



## **AGENDA**

**APOPKA CITY COUNCIL MEETING @ 7:00 PM**  
**City Hall Council Chamber**  
**120 East Main Street – Apopka, Florida 32703**  
**June 17, 2015**

### **INVOCATION**

Elder Shirley Sharpe-Terrell

### **PLEDGE OF ALLEGIANCE**

If you wish to appear before the City Council, please submit a Notice of Intent to Speak card to the City Clerk.

### **PRESENTATIONS**

1. Recognition of Wekiva High School students Lauren Earnest, Tony Truong, Andy Obregon and teacher Chris Whitlow for competing in the Cooking Up Change national competition in Washington DC.
2. Advanced Institute for Elected Municipal Officials - Presented by Kathy Till, Florida League of Cities
3. Leadership Orange - Presented by School Board Member Christine Moore
4. Apopka Community Theater - Presented by Jim Meadows

### **CONSENT AGENDA**

1. Approve the minutes from the regular City Council meeting held on June 3, 2015 at 1:30 p.m.

2. Approve the minutes of Administrative Bid Opening No. 2015-05 for Apopka Northwest Recreation Complex Canopy Shade Structures held on May 27, 2015, at 10:15 a.m.
3. Authorize the issuance of a Peddler's Permit, to TNT Fireworks, to sell State approved fireworks at 1700 South Orange Blossom Trail, from June 24, 2015 until July 5, 2015.
4. Authorize the issuance of a Peddler's Permit, to TNT Fireworks, to sell State approved fireworks at 2302-2444 East Semoran Boulevard from June 24, 2015 until July 5, 2015.
5. Approve the first extension of the contracts for the consulting services for Geotechnical and Environmental Engineering Services with Ardaman and Associates, Inc. and Universal Engineering Sciences, for one year, at the same unit rate.
6. Acknowledge notification of the 2015 Justice Assistance Grant (JAG) application to purchase software and hardware to provide the ability to retrieve data from the Event Data Recorder (EDR).

## **LEGISLATIVE ORDINANCES AND RESOLUTIONS**

1. ORDINANCE NO. 2436 - SECOND READING AND ADOPTION - Amending the Election Date, Runoff Date, and Qualifying Dates associated with the 2016 City General Election.
2. RESOLUTION NO. 2015-11 - Amending the Procurement Policy to increase the Local Business Preference from 1% to 3%.

## **QUASI-JUDICIAL: ORDINANCES AND SITE APPROVALS**

1. ORDINANCE NO. 2435 – FIRST READING – CHANGE OF ZONING/SMALL LOT OVERLAY DISTRICT MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN – Silver Oaks – owned by Tallman Development Company, c/o Ed Hampden; engineer is Poulos & Bennett, LLC, c/o Marc Stehli, P.E. – From R-3 to R-3/Small Lot Overlay District, for property located north of East Keene Road, west of South Sheeler Avenue (2220 S. Sheeler Road). (Parcel ID Nos. 22-21-28-0000-00-078, 22-21-28-0000-00-079, 22-21-28-0000-00-081, 22-21-28-0000-00-082, 22-21-28-0000-00-105, 22-21-28-0000-00-108, 22-21-28-0000-00-109, 22-21-28-0000-00-114, 22-21-28-0000-00-117, 22-21-28-0000-00-122)
2. FINAL DEVELOPMENT PLAN/PLAT – Rock Springs Estates, owned by Rock Springs Estates; applicant is Pulte Group, c/o Doug Hoffman, P.E.; engineering firm is Donald W. McIntosh Associates, Inc., c/o John T. Townsend, P.E., located south of West Lester Road, east of Vick Road. (Parcel ID Nos. 3-20-28-0000-00-015, 33-20-28-0000-00-118, 33-20-28-0000-00-003)
3. PLAT REVISION – Maudehelen, Ph. 3, owned by GK Maudehelen, LLLP; applicant/engineer Morris Engineering and Consulting, LLC, c/o Matthew J. Morris,

P.E., for property located at 455 South Binion Road. (Parcel ID Nos. 07-21-28-0000-00-004; 07-21-28-0000-00-052)

**DEPARTMENT REPORTS AND BIDS**

- 1. Administrative Report - Glenn A. Irby - City Administrator

**MAYOR'S REPORT**

**OLD BUSINESS**

- 1. COUNCIL
- 2. PUBLIC

**NEW BUSINESS**

- 1. COUNCIL
- 2. PUBLIC

**ADJOURNMENT**

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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, no less than 48 hours prior to the proceeding.

**Backup material for agenda item:**

4. Apopka Community Theater - Presented by Jim Meadows

**AHA PLAYERS**  
**APOPKA COMMUNITY THEATRE**

# Introduction & Mission Statement

The city name, “Apopka”, is derived from two Creek words, “Aha”, meaning “potato” and “papka” meaning “eating place”.

With a respectful bow to “Ahapopka”,  
we’ve named our theatre troupe the  
“AHA Players”.

