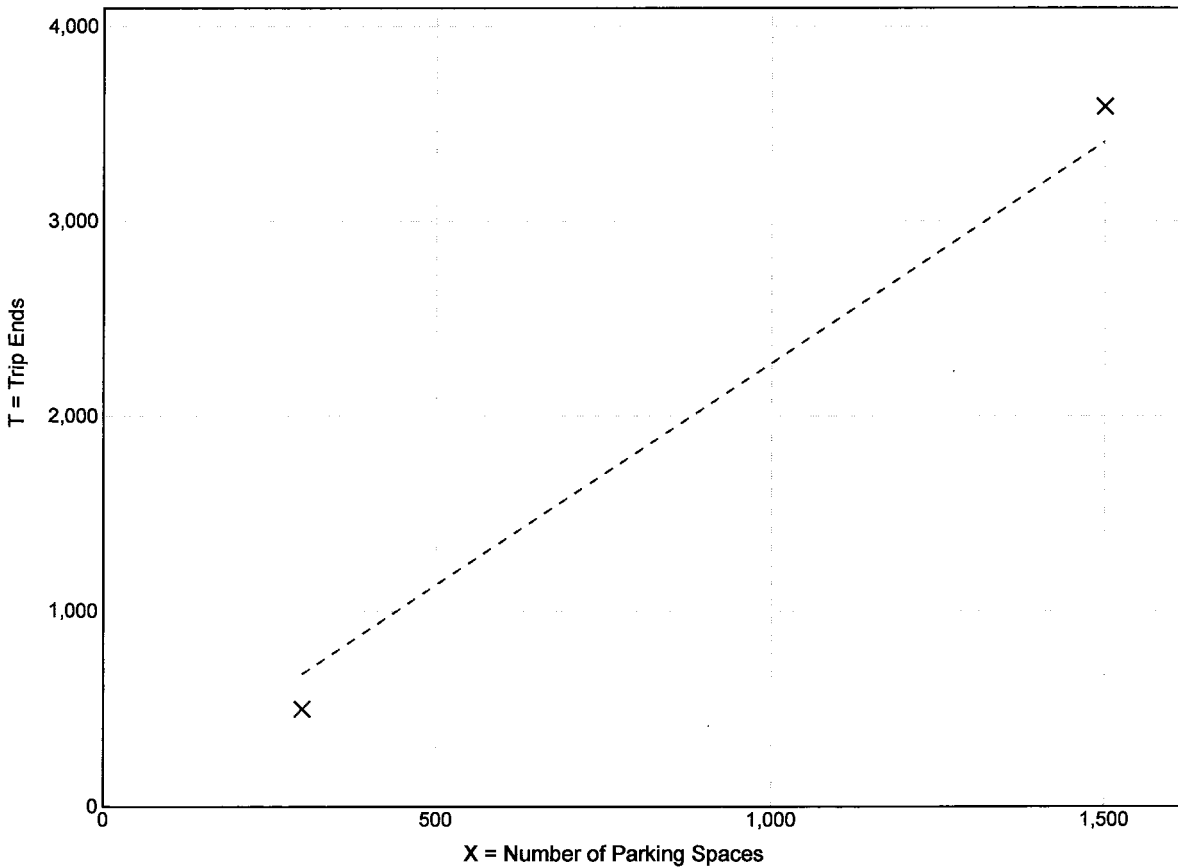
501-590

Vehicle Trip Generation per Parking Space

Average Rate	Range of Rates	Standard Deviation
2.27	1.67 - 2.39	*

Data Plot and Equation

Caution – Small Sample Size



× Study Site

--- Average Rate

Fitted Curve Equation: Not Given

R²= ****

Water Slide Park (482)

Vehicle Trip Ends vs: Parking Spaces
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

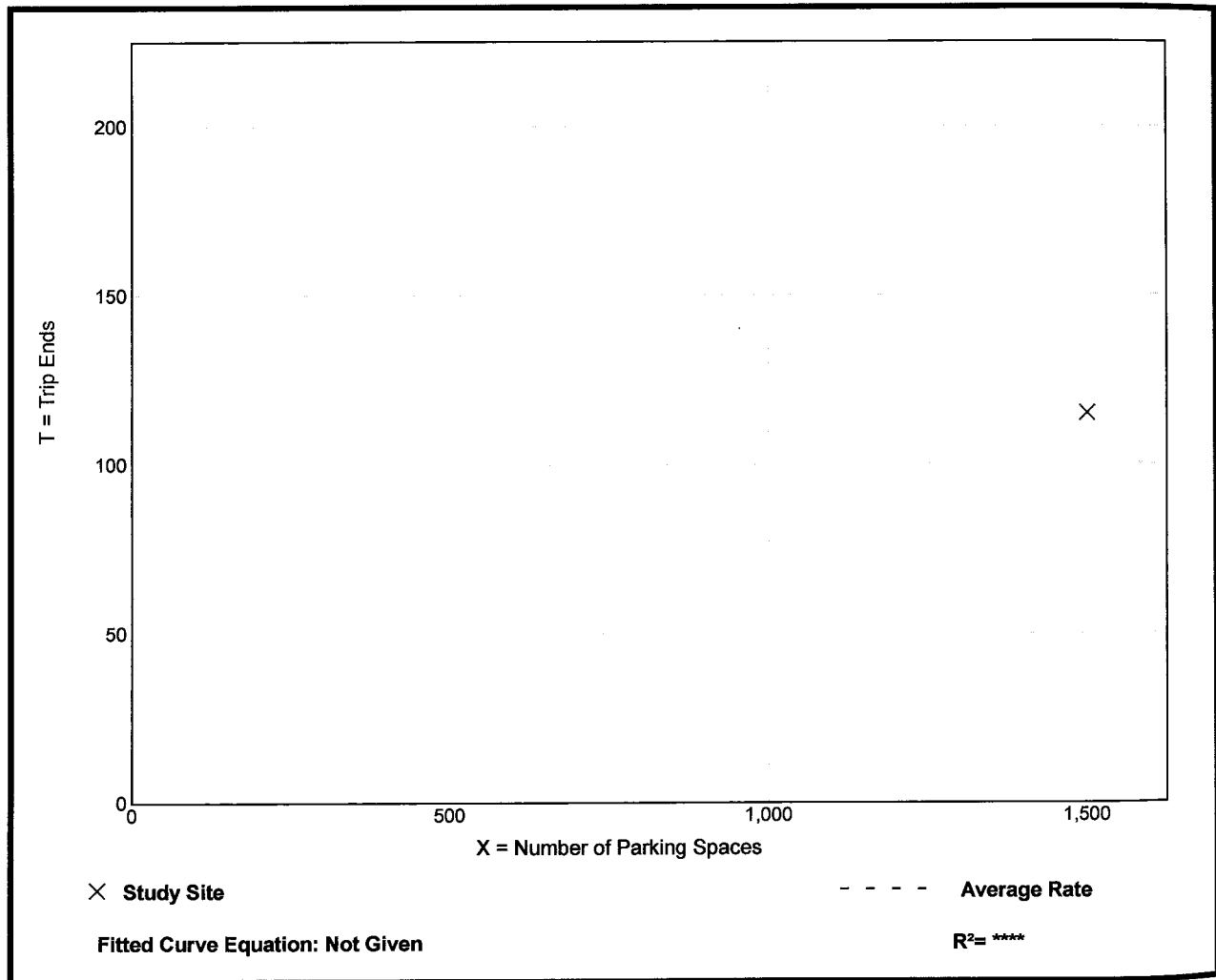
Setting/Location: General Urban/Suburban
 Number of Studies: 1
 Avg. Num. of Parking Spaces: 1500
 Directional Distribution: 70% entering, 30% exiting

Vehicle Trip Generation per Parking Space

Average Rate	Range of Rates	Standard Deviation
0.08	0.08 - 0.08	*

Data Plot and Equation

Caution – Small Sample Size



Water Slide Park (482)

501-590

Vehicle Trip Ends vs: Parking Spaces
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Parking Spaces: 1500

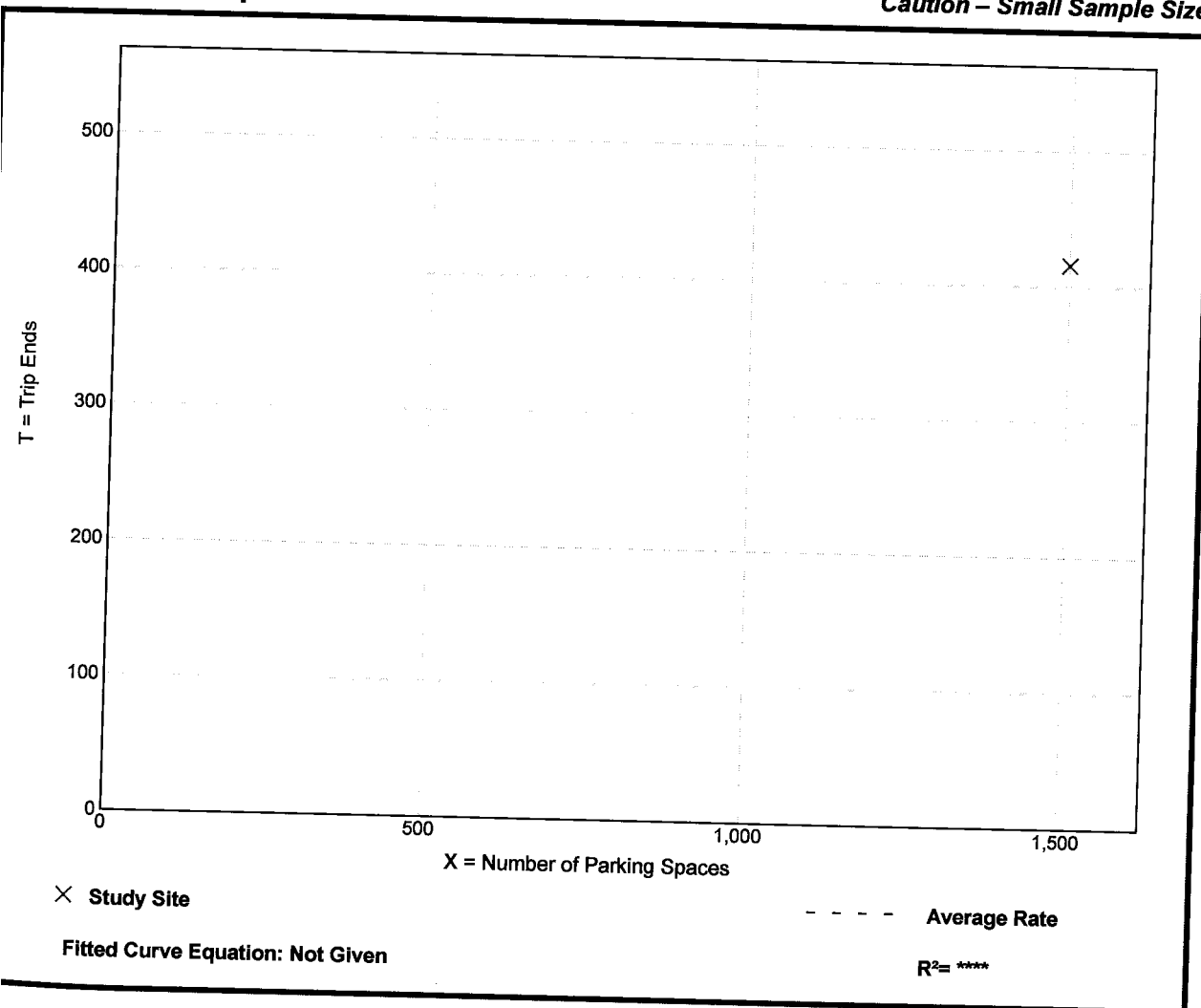
Directional Distribution: 21% entering, 79% exiting

Vehicle Trip Generation per Parking Space

Average Rate	Range of Rates	Standard Deviation
0.28	0.28 - 0.28	*

Data Plot and Equation

Caution – Small Sample Size



Land Use: 495

Recreational Community Center

Description

Recreational community centers are stand-alone public facilities similar to and including YMCAs. These facilities often include classes and clubs for adults and children; a day care or nursery school; meeting rooms; swimming pools and whirlpools; saunas; tennis, racquetball, handball, basketball and volleyball courts; outdoor athletic fields/courts; exercise classes; weightlifting and gymnastics equipment; locker rooms; and a restaurant or snack bar. Public access is typically allowed, but a fee may be charged. Racquet/tennis club (Land Use 491), health/fitness club (Land Use 492) and athletic club (Land Use 493) are related land uses.

Additional Data

One surveyed site recorded significant pedestrian trips.

The sites were surveyed in the 1990s and 2000s throughout the United States.

Source Numbers

281, 410, 443, 571, 618, 705, 719

Recreational Community Center (495)

**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday**

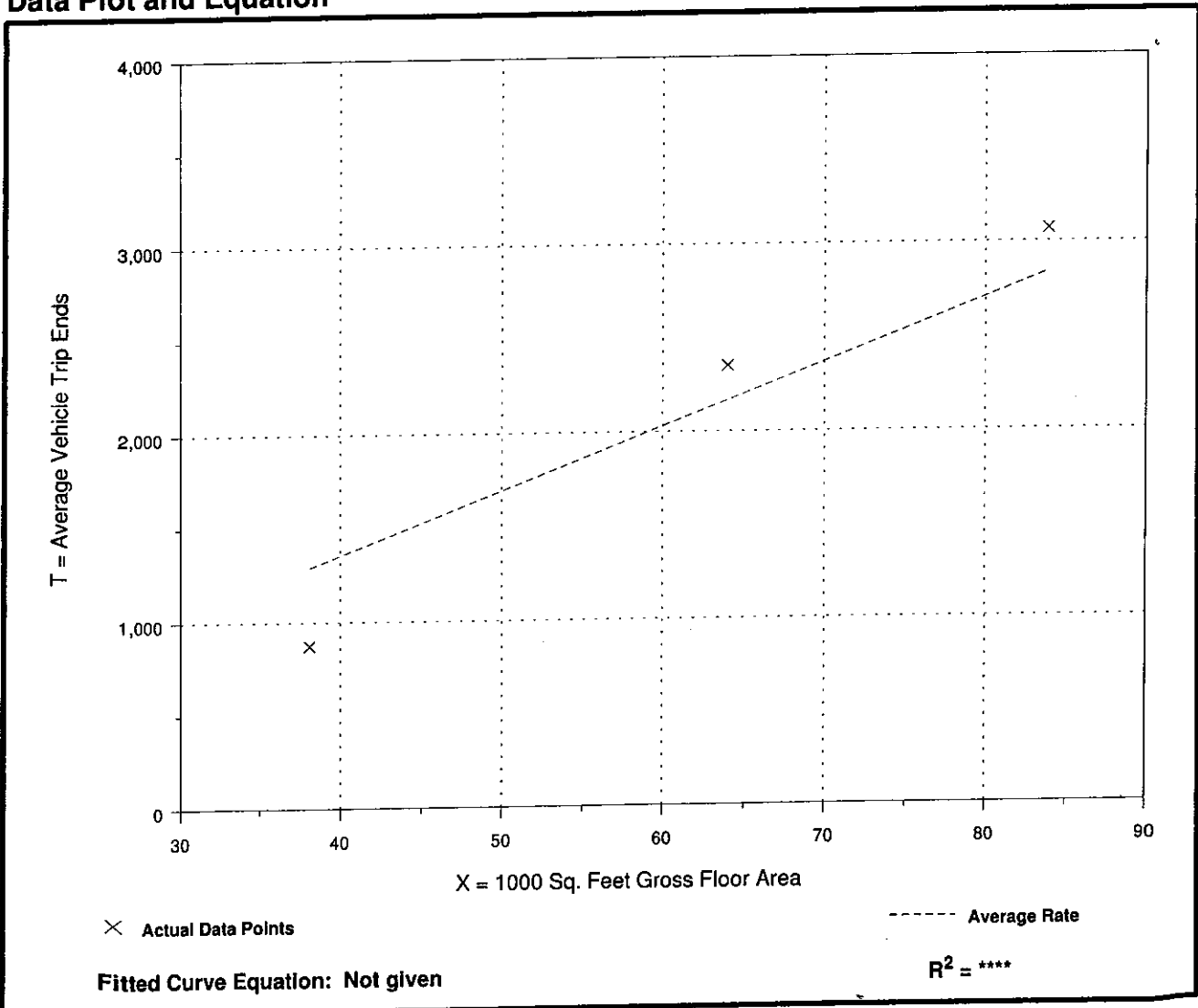
Number of Studies: 3
Average 1000 Sq. Feet GFA: 62
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
33.82	22.88 - 36.71	8.03

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Recreational Community Center (495)

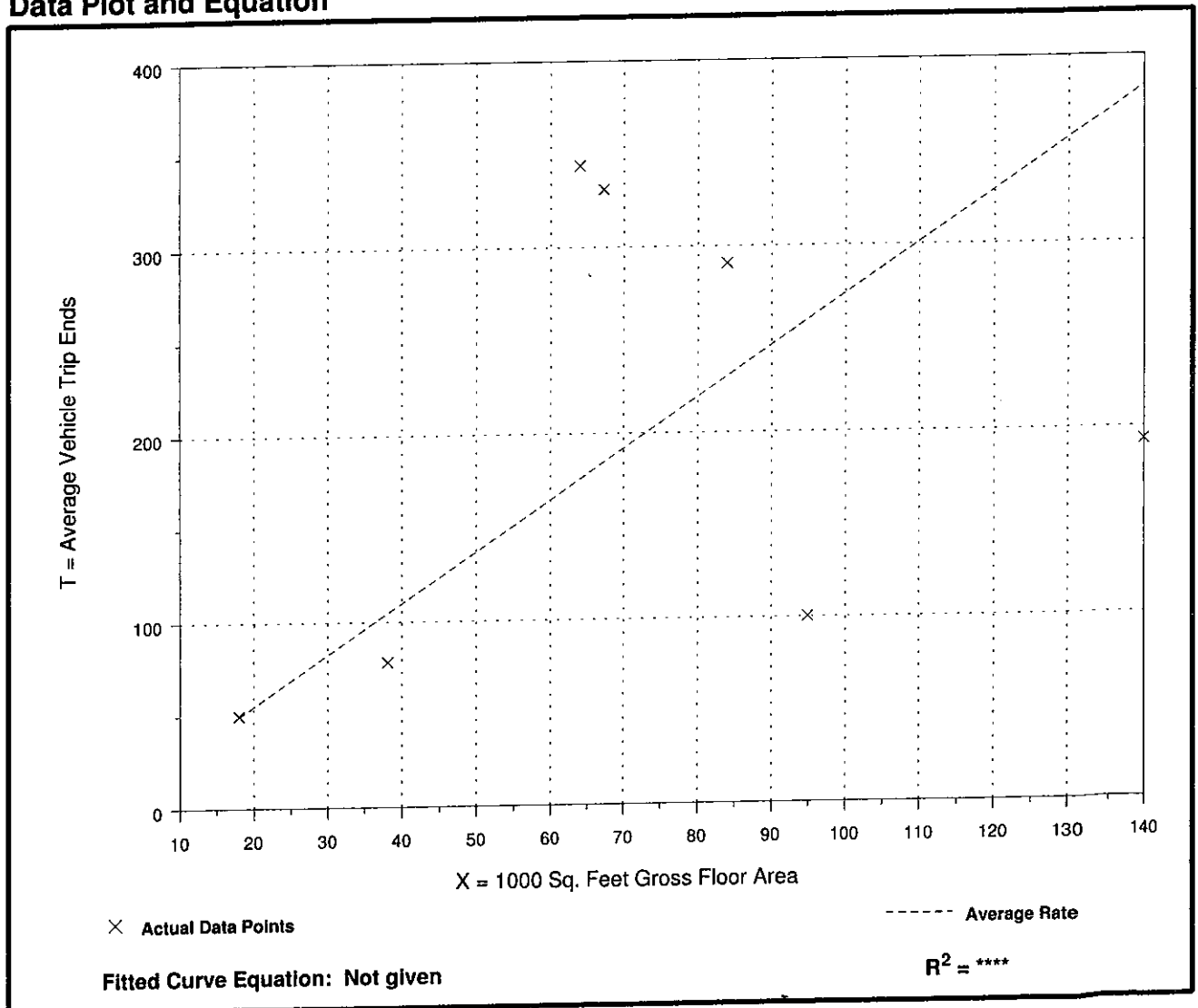
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 7
 Average 1000 Sq. Feet GFA: 72
 Directional Distribution: 49% entering, 51% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.74	1.05 - 5.37	2.32

Data Plot and Equation



Private School (K-12) (536)

Average Vehicle Trip Ends vs: Students On a: Weekday

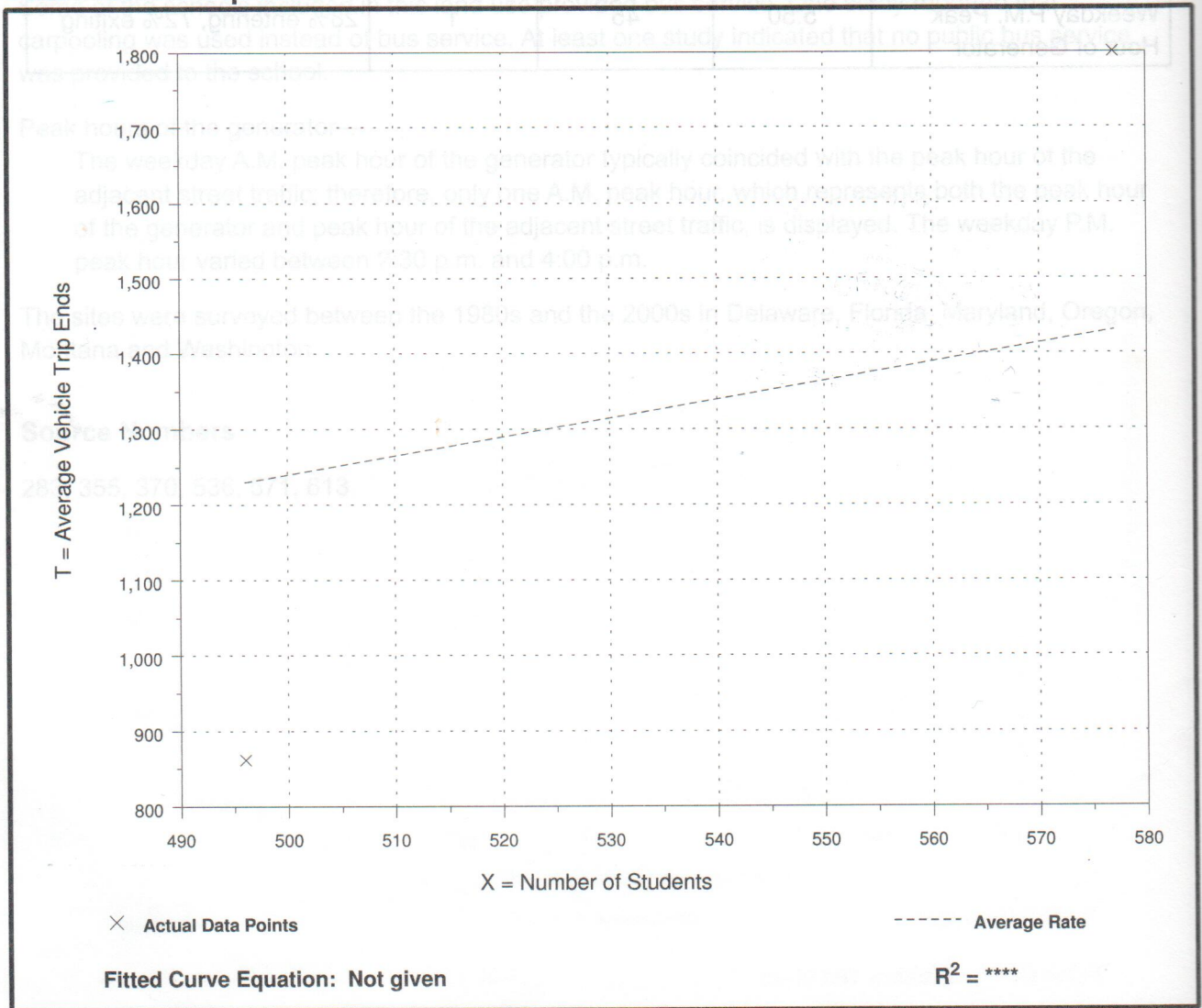
Number of Studies: 2
Average Number of Students: 537
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
2.48	1.74 - 3.12	*

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Private School (K-12) (536)