- ❧ **To be the quintessential performing arts center bringing exemplary theatrical productions along with music, comedy, and a variety of entertainment to the residents of Apopka & Central Florida.**
- ❧ **To support all art forms and its artists, allowing students and artists to learn and practice their craft.**
- ❧ **To enhance and support the community through the arts and offered programs.**

- **To provide educational programs in the arts to the youth of the community.**
- **To partner with other non-profit groups to mutually support shared interests.**

**This is the mission of the  
“AHA Players Apopka Community Theatre, Inc.”**



# **Cultural & Community Benefits of a Resident Community Theatre**

- **Community theatres involve more participants, present more performances of more productions, and play to more people than any performing art in the country. They are critical to the cultural life of their communities.**
- **Provide a quality entertainment, intellectual stimulation, challenge and opportunity, to be worthy contributors to an improved quality of life for the communities they serve.**
- **The arts create vibrant, lively neighborhoods, revitalize communities and bring tourists and new residents to an area.**

# **Cultural & Community Benefits of a Resident Community Theatre (continued)**

- **Partner with other local non-profits to help generate awareness & \$\$\$\$ for the charitable organizations.**
- **Theatre helps to bridge the gap between the people of all racial and economic backgrounds.**
- **The AHA Players will strive to achieve diversity by promoting inclusion and accessibility through its work, programs, performances, artists, and the patrons it serves. Embrace Diversity - Believe in Difference - Value Difference.**
- **Helps generate civic engagement and community pride**

# **Cultural & Community Benefits of a Resident Community Theatre (continued)**

- **Volunteer participation from the diverse spectrum of the community. Community theaters need more than just cast members. Anyone that can sew a costume, paint a backdrop, build a staircase, or edit a sound effect is a desirable addition to the company. Novices of a particular skill, such as construction or lighting, can increase their ability by working alongside veteran craftsmen. Likewise, experts can enjoy sharing their knowledge and passing their craftsmanship.**
- **Socialize with new people gathered to join efforts in mounting a production and building an Arts Center.**

# **Economic Benefits of a Resident Community Theatre**

- **AHA Players is committed to supporting local businesses.**
- **More than 50 percent of theater patrons visit a restaurant prior to attending a performance.**
- **Arts and cultural activity can increase attention and foot traffic to an area.**
- **Cultural and creative amenities are assets as well as excellent tools for identifying and promoting other community assets.**

# **Economic Benefits of a Resident Community Theatre (continued)**

- **A vibrant arts community plays a key role in the health of a region and helps to attract businesses.**
- **Attendance at arts events generates related commerce for local businesses such as restaurants and retail stores.**

# Economic Benefits of a Resident Community Theatre (continued)

## The 182 Arts & Economic Prosperity IV Study Regions (2012-Florida Subset)

State	Study Region	Region Type	2010 Population	Spending by Nonprofit Arts and Culture <u>Organizations</u>	Spending by Nonprofit Arts and Culture <u>Audiences</u>	Total Spending by the Nonprofit Arts and Culture <u>INDUSTRY</u>	ECONOMIC IMPACT OF INDUSTRY SPENDING			
							Full-Time Equivalent	Resident Household	<u>Local</u> Government	<u>State</u> Government
							Jobs Supported	Income Generated	Revenue Generated	Revenue Generated
FL	Alachua County	C	243,574	\$32,337,690	\$53,153,848	\$85,491,538	2,344	\$49,827,000	\$3,220,000	\$4,042,000
FL	Broward County	F	1,766,476	\$102,990,228	\$126,877,854	\$229,868,082	6,402	\$157,263,000	\$10,889,000	\$11,011,000
FL	Central Florida Region	Regional	3,698,071	\$98,950,181	\$165,039,213	\$263,989,394	8,966	\$199,855,000	\$15,249,000	\$20,596,000
FL	City of Miami	D	413,201	\$342,575,781	\$233,887,365	\$576,463,146	13,991	\$441,017,000	\$22,020,000	\$35,658,000
FL	City of Miami Beach	B	84,633	\$97,961,950	\$56,323,841	\$154,285,791	4,311	\$140,711,000	\$6,695,000	\$10,513,000
FL	City of Orlando	C	230,519	\$48,132,075	\$45,874,130	\$94,006,205	3,487	\$77,100,000	\$3,803,000	\$4,765,000
FL	City of Winter Park	A	27,909	\$15,982,824	\$26,578,730	\$42,561,554	1,478	\$29,997,000	\$1,680,000	\$1,949,000
FL	Lee County	E	586,908	\$23,141,643	\$45,143,166	\$68,284,809	2,038	\$48,103,000	\$3,600,000	\$5,801,000
FL	Miami-Dade County	F	2,500,625	\$673,958,759	\$402,224,799	\$1,076,183,558	29,792	\$935,293,000	\$39,212,000	\$65,731,000
FL	Orange County	F	1,086,480	\$70,665,797	\$110,252,107	\$180,917,904	6,703	\$128,738,000	\$7,458,000	\$8,308,000
FL	Osceola County	D	270,618	\$1,891,223	\$499,214	\$2,390,437	78	\$1,749,000	\$53,000	\$141,000
FL	Palm Beach County	F	1,279,950	\$138,895,426	\$111,052,882	\$249,948,308	5,782	\$135,847,000	\$11,348,000	\$12,583,000
FL	Polk County	E	583,403	\$2,664,450	\$7,801,775	\$10,466,225	338	\$7,581,000	\$566,000	\$854,000
FL	Sarasota County	D	369,765	\$129,273,630	\$50,749,733	\$180,023,363	4,579	\$134,363,000	\$7,580,000	\$12,556,000
FL	Seminole County	D	413,204	\$2,057,892	\$1,301,516	\$3,359,408	102	\$2,383,000	\$170,000	\$257,000
FL	Volusia County	D	495,890	\$10,072,822	\$15,935,543	\$26,008,365	792	\$18,109,000	\$1,540,000	\$2,140,000

\* The 139 city and county study regions are stratified into six population groups based on the U.S. Census Bureau's estimated 2010 population: Group A (fewer than 50,000), Group B (50,000 to 99,999), Group C (100,000 to 249,999), Group D (250,000 to 499,999), Group E (500,000 to 999,999), and Group F (1,000,000 or more). The 43 remaining study regions are multi-city or multi-county regions, statewide study regions, or individual arts districts.



# Theatres in Neighboring Communities



## Winter Park

- Winter Park Playhouse
- Breakthrough Theatre

## Deland

- Athens Theatre

## Clermont

- Moonlight Players
- Clermont Performing Arts Center

## Sanford

- Wayne Densch Performing Arts Center

## Winter Garden

- Garden Theatre

## Leesburg

- Melon Patch Theatre

## Eustis

- Bay Street Players

## Tavares

Tavares Community Theater Company

## Mount Dora

- Sonnentag Theatre at the IceHouse
- Mount Dora Center for the Arts

# **Proposed AHA Players Programs**



- **Main Stage productions**
- **Second Stage productions**
- **Special Events (Music, Comedy, Variety)- Hosted or Produced**
- **Youth Theatre (Young AHA Players)**
- **Meet the Author series**
- **Active Participant in Community events**
- **Classes & Workshops**



# **Proposed 1st Season - Productions & Special Events**



## **MAIN STAGE**

**5 Productions (6 performances/each production)**

**SPECIAL EVENTS - produced by the AHA Players**

**3 – 5 productions (1 – 3 performances/each event)**

## **YOUNG AHA PLAYERS**

**3 – 5 Productions (3 performances/each production)**

# Potential Productions & Special Events

## Main Stage Productions

- Steel Magnolias
- Rounding Third
- Lombardi
- Driving Miss Daisy
- The Fantasticks

## AHA Players produced Special Events

- Broadway Cabaret
- Christmas Cabaret
- Love Letters
- Rejoice! An Evening of Gospel

## Hosted Special Events

- Johnny Dee & the Starlights
- Cash & Friends
- Duets
- Improv Comedy Troupe
- 6 Guitars
- The Blackwood Brothers with Elvis
- Ladies Night Comedy
- Mickey Carroll - Jazz
- Blend - Acapella
- David Oliver Willis

# Apopka Community Theatre Inaugural Season 2015-2016 - Main Stage Performance Calendar

## Steel Magnolias

- Fridays & Saturdays, September 18 - 26, 2015 @ 8:00 PM
- Sundays, September 20 & 27 @ 2 PM
- Optional performance Thursday, September 24, 2015 @ 8 PM

## Rounding Third

- Fridays & Saturdays, November 13 - 21, 2015 @ 8:00 PM
- Sundays, September 15 & 22 @ 2 PM
- Optional performance Thursday, November 19, 2015 @ 8 PM

## Lombardi

- Fridays & Saturdays, February 19 - 27, 2015 @ 8:00 PM
- Sundays, September 21 & 28 @ 2 PM
- Optional performance Thursday, February 25, 2015 @ 8 PM

## Driving Miss Daisy

- Fridays & Saturdays, April 15 - 23, 2015 @ 8:00 PM
- Sundays, April 17 & 24 @ 2 PM
- Optional performance Thursday, April 21, 2015 @ 8 PM

## The Fantasticks

- Fridays & Saturdays, June 17- 25, 2015 @ 8:00 PM
- Sundays, June 19 & 26 @ 2 PM
- Optional performance Thursday, June 23, 2015 @ 8 PM

- All performances at the Apopka Community Center / VFW
- Main Stage Production Tech Rehearsals at the Community Center start the Sunday prior to opening night (3 PM – 8 PM) with rehearsals Mon-Thurs from 7 PM – 11 PM
- 35 Main Stage performances will take place at the Apopka Community Center
- The Apopka Community Center will be used 60 days for Main Stage projects (including tech rehearsal days). The Community Center will be used 66 days when including the 6 days for Special Event performances.
- Special Events may require 1 – 2 days setup / rehearsal time in the Apopka Community Center.

## Special Events to be produced by the AHA Players and performed at the Apopka Community Center

Broadway Cabaret	Saturday, October 17, 2015	8:00 PM
Broadway Cabaret	Sunday, October 18, 2015	2:00 PM
Christmas Cabaret	Saturday, December 19, 2015	8:00 PM
Christmas Cabaret	Sunday, December 20, 2015	2:00 PM
Rejoice-Evening of Gospel Music	Saturday, March 19, 2016	8:00 PM
Rejoice-Evening of Gospel Music	Sunday, March 20, 2016	2:00 PM

# Apopka Community Theatre - Audition & Rehearsal Schedule - Fran Carlton Center

## Steel Magnolias

- Auditions: July 13 & 14, 2015, 7 - 9 PM
- Rehearsals: Mon - Thurs, July 27 - September 10, 2015, 7 – 9 PM

## Rounding Third

- Auditions: September 28 & 29, 2015, 7 - 9 PM
- Rehearsals: Mon - Thurs, October 5 - November 5, 2015, 7 – 9 PM