Average Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

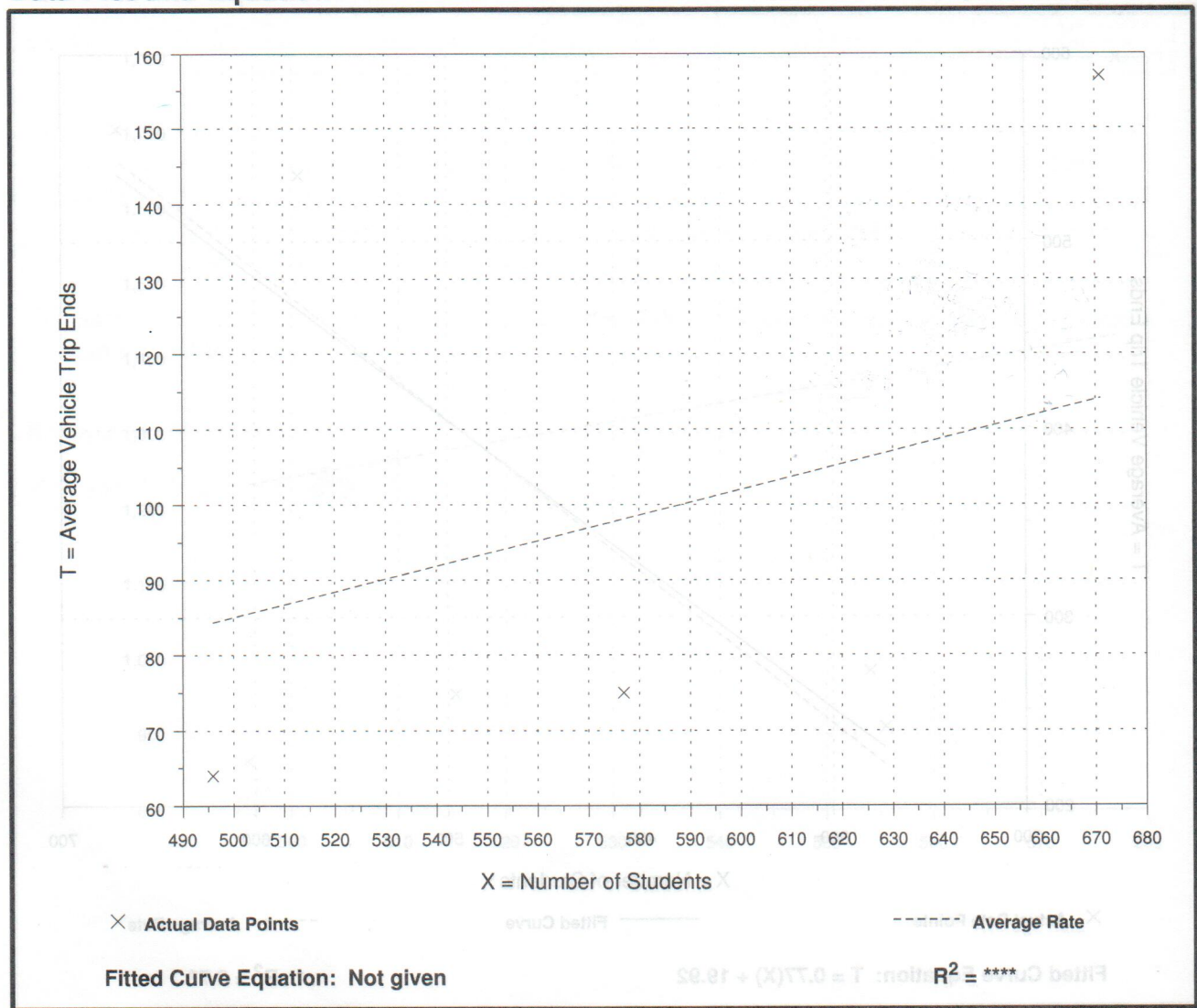
Number of Studies: 3
 Average Number of Students: 581
 Directional Distribution: 43% entering, 57% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.17	0.13 - 0.23	0.41

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Private School (K-12) (536)

Average Vehicle Trip Ends vs: Students On a: Weekday

Number of Studies: 2

Average Number of Students: 537

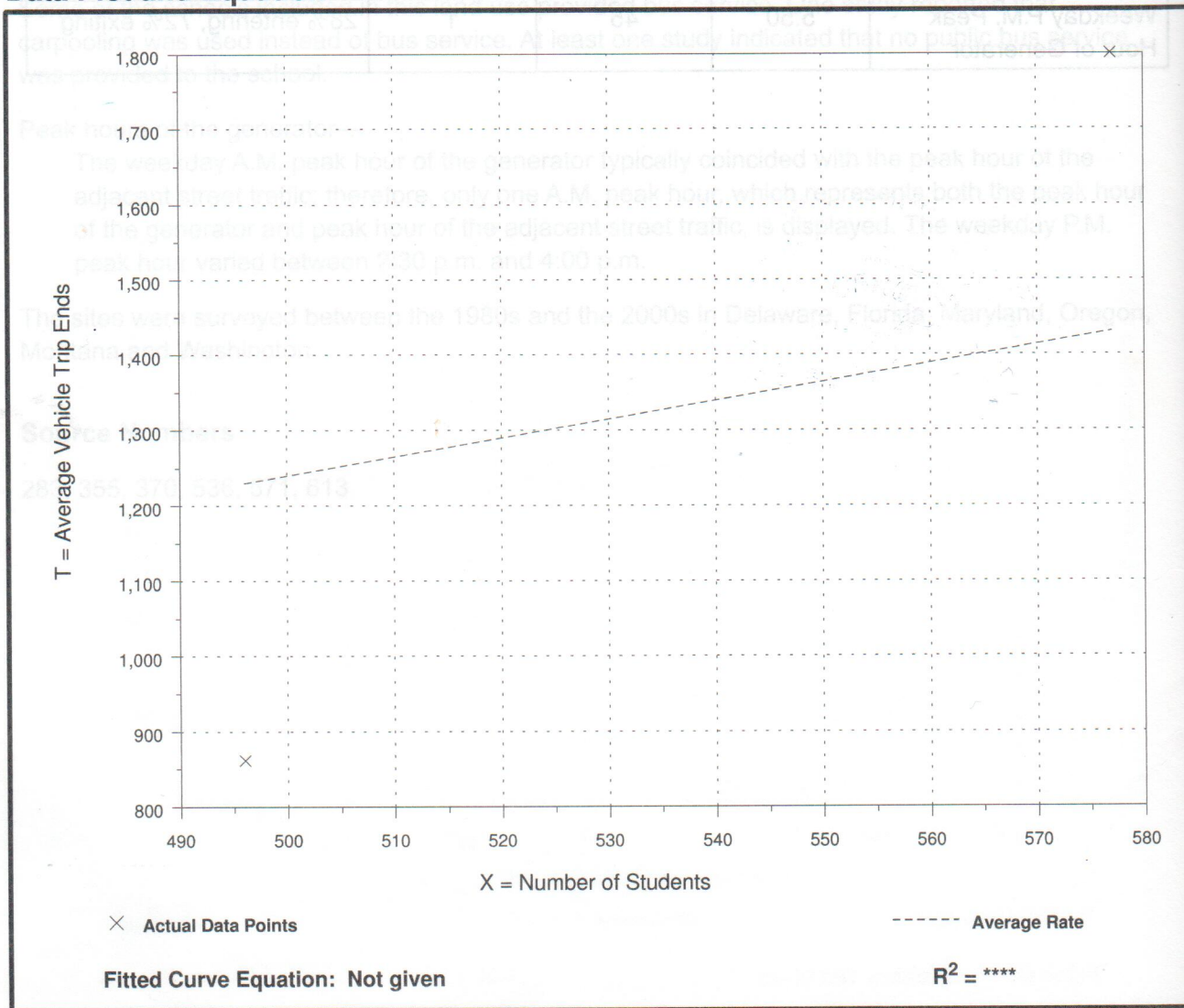
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
2.48	1.74 - 3.12	*

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Private School (K-12) (536)

Average Vehicle Trip Ends vs: Students
On a: Weekday,
A.M. Peak Hour

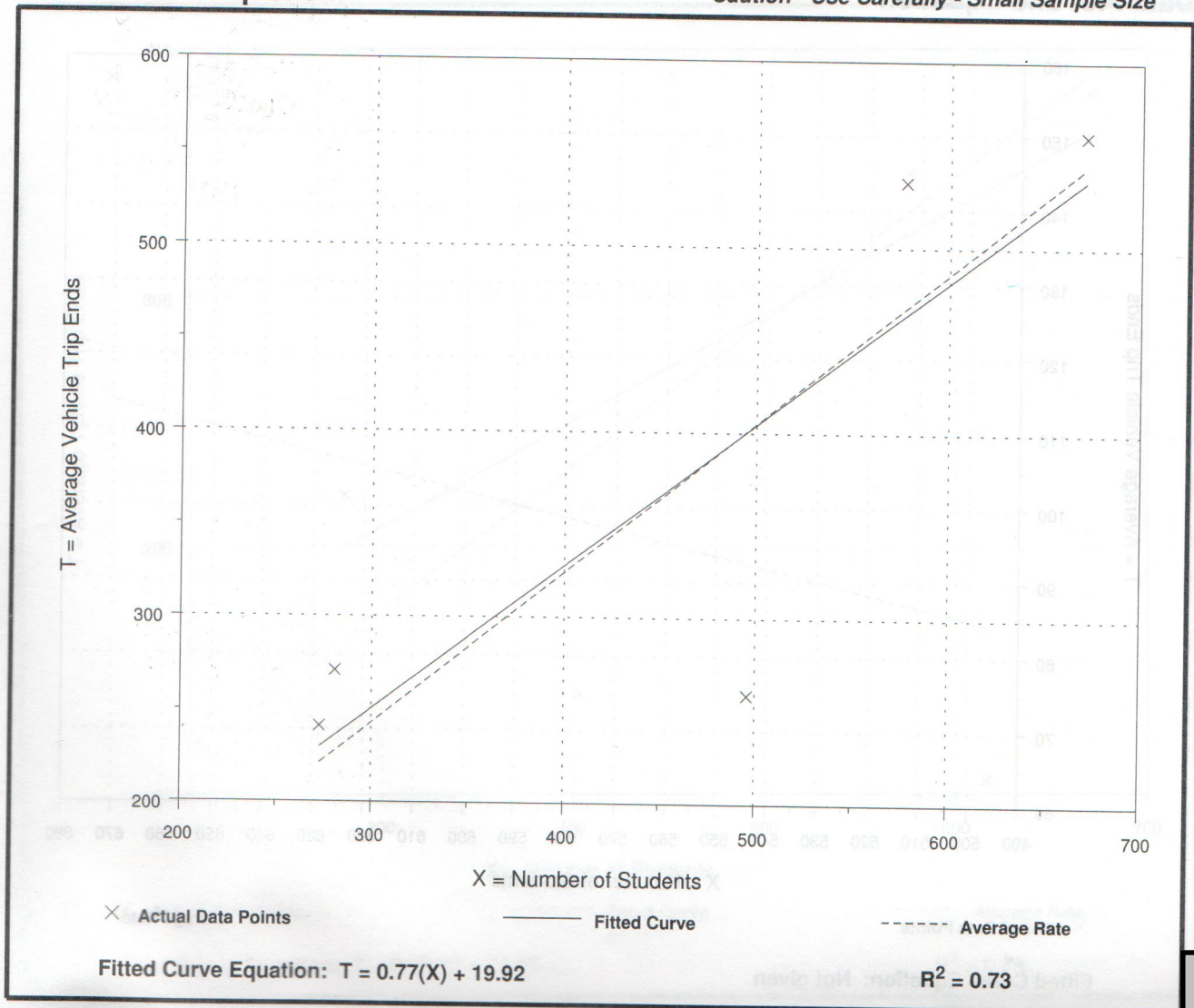
Number of Studies: 5
 Average Number of Students: 460
 Directional Distribution: 61% entering, 39% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.81	0.52 - 0.96	0.91

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Private School (K-12) (536)

Average Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

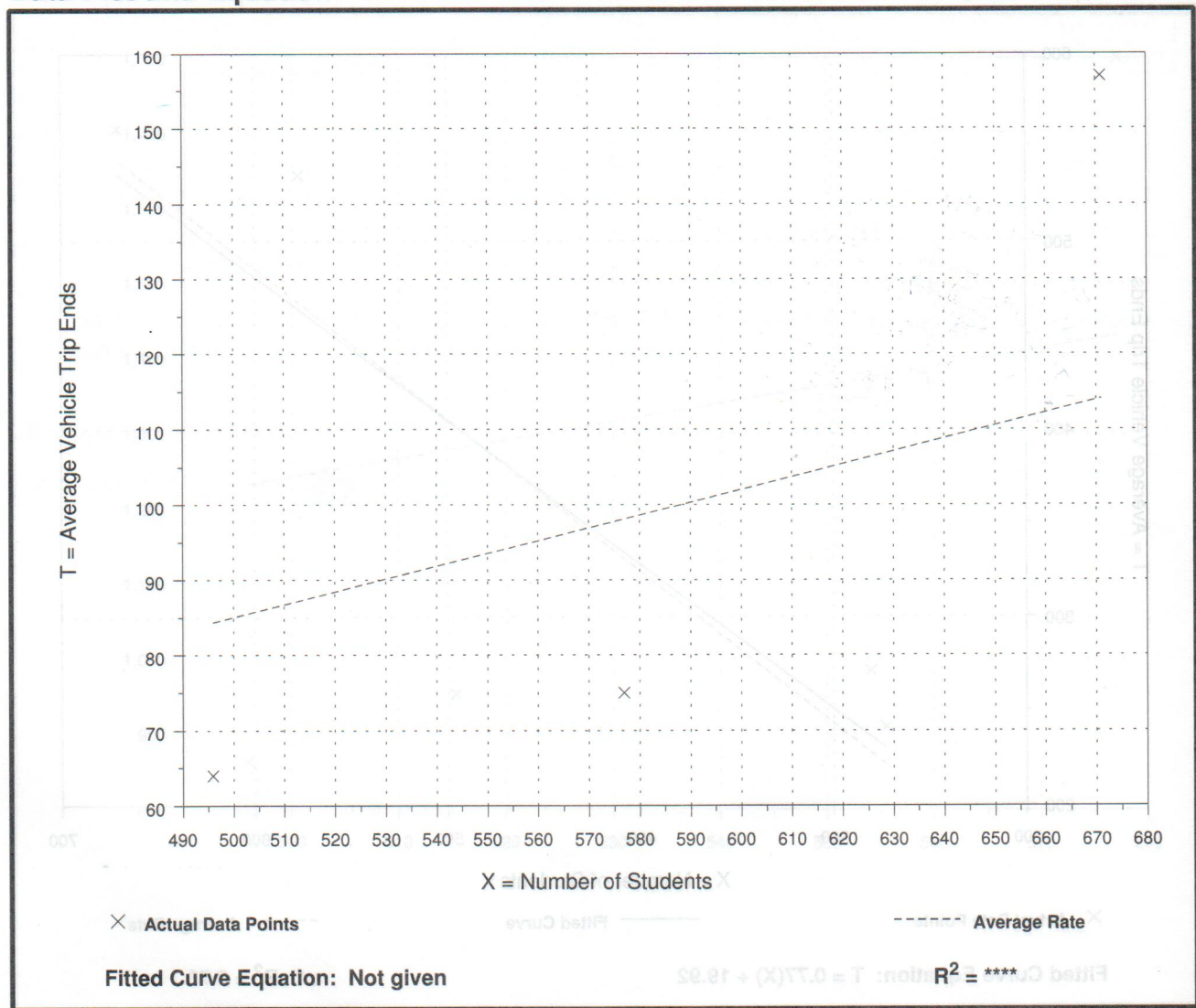
Number of Studies: 3
 Average Number of Students: 581
 Directional Distribution: 43% entering, 57% exiting

Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.17	0.13 - 0.23	0.41

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Day Care Center (565)

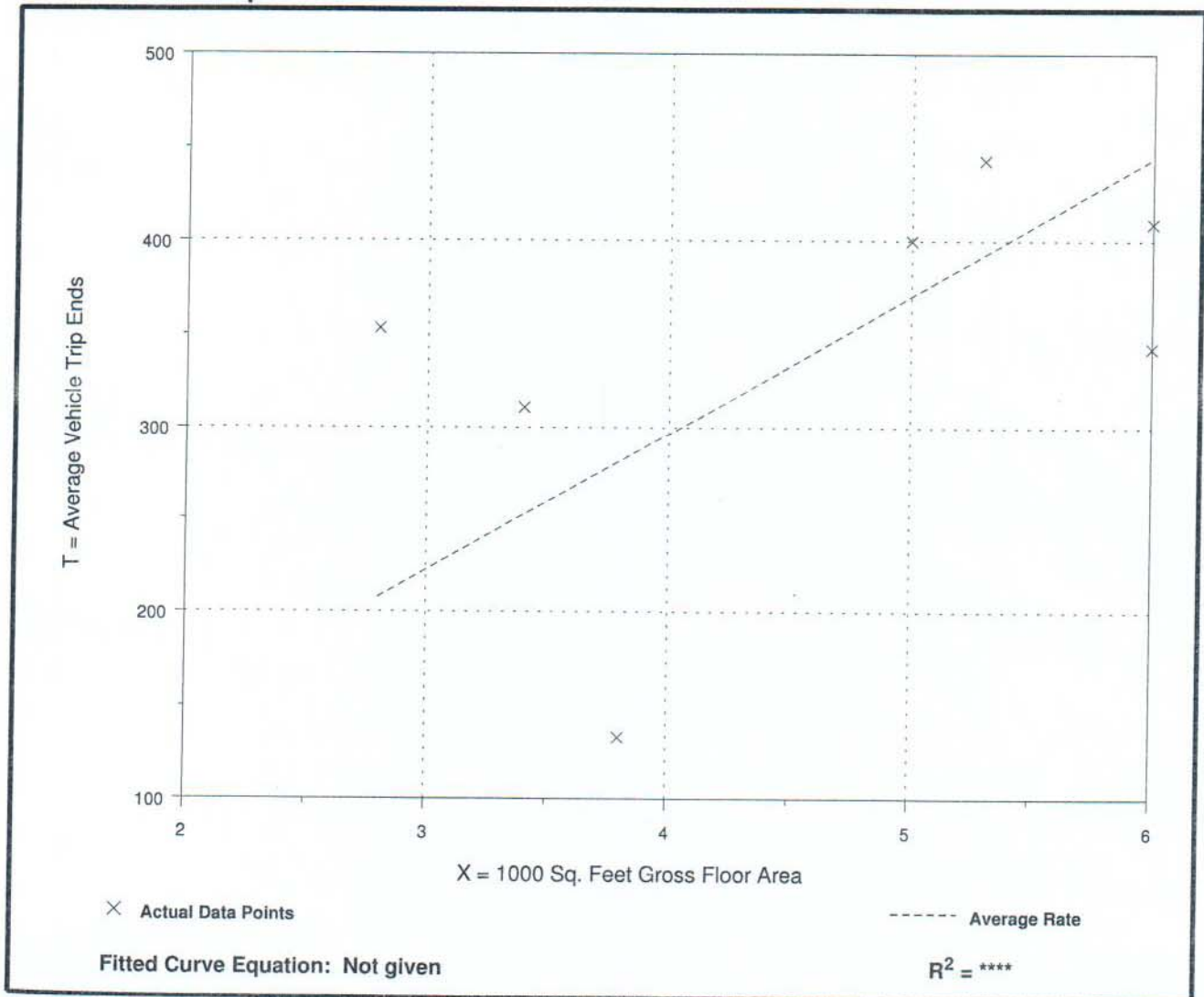
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday**

Number of Studies: 7
Average 1000 Sq. Feet GFA: 5
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
74.06	35.00 - 126.07	24.53

Data Plot and Equation



Day Care Center (565)

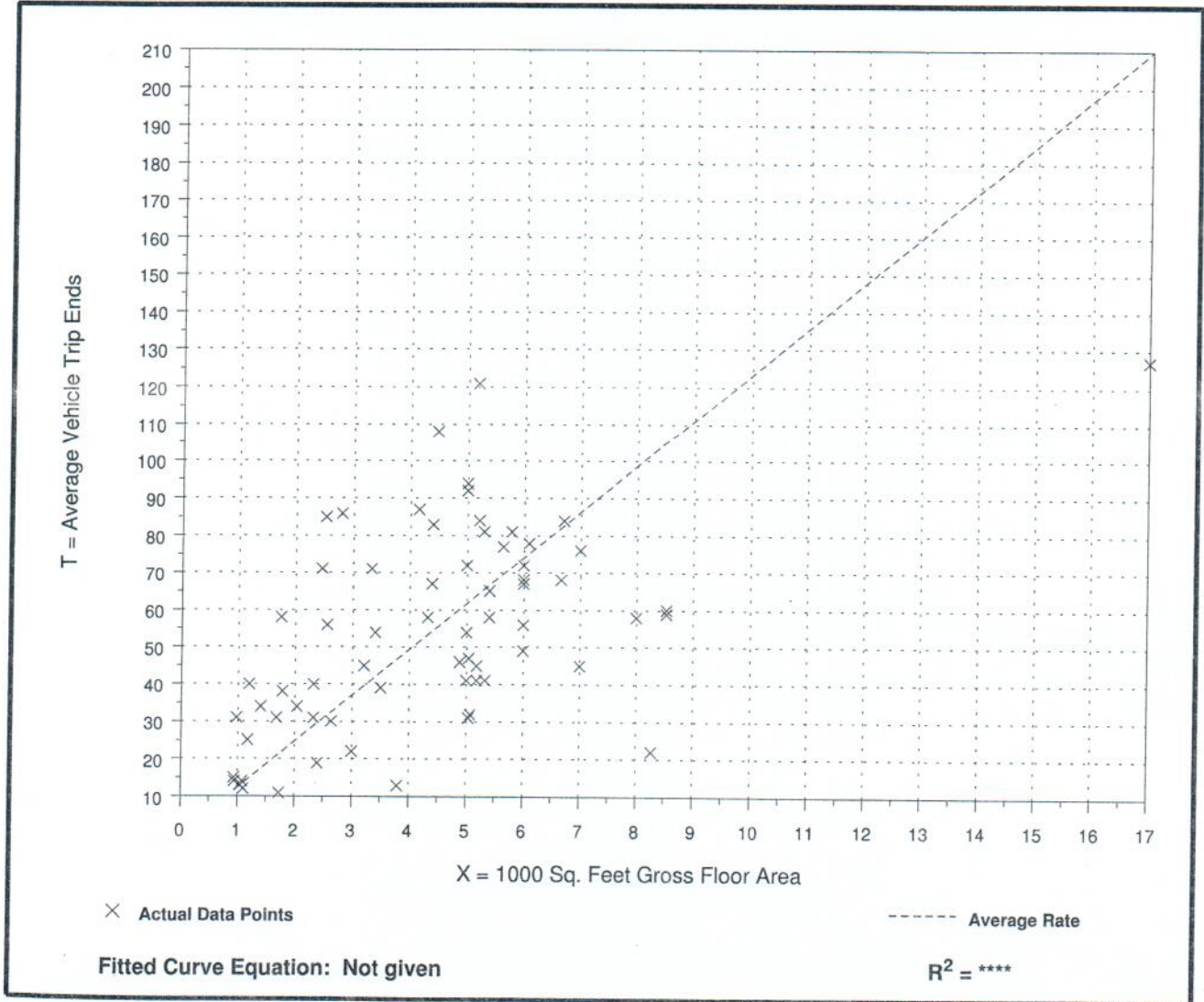
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 68
 Average 1000 Sq. Feet GFA: 4
 Directional Distribution: 47% entering, 53% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
12.34	2.66 - 33.66	6.93

Data Plot and Equation



Day Care Center (565)

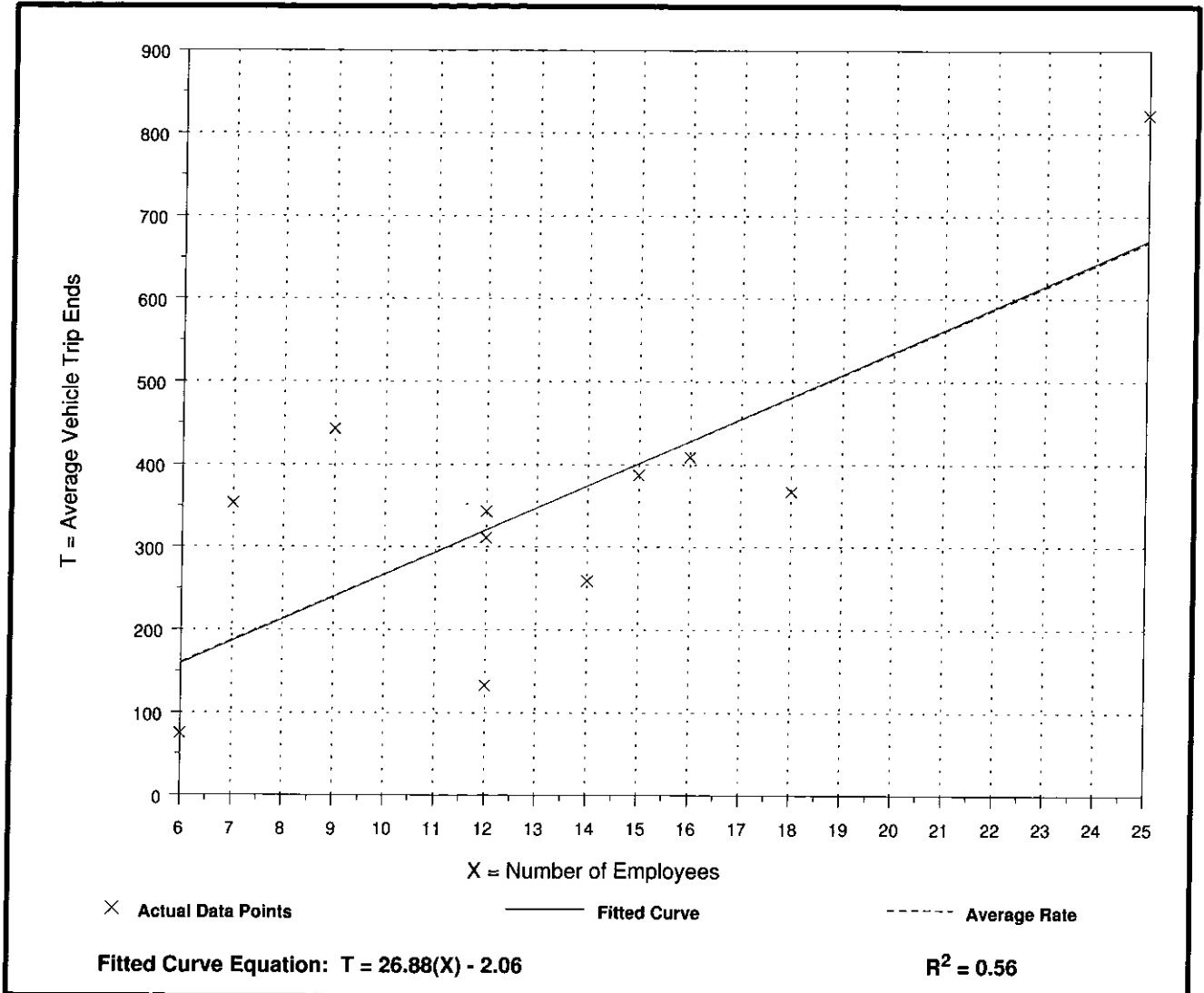
Average Vehicle Trip Ends vs: Employees On a: Weekday

Number of Studies: 11
Avg. Number of Employees: 13
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
26.73	11.08 - 50.43	11.43