## Lombardi

- Auditions: January 4 & 5, 2016, 7 - 9 PM
- Rehearsals: Mon - Thurs, January 11 – February 11, 2016, 7 – 9 PM

## Driving Miss Daisy

- Auditions: February 29 & March 1, 2016, 7 - 9 PM
- Rehearsals: Mon-Thurs, March 14 – April 7, 2016, 7 – 9 PM

## The Fantasticks

- Auditions: April 25 & 26, 2015, 7 - 9 PM
- Rehearsals: Mon-Thurs, May 9 – June 9, 2016, 7 – 9 PM

- All Main Stage production auditions and rehearsals (except for tech week) will take place at the Fran Carlton Center.
- The Fran Carlton Center will be used ~100 days for Main Stage auditions and rehearsals.
- Apopka Community Theatre public meetings will be scheduled at the Fran Carlton Center. Public meetings will take place once a month.
- Young AHA Players, the Apopka Community Theatre youth theatre program will have classes conducted at the Fran Carlton Center. Classes will be held in the afternoon, twice a week.
- Special Event rehearsals may be scheduled to take place at the Fran Carlton Center.

# **Young AHA Players**

## **Benefits of a Youth Theatre Program**

- 🌀 **Self Confidence**
- 🌀 **Public Speaking**
- 🌀 **Creativity**
- 🌀 **Commitment**
- 🌀 **Dedication**
- 🌀 **Improved Academic Achievements**

# **Requested Partnerships & Sponsorships**

## **“In Kind”, Services, Promotions, & Financial Support**

- City of Apopka
- Apopka Chamber of Commerce
- The Big Potato Foundation
- John H. Land Community Trust
- Business Sponsors / Donors / Advertisers
- Individual Sponsors /Donors
- Orange County Public School
- The Apopka Woman’s Club
- The Foliage Sertoma Club of Apopka

# **Prospective Performance Venues**

## **Apopka Community Center / VFW**

Main Stage / Second Stage / Special Events

## **Fran Carlton Center**

Meetings / Rehearsal Space / Young AHA Players classes

## **Apopka Amphitheater**

Special Events

## **Apopka Schools (OCPS)**

Young AHA Players performances



# **What the AHA Players Need From the Community**



**INFRASTRUCTURE/LOGISTICS**

**VOLUNTEERS**

**SPONSORS**

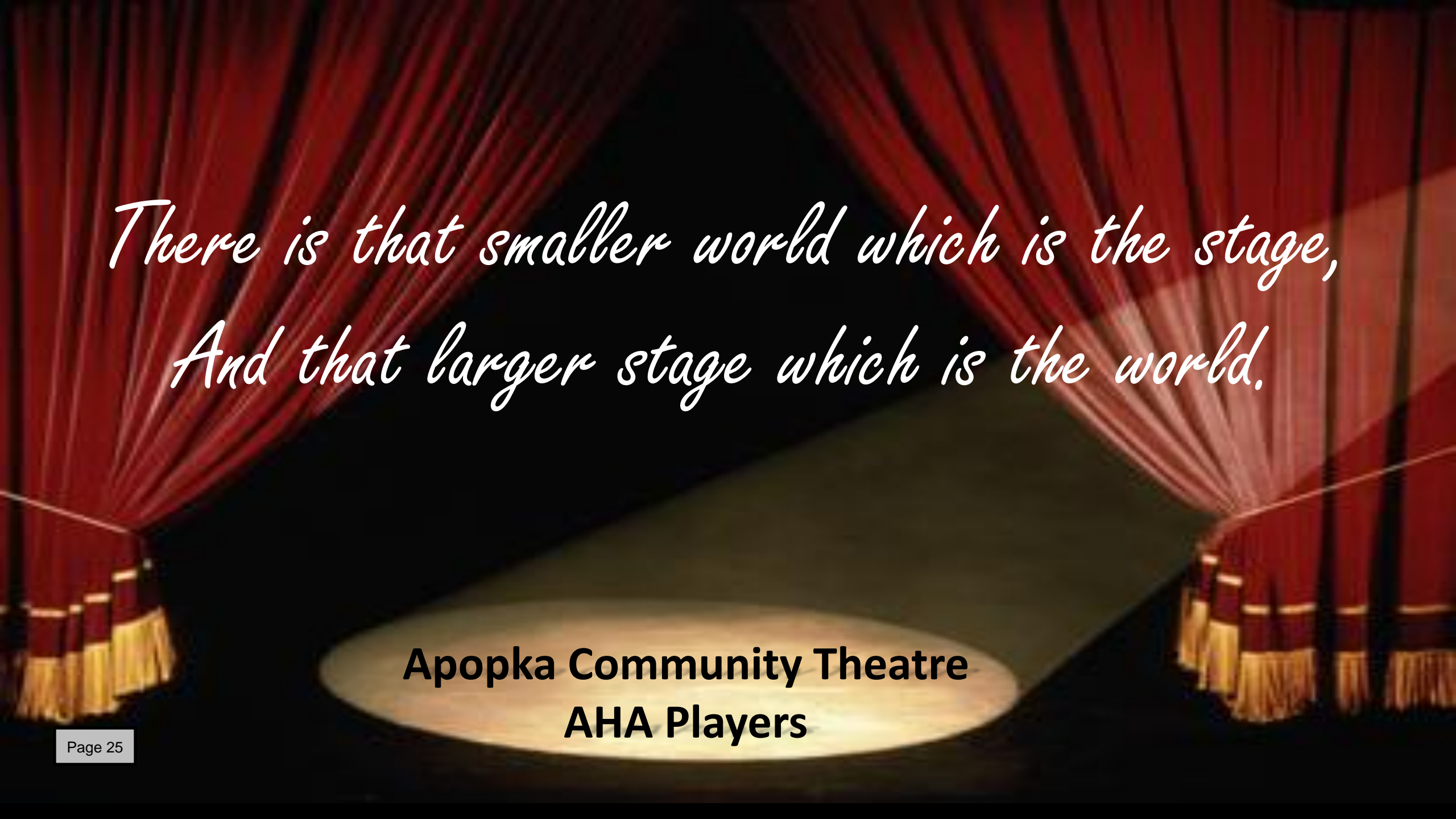
**DONORS**

**ADVERTISERS**

**“IN KIND” SERVICE PROVIDERS**

**PATRONS/AUDIENCE MEMBERS**



A stage with red curtains and a spotlight on the floor. The curtains are pulled back, revealing a dark stage floor. A bright spotlight illuminates a circular area on the floor. The text is written in a white, cursive font across the upper part of the image.

*There is that smaller world which is the stage,  
And that larger stage which is the world.*

**Apopka Community Theatre  
AHA Players**

**Backup material for agenda item:**

1. Approve the minutes from the regular City Council meeting held on June 3, 2015 at 1:30 p.m.

## CITY OF APOPKA

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**Minutes of the regular City Council meeting held on June 3, 2015, at 1:30 p.m., in the City of Apopka Council Chambers.**

**PRESENT:** Mayor Joe Kilsheimer  
Commissioner Bill Arrowsmith  
Commissioner Billie Dean  
Commissioner Diane Velazquez  
Commissioner Sam Ruth  
Attorney Cliff Shepard  
City Administrator Glenn Irby

**PRESS PRESENT:** John Peery - The Apopka Chief; WFTV News 9

**INVOCATION** – Commissioner Arrowsmith gave the invocation.

**PLEDGE OF ALLEGIANCE** – Mayor Kilsheimer said on June 1, 1942, Apopka leaders voted unanimously to enter into a five year agreement with Dr. Tommy McBride for the Apopka Municipal Airport. With the country deeply involved in the war effort and the military in need of skilled pilots, Doctor McBride and his wife, an accomplished aviatrix, Helen McBride, successfully appealed to the City to partner in development of a pilot training school at the City's airfield which was located on what is now Dream Lake Elementary School. By the middle of 1943, it was reported that Helen McBride had trained more than 300 bomber pilots. He asked everyone to remember the contributions of the McBride family to Apopka's history and certainly to the success of our Country's war efforts during World War II as he led in the Pledge of Allegiance.

### **EMPLOYEE RECOGNITION**

1. **David Wright – Public Services/Waste Water Plants – Five Year Service Award - Waste Water Plant Operator “A”** – David began working for the City on May 24, 2010, as a Waste Water Plant Operator “A”, which is his current position. The City Council joined Mayor Kilsheimer in congratulating David on his years of service to the City.
2. **Jodi Yoham – Police Department/Communications – Five Year Service Award - Communication Technician** –Jodi started with the City on May 26, 2010, as a Communication Technician, which is her current position. The City Council joined Mayor Kilsheimer in congratulating Jodi on her years of service to the City.
3. **Marc Norelia – Public Services/Sanitation – Ten Year Service Award - Sanitation Equipment Operator** – Marc began working for the City on May 2, 2005, as a Solid Waste Worker II. On June 16, 2007, he was reclassified to Sanitation Equipment Operator, which is his current position. Marc was not present and his award will be presented another time.

4. **Jessica Schilling – Public Services/Water Treatment – Ten Year Service Award - Water Conservation Specialist** – Jessica started working for the City on May 2, 2005, as a Water Conservation Specialist, which is her current position. The City Council joined Mayor Kilsheimer in congratulating Jessica on her years of service to the City.
5. **Edwin “Ed” Chittenden – Police Department/Support Services – Fifteen Year Service Award - Police Sergeant** –Ed began working for the City on May 15, 2000, as a Police Officer. On October 27, 2013, he was promoted to Police Sergeant, which is his current position. The City Council joined Mayor Kilsheimer in congratulating Ed on his years of service to the City.
6. **Shirley Hambley – Finance/Accounting & Budget – Fifteen Year Service Award - Accounts Payable Specialist** –Shirley started working for the City on May 30, 2000, as a Data Entry/Customer Service Clerk for Utility Billing. On August 27, 2012, Shirley was promoted to Accounts Payable Specialist, which is her current position. The City Council joined Mayor Kilsheimer in congratulating Shirley on her years of service to the City.
7. **Wilburn “Mike” Roberson – Building/Community Development – Twenty Year Service Award - Construction Inspector** –Mike began working for the City on May 3, 1995, as a Utility Service Worker I in Utility Construction. On April 8, 1996, he was transferred to the Building Department and his title changed to Construction Inspector, which is his current position. Mike was not present and his award will be presented at another time.