Data Plot and Equation



Day Care Center (565)

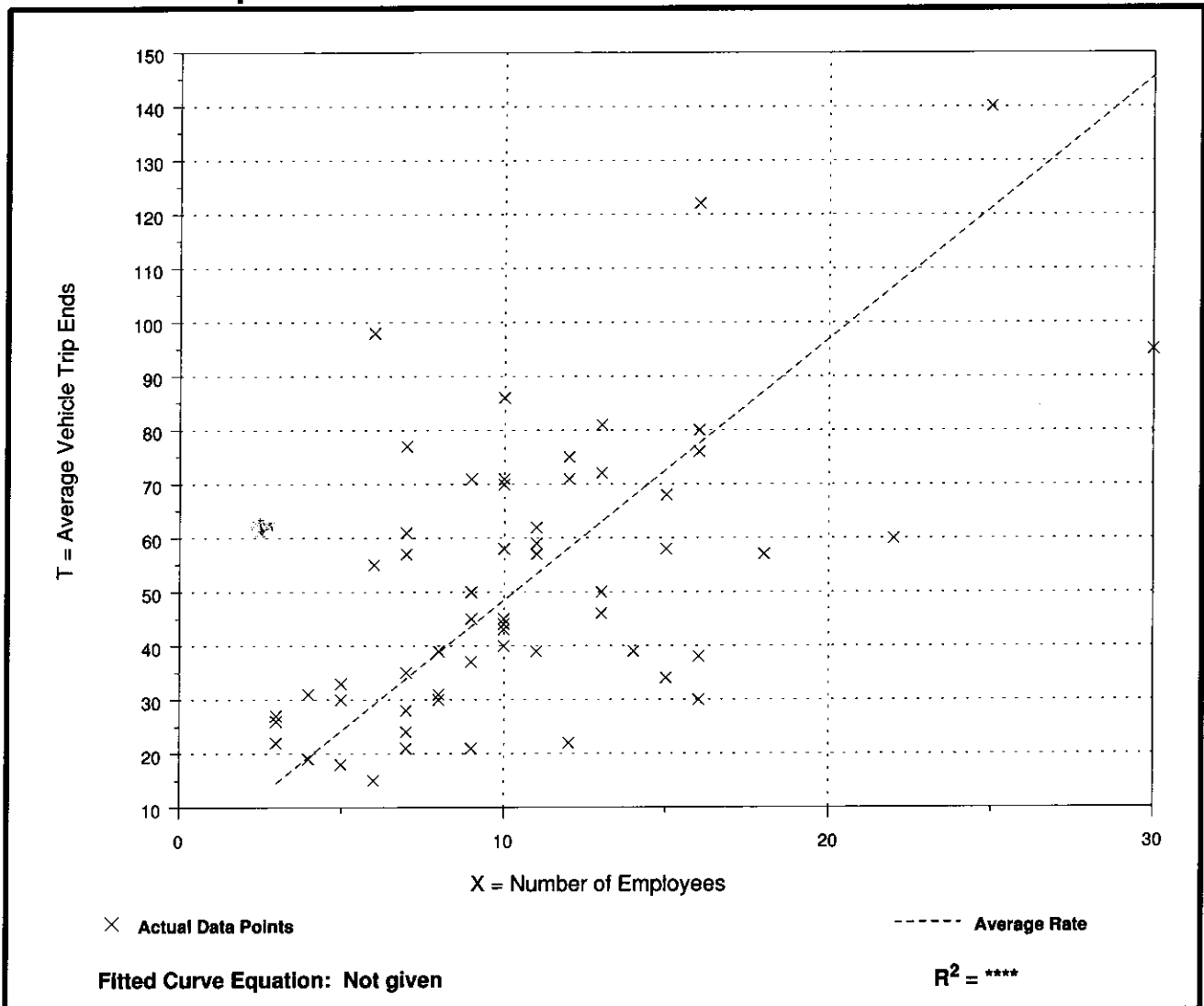
Average Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 60
 Avg. Number of Employees: 10
 Directional Distribution: 53% entering, 47% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.85	1.83 - 16.33	3.04

Data Plot and Equation



Day Care Center (565)

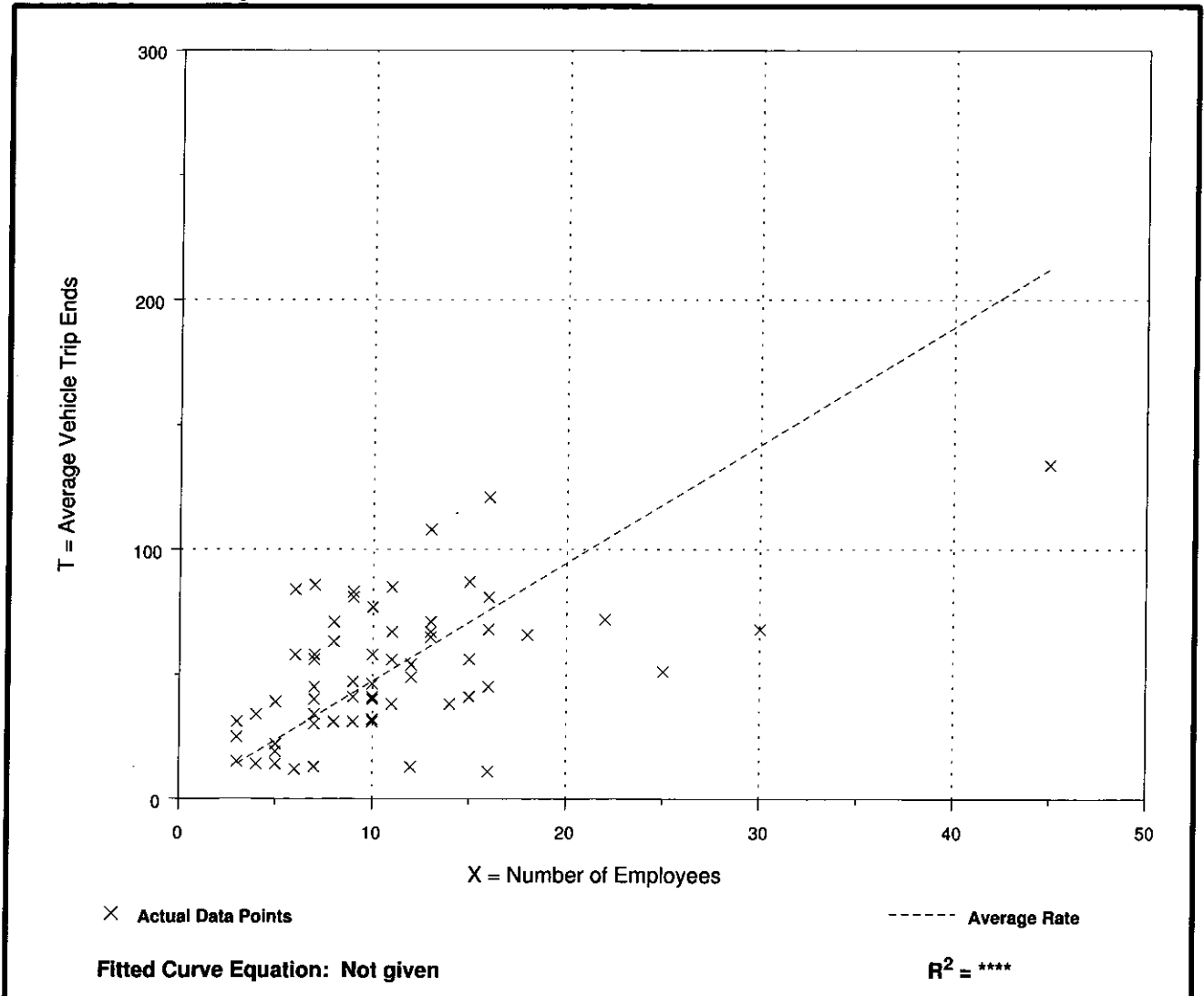
Average Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 61
 Avg. Number of Employees: 11
 Directional Distribution: 47% entering, 53% exiting

Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.73	0.69 - 14.00	3.20

Data Plot and Equation



Specialty Retail Center (826)

**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday**

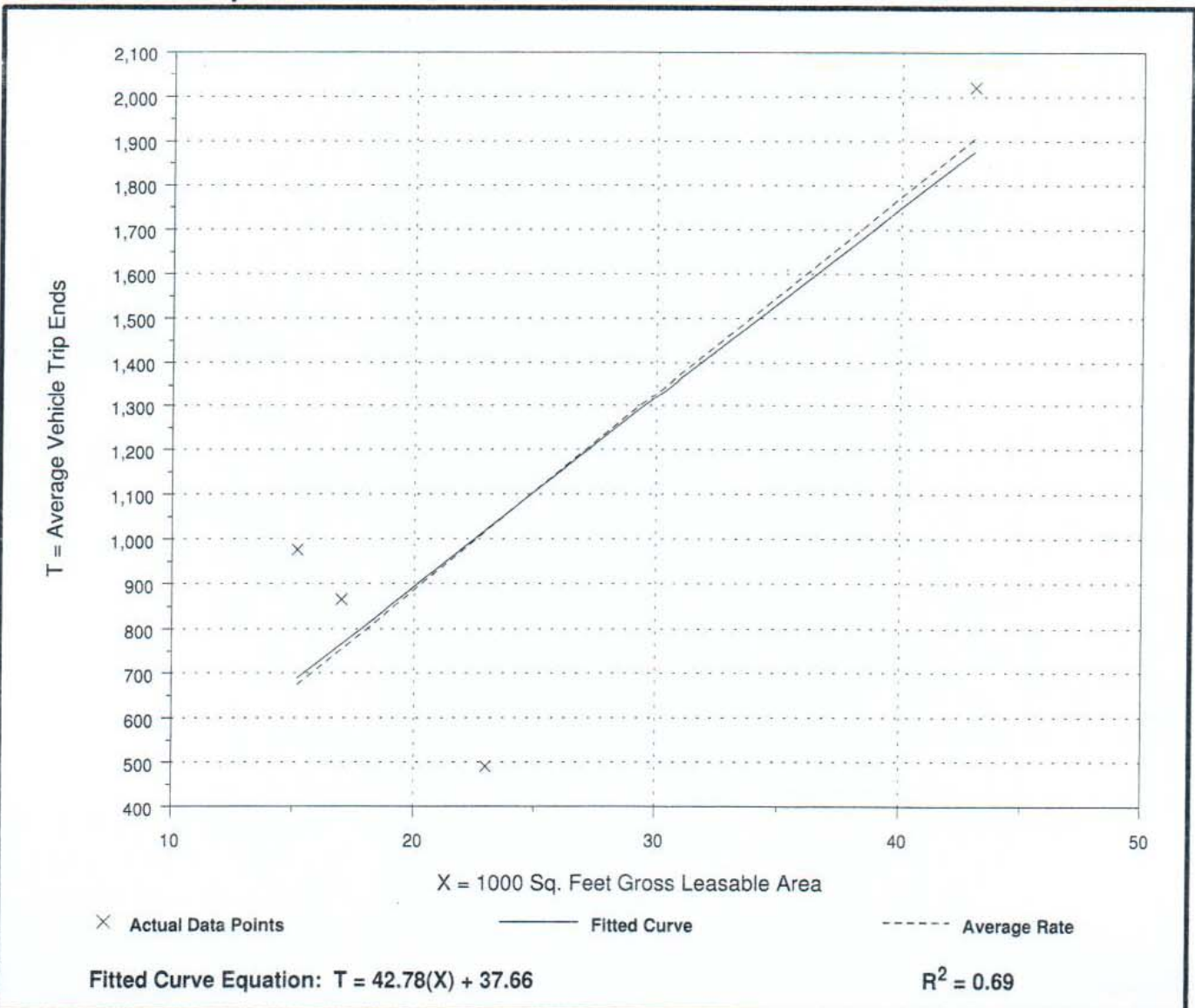
Number of Studies: 4
Average 1000 Sq. Feet GLA: 25
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
44.32	21.30 - 64.21	15.52

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Specialty Retail Center (826)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

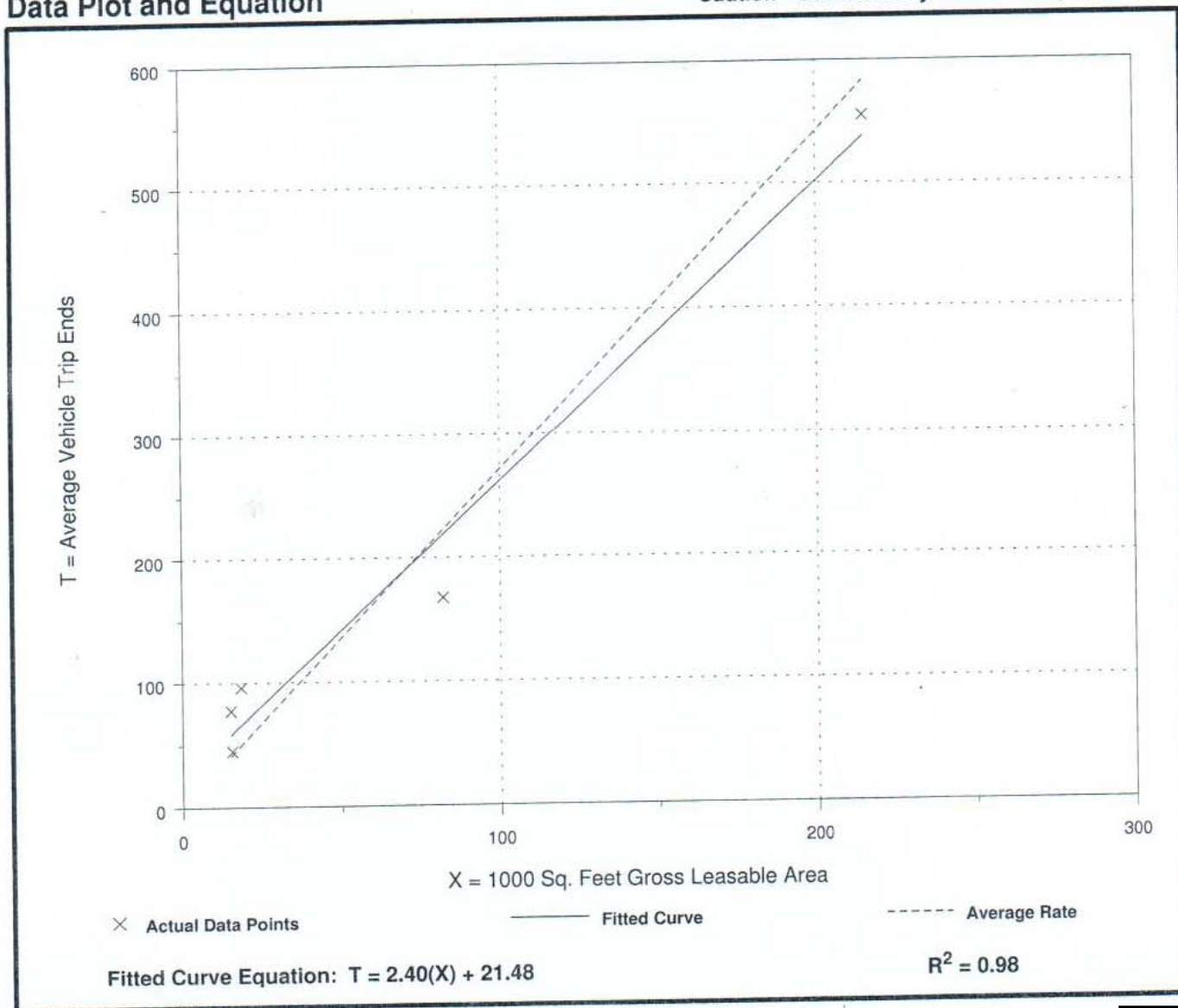
Number of Studies: 5
Average 1000 Sq. Feet GLA: 69
Directional Distribution: 44% entering, 56% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
2.71	2.03 - 5.16	1.83

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Land Use: 918 Hair Salon

Description

Hair salons are facilities that specialize in cosmetic and beauty services including hair cutting and styling, skin and nail care, and massage therapy. Hair salons may also contain spa facilities.

Additional Data

The surveyed site had 15 parking spaces.

The site was surveyed in 2007 in New York.

Source Number

586

Land Use: 918 Hair Salon

Independent Variables with One Observation

The following trip generation data are for independent variables with only one observation. This information is shown in this table only; there are no related plots for these data.

Users are cautioned to use data with care because of the small sample size.

<u>Independent Variable</u>	<u>Trip Generation Rate</u>	<u>Size of Independent Variable</u>	<u>Number of Studies</u>	<u>Directional Distribution</u>
1,000 Square Feet Gross Floor Area				
Weekday A.M. Peak Hour of Adjacent Street Traffic	1.21	4	1	100% entering, 0% exiting
Weekday P.M. Peak Hour of Adjacent Street Traffic	1.45	4	1	17% entering, 83% exiting
Weekday A.M. Peak Hour of Generator	1.21	4	1	100% entering, 0% exiting
Weekday P.M. Peak Hour of Generator	1.93	4	1	38% entering, 62% exiting
Saturday Peak Hour of Generator	5.08	4	1	36% entering, 64% exiting

Land Use: 925 Drinking Place

Description

A drinking place contains a bar, where alcoholic beverages and food are sold, and possibly some type of entertainment, such as music, television screens, video games, or pool tables. Establishments that specialize in serving food but also have bars are not included in this land use.

Additional Data

The sites were surveyed in 1987, 1995 and 1997 in Colorado, Oregon and South Dakota.

Source Numbers

291, 358, 583

Drinking Place (925)

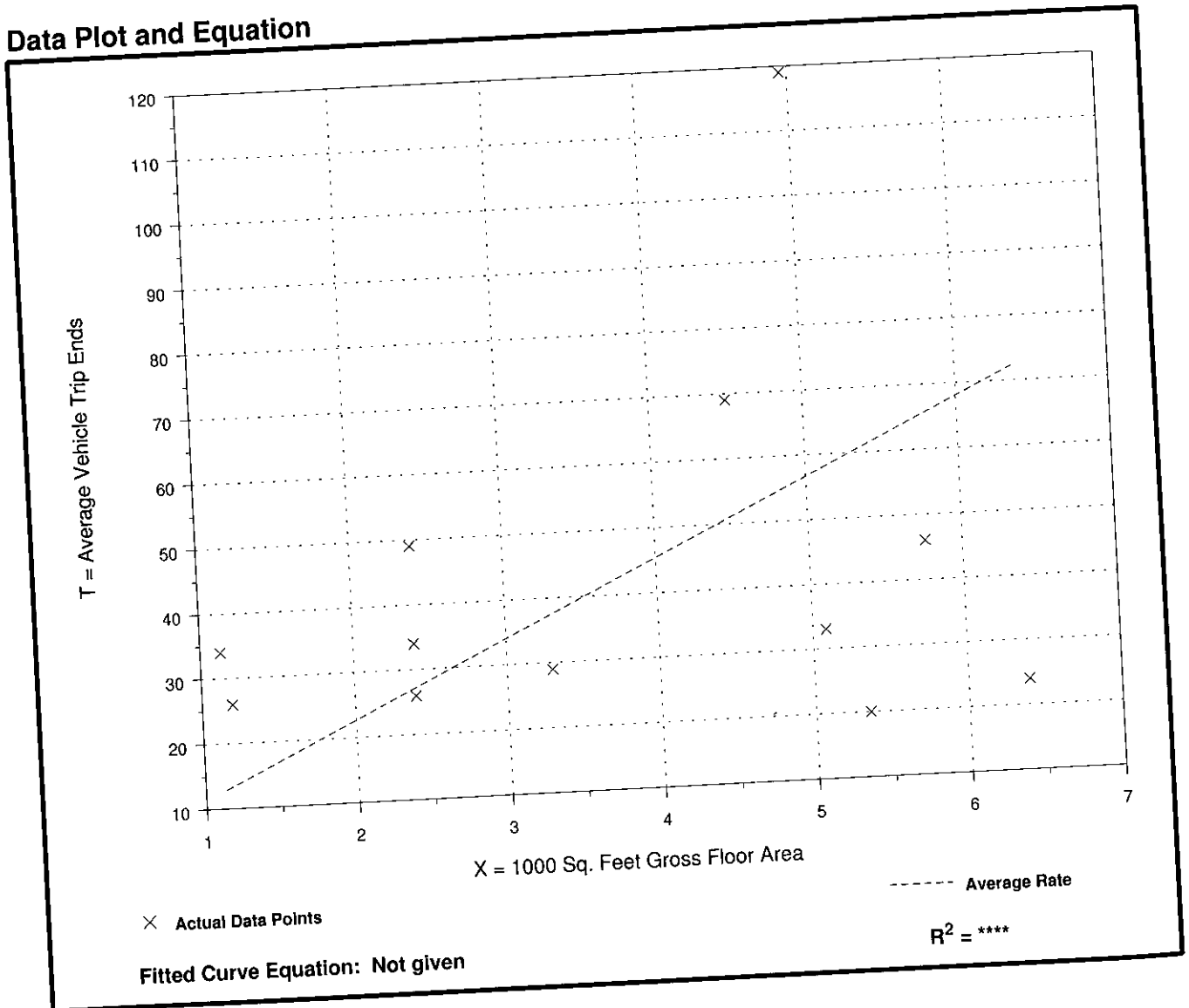
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 12
Average 1000 Sq. Feet GFA: 4
Directional Distribution: 66% entering, 34% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
11.34	3.73 - 29.98	8.04

Data Plot and Equation



Land Use: 931

Quality Restaurant

Description

This land use consists of high quality, full-service eating establishments with typical duration of stay of at least one hour. Quality restaurants generally do not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires reservations and is generally not part of a chain. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for meals after they eat. While some of the study sites have lounge or bar facilities (serving alcoholic beverages), they are ancillary to the restaurant. High-turnover (sit-down) restaurant (Land Use 932) is a related use.

Additional Data

Truck trips accounted for approximately 1 to 4 percent of the weekday traffic. The average for the sites that were surveyed was approximately 1.6 percent.

Vehicle occupancy ranged from 1.59 to 1.98 persons per automobile on an average weekday. The average for the sites that were surveyed was approximately 1.78.

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

The sites were surveyed between the 1970s and the 1990s throughout the United States.

Source Numbers

13, 73, 88, 90, 98, 100, 126, 172, 260, 291, 301, 338, 339, 368, 437, 440

Quality Restaurant (931)

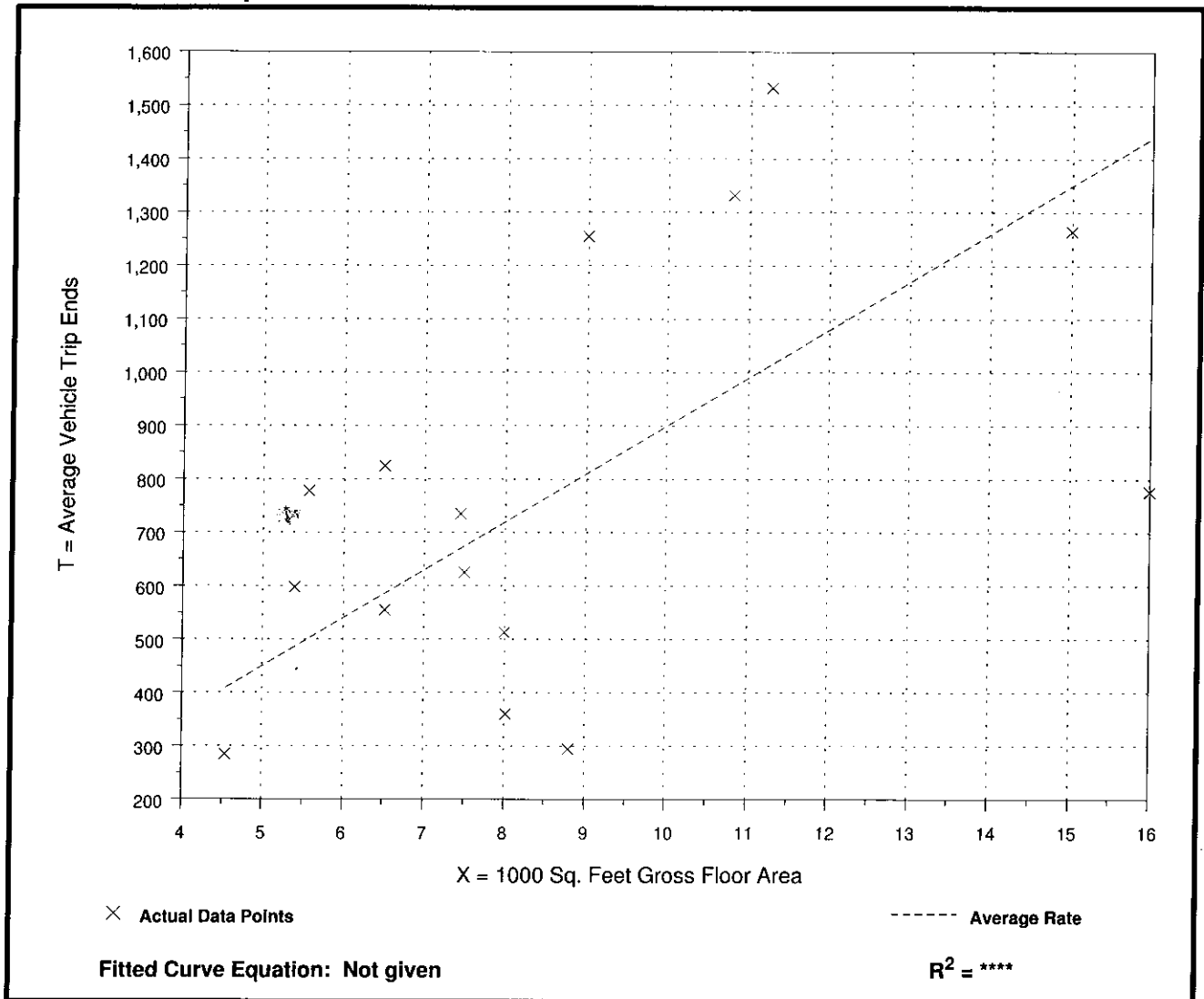
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday

Number of Studies: 15
Average 1000 Sq. Feet GFA: 9
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
89.95	33.41 - 139.80	36.81

Data Plot and Equation



Quality Restaurant (931)

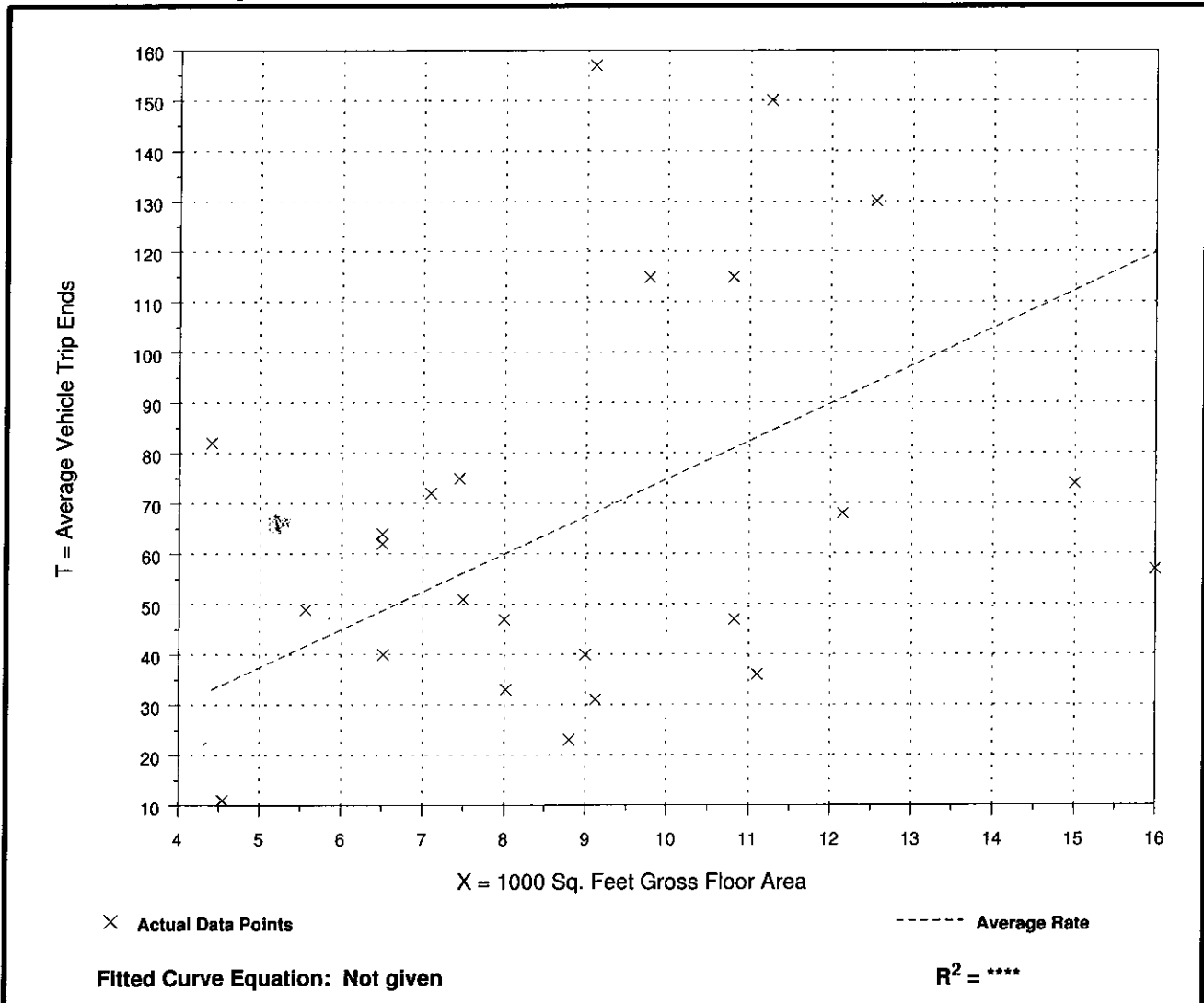
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 24
 Average 1000 Sq. Feet GFA: 9
 Directional Distribution: 67% entering, 33% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
7.49	2.42 - 18.64	4.89

Data Plot and Equation



APPENDIX D

OUATS Model Plot

APPENDIX E

ArtPlan Analysis

ARTPLAN 2012 Conceptual Planning Analysis

Project Information

Analyst	TPD Inc.	Arterial Name	Vick Road	Study Period	Standard K
Date Prepared	4/4/2017 1:52:23 PM	From	Matin St	Modal Analysis	Multimodal
Agency	TPD Inc.	To	Welch Rd	Program	ARTPLAN 2012
Area Type	Large Urbanized	Peak Direction	Northbound	Version Date	12/12/2012
Arterial Class	1				
File Name	\\HQDC01\Shared Folders\Company\Public\Project\4800-4899\4892 Errol Estates\ArtPlan\Vick Rd.xap				
User Notes					

Arterial Data

K	0.09	PHF	1	Control Type	Fully Actuated
D	0.565	% Heavy Vehicles	2	Base Sat. Flow Rate	1950

Automobile Intersection Data

Cross Street	Cycle Length	Thru g/C	Arr. Type	INT # Dir.Lanes	% Left Turns	% Right Turns	Left Turn Lanes	Left Turn Phasing	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes
Welch Rd	120	0.44	3	2	0	45	No	None	N/A	N/A	N/A	No

Automobile Segment Data

Segment #	Length	AADT	Hourly Vol.	SEG # Dir.Lanes	Posted Speed	Free Flow Speed	Median Type	On-Street Parking	Parking Activity
1 (to Welch Rd)	4800	15000	763	2	35	40	Restrictive	No	N/A

Automobile LOS

Segment #	Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS			
1 (to Welch Rd)	763	3252	0.533	24.75	C	0.00	30.00	C			
Arterial Length	0.9205	Weighted g/C	0.44	FFS Delay	28.63	Threshold Delay	0.00	Auto Speed	30.00	Auto LOS	C

Automobile Service Volumes

Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln.

	A	B	C	D	E
Lanes	Hourly Volume In Peak Direction				
1	**	230	740	***	***
2	**	470	1480	***	***
3	**	730	2240	***	***
4	**	980	3000	***	***
*	**	470	1480	***	***
Lanes	Hourly Volume In Both Directions				
2	**	410	1300	***	***
4	**	840	2640	***	***
6	**	1300	3970	***	***
8	**	1740	5310	***	***
*	**	840	2640	***	***
Lanes	Annual Average Daily Traffic				
2	**	4600	14400	***	***
4	**	9300	29300	***	***
6	**	14400	44200	***	***
8	**	19300	59000	***	***
*	**	9300	29300	***	***

Multimodal Segment Data

Segment #	Outside Lane Width	Pave Cond	Pave Shldr / Bike Lane	Side Path	Side Path Separation	Side walk	Sidewalk Roadway Separation	Sidewalk Roadway Protective Barrier	Bus Freq	Passenger Load Factor	Amenities	Bus Stop Type
1 (to Welch Rd)	Typical	Typical	No	No	N/A	Yes	Typical	No	2	0.8	Excellent	Typical

Pedestrian SubSegment Data

Segment #	% of Segment			Sidewalk			Separation			Barrier		
	1	2	3	1	2	3	1	2	3	1	2	3
1 (to Welch Rd)	100			Yes			Typical				No	

Multimodal LOS

Link #	Bicycle Street		Bicycle Sidepath		Pedestrian			Bus						
	Score	LOS	Score	LOS	1	2	3	Score	LOS	Adj. Buses	LOS			
1 (to Welch Rd)	3.97	D	N/A	N/A				2.87	C	2.77	D			
	Bicycle LOS	3.97	D					Pedestrian LOS	2.87	C		Bus LOS	2.77	D

MultiModal Service Volume Tables

Bicycle

	A	B	C	D	E
Lanes	Hourly Volume In Peak Direction				
1	**	**	190	530	1000
2	**	**	380	1080	2000
3	**	**	560	1620	3000
4	**	**	750	2170	4000
*	**	**	380	1080	2000
Lanes	Hourly Volume In Both Directions				
2	**	**	340	940	1770
4	**	**	670	1910	3540
6	**	**	1000	2870	5310
8	**	**	1330	3840	7080
*	**	**	670	1910	3540
Lanes	Annual Average Daily Traffic				
2	**	**	3700	10400	19700
4	**	**	7400	21200	39400
6	**	**	11100	31900	59000
8	**	**	14800	42700	78700
*	**	**	7400	21200	39400

Pedestrian

	A	B	C	D	E
Lanes	Hourly Volume In Peak Direction				
1	1000	> 1000	***	***	***
2	2000	> 2000	***	***	***
3	3000	> 3000	***	***	***
4	4000	> 4000	***	***	***
*	2000	> 2000	***	***	***
Lanes	Hourly Volume In Both Directions				
2	1770	> 1770	***	***	***
4	3540	> 3540	***	***	***
6	5310	> 5310	***	***	***
8	7080	> 7080	***	***	***
*	3540	> 3540	***	***	***
Lanes	Annual Average Daily Traffic				
2	19700	> 19700	***	***	***
4	39400	> 39400	***	***	***
6	59000	> 59000	***	***	***
8	78700	> 78700	***	***	***
*	39400	> 39400	***	***	***

Bus

A	B	C	D	E
Buses Per Hour In Peak Direction				
>= 6	>= 4	>= 3	>= 2	>= 1
Buses in Study Hour in Peak Direction (Daily)				

≥ 5.28	≥ 3.52	≥ 2.64	≥ 1.76	≥ 0.88
-------------	-------------	-------------	-------------	-------------

*** Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.**

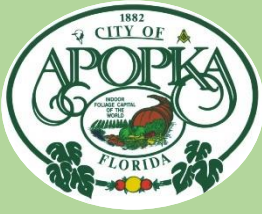
**** Cannot be achieved based on input data provided.**

***** Not applicable for that level of service letter grade. See generalized tables notes for more details.**

Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.

Facility weighted g/C exceeds normally acceptable upper range (0.5); verify that g/C inputs are correct.

Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: April 11, 2018
 FROM: Community Development
 EXHIBITS: Phasing Plan
 Vicinity Map
 Development Agreement

SUBJECT: NEW ERROL DEVELOPMENT AGREEMENT – SIGNATURE H GROUP LLC

REQUEST: APPROVE THE NEW ERROL DEVELOPMENT AGREEMENT

SUMMARY:

PROPERTY OWNERS: Signature H Group LLC; 5TH Hole Investments

APPLICANT: Signature H Property Group LLC

CONSULTING PLANNER: GAI Consultants

LOCATION: North of Old Dixie Highway, south of Lester Road, west of Vick Road

PARCEL ID NUMBERS: 32-20-28-0000-00-003; 32-20-28-0000-00-008;
32-20-28-0000-00-004 (Portion)

EXISTING USE: Golf Course and Club House

CURRENT ZONING: Park & Recreation

PROPOSED DEVELOPMENT: Single family, townhomes, assisted living facility, community parks, commercial amenities complex with hotel, restaurant, aquatic park, and recreation facilities

PROPOSED ZONING: Planned Unit Development with a Master Plan

Acres: 75.9 +/-

FUNDING SOURCE: N/A

DISTRIBUTION

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

ADDITIONAL COMMENTS:

Development Profile:

Neighborhood	Acreage	Development Profile	FLUM	Proposed Zoning
A	11.64	70 townhomes	RML	PUD
B-1	9.95	25,000 sq ft clubhouse 40 (21,200 sq ft) room hotel	Commercial	PUD
B-2	5.45	18 townhomes	RML	PUD
C	6.76	46 carriage homes (townhomes)	RML	PUD
D	4.97	26 townhomes	RML	PUD
E	8.57	26 single family	E-1: RLS E-2: RL	PUD
F	13.3	32 townhomes 41 single family units	F-1: RL R-2: RML	PUD
G	13.94	180 ALF units (200,000 sq ft) 60 acute care beds (45,000 sq ft)	RML	PUD
Community Park	4.04	Passive park; dog park; PUD open space	PR	PUD

¹ Under conditioned space

SUMMARY OF THE DEVELOPMENT AGREEMENT REQUIREMENTS:

The development agreement for new Errol addresses the following:

Master Plan. The PUD Master Plan and development standards are incorporated into the development agreement.

Development Review Process. Preliminary and/or Final Development Plan required for all Neighborhoods, Phases,

Golf Course. Golf course is an off-site improvements included within the phasing plan and is addressed in the phasing plan. A Preliminary or Final Development Plan permit is not required from the City for the renovation of the golf course.

Transportation

- a. Spine Road ROW must be dedicated by the first residential permit.
- b. DEVELOPER shall be responsible for the design, planning, engineering, permitting, and construction of the spine road.
 - First phase from Errol Parkway to Golf Course Drive or issuance of the first vertical building permit for a residential structure in the PROJECT.
 - Second phase from Golf Course Drive to Vick Road shall be completed prior to issuance of the 134th vertical building.

- Performance bond or other financial assurance acceptable to the CITY in an amount equal to 110% of the remaining cost of construction.
 - Dedication of Spine Road ROW at first building permit.
- c. Traffic Impact Analysis must be updated within five years.
- d. An on-site circulation plan (bikes, trails, golf carts, etc.) must be prepared by the first preliminary development plan.
- e. Vick Road ROW Dedication. Dedication of land to provide 10-feet of additional ROW width for Vick Road.

Buffers. Buffers shall be provided in accordance with the Buffer Plan set forth in the Master Plan. At time of preliminary development plan the City can require the perimeter buffer to be moved by up to three feet to allow for installation repair and maintenance .the buffer wall location

Phasing Plan.

- a. Phase 1: the golf course, clubhouse, commercial amenities complex, community parks, the first phase of the spine road, multi-use trail and residential townhomes in Neighborhoods “A” and “B” and the a portion of the assisted living campus in Neighborhood “G”. Dedication of Spine Road ROW.
- b. Phase 2: second phase of the spine road and the residential townhomes and single family homes in Neighborhoods “C”, “D”, “E” and “F” of the PROJECT.
- c. Phase 3: represents the remaining assisted living campus in Neighborhood “G” of the PROJECT.

Assignment. Development Agreement cannot be assigned to another party (i.e., another Developer) unless approved by the City.

ORANGE COUNTY NOTIFICATION: Not applicable.

PUBLIC HEARING SCHEDULE:

Wednesday, April 11, 2018 – City Council (5:30 pm) (Apopka Community Center)

RECOMMENDATION ACTION:

The **Development Review Committee** has reviewed the Development Agreement and recommends approval, subject to the final review by the City Attorney for format and content.

City Council: Approve the New Errol Development Agreement and Authorize the Mayor to Execute the Agreement, subject to final review by the City Attorney for format and content.

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.

PHASING PLAN

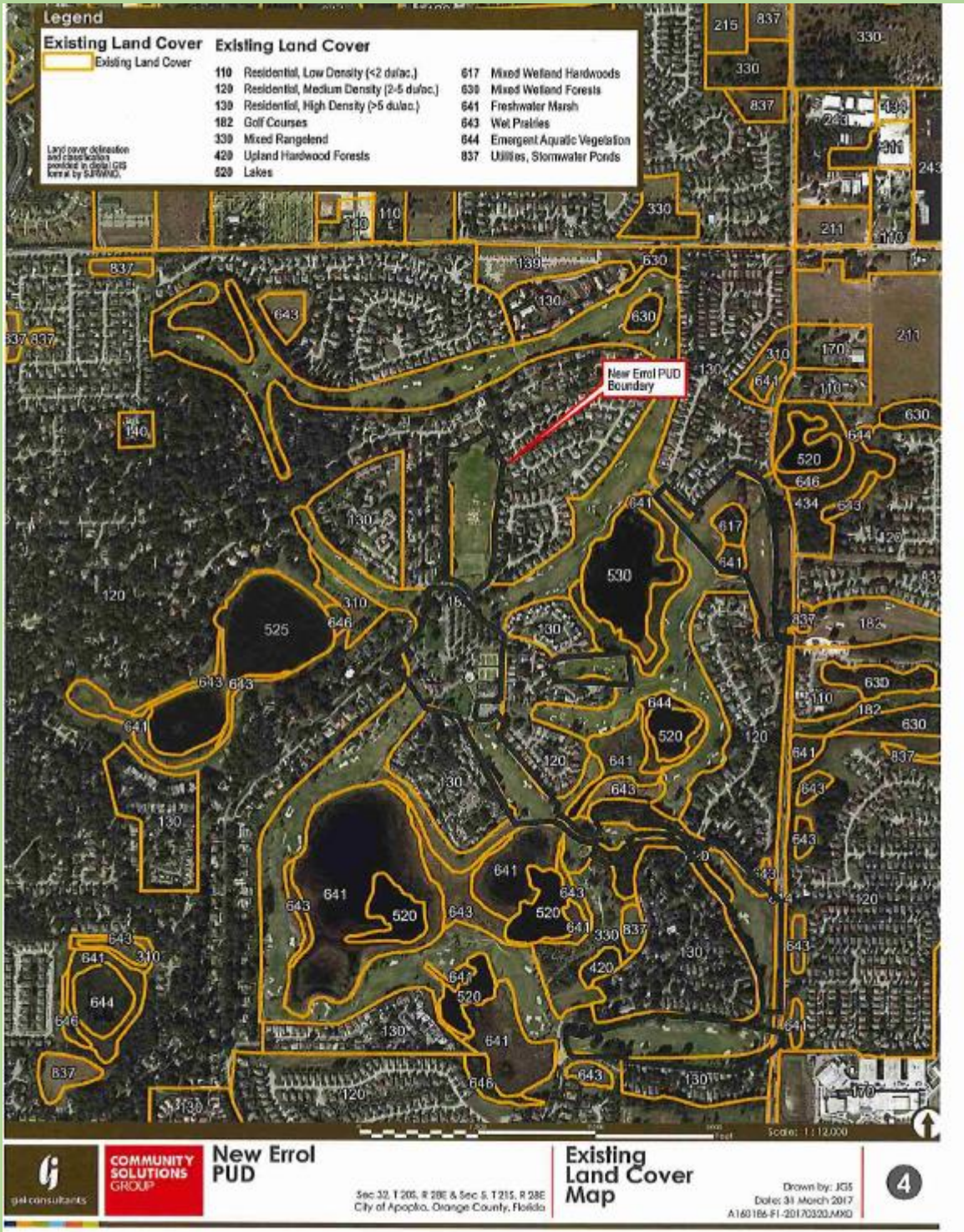
Phase ¹	Item	Conditions
1a	Staghorn Drive (Spine Road) from Errol Parkway to Villas Access South extension of Golf Course Drive (Linkside Court to Staghorn Drive)	Completion and dedication prior to abandonment of any portion of Golf Course Drive or issuance of first residential building permit, whichever occurs first.
	Golf Course	Commence construction prior to first residential building permit.
1b	Clubhouse	Completion prior to issuance of CO for first ALF building or 50th residential CO, whichever occurs first.
	Water Park	Completion prior to issuance of CO for first ALF building or 50th residential CO, whichever occurs first.
	Lodge/Hotel	
	Neighborhood A	
	ALF (Building 1)	No CO issued for ALF until COs have been issued for the clubhouse and water park.
	Community Park	Completion prior to 90th residential permit.
	Neighborhood B-2	
2	Golf Course (1st 9 holes)	Completion prior to 90th residential permit ² .
	Neighborhood C	
	Neighborhood D	
	Staghorn Drive (Spine Road) South of Villas Access	Dedication prior to issuance of first residential building permit. Completion prior to 135th residential permit.
	Neighborhood E	
	Golf Course (2nd 9 holes)	Completion prior to 151st residential permit ² .
	Neighborhood F	
3	ALF (Building 2)	
	Acute Care Rehab Center	

Notes

1 Phases 1 and 2 will include multiple internal sub-phases running concurrently in development to completion. Each phase, portion or parcel in combination with previous phases must be able to exist on its own with respect to sufficient on-site infrastructure to satisfy the applicable City Code requirements.

2 Completion shall mean substantial completion of grading, sodding, landscape, and irrigation. Note that the timing of growing seasons may mean that the golf course is substantially complete, but may not open till the following season.

VICINITY MAP OF AFFECTED AREA



This instrument prepared by and after recording return to:

Jonathan P. Huels, Esquire
Lowndes, Drosdick, Doster,
Kantor & Reed, P.A.
215 North Eola Drive
Orlando, Florida 32801
(407) 843-4600

**MASTER DEVELOPMENT AGREEMENT
(NEW ERROL)**

THIS MASTER DEVELOPMENT AGREEMENT (the “DEVELOPMENT AGREEMENT”) is made this ____ day of _____, 2018, by and between the CITY OF APOPKA, FLORIDA, a Florida municipal corporation, whose mailing is 120 East Main Street, Apopka, Florida 32703 (the “CITY”) and SIGNATURE H PROPERTY GROUP, LLC, a Florida limited liability company, whose mailing address is 1420 Celebration Boulevard, Suite 200, Celebration, Florida 34747 (the “DEVELOPER”).

WITNESSETH:

WHEREAS, 5TH HOLE INVESTMENTS, LLC, a Florida limited ~~partnership~~ liability company, whose mailing address is 541 S Orlando Avenue, Suite 300, Maitland, Florida (hereinafter referred to as the “OWNER”), has fee simple title to certain property located in the City of Apopka, Orange County, Florida legally described in Exhibit “A” attached hereto and made a part hereof (the “PROPERTY”); and

Commented [AH1]: Is this still accurate? Both principal and mailing address according to Sunbiz.org is: 1355 Errol Parkway, Apopka, Florida 32712

WHEREAS, DEVELOPER warrants that it or its affiliates have contracted to purchase the PROPERTY upon completion of site plan approval and issuance of various other development approvals, permits and agreements with respect to the PROPERTY, including, without limitation this DEVELOPMENT AGREEMENT; and

WHEREAS, the PROPERTY was formerly developed as a portion of the Errol Estate and Country Club, a golf club featuring 27 holes, a clubhouse, tennis courts and a pool; and

WHEREAS, as a result of the aging infrastructure and design of the golf club, deteriorating market conditions, and a change in demographics of the surrounding community, the golf course, tennis courts and pool are closed and only the clubhouse remains open; and

WHEREAS, adjacent to the PROPERTY, CITY is the owner of a parcel located west of Vick Road and currently developed as a stormwater pond containing 1.01 acres (the “POND PARCEL”), which is more particularly described on the attached Exhibit “B”; and

WHEREAS, it is the intention of the parties that this DEVELOPMENT AGREEMENT guide the redevelopment of the PROPERTY as a portion of the New Errol development, a mixed-

use project consisting of an 18-hole golf course and clubhouse, single family homes, townhomes, an assisted living facility, community parks, commercial amenities complex with hotel, restaurant, aquatic park and recreation facilities, which incorporates the POND PARCEL as public right-of-way and a non-exclusive stormwater pond to serve a portion of the PROPERTY, subject to the terms and conditions of this DEVELOPMENT AGREEMENT and the Master Plan referenced herein below (collectively the "PROJECT"); and

WHEREAS, the parties anticipate that the PROJECT will be constructed in three (3) phases as more particularly described in Exhibit "C" attached hereto and made part hereof (the "Phasing Plan"); and

WHEREAS, DEVELOPER desires to renovate and redesign a portion of the existing golf course located outside of the PROPERTY into an 18-hole golf course as an off-site improvement during the first phase and second phase of the PROJECT (the "Golf Course Renovation"); and

WHEREAS, DEVELOPER desires to construct a new Spine Road from the intersection of Vick Road and Sun Bluff Lane to Errol Parkway as part of the PROJECT (the "Spine Road") and the CITY desires such Spine Road to provide public access to the PROJECT and the existing neighborhoods that currently surround the PROPERTY; and

WHEREAS, the CITY desires to widen Vick Road from the intersection of Lester Road to Old Dixie Highway as an off-site improvement (the "Vick Road Widening") and DEVELOPER desires to dedicate the right-of-way needed for the Vick Road Widening pursuant to the terms provided for herein; and

WHEREAS, the CITY confirms that this DEVELOPMENT AGREEMENT is consistent with and an exercise of the CITY's powers under the Municipal Home Rule Powers Act; Article VIII, Section 2(b) of the Constitution of the State of Florida; Chapter 166, Florida Statutes; all City Rules; other controlling law; and the CITY's police powers, and is a non-statutory Development Agreement which is not subject to or enacted pursuant to the provisions of Sections 163.3220-163.3243, *Florida Statutes*; and

WHEREAS, the CITY and the DEVELOPER desire to enter into this DEVELOPMENT AGREEMENT to memorialize certain promises, agreements, covenants and expectations pertaining to the development of the PROPERTY, the construction of the off-site improvements and other matters as provided for herein.

NOW THEREFORE, for and in consideration of the above premises, the promises and provisions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the DEVELOPER and the CITY agree as follows:

1. **Recitals.** The above Recitals are true and correct and are incorporated herein as material provisions of this DEVELOPMENT AGREEMENT.

2. **Master Plan.** The PROPERTY shall be developed in accordance with this DEVELOPMENT AGREEMENT, the Master Plan setting forth the general layout, buffers, phasing and uses for the PROPERTY, including narrative notes, as set forth on the attached composite Exhibit "D" and with the development standards set forth in Exhibit "E." If a

development standard or zoning regulation, other than the list of permitted and prohibited uses, is not addressed within Exhibit D or Exhibit E, then development shall comply with the design standards set forth in the Land Development Code (the "Code") for the default zoning designation assigned to each of the neighborhoods in the Master Plan. The Master Plan may be modified in accordance with Section 2.02.18.N (Master Plan Revision) of the Code.

3. **Site Specific Development.**

- a. This DEVELOPMENT AGREEMENT shall in no manner constitute a development approval regarding the PROPERTY or PROJECT. The development of the PROPERTY shall be subject to the CITY's Comprehensive Plan and Code in effect as of the Effective Date of this DEVELOPMENT AGREEMENT (as defined in Section 21, herein), unless otherwise permitted by law to carry out the rights, interests and intent of this DEVELOPMENT AGREEMENT.
- b. DEVELOPER shall construct the PROJECT in phases consistent with the Phasing Plan and the Master Plan. Phase 1 of the Phasing Plan represents the golf course first phase of the Golf Course Renovation, clubhouse, commercial amenities complex, community park, the first phase of the Spine Road and residential townhomes in Neighborhoods "A" and "B" and a portion of the assisted living campus in Neighborhood "G." Phase 2 represents the second phase of the Golf Course Renovation, the second phase of the Spine Road and the residential townhomes and single-family homes in Neighborhoods "C," "D," "E" and "F" of the PROJECT. Phase 3 represents the remaining assisted living campus in Neighborhood "G" of the PROJECT.
- c. The lodge and clubhouse in Neighborhood B-1 shall be up to a minimum of 25,000 sq. ft. and include, but not be limited to, the following uses: 40 guest rooms, pro shop, locker rooms, fine dining restaurant, sports bar, and event space.
- d. The commercial amenities complex in Neighborhood B-1 shall be developed as a water park and shall include, but not be limited, to the following uses: splash pad area, water slides, lazy river and pool with 50-meter swim lanes.
- e-e. For each specified portion, phase or parcel of the PROPERTY designated in the Master Plan, a preliminary development plan and final development plan must be approved by CITY Staff prior to the issuance of a vertical building permit. DEVELOPER shall obtain all applicable federal and state permits required in conjunction with each phase or sub-phase of the PROJECT prior to issuance of the first vertical building permits associated with such phase or sub-phase.
- d.f. DEVELOPER shall have the right to develop, improve, market and/or sell phases or portions of the PROPERTY in a single phase or as many separate phases, phasing plans, parcels or portions thereof so long as the phasing schedule and development thresholds set forth in the Phasing Plan, Master Plan and this DEVELOPMENT AGREEMENT are met.

~~e.g.~~ Any modifications to the Phasing Plan incorporated herein shall require the approval of the CITY. Minor modifications to the Phasing Plan may be reviewed and approved by the City Administrator. Minor amendments are those which do not materially affect or modify the PROJECT and are typical of developments of this type and which do not alter, modify, deviate from, or otherwise adversely impact the applicable criteria outlined in this DEVELOPMENT AGREEMENT, the Master Plan, or the Code (“Minor Amendments”). Developer is authorized, upon approval by City Administrator or designee (delivered in writing, setting forth the exact nature of the subject change/modification requested) to make such Minor Amendments. All other amendments or modifications to the Phasing Plan shall be reflected in an approved written amendment to this DEVELOPMENT AGREEMENT executed by all parties hereto.

~~f.h.~~ In developing any particular phase, portion or parcel of the PROPERTY, the DEVELOPER shall be obligated to construct only the infrastructure and amenities contained within that phase, portion or parcel of the PROPERTY, and shall not be required to construct infrastructure and amenities extending beyond such phase, portion or parcel. The infrastructure and amenities, including recreation and open space, for each phase or sub-phase must be completed or, alternatively, a performance bond or other financial assurance acceptable to the CITY in an amount equal to 110% of the remaining cost of construction to complete such infrastructure and amenities must be posted by the DEVELOPER, prior to issuance of the first building permit of a residential structure within such phase or sub-phase.

~~g.i.~~ Notwithstanding subsection f. above, each phase, portion or parcel of the PROPERTY or off-site road or stormwater improvement of the PROJECT in combination with previous phases must be able to exist on its own with respect to sufficient on-site infrastructure to satisfy the applicable City Code requirements.

~~h.j.~~ The ~~renovation and redesign of the portions of the existing golf course~~ Golf Course Renovation located outside of the PROPERTY shall be constructed and completed as an off-site improvement in the first phase and second phase of the PROJECT. Such work shall not require approval of a preliminary development plan or final development plan by the CITY. DEVELOPER shall obtain all applicable permits from the CITY and all applicable state and federal agencies prior to commencement of construction activities on the golf course.

~~i.k.~~ The Community Park shall be completed prior to issuance of the 90th vertical building permit for a residential structure within Neighborhoods A and B2. DEVELOPER shall post a performance bond or other financial assurance acceptable to the CITY in an amount equal to 110% of the cost of construction of the Community Park prior to prior to issuance of the first vertical building permit for any residential structure in the PROJECT.

~~j.l.~~ The CITY shall not accept an application for a preliminary development plan until such time that DEVELOPER has submitted an acceptable Traffic Impact Analysis (“TIA”) for all phases of the PROJECT prepared in accordance with Section

6.02.02 of the Code. The scope of the TIA will include a signal warrant analysis for the intersection of Vick Road and the Spine Road prepared in accordance with the latest version of the Manual on Uniform Traffic Control Devices for Streets and Highways or other industry standard mutually agreed to by DEVELOPER and the CITY. If the TIA identifies that transportation mitigation is required and/or a traffic signal is warranted, then, prior to approval of the first final development plan, DEVELOPER shall enter into Transportation Mitigation Agreement with the CITY obligating DEVELOPER to implement such mitigation and/or or fund its proportionate share of signalization design and installation, as applicable. DEVELOPER's proportionate fair share will be calculated based on the intersection traffic impact analysis which will show the number of trips generated. ~~A Warrant Study will be completed for this project at the time of the Preliminary Development Plan and updated again upon completion of the Final Development Plan.~~

Commented [HJP2]: This provision is already provided for in the above section.

~~k.m.~~ The CITY shall not accept an application for a preliminary development plan after a period of five years from the date of the recording of a memorandum of this DEVELOPMENT AGREEMENT in the public records until such time that DEVELOPER has submitted an updated TIA for all phases of the PROJECT prepared in accordance with Section 6.02.02 of the Code. If signalization has not previously been warranted, then the scope of the updated TIA will include a signal warrant analysis for the intersection of Vick Road and the Spine Road prepared in accordance with the latest version of the Manual on Uniform Traffic Control Devices for Streets and Highways or other industry standard mutually agreed to by DEVELOPER and the CITY. If the updated TIA identifies that transportation mitigation is required and/or a traffic signal is warranted, then, prior to approval of any pending or future final development plan(s), DEVELOPER shall enter into Transportation Mitigation Agreement with the CITY obligating DEVELOPER to implement such mitigation and/or or fund its proportionate share of signalization design and installation as calculated per the method set forth in paragraph 3(k) above.

Commented [CS3]: Agreement should have an expiration date and a "catchall" deadline for all otherwise unspecified milestone events in the DA.

~~l.n.~~ The CITY shall not approve a preliminary development plan until such time that DEVELOPER has submitted an onsite circulation plan subject to the review and approval of the City Engineer that shows the vehicular, golf cart, bicycle, and pedestrian circulation within the PROJECT. Any safety or level of service issues identified by the circulation plan that are created by the PROJECT for the existing roadway network internal to the PROPERTY will be resolved by the DEVELOPER at the DEVELOPER's sole expense.

~~m.o.~~ DEVELOPER shall be responsible to design, plan and construct a northbound left turn lane of approximately 230 feet in length on Vick Road at the intersection of the Spine Road as an off-site improvement in the first phase of the PROJECT prior to use of the intersection by DEVELOPER as a limited-use construction access onto the PROPERTY as provided in Section 10.b., below.

4. **Buffers.** Buffers shall be provided in accordance with the Buffer Plan set forth in the Master Plan. The perimeter bufferyards in each Neighborhood are set forth in the Master Plan and shall consist of landscaping, ~~pre-cast masonry perimeter~~ walls, fences, berms or a combination thereof, as more particularly set forth in the Buffer Plan for each of the Neighborhoods. At time of a preliminary or final development plan, whichever is first, a cross-section of the building on post-development grade shall be provided in the development plan and show the relationship with buildings on abutting properties or lots. The City may require additional landscaping (i.e., trees, understory trees, or shrubs) or landscape standards (i.e., tree or plant grade, caliper, and height) to mitigate visual impacts on existing adjacent residential homes. The City may require alterations in the buffer type and landscaping based on tree survey and grading plans ~~in order~~ to mitigate visual impacts on existing adjacent residential homes and/or address drainage needs. The location and material type for the perimeter walls within the bufferyard shall be determined in the preliminary development plan and shall provide sufficient setback of the perimeter wall from the Property boundary, not to exceed three (3) feet, to allow for installation, repair and maintenance of the wall solely from within the Property.

5. **Building Height.** Residential buildings in Neighborhoods “A,” “C,” “E,” and “F” shall be limited to two stories and a height of thirty-five (35) feet. Residential buildings in Neighborhoods “B-2” and “D” shall be limited to three stories and a height of forty-five (45) feet. The clubhouse and commercial amenity buildings in Neighborhood “B-1” shall be limited to two stories and fifty (50) feet along the front of the structures and up to three stories and sixty (60) feet along the back of the structures. The assisted living facility buildings in Neighborhood “G” shall be limited to two stories and forty (40) feet along the front of the structures and up to three stories and fifty-five (55) feet along the back of the structures (facing the lake). First floor garages shall be counted as a story for purposes of calculating the number of stories of a structure.

6. **Master Association.** Prior to the approval of the first residential plat, DEVELOPER shall form a master property owner association (the “Master Association”) through the creation of Articles of Incorporation, Bylaws and a Declaration of Covenants, Conditions and Restrictions (the “Governing Documents”) in accordance with the requirements of Chapter 720, *Florida Statutes*. Neighborhoods A- G shall be subject to the Governing Documents. The owners of Neighborhood B-~~1~~² (Clubhouse and Water Park) and Neighborhood G (assisted living facility) shall be members of the Master Association. The Governing Documents shall be consistent with and specifically incorporate by reference this DEVELOPMENT AGREEMENT and, to the extent of a conflict, this DEVELOPMENT AGREEMENT shall supersede the Governing Documents. The Governing Documents shall specify that an annual budget is established to adequately fund the maintenance of the open spaces, parks, recreational trails and Internal Streets (as hereinafter defined).

7. **Internal Street Network.** ~~With the exception of~~ Except for the Spine Road and Streets F and G (as defined in the Master Plan), all Internal Streets within the PROJECT will be privately owned and maintained (the “Internal Streets”). The Governing Documents of the Master Association shall specify the ownership and maintenance responsibility for each of the Internal Streets in the PROJECT.

8. **Development Design Review.** Prior to or commensurate with the submittal of the first preliminary development plan for the PROJECT, DEVELOPER shall submit a document for

review by City staff demonstrating common design themes for utilities and equipment located within common areas or private and public roadways, entrance features design, including but not limited to decorative street light poles, signage, street name theme, and park benches\ furniture.

9. **Utilities.**

- a. In connection with its development of the PROPERTY, the DEVELOPER shall cause to be designed, permitted, installed and constructed, potable water, reclaimed water and sanitary sewer lines (collectively the “Water and Sewer Lines”), commencing from the point of connection for such lines at the point nearest to the PROPERTY, all in accordance with the CITY rules and requirements, of sufficient size and capacity to accommodate the anticipated potable water, reclaimed water and sanitary sewer flow requirements for the PROPERTY.
- b. DEVELOPER shall be responsible to design, plan and construct and dedicate to the CITY all lift stations and related improvements necessary to accommodate the sanitary sewer flow requirements of the PROJECT.
- c. The foregoing work described in subsections a. and b. shall be paid for by the DEVELOPER.
- d. All of the City Rules, requirements and specifications concerning utility connections and solid waste collection apply to the PROPERTY and development thereof.
- e. DEVELOPER shall convey to the appropriate party, at no cost to the CITY, any reasonably necessary easements for public utilities and public pedestrian access (as described in the Master Plan) as may be reasonably required by the CITY for any approval and consistent with this DEVELOPMENT AGREEMENT and the Master Plan, which easements shall be in the form mutually agreed upon by the CITY and DEVELOPER.
- f. The redesign and relocation of any existing utility lines on the PROPERTY necessitated by construction of the PROJECT shall be at DEVELOPER’s sole cost and expense. DEVELOPER shall convey at no cost to the easement holder(s) any reasonably necessary easement(s) for maintenance and repair of relocated utilities by the utility provider or other responsible party, as applicable.
- g. DEVELOPER may obtain water and sewer capacity through the CITY’s established reservation procedures, when applicable; provided, however, the CITY shall provide written notification to the DEVELOPER prior to accepting reservations for or allocating potable water and wastewater capacity to third parties which would result in an insufficient potable water and wastewater capacity being available for the PROPERTY.

10. **Spine Road Right of Way Dedication and Pond Parcel Reconfiguration.**

- a. DEVELOPER shall be responsible for the design, planning, engineering, permitting, and construction of the Spine Road. The first phase of the Spine Road from Errol Parkway to Golf Course Drive shall be completed and dedicated as a public right of way prior to the vacation of the portion of Golf Course Drive located in Neighborhood B1 or issuance of the first vertical building permit for a residential structure in the PROJECT, whichever occurs first. The second phase of the Spine Road from Golf Course Drive to Vick Road shall be dedicated as a public right of way prior to the issuance of the first vertical building permit for a residential structure in the PROJECT and shall be completed prior to: (a) -issuance of the 134th vertical building permit for a residential structure within Neighborhoods A, ~~and B2, and C~~ and (b) issuance of any vertical building permit for a residential structure in Neighborhoods ~~C, D, E, and F.~~ DEVELOPER shall post a performance bond or other financial assurance acceptable to the CITY in an amount equal to 110% of the remaining cost of construction of the second phase of the Spine Road prior to issuance of the first vertical building permit for a residential structure in the PROJECT. Upon substantial completion of the second phase of the Spine Road as approved by the CITY in the permitting process, the amount of the final assurance may be reduced to 110% of the remaining cost to complete construction as established by a certified written good faith estimate accompanied by supporting documentation.
- b. Simultaneous with its dedication, CITY shall grant to DEVELOPER, its successors and assigns, a non-exclusive temporary construction easement on, over and across the second phase of the Spine Road. Such temporary construction easement shall grant to DEVELOPER the right to construct the Spine Road and to utilize it as a limited-access construction road into and out of the PROJECT prior to completion. The temporary construction easement shall terminate upon the earlier of (i) thirty-six (36) months from dedication as public right-of-way; or (ii) completion of construction and acceptance by the CITY. Prior to completion, the Spine Road shall serve as the primary access for construction vehicles and equipment into and out of the Project.
- c. The redesign and relocation of any existing private road on the PROPERTY necessitated by construction of the PROJECT shall be at DEVELOPER's sole cost and expense. DEVELOPER shall convey at no cost to the easement holder(s) any reasonably necessary easement(s) for ingress and egress over relocated private roads on the PROPERTY that provide the sole means of legal access from an existing neighborhood to a public right of way.
- d. DEVELOPER shall provide temporary access to existing neighborhoods if existing driveways or private roads will be re-aligned or temporarily obstructed by the construction activity of the PROJECT.
- e. The POND PARCEL serves as a nonexclusive retention/detention pond for water attenuation and storage for Vick Road. Recognizing that a portion of the needed right-of-way for the intersection of the Spine Road with Vick Road and Sun Bluff Lane lies within the POND PARCEL, CITY agrees to dedicate the necessary right-

Commented [AH4]: Exhibit "C" will need to be amended accordingly. Same with 3.i.

Commented [HJP5R4]: We revised proposed additional language to include Neighborhood C, which is located immediately south of first phase of Spine Road and can utilize that road section for access prior to completion and opening of second phase.

of-way within the POND PARCEL to construct the Spine Road as illustrated in the Master Plan. To accomplish this, CITY shall execute a Right-of-Way deed upon completion of the roadway improvements and acceptance by the CITY. DEVELOPER shall provide all necessary survey and legal description information to complete this deed.

f. To facilitate the construction of the intersection of the Spine Road with Vick Road and Sun Bluff Lane, DEVELOPER agrees to redesign and relocate the retention pond within POND PARCEL as a joint-use pond within Neighborhood E as shown on the Master Plan (the "Joint-Use Pond") at DEVELOPER's sole cost and expense ~~as shown on the Master Plan~~. The redesign and relocation of the retention pond as a portion of the Joint-Use Pond shall be permitted and approved by the St. Johns River Water Management District.

f.g. ~~Simultaneous with execution of the Right-of-Way deed, DEVELOPER shall grant to CITY, a non-exclusive drainage easement on, over and across the Joint-Use Pond. Such drainage easement shall grant to CITY the right to discharge into the Joint-Use Pond a similar volume of stormwater from public right-of-way as the volume of stormwater that the existing retention pond located on the POND PARCEL was permitted and designed to attenuate and store within that facility.~~

11. Vick Road Roadway Right-of-Way Dedication

a. DEVELOPER shall convey to CITY marketable fee title for Right-of-Way along the eastern boundary of Neighborhoods E and F to accommodate the widening of Vick Road to four lanes. DEVELOPER, at its sole expense shall prepare the survey and legal documents needed to convey such Right-of-Way and lands as a single conveyance. Such conveyance shall be free and clear of all liens and encumbrances, except for easements of record acceptable to the CITY, if any. No less than fifteen (15) days prior to such conveyance, DEVELOPER shall deliver to CITY, at DEVELOPER's sole cost and expense a commitment to issue an Owner's policy of Title Insurance naming the CITY as the insured. The original DEVELOPER's policy of title insurance shall be delivered to the CITY within thirty (30) days of such conveyance. The timing of conveyance of the Right-of-Way shall be determined in conjunction with the CITY's acceptance of the TIA that will be prepared by DEVELOPER pursuant to Section 3.j., set forth above.

b. The Right-of-Way to be conveyed to CITY by DEVELOPER shall be no more than ten (10) feet in width, the specific configuration of which shall be determined by the CITY based upon a study approved by the City Engineer. The CITY shall be responsible for completing the study and the costs associated therewith.

c. The value of the Right-of-Way to be conveyed to CITY by DEVELOPER shall be determined in accordance with Section 26-81 of the City Code. Promptly upon DEVELOPER's conveyance of such Right-of-Way and lands, the CITY shall credit on its books to the account of DEVELOPER the exact amount of the value computed per Section 26-81 of the City Code.

d. The Parties recognize that DEVELOPER's conveyance of the Right-of-Way referenced above may require DEVELOPER to redesign portions of the eastern side of Neighborhoods E and F, the entranceway to Neighborhood G, and buffers/buffer type along Vick Road. Any such redesign can be incorporated into a preliminary development without necessitating amendment to the Master Plan.

e. The Parties further recognize that the CITY's widening of the Vick Road may require the relocation and reconstruction of the existing brick wall located along the eastern boundary of Neighborhoods E and F. Any such relocation and/or reconstruction necessitated by the road widening project shall be performed by CITY using similar design and materials at CITY's sole cost and expense.

~~11~~**12. Good Faith.** DEVELOPER and CITY shall reasonably cooperate and act in good faith with each other to achieve the terms, conditions, and intentions of this Agreement. In connection with DEVELOPER's applications for CITY development licenses, permits and approvals necessary to construct the PROJECT and development improvements in accordance with the final site plan, CITY agrees to process and review any and all applications associated with DEVELOPER's licenses, permits (including building permits) and approvals in good faith and in a prompt and diligent manner so long as DEVELOPER has sufficiently complied with the application procedures for each process as set forth in the Code and adopted procedures. However, DEVELOPER recognizes and concedes that, in the exercise of its regulatory police power, CITY must review and act upon DEVELOPER's permit applications in substantially the same manner as in the case of applications for all other property owners, and CITY's decision-making in the course of exercising its police power cannot be waived, divested, or otherwise diminished by contract. CITY further agrees to formally designate the City Administrator or his designee to facilitate approvals, expedite permits and to act as liaison between CITY and DEVELOPER.

~~12~~**13. Expiration.** This DEVELOPMENT AGREEMENT shall be effective for a period of five (5) years from its Effective Date ~~or until such time as~~ until the Master Plan is no longer effective unless sooner terminated by DEVELOPER or CITY pursuant to a specific right of termination set forth in this DEVELOPMENT AGREEMENT. Once the Project (including public infrastructure) has been completed and all obligations herein satisfied, this Agreement shall be deemed terminated except as expressly set forth in this Agreement. Within twenty (20) days following the written request of DEVELOPER, CITY shall execute an instrument in recordable form acknowledging that any and all obligations under and pursuant to this Agreement have been fully satisfied and performed, and that this Agreement has terminated, or if satisfaction or performance has not then occurred, specifying which, if any, obligations under this Agreement remain unsatisfied or unperformed, and DEVELOPER may record any such instrument in the Public Records of Orange County, Florida.

~~13~~**14. Joinder.** OWNER, as owner of the PROPERTY during the permitting process, by its execution of a separate joinder which is attached hereto, subject to its terms, hereby confirms that it has authorized DEVELOPER to file and pursue any and all applications for development orders, permits and approvals required or associated with development of the PROJECT on the PROPERTY consistent with the Master Plan and this DEVELOPMENT AGREEMENT, including, but not limited to, applications for FLUM amendments, Comprehensive Plan

Commented [AH6]: Covered with this language, but be aware of Sec. 2.02.18 (O), Apopka LDC:

- O.
- Time limitations.* If a final **development plan** associated with the PUD has not been approved by the city within three years after approval of the master **plan** for the PUD, the approval of the **planned unit development** master **plan** will expire. Additionally, if more than two years lapse between the final **development plan** approvals of any sequential phases of the PUD, the approval of the PUD master **plan** shall expire. At such time, the city council may, upon recommendation by the **development** review committee and the land **development** review board:
1. Permit a single six-month extension for submittal of the required final **development plan**;
 2. Allow the PUD zoning designation to remain on the property pending resubmittal of a master **plan** and any conditions of approval.
 3. Rezone the property to a more appropriate zoning classification;

amendments, rezonings, preliminary and final site plan approvals, preliminary and final subdivision approvals and stormwater and utility agreements and permits.

14.15. Notices. Any notices required or permitted under this DEVELOPMENT AGREEMENT, and copies thereof, shall be addressed to the CITY and the DEVELOPER at the following addresses, or at such other addresses designated in writing by the party to receive notice.

CITY: HONORABLE Joe Kilsheimer, or his successor
Mayor for the CITY of Apopka
120 East Main Street
Post Office Drawer 1229
Apopka, Florida 32704-1229
Email: girby@apopka.net

With a copy to: CITY ADMINISTRATOR
CITY CLERK
120 East Main Street
Post Office Drawer 1229
Apopka, Florida 32704-1229

CITY LEGAL COUNSEL
Clifford B. Shepard, Esq.
Shepard, Smith, Kohlmyer & Hand, P.A.
2300 Maitland Center Parkway
Suite 100
Maitland, Florida 32751
E-mail: cshepard@shepardfirm.com

DEVELOPER: Signature H Property Group, LLC
a Florida limited liability company
Attn: Helmut Wyzisk, Jr.
1420 Celebration Boulevard
Celebration, Florida 34747
Email: h2@signatureh.com

With a copy to: Lowndes, Drosdick, Doster, Kantor and Reed, P.A.
Attn: Jonathan P. Huels
215 N. Eola Drive
Orlando, Florida 32801
Email: jonathan.huels@lowndes-law.com

OWNER: 5TH Hole Investments, LLC
Attn: Larry Klein
541 S Orlando Avenue, Suite 300,
Maitland, Florida 32751

Notices shall be either: (i) personally delivered (including delivery by Federal Express or other overnight courier service) to the addresses set forth above, in which case they shall be deemed delivered on the date of delivery; or (ii) sent by certified mail, return receipt requested, in which case they shall be deemed delivered on the date shown on the receipt unless delivery is refused or intentionally delayed by the addressee, in which event they shall be deemed delivered on the date of deposit in the U.S. Mail.

The parties may from time to time notify each other of changes regarding where and to whom notices should be sent by sending notification of such changes pursuant to this Paragraph.

16. Covenants Running with the Land/Assignment. The terms, provisions, covenants, conditions and restrictions set forth in this DEVELOPMENT AGREEMENT and the rights, privileges and benefits and duties, obligations and burdens assigned, granted, imposed and created pursuant to this DEVELOPMENT AGREEMENT shall and are hereby declared to be covenants running with the title to the PROPERTY. This DEVELOPMENT AGREEMENT shall legally benefit and bind the DEVELOPER, the OWNER, and their respective successors and assigns.

~~15-17.~~ **Assignment.** This Agreement, except as permitted expressly below, shall not be assignable by Developer without City's prior written approval, which shall not be unreasonably withheld. Notwithstanding the foregoing, this Agreement may be assigned by Developer to any related entity or affiliate without approval by the City.