## PRESENTATIONS

1. Presentation of Check – Lorena Potter, Interim Manager of Recreation Operations and Maintenance, presented a check in the amount of \$1,000 to Keri Stagner & Donna Amato, representatives for the American Cancer Society's Relay for Life event in Apopka
2. Garden Week Proclamation – Mayor Kilsheimer read the proclamation and presented it to Morgan Martin, representing the founders of the Billie Dean Community Garden.

Isadora Dean on behalf of Mr. Peter Jordan, a teacher at Ocoee High School, said many thanks and well done to the Apopka Billie Dean Community Garden. She said that she and Mr. Jordan came up with the idea of a community garden and they could not have done this without the help of John Cloran, a retiring teacher of Apopka Middle School, Mr. Alexander Smith, teacher at Dr. Phillips High School, and the agriculture teachers of Piedmont Middle and Wekiva High Schools. They thanked Mr. Morgan for taking this over and doing a fantastic job, as well as thanking the City staff for their assistance.

3. Code Enforcement Officers' Appreciation Week Proclamation – Mayor Kilsheimer read the proclamation and presented it to Chief Manley who introduced the Code Enforcement Officers, David Whitty and Bernard Jeanty.

4. Pre-Budget Presentation - Presented by Chief Bronson

Chief Bronson provided a Power Point presentation on his upcoming fiscal year budget and said the main area he was going to address was the need for a new Fire Station, vehicles and equipment, and some essential medical equipment, as well as two replacement staff vehicles. He said the City is growing and the land continues to be developed. In 2014, the Apopka Fire Department responded to more than 5,300 emergency calls, and 80% of those calls were medical emergencies. The call volume has steadily increased by an average of 2% each year. The City is currently covered by four stations: Station 1 responds to an average of 2,400 emergency calls per year, Station 2 responds to around 1,100 calls per years, Station 3 handles 1,000 calls per year, and Station 4 responds to an additional 900 emergencies per year. He declared this arrangement of centrally located Fire Stations has served the City very well up to this point in time. However, with the expected growth in the north and south regions of the City, additional stations will be needed to adequately cover these locations. He advised the first location for this consideration is a large area to the north which may experience some response times that border being acceptable to ISO and NFPA standards. The second location for consideration is to the south where new commercial and residential construction is planned. This growth could greatly increase the call volume for the station that currently serves this area. He went on to review the required equipment and the vehicle inventory, as well as replacement of vehicles and equipment.

Chief Bronson responded in the affirmative when Commissioner Dean inquired if the Fire Department had a ladder truck to accommodate the height of the new hospital.

**CONSENT AGENDA**

1. Approve the minutes from the regular City Council meeting held on May 6, 2015 at 1:30 p.m.
2. Approve the minutes from the regular City Council meeting held on May 20, 2015 at 7:00 p.m.
3. Authorize the issuance of a Peddler's Permit to First American Fireworks to sell State approved fireworks at 511 South Orange Blossom Trail, from June 15, 2015 until July 5, 2015.
4. Authorize the Mayor, or his designee, to execute the Sewer and Water Capacity Agreement for Hillside at Wekiva (fka Ponkan Reserve North) (51 Lots).
5. Authorize a credit, in the amount of \$4,523.01, to Carlos Hernandez for a sanitary sewer forcemain oversize line.
6. Authorize the funding for the mitigation of gopher turtles at the Northwest Recreation Complex, in the amount of \$90,903.00, and award the contract to Thomson Environmental Consultant, in the amount of \$9,350.00, for the consulting fees.
7. Approve the purchase of property, in the amount of \$25,000, located at 1840 Plymouth Sorrento Road, and to include closing costs and the seller's attorney's fees, for a total cost of \$29,456.53.

8. Approve the purchase of property, in the amount of \$22,400.00, located at 2984 W. Orange Avenue, and to also include survey fees, for a total cost not to exceed \$22,900.00.
9. Ratification of a steering committee to ensure fair representation of all geographical areas in the City, as the Community-Wide Visioning Process moves forward.
10. Approve the Disbursement Report for the month of May, 2015.

**MOTION by Commissioner Arrowsmith and seconded by Commissioner Ruth to approve the ten items on the Consent Agenda.**

Pastor Hezekiah Bradford said he agreed with Commissioner Dean with regards to representation of South Apopka and stated he would like to volunteer to serve on the steering committee for the Community-wide Visioning process.

**Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.**

**SPECIAL REPORTS AND PUBLIC HEARINGS – No Special Reports or Public Hearings.**

#### **ORDINANCES AND RESOLUTIONS**

1. ORDINANCE NO. 2429 – SECOND READING & ADOPTION – COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – Everlasting Covenant Christian Center, Inc. from Residential Low (0-5 du/ac) to Office (0.3 FAR), for property located west of Piedmont Wekiwa Road, north of US 441. (1250 Piedmont Wekiwa Road). (Parcel ID #: 13-21-28-0000-00-071) [Ordinance No. 2429 meets the requirements for adoption having been advertised in The Apopka Chief on May 22, 2015.] The City Clerk read the title as follows:

#### **ORDINANCE NO. 2429**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL LOW (0-5 DU/AC) TO OFFICE (0.30 FAR) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED WEST OF PIEDMONT WEKIWA ROAD, NORTH OF US 441, COMPRISING 2.73 ACRES MORE OR LESS, AND OWNED BY EVERLASTING COVENANT CHRISTIAN CENTER, INC.; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Mayor Kilsheimer opened the meeting to a public hearing.