~~16-~~ **18. Legal Proceedings, Attorneys' Fees.** In the event that any party shall institute litigation or other legal proceedings against the other to interpret or enforce any term, provision, warranty, covenant or condition set forth in this DEVELOPMENT AGREEMENT, the prevailing party in such litigation or other legal proceedings including all appeals therefrom, if any, shall be entitled to recover from the non-prevailing party in such litigation or other legal proceedings reasonable attorneys', paralegals', and experts' fees and expenses and court costs incidental thereto, including those incurred on any bankruptcy proceeding and/or appeal of a lower court decision

17-19. Miscellaneous Provisions.

a. **Entire Agreement.** This DEVELOPMENT AGREEMENT constitutes the complete and entire understanding and agreement between CITY and DEVELOPER concerning or with respect to the topics addressed in this DEVELOPMENT AGREEMENT and supersedes any and all prior or contemporaneous covenants, agreements, undertakings, statements, representations or warranties, whether written or oral, of any party hereto concerning or with respect thereto.

b. **Relationship of the Parties.** This DEVELOPMENT AGREEMENT does not evidence the creation of, nor shall it be construed as creating a partnership or joint venture among CITY and DEVELOPER. DEVELOPER cannot create an obligation or responsibility on behalf of CITY or bind CITY in any manner. Each Party is acting for its own account, and it has made its own independent decisions to enter into this DEVELOPMENT AGREEMENT and as to whether the same is appropriate or proper for

it based upon its own judgment and upon advice from such advisers as it has deemed necessary. Each Party acknowledges that none of the other Parties hereto is acting as a fiduciary for or as an adviser to it in respect of this DEVELOPMENT AGREEMENT or any responsibility or obligation contemplated herein. DEVELOPER further represents and acknowledges that no one was paid a fee, commission, gift or other consideration by Developer as an inducement to entering into this Agreement, notwithstanding any consideration paid by DEVELOPER to OWNER in conjunction with the contract to purchase the PROPERTY.

b.c. Agency. DEVELOPER and CITY, and their agents, contractors and subcontractors, shall perform all activities described in this DEVELOPMENT AGREEMENT as independent entities and not as agents of one another.

e.d. Sovereign Immunity. Nothing contained in this DEVELOPMENT AGREEMENT shall be construed as a waiver of CITY's right to sovereign immunity for tort claims under and subject to § 768.28, Florida Statutes.

d.e. Captions and Paragraph Headings. Captions and paragraph headings contained in this DEVELOPMENT AGREEMENT are for convenience of reference only and are in no way intended, and shall in no way be deemed, to define, describe, extend or limit the scope, content or intent of this DEVELOPMENT AGREEMENT or of any particular term, provision or paragraph hereof.

e.f. Recording in Public Records. DEVELOPER shall ensure that a memorandum of this DEVELOPMENT AGREEMENT shall be recorded among the public records of Orange County, Florida promptly after the execution of the DEVELOPMENT AGREEMENT by all parties.

f.g. Indemnification. DEVELOPER shall defend, indemnify and hold harmless CITY from and against any and all suits, claims, damages, losses, liabilities, reasonable costs and expenses whatsoever (including attorneys' fees), which CITY may incur (or which may be claimed against CITY by any party whomsoever) by reasons of or in connection with DEVELOPER's design, construction or maintenance of the PROJECT and public infrastructure. Nothing herein shall require DEVELOPER to indemnify CITY or its agents for their own negligence. This paragraph shall survive expiration or earlier termination of this Agreement.

g.h. Default. Failure by a party to perform any of its obligations hereunder shall constitute default hereunder, entitling the non-defaulting party to terminate this DEVELOPMENT AGREEMENT or to pursue the remedies of specific performance or injunctive relief as set forth in this DEVELOPMENT AGREEMENT. Prior to termination of this DEVELOPMENT AGREEMENT, the non-defaulting party exercising such right shall first provide the defaulting party with written notice specifying such default and the actions needed to cure same, in reasonable detail. Upon receipt of said notice, the defaulting party shall be provided thirty (30) day opportunity within which to cure such default.

~~h~~.i. **Bankruptcy.** In the event (a) an order or decree is entered appointing a receiver for DEVELOPER or its assets or (b) a petition is filed by DEVELOPER for relief under federal bankruptcy laws or any other similar law or statute of the United States, which action is not dismissed, vacated or discharged within sixty (60) days after the filing thereof, then CITY shall have the right to terminate immediately this DEVELOPMENT AGREEMENT and accelerate, making immediately due and payable, all sums levied against the Property at the time of the occurrence of an event described in (a) or (b) above. The occurrence of an event described in (a) or (b) above shall not afford any person the right to refuse, discontinue or defer payment of said sums or to challenge their validity.

~~h~~.j. **Condition of Obligations.** Until such time as DEVELOPER or its affiliates have actually acquired fee simple title to the PROPERTY, DEVELOPER shall have the right to terminate this DEVELOPMENT AGREEMENT and shall have no further obligations.

~~h~~.k. **No Liability or Monetary Remedy.** DEVELOPER hereby acknowledges and agrees that it is sophisticated and prudent in business transactions and proceeds at its own risk under advice of its own counsel and advisors and without reliance on CITY, and that CITY bears no liability for direct, indirect, special, punitive or consequential damages. The only remedy available to Developer for any breach by City of this Agreement is one of mandamus- or declaratory judgment to require City's specific performance under the terms and conditions of this Agreement.

~~h~~.l. **Governing Law; Binding Effect.** This DEVELOPMENT AGREEMENT and the construction, interpretation and enforcement thereof shall be construed in accordance with and governed by the laws of the State of Florida and shall be binding upon, inure to the benefit of and be enforceable by the parties hereto and their respective successors and assigns in interest or title. DEVELOPER and CITY agree that they and their respective successors and assigns will be bound by the provisions of this Agreement, as well as all applicable Federal, State and local laws, ordinances, regulations, and policies of CITY now in effect, as the same may be amended from time to time, or those hereinafter adopted. No clause or provision of this Agreement shall be construed to excuse the observance of any requirement of any law by DEVELOPER or CITY. Failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve DEVELOPER or CITY of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

~~h~~.m. **Venue.** The location for settlement of any and all claims, controversies, or disputes, arising out of or relating to any part of this DEVELOPMENT AGREEMENT, or any breach hereof, shall be Orange County, Florida.

~~h~~.n. **Construction of Agreement.** The fact that any one of the parties to this DEVELOPMENT AGREEMENT shall have drafted or structured or shall be deemed to have drafted or structured this DEVELOPMENT AGREEMENT or any particular term or provision of this DEVELOPMENT AGREEMENT shall not be considered by any court or other tribunal in the construction or interpretation of this DEVELOPMENT AGREEMENT or any particular term or provision of this DEVELOPMENT AGREEMENT, either in favor or to the disadvantage of such party.

~~h-o.~~ **Validity and Severability.** If any of the terms, provisions, covenants or conditions set forth in this DEVELOPMENT AGREEMENT or the application thereof to any particular circumstance shall be held by any Court having jurisdiction to be illegal, invalid or unenforceable under applicable law, the remainder of this DEVELOPMENT AGREEMENT shall not be affected thereby and each provision of this DEVELOPMENT AGREEMENT shall be valid and enforceable to the fullest extent otherwise permitted by law.

~~h-p.~~ **Counterparts.** This DEVELOPMENT AGREEMENT may be executed in two or more counterparts, each of which shall be and be taken to be an original, and are collectively but one instrument.

~~h-q.~~ **Time of the Essence.** Time, and timely performance, is of the essence in this DEVELOPMENT AGREEMENT and of the covenants and provisions hereunder. When a date upon which a specified event shall occur or be performed falls upon a weekend or legal holiday, the time allowed for the event or performance to occur shall be extended to 5:00 p.m. on the next succeeding business day. For purposes of this DEVELOPMENT AGREEMENT, a “business day” shall mean any weekday that the banks in the county in which the Property is located are open for business (thereby excluding Saturdays, Sundays and legal holidays).

~~h-r.~~ **Authority.** Each party represents and warrants to the other parties that it has all necessary power and authority to enter into and consummate the terms and conditions of this DEVELOPMENT AGREEMENT, that all acts, approvals, procedures, and similar matters required in order to authorize this DEVELOPMENT AGREEMENT have been taken, obtained, or followed, as the case may be, and that, upon the execution of this DEVELOPMENT AGREEMENT by all parties, this DEVELOPMENT AGREEMENT shall be valid and binding upon the parties hereto and their successors in interest and assigns.

~~h-s.~~ **Consistency with City’s Comprehensive Plan.** CITY hereby finds that this DEVELOPMENT AGREEMENT is consistent with the City’s Comprehensive Plan and other CITY governing documents and is a legislative act of the City Council. City further finds that this Agreement promotes the public health, safety, and welfare, and is consistent with, and a proper exercise of, CITY’s powers under the Municipal Home Rule Powers Act, as provided in Section 2(b), Article VIII of the Florida Constitution, Chapter 166.021, *Florida Statutes*, and City’s police powers.

~~h-t.~~ **Amendments.** This Agreement may not be amended, unless evidenced in writing and executed by both Parties hereto.

~~h-u.~~ **Force Majeure.** Except as otherwise expressly provided in this Agreement, no Party shall be liable for any breach of this Agreement ~~for based upon any~~ any delay or failure of performance resulting from any cause beyond such Party’s reasonable control, including but not limited to the weather, strikes or labor disputes, adverse rulings in third-party lawsuits, casualty, war, terrorist acts, riots or civil disturbances, acts of civil or military authorities, or acts of God (individually, a “force majeure”) provided the Party

affected takes all reasonably necessary steps to resume full performance upon cessation of the force majeure; provided however, that if any such force majeure shall continue for three hundred sixty-five (365) consecutive days, any Party shall have the right to terminate this Agreement without incurring any penalty.

~~u.v.~~ **Gender, Number and Subtitles.** As used in this Agreement, the plural includes the singular, and the singular includes the plural. Use of one gender includes all genders. Subtitles of sections or paragraphs used in this Agreement are for convenient reference only and shall not limit, define or otherwise affect the substance or construction of provisions of this Agreement.

~~u.w.~~ **Negotiation.** Each Party hereto hereby acknowledges that he was properly represented in the negotiation of this Agreement and this Agreement shall not be more strictly construed against one Party or the other as a result of such Party's participation in the drafting of this Agreement.

~~u.x.~~ **No Third-Party Beneficiaries.** The Agreement is solely for the benefit of the Parties signing hereto and their successors and assigns, and no right, nor any cause of action, shall accrue to or for the benefit of any third party.

~~u.y.~~ **Personal Liability.** No provision of this Agreement is intended, nor shall any be construed, as a covenant of any official (either elected or appointed), director, employee or agent of CITY in an individual capacity and neither shall any such individuals be subject to personal liability by reason of any covenant or obligation of CITY hereunder.

~~u.z.~~ **No General Obligation.** In no event shall any obligation of CITY under this Agreement be or constitute a general obligation or indebtedness of City or a pledge of the ad valorem taxing power of CITY, within the meaning of the Constitution of the State of Florida or any other applicable laws but shall be payable solely from legally available revenues and funds. Neither Developer nor any other party under or beneficiary of this Agreement shall ever have the right to compel the exercise of the ad valorem taxing power of CITY or any other governmental entity or taxation in any form on any real or personal property to pay CITY's obligations or undertakings hereunder.

~~z.aa.~~ **City's Police Power and Regulatory Powers.** City hereby reserves all police and regulatory powers granted to City by law. Notwithstanding any other provision of this Agreement, nothing herein shall be construed as City's bargaining away, surrendering, or in any way diminishing its police or regulatory powers.

~~aa.bb.~~ **Interpretation.** The Parties hereby acknowledge and agree that each has participated equally in the drafting of this Agreement, and neither Party shall be favored or disfavored regarding the interpretation of this Agreement in the event of a dispute between the Parties.

~~18.20.~~ **Compliance with Public Records Law.** Pursuant to Section 119.0701, *Florida Statutes*, when DEVELOPER provides services to CITY by constructing public infrastructure or improving CITY property under the terms of the Agreement, DEVELOPER shall comply with the

public records laws set forth in Chapter 119, *Florida Statutes*, and any successor statute. Specifically, the DEVELOPER shall:

- a. Keep and maintain public records that ordinarily and necessarily would be required by CITY ~~in order to~~ perform the service provided to CITY;
- b. Provide the public with access to public records on the same terms and conditions that CITY would provide the records and at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or otherwise provided by law;
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law;
- d. Meet all requirements for retaining public records and transfer, at no costs to CITY, all public records in possession of DEVELOPER upon completion, inspection, and issuance of a certificate of occupancy for the completed services on CITY ~~property, and~~ property and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to CITY in a format that is compatible with the information technology systems of CITY.
- e. Upon request of CITY, DEVELOPER shall promptly provide CITY with copies of public records which pertain to this Agreement.
- f. ~~In the event that~~ If DEVELOPER receives a request from any person or entity other than CITY for a document, computerized information, audio or videotape, CD, DVD, or any other record in DEVELOPER's possession pursuant to this Agreement, DEVELOPER shall notify CITY immediately and submit the request to CITY for direction on how to comply with Florida's Public Records Law. DEVELOPER shall allow CITY to inspect the requested record to advise DEVELOPER if any material therein is exempt or confidential and therefore subject to redaction.

21. Condemnation. If, prior to obtaining all necessary permits and approvals to construct the public infrastructure and/or PROJECT, all or any part of the Property is subjected to a bona fide threat of condemnation by a body having the power of eminent domain or is taken by eminent domain or condemnation (or sale in lieu thereof), or if CITY and/or DEVELOPER has received written notice that any condemnation action or proceeding with respect to the Property is contemplated by a body having the power of eminent domain, each shall give the other immediate written notice of such threatened or contemplated condemnation or of such taking or sale, and each may, by written notice to the other, given within thirty (30) days after the receipt of such notice, elect to cancel this Agreement as it relates to the portion of the Property affected by such condemnation. Further, CITY agrees not to use its powers of eminent domain in any way which would modify or alter the PUD Master Plan, Preliminary Development Plan or Final Development Plan, provided that this paragraph shall not abrogate CITY's police powers.

~~19-22.~~ **Statutory Development Agreement.** This DEVELOPMENT AGREEMENT is not a statutory development agreement pursuant to Chapter 163, *Florida Statutes* (Florida Local Government Development Agreement Act), ~~and~~ and is being entered into by the CITY pursuant to the CITY's home rule authority.

20-23. **Recording in Public Records.** A memorandum of this Agreement, executed by both Parties shall be recorded in the Public Records of Orange County, Florida (“**Effective Date**”). The City Clerk shall insure the proper recording is accomplished within fourteen (14) days after the execution of this Agreement by both Parties.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

Witnesses:

**SIGNATURE H PROPERTY GROUP,
LLC, a Florida limited liability company**

Printed Name: _____

By: _____
Name: _____
Title: _____

Printed Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____,
2018, by _____, as _____ of
Signature H Property Group, LLC, a Florida limited liability company, who is known to me ____
or who produced _____ as identification on behalf of the company.

Notary Public
State of Florida at Large

My Commission Expires:

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

CITY OF APOPKA

By: _____

ATTEST:

_____, CITY Clerk

Approved as to Form:

_____, CITY Attorney

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, who is known to me ___ or produced _____ as identification as _____ of the CITY of Apopka, Florida, a municipal corporation of the State of Florida, on behalf of the CITY of Apopka, Florida.

Notary Public
State of Florida at Large

My Commission Expires:

EXHIBIT "A" - LEGAL DESCRIPTION OF PROPERTY

SKETCH OF DESCRIPTION 4

A PORTION OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 37, ERROL VISTA ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 41-42 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 17°03'04" EAST ALONG THE WESTERLY LINE OF LOTS 37 THROUGH 35 OF SAID ERROL VISTA ESTATES, A DISTANCE OF 224.78 FEET; THENCE SOUTH 32°19'16" EAST ALONG THE WESTERLY LINE OF SAID LOTS 34 AND 35 A DISTANCE OF 74.95 FEET; THENCE SOUTH 36°01'35" WEST ALONG THE WESTERLY LINE OF SAID LOT 34, A DISTANCE OF 24.95 FEET; THENCE SOUTH 09°37'09" WEST ALONG THE WESTERLY LINE OF LOTS 34 AND 33, AFORESAID ERROL VISTA ESTATES AND THE WESTERLY LINE OF LOTS 9-5, DUNHILL AT ERROL ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 500.80 FEET; THENCE SOUTH 03°25'04" WEST CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 5 AND LOTS 4, 3 AND 2, A DISTANCE OF 218.77 FEET; THENCE SOUTH 10°07'12" WEST CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 2 AND LOT 1, A DISTANCE OF 154.33 FEET TO POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN VISTA CIRCLE ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 43°43'37" AND A CHORD DISTANCE OF 126.62 FEET WHICH BEARS SOUTH 32°00'57" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 129.74 FEET; THENCE SOUTH 53°52'04" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 153.87 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GOLF COURSE DRIVE PER OFFICIAL RECORDS BOOK 2436, PAGE 819; THENCE NORTH 35°29'53" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 49.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 220.57 FEET, A CENTRAL ANGLE OF 52°16'28" AND A CHORD DISTANCE OF 201.24 FEET WHICH BEARS NORTH 61°31'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 220.57 FEET TO A POINT ON THE EASTERLY LINE OF ERROL ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 81 OF AFORESAID ORANGE COUNTY RECORDS; THENCE NORTH 02°20'25" EAST ALONG THE EASTERLY LINE OF SAID BLOCK F, A DISTANCE OF 1084.91 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK F, ERROL ESTATE UNIT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 58-59, AFORESAID ORANGE COUNTY RECORDS; THENCE SOUTH 87°43'42" EAST, ALONG THE SOUTHERLY LINE OF SAID BLOCK F, ERROL ESTATE UNIT 3, A DISTANCE OF 106.68 FEET; THENCE NORTH 61°28'41" EAST CONTINUING ALONG THE SOUTHERLY LINE OF BLOCK F, ERROL ESTATE UNIT 3, A DISTANCE OF 310.07 FEET TO THE POINT OF BEGINNING. CONTAINING 11.643 ACRES MORE OR LESS.

SURVEYOR NOTES:
 1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAIRTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT CONCLUDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF X

JOB NUMBER: 170632		DATE: 07/11/17
SCALE: 1"=200'		
DRAWN BY: UB/END		
APPROVED BY: MMS		
DATE	REVISION HISTORY	


REPUBLIC NATIONAL
 480 NEEDLES TRAIL
 LONGWOOD, FLORIDA 32779
 PHONE: (407) 852-4200
 FAX: (407) 852-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RANGED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

 MICHAEL W. SOLTRO, PSM #4458
 FOR THE FIRM OF
 REPUBLIC NATIONAL, #LB 6300

Exhibit A - 1

0272316\177245\5917886v4

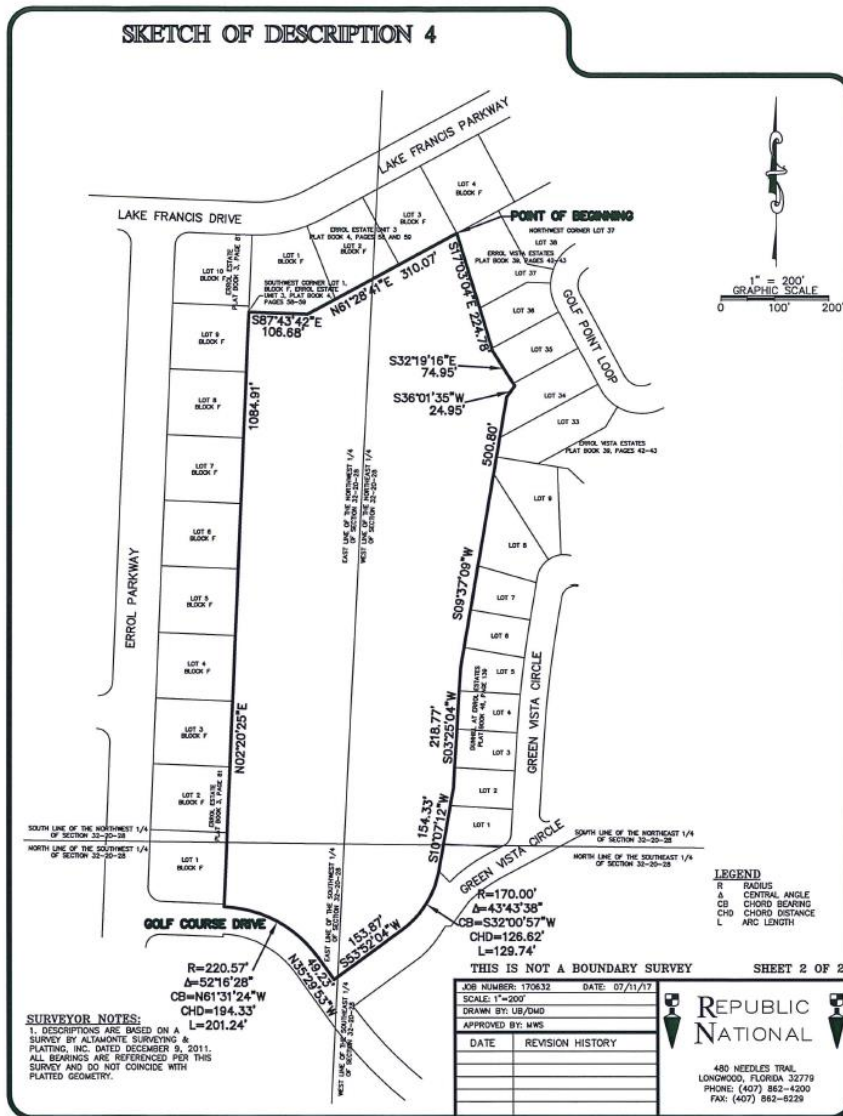


Exhibit A - 2

0272316\177245\5917886v4

SKETCH OF DESCRIPTION 5

A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY MOST CORNER OF ERROL CLUB VILLAS IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN CONDOMINIUM BOOK 3, PAGES 55-59 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 25°03'56" EAST ALONG THE NORTHERLY LINE OF SAID ERROL CLUB VILLAS IV, A DISTANCE OF 39.19 FEET; THENCE SOUTH 85°26'30" EAST, A DISTANCE OF 76.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°51'25" WEST, A DISTANCE OF 88.46 FEET; THENCE NORTH 23°40'06" WEST, A DISTANCE OF 199.40 FEET; THENCE NORTH 36°48'47" WEST, A DISTANCE OF 130.07 FEET; THENCE NORTH 59°35'04" WEST, A DISTANCE OF 147.54 FEET; THENCE NORTH 59°35'04" WEST, A DISTANCE OF 147.54 FEET; THENCE NORTH 73°17'15" WEST, A DISTANCE OF 67.14 FEET; THENCE NORTH 78°34'33" WEST, A DISTANCE OF 104.87 FEET; THENCE NORTH 60°31'21" WEST, A DISTANCE OF 83.97 FEET; THENCE NORTH 49°44'59" WEST, A DISTANCE OF 110.57 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ERROL PARKWAY PER PLAT OF ERROL ESTATE AS RECORDED IN PLAT BOOK 3, PAGE 81, PUBLIC RECORDS OF ORANGE COUNTY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES, NORTH 48°18'07" EAST, A DISTANCE OF 156.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 512.35 FEET, A CENTRAL ANGLE OF 45°56'44" AND A CHORD DISTANCE OF 399.93 FEET WHICH BEARS NORTH 25°20'54" EAST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 410.85 FEET; THENCE NORTH 02°24'19" EAST, A DISTANCE OF 64.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°29'31" AND A CHORD DISTANCE OF 35.20 FEET WHICH BEARS NORTH 47°16'25" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLF COURSE DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID GOLF COURSE DRIVE, SOUTH 87°44'55" EAST, A DISTANCE OF 115.10 FEET TO THE EAST LINE OF ERROL ESTATE PER PLAT BOOK 3, PAGE 81; THENCE NORTH 02°19'24" EAST, A DISTANCE OF 5.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLF COURSE DRIVE PER PLAT OF GOLF COURSE DRIVE EXTENSION AS RECORDED IN PLAT BOOK 6, PAGE 52, PUBLIC RECORDS OF ORANGE COUNTY, SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 170.57 FEET, A CENTRAL ANGLE OF 52°12'12" AND A CHORD DISTANCE OF 150.09 WHICH BEARS SOUTH 61°29'29" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 155.41 FEET THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES; SOUTH 35°36'01" EAST, A DISTANCE OF 101.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 753.97 FEET, A CENTRAL ANGLE OF 15°35'04" AND A CHORD DISTANCE OF 204.05 FEET WHICH BEARS SOUTH 43°11'41" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 205.08 FEET; THENCE SOUTH 50°57'57" EAST, A DISTANCE OF 155.99 FEET; THENCE SOUTH 65°12'22" EAST, A DISTANCE OF 18.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GOLF COURSE DRIVE EXTENSION NO. 2, AS RECORDED IN PLAT BOOK 9, PAGE 36 PUBLIC RECORDS OF SAID ORANGE COUNTY, ALSO BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 54.76 FEET, A CENTRAL ANGLE OF 53°07'25" AND A CHORD DISTANCE OF 48.97 FEET WHICH BEARS SOUTH 14°47'16" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.77 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES, SOUTH 12°07'58" WEST, A DISTANCE OF 53.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1097.55, A CENTRAL ANGLE OF 7°59'51" AND A CHORD DISTANCE OF 153.07 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 153.20 FEET; THENCE SOUTH 04°01'39" WEST, A DISTANCE OF 354.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 62.59 FEET, A CENTRAL ANGLE OF 27°15'10" AND A CHORD DISTANCE OF 29.49 FEET WHICH BEARS SOUTH 17°39'14" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 62.98 FEET, A CENTRAL ANGLE OF 65°09'59" AND A CHORD DISTANCE OF 67.83 FEET WHICH BEARS SOUTH 00°51'41" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 71.63 FEET; THENCE SOUTH 53°18'16" WEST, DEPARTING AFORESAID WESTERLY RIGHT-OF-WAY LINE OF GOLF COURSE DRIVE, A DISTANCE OF 51.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 94.56 FEET, A CENTRAL ANGLE OF 41°21'57" AND A CHORD DISTANCE OF 92.52 FEET WHICH BEARS SOUTH 73°52'57" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 94.56 FEET; THENCE NORTH 85°26'30" WEST, A DISTANCE OF 106.15 FEET TO THE POINT OF BEGINNING. CONTAINING 12.760 ACRES MORE OR LESS.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 3

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAIR SURVEYING & PLATTING, INC DATED DECEMBER 8, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

JOB NUMBER: 170632	DATE: 07/11/17
SCALE: 1"=200'	
DRAWN BY: UB/DMD	
APPROVED BY: MWS	
DATE	REVISION HISTORY

REPUBLIC NATIONAL

480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 852-4200
FAX: (407) 852-6226

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDING AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOLTURO, PSM #4458
FOR THE FIRM OF
REPUBLIC NATIONAL #B 6300

Exhibit A - 3

0272316\177245\5917886v4

**SKETCH OF DESCRIPTION 5
LINE & CURVE TABLES**

LINE TABLE		
LINE	LENGTH	BEARING
L11	39.19'	S25°03'56"E
L12	76.20'	S85°26'30"E
L13	88.46'	N00°51'25"W
L14	199.40'	N23°40'06"W
L15	130.07'	N36°48'47"W
L16	147.54'	N59°35'04"W
L17	67.14'	N73°17'15"W
L18	104.87'	N78°34'33"W
L19	83.97'	N60°31'21"W
L20	110.57'	N49°44'59"W
L21	156.42'	N48°18'07"E
L22	64.67'	N02°24'19"E
L23	115.10'	S87°44'55"E
L24	5.04'	N02°19'24"E
L25	101.07'	S35°26'01"E
L26	155.99'	S50°57'57"E
L27	18.05'	S65°12'22"E
L28	53.03'	S12°07'58"W
L29	354.72'	S04°01'39"W
L30	51.23'	S53°18'16"W
L31	106.15'	N85°26'30"W

CURVE TABLE					
CURVE	CENTRAL ANGLE	LENGTH	RADIUS	CHORD BEARING	CHORD
C4	45°56'44"	410.85'	512.35'	N25°20'54"E	399.93'
C5	89°29'31"	39.05'	25.00'	N47°16'25"E	35.20'
C6	52°12'12"	155.41'	170.57'	S61°29'29"E	150.09'
C7	15°35'04"	205.08'	753.97'	S43°11'41"E	204.45'
C8	53°07'25"	50.77'	54.76'	S14°47'16"E	48.97'
C9	7°59'51"	153.20'	1097.55'	S08°01'48"W	153.07'
C10	27°15'10"	29.77'	62.59'	S17°39'14"W	29.49'
C11	65°09'59"	71.63'	62.98'	S00°51'41"E	67.83'
C12	41°21'57"	94.56'	130.97'	S73°52'57"W	92.52'

SURVEYOR NOTES:
 1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAIRONE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY SHEET 3 OF 3

JOB NUMBER: 170632		DATE: 07/11/17
SCALE: 1"=200'		
DRAWN BY: US/DMD		
APPROVED BY: MWS		
DATE	REVISION HISTORY	


REPUBLIC NATIONAL
 450 NEEDLES TRAIL
 LONGWOOD, FLORIDA 32779
 PHONE: (407) 862-4200
 FAX: (407) 862-6226

Exhibit A - 2

0272316\177245\5917886v4

SKETCH OF DESCRIPTION 6

A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST CORNER OF LOT 30, BLOCK B, ERROL ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 81 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ERROL PARKWAY NORTH 48°18'07" EAST, A DISTANCE OF 20.01 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ERROL PARKWAY, NORTH 48°18'07" EAST, A DISTANCE OF 53.66 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 49°44'59" EAST, A DISTANCE OF 110.57 FEET; THENCE SOUTH 60°31'21" EAST, A DISTANCE OF 83.97 FEET; THENCE SOUTH 78°34'33" EAST, A DISTANCE OF 104.87 FEET; THENCE SOUTH 73°17'15" EAST, A DISTANCE OF 67.14 FEET; THENCE SOUTH 59°35'04" EAST, A DISTANCE OF 147.54 FEET; THENCE SOUTH 36°48'47" EAST, A DISTANCE OF 130.07 FEET; THENCE SOUTH 23°40'06" EAST, A DISTANCE OF 199.40 FEET; THENCE SOUTH 00°51'25" EAST, A DISTANCE OF 88.46 FEET; THENCE NORTH 85°26'30" WEST, A DISTANCE OF 76.20 FEET TO A POINT ON THE EASTERLY LINE OF ERROL CLUB VILLAS IV, AS RECORDED IN CONDOMINIUM BOOK 3, PAGES 55 THROUGH 59, SAID ORANGE COUNTY RECORDS; THENCE NORTH 25°03'56" WEST, A DISTANCE OF 71.60 FEET ALONG SAID EASTERLY LINE OF ERROL CLUB VILLAS IV AND ERROL CLUB VILLAS II, AS RECORDED IN CONDOMINIUM BOOK 2, PAGES 59 THROUGH 61; THENCE NORTH 73°17'36" WEST ALONG THE NORTHERLY LINE OF SAID ERROL CLUB VILLAS II AND ERROL CLUB VILLAS I, AS RECORDED IN CONDOMINIUM BOOK 1, PAGES 127 THROUGH 129, SAID ORANGE COUNTY RECORDS, A DISTANCE OF 284.01 FEET; THENCE NORTH 30°52'42" WEST, A DISTANCE OF 276.17 FEET TO THE EASTERLY MOST CORNER OF AFORESAID LOT 30, BLOCK B ERROL ESTATE; THENCE NORTH 41°41'14" WEST, A DISTANCE OF 54.98 FEET; THENCE NORTH 05°49'29" EAST, A DISTANCE OF 27.14 FEET; THENCE NORTH 41°39'13" WEST, A DISTANCE OF 146.46 FEET TO THE POINT OF BEGINNING. CONTAINING 3.346 ACRES MORE OR LESS.

SURVEYOR NOTES:
 1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 07/11/17	
SCALE: 1"=140'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



480 NEEDLES TRAIL
 LONGWOOD, FLORIDA 32779
 PHONE: (407) 862-6200
 FAX: (407) 862-6228

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SPECIFICS, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

 MICHAEL W. SOUTIRO, PSM #1458
 FOR THE FIRM OF
 REPUBLIC NATIONAL, #LB 6300

Exhibit A - 1

0272316\177245\5917886v4

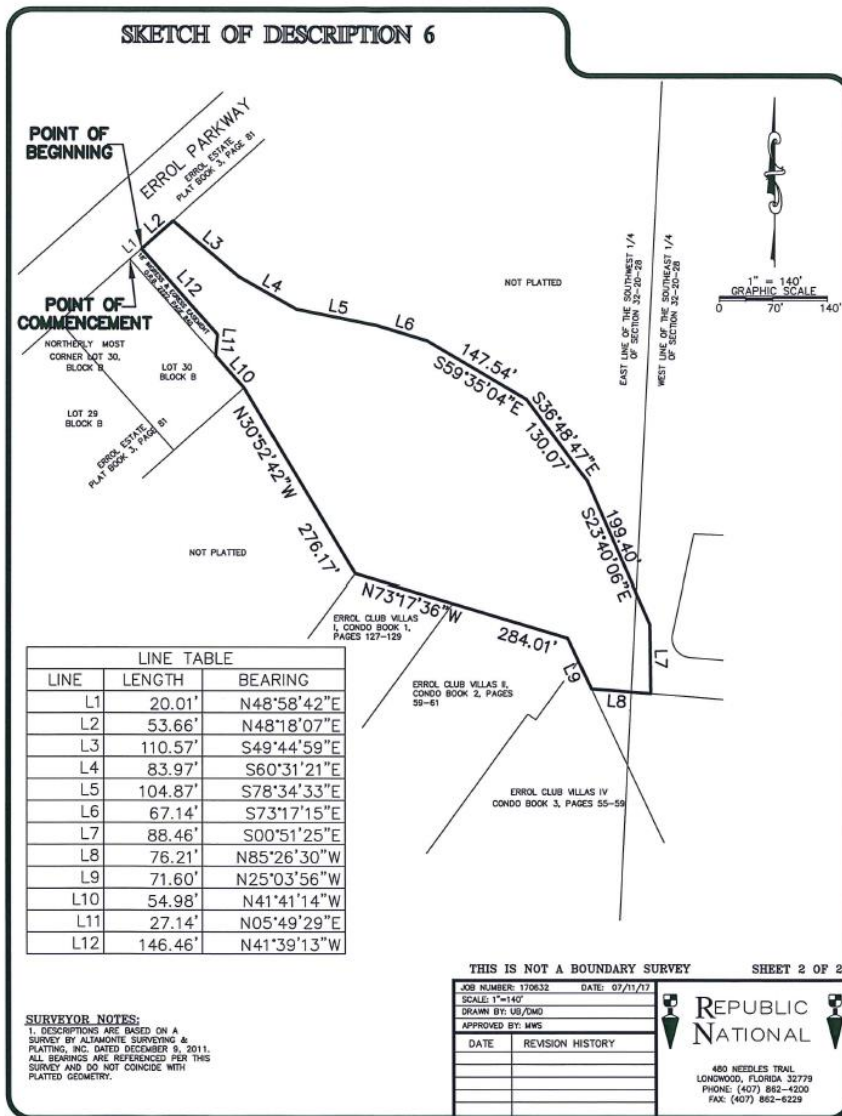


Exhibit A - 2

0272316\177245\5917886v4

SKETCH OF DESCRIPTION 7

A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST CORNER OF ERROL CLUB VILLAS IV AS RECORDED IN CONDOMINIUM BOOK 3, PAGES 55 THROUGH 59 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE SOUTH 25°03'56" EAST, ALONG THE EASTERLY LINE OF SAID ERROL CLUB VILLAS IV, A DISTANCE OF 39.19 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 85°26'30" EAST, A DISTANCE OF 182.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 130.97 FEET, A CENTRAL ANGLE OF 41°21'57" AND A CHORD DISTANCE OF 92.52 WHICH BEARS NORTH 73°52'57" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 94.56; THENCE NORTH 53°18'16" EAST, A DISTANCE OF 51.23 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LINKSIDE COURT AS RECORDED IN GOLF COURSE DRIVE EXTENSION NO. 2 AS RECORDED IN PLAT BOOK 9, PAGE 36, ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 62.98 FEET, A CENTRAL ANGLE OF 07°53'41" AND A CHORD DISTANCE OF 8.67 FEET WHICH BEARS SOUTH 36°59'28" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 8.68 FEET; THENCE SOUTH 40°57'00" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 78.44 FEET TO THE NORTHERLY MOST CORNER OF LOT 1, LINKSIDE VILLAGE AT ERROL ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 53 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE SOUTH 49°23'09" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 99.03 FEET; THENCE SOUTH 38°26'42" EAST, ALONG THE SOUTHWESTERLY LINE OF LOTS 1 THROUGH 10 OF SAID LINKSIDE VILLAGE AT ERROL ESTATES, A DISTANCE OF 477.92 FEET; THENCE SOUTH 36°45'51" EAST, ALONG THE SOUTHWESTERLY LINE OF LOTS 10 THROUGH 13 OF SAID LINKSIDE VILLAGE AT ERROL ESTATES, A DISTANCE OF 298.97 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 13; THENCE SOUTH 15°56'53" WEST, A DISTANCE OF 144.88 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 17°45'00" AND A CHORD DISTANCE OF 50.29 WHICH BEARS NORTH 83°33'17" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.50 FEET; THENCE SOUTH 87°34'13" WEST, A DISTANCE OF 277.87 FEET TO A POINT ON THE SOUTHEASTERLY PROJECTION OF THE EASTERLY LINE OF AFORESAID ERROL CLUB VILLAS IV; THENCE NORTH 25°19'15" WEST ALONG THE EASTERLY LINE OF ERROL CLUB VILLAS IV, AND ITS SOUTHEASTERLY PROJECTION, AS RECORDED IN CONDOMINIUM BOOK 3, PAGES 55 THROUGH 59, AFORESAID ORANGE COUNTY RECORDS, A DISTANCE OF 936.56 FEET TO THE POINT OF BEGINNING. CONTAINING 6.739 ACRES MORE OR LESS.

SURVEYOR NOTES:
 1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAIR SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT CONCLUDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 07/21/17	
SCALE: 1"=140'			
DRAWN BY: US/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



480 NEEDLES TRAIL
 LONGWOOD, FLORIDA 32779
 PHONE: (407) 882-4200
 FAX: (407) 882-4229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SPECIFICATIONS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

 MICHAEL V. SOUTIRO, PSM #4458
 FOR THE FIRM OF
 REPUBLIC NATIONAL #LB 6300

Exhibit A - 1

0272316\177245\5917886v4

SKETCH OF DESCRIPTION 2

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERLY MOST CORNER OF TRACT E, MURFIELD ESTATE AT ERROL PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 42 THROUGH 43 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 61°15'56" WEST, A DISTANCE OF 210.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81°20'14" WEST, A DISTANCE OF 174.24 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 42°08'14" AND A CHORD DISTANCE OF 53.92 FEET WHICH BEARS SOUTH 29°54'15" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.16 FEET; THENCE SOUTH 20°07'54" EAST, A DISTANCE OF 110.04 FEET; THENCE SOUTH 69°52'06" WEST, A DISTANCE OF 167.56 FEET; THENCE NORTH 86°37'48" WEST, A DISTANCE OF 79.58 FEET; THENCE NORTH 60°20'16" WEST, A DISTANCE OF 124.67 FEET; THENCE NORTH 29°39'44" EAST, A DISTANCE OF 120.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 67°02'38" AND A CHORD DISTANCE OF 110.45 FEET WHICH BEARS NORTH 04°36'00" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 117.01 FEET; THENCE NORTH 23°00'35" WEST, A DISTANCE OF 118.39 FEET; THENCE NORTH 66°59'25" EAST, A DISTANCE OF 122.91 FEET; THENCE NORTH 80°47'04" EAST, A DISTANCE OF 185.39 FEET; THENCE SOUTH 87°49'19" EAST, A DISTANCE OF 155.06 FEET; THENCE SOUTH 87°49'19" EAST, A DISTANCE OF 155.06 FEET; THENCE SOUTH 02°10'41" WEST, A DISTANCE OF 113.80 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 41°57'38" AND A CHORD DISTANCE OF 58.00 FEET WHICH BEARS SOUTH 32°58'53" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 59.32 FEET TO THE POINT OF BEGINNING. CONTAINING 3.665 ACRES MORE OR LESS.

SURVEYOR NOTES:
 1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY SHEET 1 OF X

JOB NUMBER: 170532	DATE: 07/11/17
SCALE: 1"=200'	
DRAWN BY: US/DMD	
APPROVED BY: MWS	
DATE	REVISION HISTORY

REPUBLIC NATIONAL

480 NEEDLES TRAIL
 LONGWOOD, FLORIDA 32779
 PHONE: (407) 862-6200
 FAX: (407) 862-6220

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

 MICHAEL W. SOLTURO, PSM #1458
 FOR THE FIRM OF
 REPUBLIC NATIONAL, #LB 6300

Exhibit A - 3

0272316\177245\5917886v4

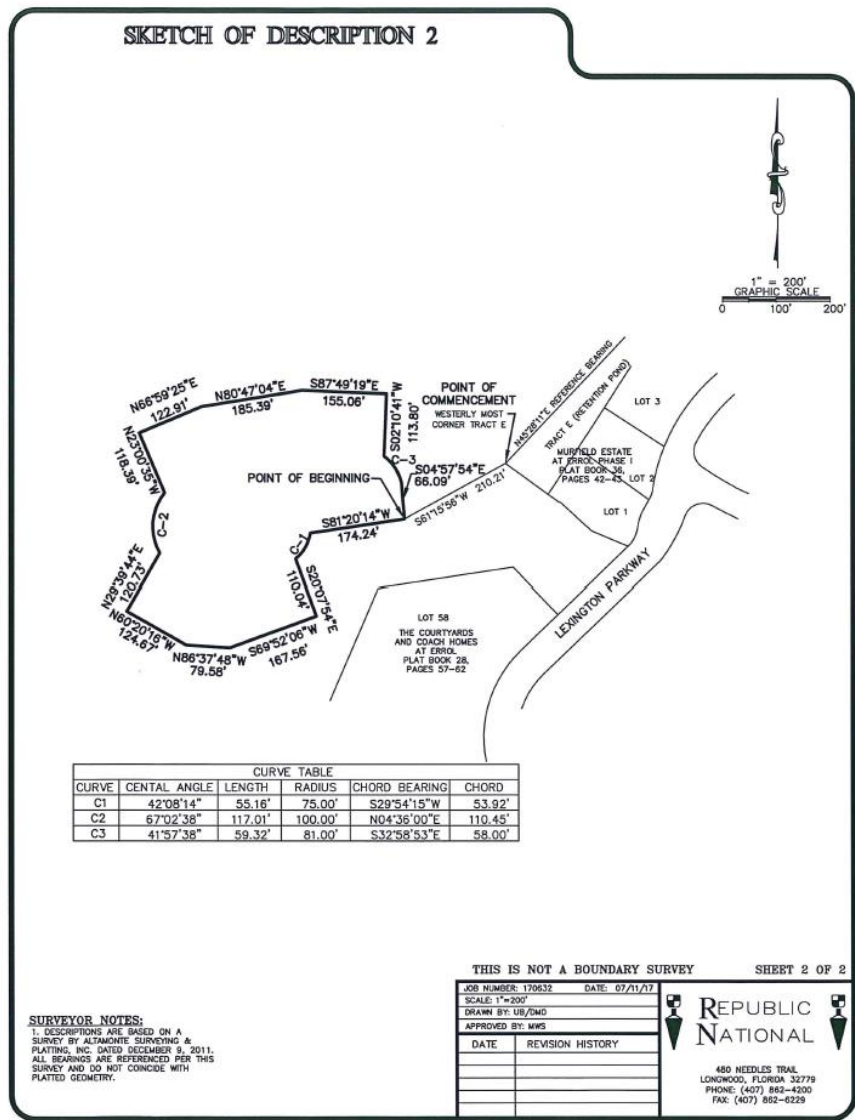


Exhibit A - 4

0272316\177245\5917886v4

SKETCH OF DESCRIPTION 1B

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 26, THE COURTYARDS AND COACH HOMES AT ERROL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 57-62, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 03°52'58" WEST ALONG THE EASTERLY LINE OF LOTS 26 THROUGH 23, A DISTANCE OF 307.82 FEET; THENCE NORTH 21°22'14" WEST ALONG THE EASTERLY LINE OF LOTS 22 THROUGH 20, AND LOTS 10 THROUGH 8, A DISTANCE OF 621.54 FEET; THENCE NORTH 32°51'46" WEST ALONG THE EASTERLY LINE OF LOT 8, A DISTANCE OF 78.57 FEET; THENCE NORTH 74°55'11" EAST, A DISTANCE OF 348.54 FEET TO A POINT ON THE SOUTHWESTERLY LINE TRACT G, MURFIELD ESTATE AT ERROL, PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36 PAGES 42-43, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 45°16'55" EAST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT G, A DISTANCE OF 187.99 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VICK ROAD; THENCE SOUTH 04°41'23" WEST, A DISTANCE OF 25.46 FEET ALONG SAID WESTERLY RIGHT-OF-WAY; THENCE SOUTH 02°24'40" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 886.46 FEET; THENCE NORTH 89°41'57" WEST, A DISTANCE OF 140.78 FEET TO THE POINT OF BEGINNING. CONTAINING 9.567 ACRES MORE OR LESS.

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAGONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632	DATE: 02/05/18
SCALE: 1"=200'	
DRAWN BY: UB/DMO	
APPROVED BY: MWS	
DATE	REVISION HISTORY

REPUBLIC NATIONAL

480 NEEDLES TRAIL
LONZWOOD, FLORIDA 32779
PHONE: (407) 852-4200
FAX: (407) 852-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, DISTANCES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOLTRO, PSM #4458
FOR THE FIRM OF
REPUBLIC NATIONAL, #LB 6300

Exhibit A - 5

0272316\177245\5917886v4

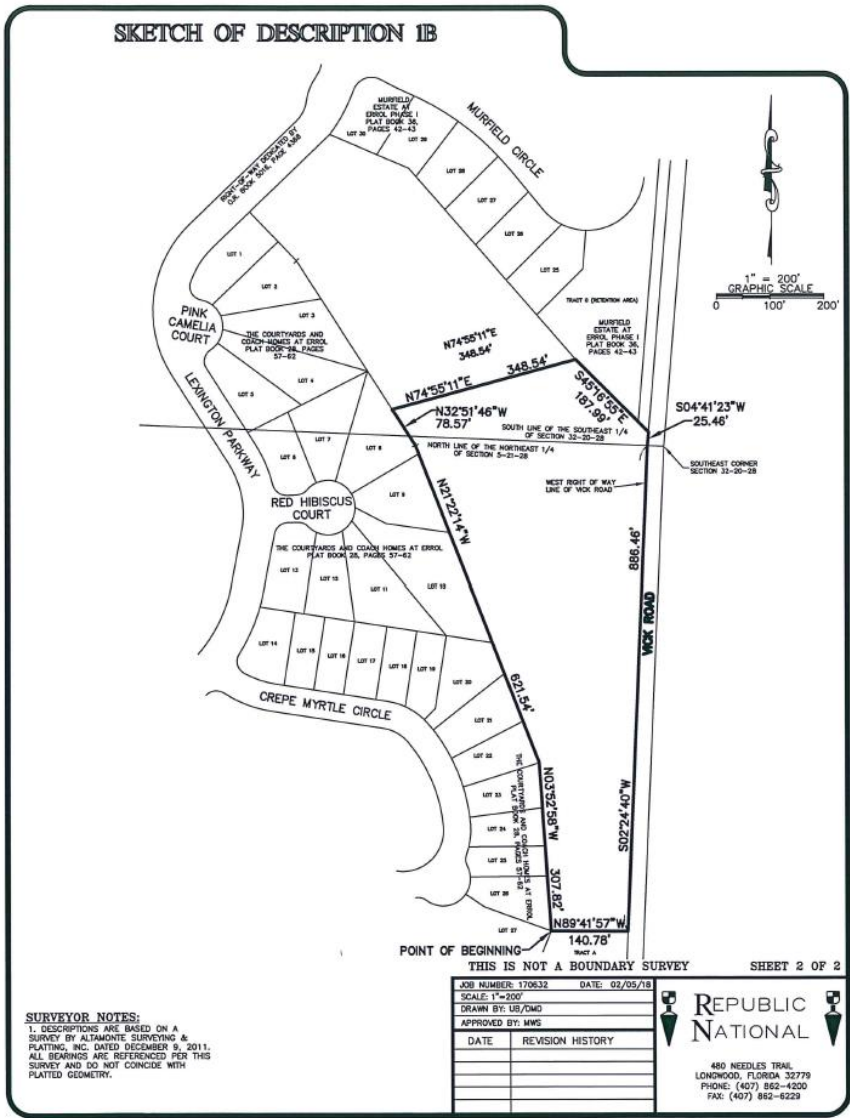


Exhibit A - 6

0272316\177245\5917886v4

SKETCH OF DESCRIPTION 1A

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY MOST CORNER OF LOT 1, THE COURTYARDS AND COACH HOMES AT ERROL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 57-62, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEXINGTON PARKWAY PER OFFICIAL RECORDS BOOK 5016, PAGE 4368, PUBLIC RECORDS OF AFORESAID ORANGE COUNTY; THENCE NORTH 46°07'37" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.78 FEET TO THE SOUTHWEST CORNER OF LOT 30 MURFIELD ESTATE AT ERROL PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36 PAGES 42-43, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 66°54'34" EAST ALONG THE SOUTHERLY LINE OF LOTS 30 AND 29, A DISTANCE OF 157.44 FEET; THENCE SOUTH 41°11'57" EAST, ALONG THE SOUTHWESTERLY LINE OF LOTS 29 THROUGH 25 AND TRACT G, AFORESAID MURFIELD ESTATE AT ERROL, A DISTANCE OF 463.95 FEET; THENCE SOUTH 74°55'11" WEST, DEPARTING SAID SOUTHWESTERLY LINE OF TRACT G, A DISTANCE OF 348.54 FEET TO A POINT ON THE EASTERLY LINE OF LOT 8 OF THE COURTYARD AND COACH HOMES AT ERROL, ACCORDING TO THE AFORESAID PLAT BOOK 28, PAGES 57-62; THENCE NORTH 32°51'46" WEST ALONG THE EASTERLY LINE OF LOTS 8, 3 AND 2, A DISTANCE OF 322.40 FEET; THENCE NORTH 43°48'45" WEST ALONG THE EASTERLY LINE OF LOTS 2 AND 1, A DISTANCE OF 124.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.363 ACRES MORE OR LESS.

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAIR SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 02/05/18	
SCALE: 1"=200'			
DRAWN BY: US/OMD			
APPROVED BY: MNG			
DATE	REVISION HISTORY		

REPUBLIC NATIONAL

480 NEEDLES TRAIL
LONDONDERRY, FLORIDA 32779
PHONE: (407) 882-4200
FAX: (407) 882-8229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SPECIFICATIONS OR REPORTS BY OTHER THAN THE ISSUING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE ISSUING PARTY OR PARTIES.

MICHAEL W. SOUTIRO, PSM #4458
FOR THE FIRM OF
REPUBLIC NATIONAL #B 6300

Exhibit A - 7

0272316\177245\5917886v4

SKETCH OF DESCRIPTION 8B

A PORTION OF THE NORTHEAST 1/4 OF SECTION 5 TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERN MOST CORNER OF LOT 56, THE COURTYARDS AND COACH HOMES AT ERROL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 57 THROUGH 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEXINGTON PARKWAY PER PLAT BOOK 28, PAGES 57-62, ORANGE COUNTY PUBLIC RECORDS, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 43°19'40" AND A CHORD DISTANCE OF 118.13 FEET WHICH BEARS SOUTH 03°42'16" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 120.99 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 84°14'41" EAST, A DISTANCE OF 182.93 FEET; THENCE SOUTH 88°35'51" EAST, A DISTANCE OF 326.40 FEET; THENCE SOUTH 83°07'54" EAST, A DISTANCE OF 877.91 FEET; THENCE NORTH 74°10'21" EAST, A DISTANCE OF 228.85 FEET; THENCE NORTH 40°07'37" EAST, A DISTANCE OF 139.01 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT "A" THE COURTYARDS AND COACH HOMES AT ERROL, PER PLAT BOOK 28, PAGES 57-62 ORANGE COUNTY PUBLIC RECORDS; THENCE SOUTH 76°22'39" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 96.97 FEET TO THE WEST RIGHT-OF-WAY LINE OF VICK ROAD; THENCE SOUTH 02°24'58" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 102.04 FEET; THENCE SOUTH 51°41'37" WEST ALONG SAID WEST RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF LOTS 23-22, THE COURTYARDS PHASE TWO, AS RECORDED IN PLAT BOOK 31, PAGES 63-64, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 189.43 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY OF SAID PLAT BOOK 31, PAGES 63-64 THE FOLLOWING 6 COURSES; SOUTH 71°30'38" WEST, A DISTANCE OF 120.25 FEET; THENCE SOUTH 66°38'53" WEST, A DISTANCE OF 149.51 FEET; THENCE NORTH 82°27'51" WEST, A DISTANCE OF 330.93 FEET; THENCE NORTH 82°00'29" WEST, A DISTANCE OF 574.05 FEET; THENCE NORTH 02°32'29" EAST, A DISTANCE OF 34.67 FEET; THENCE NORTH 87°42'19" WEST, A DISTANCE OF 408.18 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LEXINGTON PARKWAY PER AFORESAID PLAT BOOK 28, PAGES 27-62, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 66.46 FEET, A CENTRAL ANGLE OF 68°21'33" AND A CHORD DISTANCE OF 74.67 FEET WHICH BEARS NORTH 53°33'21" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 79.29 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES, NORTH 19°42'04" WEST, A DISTANCE OF 45.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 01°26'11" AND A CHORD DISTANCE OF 4.01 FEET WHICH BEARS NORTH 18°40'40" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.01 FEET TO THE POINT OF BEGINNING. CONTAINING 262,535 SQUARE FEET OR 6.027 ACRES MORE OR LESS.