Scott Banta said he was the applicant and they concur with staff, stating he was present to answer any questions.

No others wishing to speak, Mayor Kilsheimer closed the public hearing.

**MOTION by Commissioner Ruth and seconded by Commissioner Arrowsmith, to adopt Ordinance No. 2429. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.**

2. ORDINANCE NO. 2430 – SECOND READING & ADOPTION – CHANGE OF ZONING Everlasting Covenant Christian Center, Inc. from R-1 to Planned Unit Development (PUD-PO/I), for property located west of Piedmont Wekiwa Road, north of US 441. (1250 Piedmont Wekiwa Road). (Parcel ID #: 13-21-28-0000-00-071) [Ordinance No. 2430 meets the requirements for adoption having been advertised in The Apopka Chief on May 22, 2015.] The City Clerk read the title as follows:

**ORDINANCE NO. 2430**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM R-1 TO PLANNED UNIT DEVELOPMENT (PUD/PO/I) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED WEST OF PIEDMONT WEKIWA ROAD, NORTH OF U.S. 441, SOUTH OF EAST SEMORAN BOULEVARD (1250 PIEDMONT WEKIWA ROAD) (1250 PIEDMONT WEKIWA ROAD), COMPRISING 2.73 ACRES MORE OR LESS, AND OWNED BY EVERLASTING COVENANT CHRISTIAN CENTER, INC.; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

Mayor Kilsheimer advised this was a quasi-judicial hearing and witnesses were sworn in by the City Clerk.

There were no ex parte communications and no staff presentation.

Mayor Kilsheimer opened the meeting to a public hearing.

Scott Banta, applicant, said he was present to answer any questions.

No one else wishing to speak, Mayor Kilsheimer closed the public hearing.

**MOTION by Commissioner Dean and seconded by Commissioner Arrowsmith, to adopt Ordinance No. 2430. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.**

3. ORDINANCE NO. 2431 – SECOND READING & ADOPTION – COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – Joseph E. and Jeff P.

Ball, from Residential Low (0-5 du/ac) to Office (0.3 FAR), for property located west of Piedmont Wekiwa Road, north of US 441. (1166 Piedmont Wekiwa Road). (Parcel ID #: 13-21-28-0000-00-030) [Ordinance No. 2431 meets the requirements for adoption having been advertised in The Apopka Chief on May 22, 2015.] The City Clerk read the title as follows:

**ORDINANCE NO. 2431**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL LOW (0-5 DU/AC) TO OFFICE (0.30 FAR) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED WEST OF PIEDMONT WEKIWA ROAD, NORTH OF US 441, COMPRISING 6.49 ACRES MORE OR LESS, AND OWNED BY JOSEPH E. BALL AND JEFF P. BALL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

Mayor Kilsheimer opened the meeting to a public hearing.

Scott Banta, applicant, said he was present to answer any questions.

No others wishing to speak, Mayor Kilsheimer closed the public hearing.

**MOTION by Commissioner Velasquez and seconded by Commissioner Ruth, to adopt Ordinance No. 2431. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.**

4. ORDINANCE NO. 2432 – SECOND READING & ADOPTION – CHANGE OF ZONING Joseph E. and Jeff P. Ball, from R-1 to Planned Unit Development (PUD-PO/I), for property located west of Piedmont Wekiwa Road, north of US 441. (1166 Piedmont Wekiwa Road). (Parcel ID #: 13-21-28-0000-00-030) [Ordinance No. 2432 meets the requirements for adoption having been advertised in The Apopka Chief on May 22, 2015.] The City Clerk read the title as follows:

**ORDINANCE NO. 2432**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM R-1 TO PLANNED UNIT DEVELOPMENT (PUD/PO/I) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED WEST OF PIEDMONT WEKIWA ROAD, NORTH OF U.S. 441, SOUTH OF SEMORAN BOULEVARD (1166 PIEDMONT WEKIWA ROAD), COMPRISING 6.49 ACRES MORE OR LESS, AND OWNED BY JOSEPH E. BALL AND JEFF P. BALL; PROVIDING FOR DIRECTIONS TO THE**



**COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY,  
CONFLICTS, AND AN EFFECTIVE DATE.**

Mayor Kilsheimer advised this was a quasi-judicial hearing and witnesses were sworn in by the City Clerk. He advised staff presentation was previously given.

Scott Banta, applicant, was present for any questions.