SURVEYOR NOTES:
 1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT CONCORD WITH FLATTED SCHEMATIC.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 02/15/18	
SCALE: 1"=300'			
DRAWN BY: UB/DMD			
APPROVED BY: MMS			
DATE	REVISION HISTORY		

REPUBLIC NATIONAL

480 NEEDLES TRAIL
 LONGWOOD, FLORIDA 32779
 PHONE: (407) 862-6200
 FAX: (407) 862-6228

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

 MICHAEL W. SOLTURO, PSM #1458
 FOR THE FIRM OF
 REPUBLIC NATIONAL, #LB 6300

Exhibit A - 9

0272316\177245\5917886v4

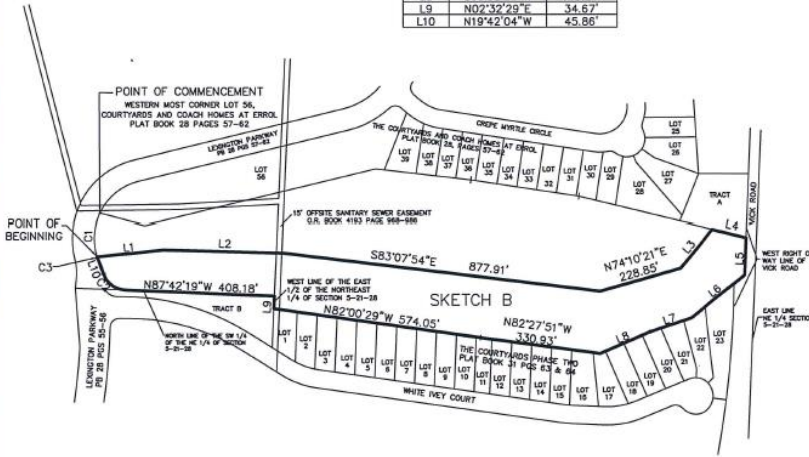
SKETCH OF DESCRIPTION 8B

C1 R=160.00'
 Δ=43°19'40"
 CHD=118.13'
 CB=S03°42'16"W
 L=120.99'

C2 R=66.46'
 Δ=68°21'33"
 CHD=74.67'
 CB=N53°33'21"W
 L=79.29'

C3 R=160.00'
 Δ=01°26'11"
 CHD=4.01'
 CB=N18°40'40"W
 L=4.01'

LINE	BEARING	DISTANCE
L1	N84°14'41"E	182.93'
L2	S89°35'51"E	326.40'
L3	N40°07'37"E	139.01'
L4	S76°22'39"E	95.97'
L5	S02°24'58"W	102.04'
L6	S51°41'37"W	183.43'
L7	S71°30'38"W	120.25'
L8	S66°38'53"W	149.51'
L9	N02°32'29"E	34.67'
L10	N19°42'04"W	45.86'



LEGEND
 R RADIUS
 Δ CENTRAL ANGLE
 CHD CHORD DISTANCE
 CB CHORD BEARING
 L ARC LENGTH

SURVEYOR NOTES:
 1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALMADITE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY SHEET 2 OF 2

JOB NUMBER: 170632	DATE: 02/15/18
SCALE: 1"=300'	
DRAWN BY: US/GMD	
APPROVED BY: MWS	
DATE	REVISION HISTORY

REPUBLIC NATIONAL

480 NEEDLES TRAIL
 LONWOOD, FLORIDA 32779
 PHONE: (407) 882-4200
 FAX: (407) 882-8229

Exhibit A - 10

0272316\177245\5917886v4

SKETCH OF DESCRIPTION 8A

A PORTION OF THE NORTHEAST 1/4 OF SECTION 5 TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERN MOST CORNER OF LOT 56, THE COURTYARDS AND COACH HOMES AT ERROL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 57 THROUGH 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 56, SOUTH 74°54'04" EAST, A DISTANCE OF 126.96 FEET; THENCE NORTH 76°17'30" EAST, A DISTANCE OF 650.51 FEET; THENCE SOUTH 83°23'48" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 56 AND LOTS 39-36 OF SAID PLAT, A DISTANCE OF 264.59 FEET; THENCE SOUTH 81°19'26" EAST, ALONG THE SOUTHERLY LINE OF LOTS 36-30 OF SAID PLAT, A DISTANCE OF 299.92 FEET; THENCE SOUTH 76°22'39" EAST, ALONG THE SOUTHERLY LINE OF LOTS 30-28 AND TRACT "A", OF SAID PLAT, A DISTANCE OF 378.83 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF TRACT "A" SOUTH 40°07'37" WEST, A DISTANCE OF 139.01 FEET; THENCE SOUTH 74°10'21" WEST, A DISTANCE OF 228.85 FEET; THENCE NORTH 83°07'54" WEST, A DISTANCE OF 877.91 FEET; THENCE NORTH 88°35'51" WEST, A DISTANCE OF 326.40 FEET; THENCE SOUTH 84°14'41" WEST, A DISTANCE OF 182.93 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEXINGTON PARKWAY PER PLAT BOOK 28, PAGES 55-56, ORANGE COUNTY PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 43°19'40" AND A CHORD DISTANCE OF 118.13 FEET WHICH BEARS NORTH 03°42'16" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND AFORESAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 120.99 FEET TO THE POINT OF BEGINNING.
CONTAINING 316,182 SQUARE FEET OR 7.258 ACRES MORE OR LESS.

SURVEYOR NOTES:
1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTA MONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH FLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 02/15/18	
SCALE: 1"=300'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



REPUBLIC NATIONAL

480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
PHONE: (407) 862-4200
FAX: (407) 862-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDRESS AND SOLUTIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOLTURO, PSM #4458
FOR THE FIRM OF
REPUBLIC NATIONAL #B 6300

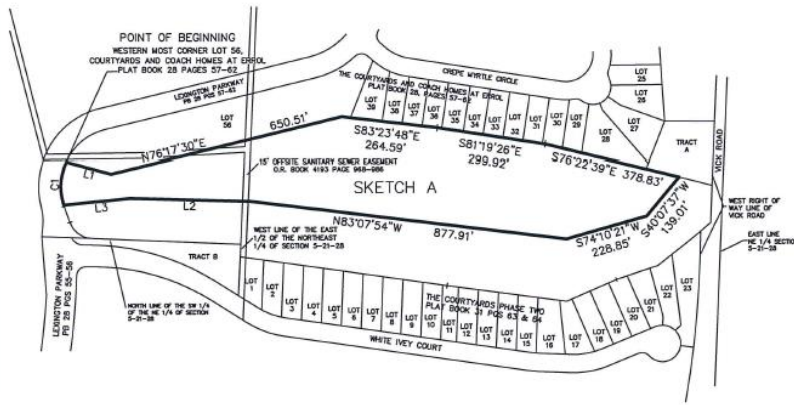
Exhibit A - 11

0272316\177245\5917886v4

SKETCH OF DESCRIPTION 8A

C1
 R=160.00'
 Δ=43°19'40"
 CHD=116.13'
 CB=N03°42'16"E
 L=120.99'

LINE	BEARING	DISTANCE
L1	S74°54'04"E	126.96'
L2	N88°35'51"W	326.40'
L3	S84°14'41"W	182.93'



LEGEND
 R RADIUS
 Δ CENTRAL ANGLE
 CHD CHORD DISTANCE
 CB CHORD BEARING
 L ARC LENGTH

SURVEYOR NOTES:
 1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALJAMONTE SURVEYING & PLATING, INC., DATED DECEMBER 5, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT CONCLUDE WITH FLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY SHEET 2 OF 2

JOB NUMBER: 170632	DATE: 02/15/18
SCALE: 1"=300'	
DRAWN BY: UB/DMB	
APPROVED BY: MWS	
DATE	REVISION HISTORY

REPUBLIC NATIONAL

480 NEEDLES TRAIL
 LONDONDERRY, FLORIDA 32779
 PHONE: (407) 862-4200
 FAX: (407) 862-6220

Exhibit A - 12

0272316\177245\5917886v4

SKETCH OF DESCRIPTION 3

A PORTION OF THE EAST 1/2 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERLY MOST CORNER OF LOT 66, ERROL GOLFSIDE VILLAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 43-44 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 47°31'43" EAST ALONG THE SOUTHEASTERLY LINE OF LOTS 66 THROUGH 74, A DISTANCE OF 516.51; THENCE SOUTH 56°32'32" EAST, ALONG THE SOUTHWESTERLY LINE OF LOT 74, TRACT C AND LOTS 75 THROUGH 78 A DISTANCE OF 250.43 FEET; THENCE SOUTH 16°15'00" EAST ALONG THE SOUTHWESTERLY LINE OF LOT 78 AND TRACT D, A DISTANCE OF 192.44 FEET; THENCE SOUTH 05°36'24" EAST, A DISTANCE OF 194.02 FEET; THENCE SOUTH 02°57'30" EAST, A DISTANCE OF 244.96 FEET; THENCE SOUTH 04°48'00" WEST, A DISTANCE OF 501.01 FEET THENCE SOUTH 03°30'11" EAST, A DISTANCE OF 141.09 FEET; THENCE SOUTH 74°13'21" EAST, A DISTANCE OF 133.13 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VICK ROAD; THENCE SOUTH 05°01'03" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 46.47 FEET; THENCE NORTH 73°51'39" WEST DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 124.74 FEET; THENCE NORTH 88°06'22" WEST, A DISTANCE OF 117.29 FEET TO A POINT ON THE EASTERLY LINE OF TRACT H, MURFIELD ESTATE AT ERROL PHASE II PLAT BOOK 36J, PAGES 48 THROUGH 49; THENCE NORTH 02°15'12" EAST, A DISTANCE OF 175.83 FEET; THENCE NORTH 18°54'28" WEST, CONTINUING ALONG THE EASTERLY LINE OF SAID TRACT H AND LOT 47 AND TRACT F, AFORESAID MURFIELD ESTATE AT ERROL PHASE II, A DISTANCE OF 398.51 FEET; THENCE NORTH 81°05'52" WEST ALONG THE NORTH LINE OF TRACT F MURFIELD ESTATE AT ERROL PHASE II, A DISTANCE OF 206.33 FEET; THENCE NORTH 39°22'10" WEST, A DISTANCE OF 821.46 FEET; THENCE NORTH 43°22'18" EAST, A DISTANCE OF 119.27 FEET TO A POINT ON THE WESTERLY LINE OF LOT 62, OF AFORESAID ERROL GOLFSIDE VILLAGE; THENCE SOUTH 48°16'34" EAST ALONG THE WESTERLY LINE OF LOTS 62 THROUGH 66, A DISTANCE OF 316.41 FEET TO THE POINT OF BEGINNING. CONTAINING 14.002 ACRES MORE OR LESS.

SURVEYOR NOTES:

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTA MONTIC SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT CONCLUDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF X

JOB NUMBER: 170632		DATE: 07/11/17	
SCALE: 1"=220'			
DRAWN BY: LB/END			
APPROVED BY: MWS			
DATE	REVISION HISTORY		

REPUBLIC NATIONAL

400 NEEDLES TRAIL
LONDONDWOOD, FLORIDA 32779
PHONE: (407) 852-4200
FAX: (407) 852-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SPECIFICATIONS, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SQUITTO, PSM #4458
FOR THE FIRM OF
REPUBLIC NATIONAL, #L8 6300

Exhibit A - 13

0272316\177245\5917886v4

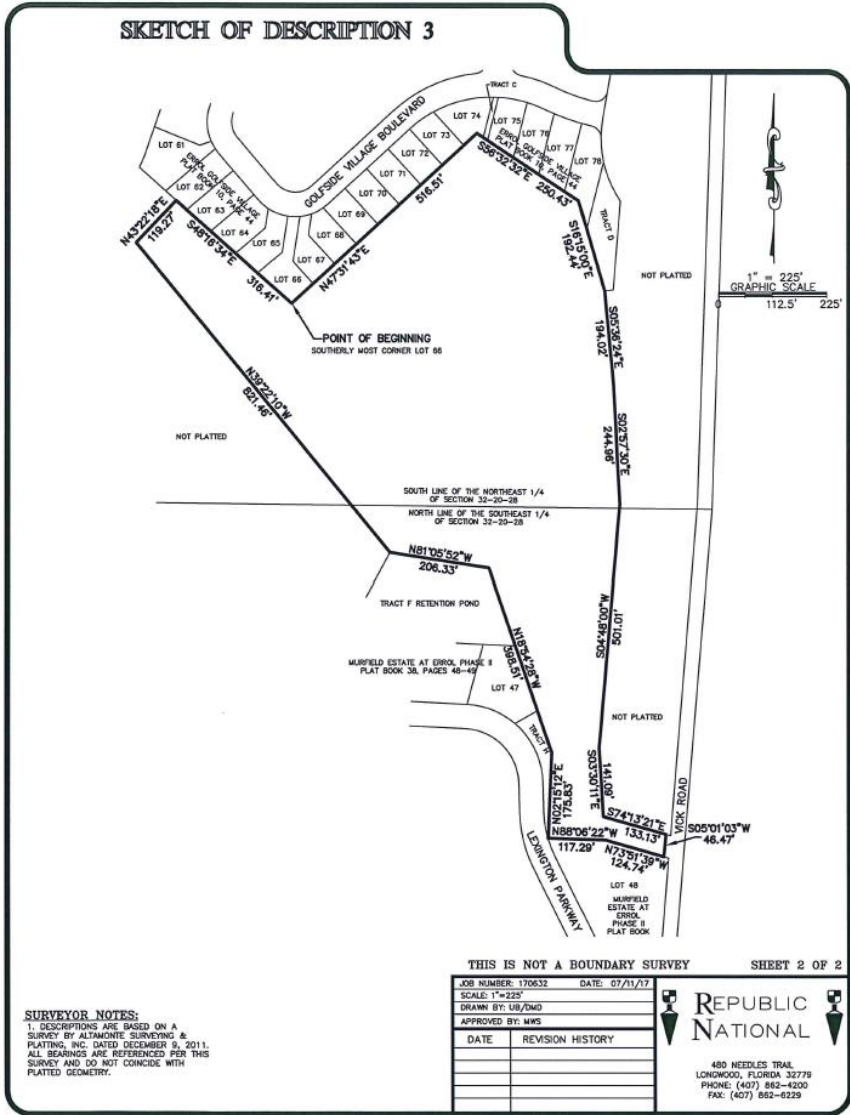


Exhibit A - 14

0272316\177245\5917886v4

EXHIBIT "B" - POND PARCEL LEGAL DESCRIPTION

Tract G (Retention Area) in Muirfiel Estate at Errol Phase 1, according to the Plat thereof recorded in Plat Book 36, Page 42, Public Records of Orange County, Florida.

0272316\177245\5917886v4

Exhibit B - 1

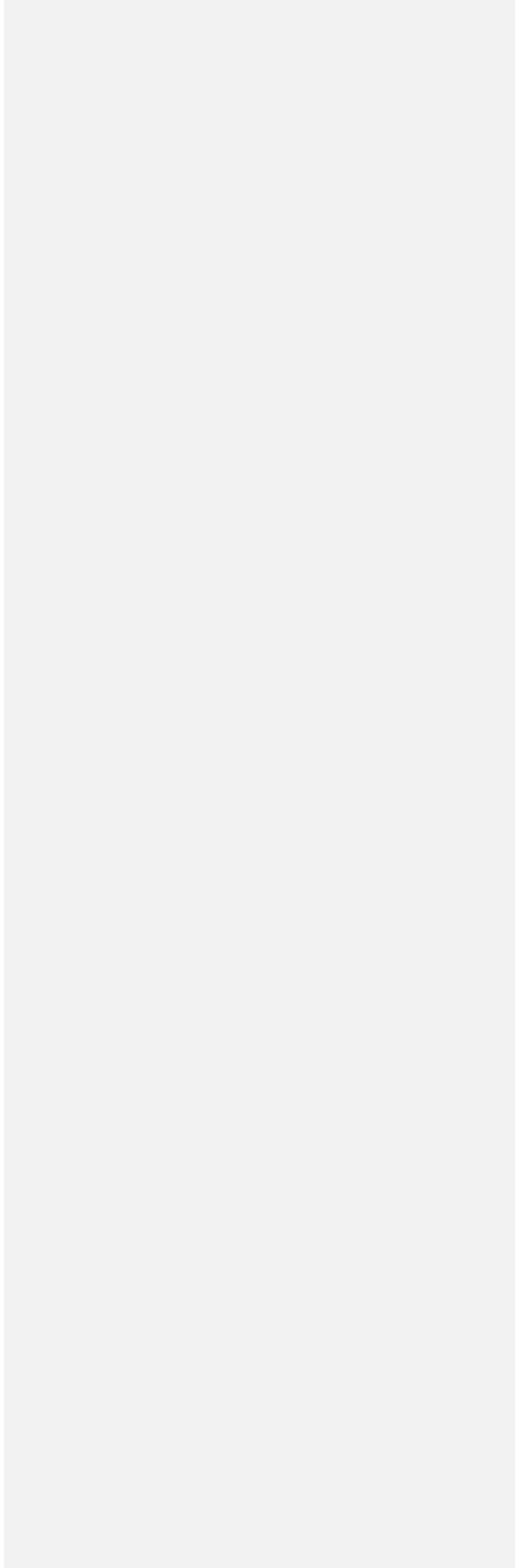
EXHIBIT “C” – PHASING PLAN

Phasing Plan		
Phase ¹	Item	Conditions
1a	Staghorn Drive (Spine Road) from Errol Parkway to Villas Access South extension of Golf Course Drive (Linkside Court to Staghorn Drive)	Completion and dedication prior to abandonment of any portion of Golf Course Drive or issuance of first residential building permit, whichever occurs first.
	Golf Course	Commence construction prior to first residential building permit.
1b	Clubhouse	Completion prior to issuance of CO for first ALF building or 50th residential CO, whichever occurs first.
	Water Park	Completion prior to issuance of CO for first ALF building or 50th residential CO, whichever occurs first.
	Lodge/Hotel	
	Neighborhood A	
	ALF (Building 1)	No CO issued for ALF until COs have been issued for the clubhouse and water park.
	Community Park	Completion prior to 90th residential permit.
	Neighborhood B-2	
2	Golf Course (1st 9 holes)	Completion prior to 90th residential permit ² .
	Neighborhood C	
	Neighborhood D	
	Staghorn Drive (Spine Road) South of Villas Access	Dedication prior to issuance of first residential building permit. Completion prior to 135th residential permit.
	Neighborhood E	
	Golf Course (2nd 9 holes)	Completion prior to 151st residential permit ² .
	Neighborhood F	
3	ALF (Building 2)	
	Acute Care Rehab Center	
Notes	<p>1 Phases 1 and 2 will include multiple internal sub-phases running concurrently in development to completion. Each phase, portion or parcel in combination with previous phases must be able to exist on its own with respect to sufficient on-site infrastructure to satisfy the applicable City Code requirements.</p> <p>2 Completion shall mean substantial completion of grading, sodding, landscape, and irrigation. Note that the timing of growing seasons may mean that the golf course is substantially complete, but may not open till the following season.</p>	

Exhibit C - 1

0272316\177245\5917886v4

EXHIBIT "D" - MASTER PLAN



0272316\177245\5917886v4

Exhibit D - 1

EXHIBIT “E” – DEVELOPMENT STANDARD

Permitted Uses

New Errol Land Uses	Neighborhood								
	A	B-1	B-2	C	D	E	F	G	Community Park
Single Family Detached	N	N	N	N	N	Y	Y	N	N
Attached Multi-Family (townhomes)	Y	N	Y	Y	Y	N	Y	N	N
Attached Multi-Family (carriage homes) ¹	N	N	N	N	Y	N	N	N	N
Assisted Living Facility (ALF)	N	N	N	N	N	N	N	Y	N
Accute Care Rehab Center ²	N	N	N	N	N	N	N	Y	N
Adult Daycare	N	N	N	N	N	N	N	Y	N
Parks and Open Space ³	Y	Y	Y	Y	Y	Y	Y	Y	Y
Clubhouse ⁴	N	Y	N	N	N	N	N	N	N
Hotel/Lodge ⁴	N	Y	N	N	N	N	N	N	N
Golf	N	Y	N	N	N	N	N	N	N
Golf Maintenance Facility	N	Y	N	N	N	N	N	N	N
Water Park Amenity ⁵	N	Y	N	N	N	N	N	N	N

- Notes**
- 1 Carriage homes are vertically stacked townhomes two units tall.
 - 2 Acute care rehabilitation centers are inpatient facilities that specialize in cases rehab cases where therapy is needed at least 3 hours a day, 5-7 days a week, with on-call nurses 24 hours.
 - 3 Parks may include passive or active recreational facilities such as playgrounds, dog parks, play fields, and similar uses.
 - 4 The Clubhouse and Lodge shall be co-located in a single facility and include multiple, internal, complementary uses, as detailed in Table 11.0B.
 - 5 The Water Park Amenity will include multiple components associated with the Clubhouse/Lodge including pools, lazy river, water slides, splash area, and other related uses. These facilities will be available to guests of the lodge and members of the club.

Prohibited Use Table

New Errol Prohibited Land Uses

- Outdoor Boat/RV Storage
 - Shooting Gallery
 - Swimming Pools on lots less than 40' in width
 - Service Stations
 - Banks
 - Funeral Homes
 - New or used car lots or sales rooms
 - Animal Clinics
 - Self-service Laundry
 - Plumbing Shops
 - Appliance Stores
 - Drive Through Restaurant
 - Dog Track
 - Body Piercing/Tattoo Establishment
 - Check Cashing Service
 - Pawn Shop
 - Dollar Store
 - Self Service Storage
- Adult Entertainment as defined in section 10-98 of the Apopka Municipal Code

Exhibit E - 1

0272316\177245\5917886v4

EXHIBIT “E” – DEVELOPMENT STANDARD

Clubhouse/Lodge Uses Detail	
Uses	Standards
Restaurant/ Microbrewery/Bar	Totaling less than 11,000 sq ft and distributed into several separate spaces on multiple floors.
Specialty Grocer	Small scale retailer of specialty food stuffs with less than 2,000 sq ft.
Specialty Retail	Boutique retail spaces complimentary to the clubhouse and lodge function, totaling less than 2,500 sq ft. Specialty retail may include newspaper/magazine counter, candy shop, flower shop, dry cleaning pickup station, golf pro shop, hotel convenience shop with no eat in facilities, and humidior.
Banquet Hall	Special event space for rent by members and non-members with less than 6,500 sq ft of programmable space, not including kitchens and ancillary facilities.
Hotel	Access to rooms is from internal hallways. The main entrance and lobby are shared with Clubhouse.
Spa/Salon	Small scale day spa/salon with less than 3,000 sq ft.
Business Center	Board rooms/meeting rooms available for use by members and guests of the hotel totaling less than 1,200 sq ft.
Golf Cart Barn	Areas for the storage of golf carts.
Child Care	Short term child care facility for use by families either golfing or attending events at the clubhouse/lodge, and which falls under F.S 402.3025 (e) category of facilities.
Ancillary	Other uses typically ancillary and internal to the functioning of a golf clubhouse and boutique hotel.
Notes All uses for the Clubhouse and Lodge are contained within the building and may not be broken off as standalone uses.	

Water Park Uses Detail
Uses
Pools, Splash Pads, Lazy River, and Similar Water Features
Fitness Center
Concession Stand
Recreation Courts (tennis, volleyball, pickleball, etc)

Senior Campus (Neighborhood G Uses Detail)
Uses
Assisted Living Facility
Acute Care Rehab Facility
Adult Daycare
Independent Living
Pharmacy (internal to the building, for in-house use only)

EXHIBIT “E” – DEVELOPMENT STANDARD

Development Standards							
	A	B-1	B-2	C	D	E	G
Lot Standards							
Min Lot Width	20'	N/A	20'	20'	20'	40'	N/A
Min Lot Depth	100'	N/A	90'	100'	90'	100'	N/A
Minimum Setbacks							
Front	10' ¹	25'	10'	20'	10'	20'	25'
Side	10'	25'	10'	10'	10'	5'	25'
Corner Side	15'	25'	15'	15'	15'	10'	N/A
Rear	20'	25'	20'	10'	20'	20'	15' ¹
Front-facing Garage	N/A	N/A	N/A	N/A	N/A	30'	N/A
Minimum Attached Building Separation	20'	N/A	20'	20'	20'	N/A	N/A
Building Height							
Max Stories	2	2/3 ²	3	2	3	2	2/3 ²
Max Height	35'	50'/60' ²	45'	35'	45'	35'	45'/55' ²
Minimum Living Area	1,350 sq ft	N/A	1,350 sq ft	1,350 sq ft	1,350 sq ft	1,500 sq ft	See note 3
Minimum Parking	2 enclosed spaces per unit	per table 14.2B	2 enclosed spaces per unit	spaces per unit	spaces per unit	spaces per unit	per Apopka LDC

	F	Notes:
Lot Standards		1 From road, common area, or alley
Min Lot Width (detached unit)	30'	2 Stories and height at front / Stories and height at rear due to topo
Min Lot Width (attached unit)	20'	3 The living area of the units within the ALF vary depending on the amount of care required. Memory care units, which are high level of care, only require 350 sq ft, where as typical units may be 550-650 sq ft.
Min Lot Depth	75'	4 Setbacks on these lots alternate 0' on one side and 5' on the other.
Minimum Setbacks (attached units)		
Front	20'	
Side	10'	
Rear	10' ¹	
Minimum Setbacks (30' detached lots)		
Front	20'	
Side	0'/5' ⁴	
Rear	10' ¹	
Minimum Setbacks (all other detached lots)		
Front	10'	
Side	5'	
Corner Side	15'	
Rear	10' ¹	
Building Height		
Max Stories	2	
Max Height	35'	
Minimum Living Area	1,350 sq ft	
Minimum Parking	2 enclosed spaces per unit	