**MOTION by Commissioner Ruth and seconded by Commissioner Arrowsmith, to adopt Ordinance No. 2432. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.**

5. ORDINANCE NO. 2433 – SECOND READING & ADOPTION – CHANGE OF ZONING/MASTER PLAN – Avian Pointe – Apopka Clear Lake Investments, LLC – From “City” Planned Unit Development (PUD) (89.47 AC) and “County” A-2 (ZIP) (5.29 AC) to “City” Planned Unit Development (PUD/R-3), for property located east of S.R. 429, south of Peterson Road, and north of Lust Road. (Parcel ID Nos. 07-21-28-0000- 00-002 & 07-21-28-0000-00-023) [Ordinance No. 2433 meets the requirements for adoption having been advertised in The Apopka Chief on May 22, 2015.] The City Clerk read the title as follows:

**ORDINANCE NO. 2433**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM “CITY” PLANNED UNIT DEVELOPMENT (89.7 +/- ACRES) AND “COUNTY” A-2 (5.4 +/- ACRES) TO “CITY” PLANNED UNIT DEVELOPMENT (PUD/R-3) AND OWNED BY APOPKA CLEAR LAKE INVESTMENTS, LLC; AND FROM “CITY” PLANNED UNIT DEVELOPMENT (30.34 +/- ACRES) TO “CITY” PLANNED UNIT DEVELOPMENT AND OWNED BY LUST GRANT, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED EAST OF S.R. 429, SOUTH OF PETERSON ROAD, AND NORTH OF LUST ROAD, COMPRISING 125.74 +/- ACRES MORE OR LESS, PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

Mayor Kilsheimer advised this was a quasi-judicial hearing. Witnesses were sworn in by the City Clerk.

Tom Sullivan, Esquire, representing the applicant, said they agree with staff’s recommendation and would appreciate Council’s continued support on the project.

Mayor Kilsheimer opened the meeting to a public hearing. No one wishing to speak he closed the public hearing.

Commissioner Velasquez said she had met previously with Mr. Moon earlier in the day regarding some questions she had. She asked for clarification with regards to when the spine road would be constructed. She expressed a concern for public safety.

Mr. Sullivan said there were two different agreements: the Development Agreement and the Transportation Agreement. He said the Transportation Agreement has some extensive obligations on the part of the developer in terms of constructing a spine road through the center of the project to provide connectivity. As part of their initial phase, which cannot go above 455 units, they will be required to construct Segment A of the spine road.

Mr. Moon further clarified the road is broken into Segments A, B, C, and D. The development is in phases. There is no required sequence for the development.

Commissioner Arrowsmith said he could agree with the development as such, but he could not agree with the long term ingress/egress of that total area. He said we needed something like Vick Road in this area for what is being called the spine road.

Mayor Kilsheimer said he would rather see the road meander rather than being straight in order to calm and slow the traffic.

Frank Bombeeck, applicant, said the City was currently working with property owners for the north access of the spine road. He advised Apopka Clear Lake Investments have secured enough entitlements and right, so both sides will be completely open to public safety from both sides.

In response to Commissioner Velasquez inquiring if the developer would consider lowering the ceiling for construction of Segment A of the spine road from in excess of 455 units to 234 units, the applicant, Ken Stoltenberg responded in the affirmative.

Mayor Kilsheimer opened the meeting to a public hearing.

Venus Griffith said she lives in Clear Lake Estates and when they moved there it was extremely quiet and they were the only gated community off of Binion Road. She expressed a concern regarding safety when pulling out on to Binion Road as well as the added traffic.

No others wishing to speak, Mayor Kilsheimer closed the public hearing.

Mr. Moon and City Attorney Shepard were in agreement to recommend having two motions: one to adopt the ordinance and a separate motion for the Development Agreement subject to the change presented that in every place for both the Transportation Agreement and the Development Agreement where the number is 455 be changed to 234.

**MOTION by Commissioner Velasquez and seconded by Commissioner Ruth to adopt Ordinance 2433 subject to the change of 455 units to 234 units. Motion carried by a 4/1 vote with Mayor Kilsheimer, and Commissioners Dean, Velazquez, and Dean voting aye and Commissioner Arrowsmith voting nay.**

**MOTION by Commissioner Velasquez, and seconded by Commissioner Ruth to approve the Avian Point Development Agreement and authorize the Mayor to execute the agreement with the provision that everywhere the 455 units in the temporary density limitation be changed to 234 units. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velasquez, and Ruth voting aye.**

The meeting recessed at 3:14 p.m. and reconvened at 3:18 p.m.

6. ORDINANCE NO. 2434 SECOND READING & ADOPTION - CHANGE OF ZONING/MASTER PLAN & PRELIMINARY DEVELOPMENT PLAN – Marden Ridge – owned by Emerson Point Associates, LLLP; Applicant MMI Development, Inc., c/o Michael E. Wright, Esq.; Engineer GAI Consultants, Inc., c/o Anthony Call, P.E. – from R-3 (Residential) and C-1 (Commercial) to Planned Unit Development (R-3/C-1) for property located Between S.R. 451 and Marden Road, south of Ocoee Apopka Road, and north of the Apopka Expressway. (Parcel ID No. 17-21-28-0000-00-029) [Ordinance No. 2434 meets the requirements for adoption having been advertised in The Apopka Chief on May 22, 2015.] The City Clerk read the title as follows:

**ORDINANCE NO. 2434**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM R-3 (18.05 +/- ACRES) AND C-1 (6.43 +/- ACRES) TO PLANNED UNIT DEVELOPMENT (PUD/R-3/C-1) (TOTAL 42.17 +/- ACRES) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED BETWEEN S.R. 451 AND MARDEN ROAD, SOUTH OF OCOEE APOPKA ROAD, AND NORTH OF THE APOPKA EXPRESSWAY (S.R. 414), COMPRISING 42.17 +/- ACRES MORE OR LESS, AND OWNED BY EMERSON POINT ASSOCIATES, LLLP; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

Mayor Kilsheimer advised this was a quasi-judicial hearing and the witnesses were sworn in by the City Clerk.

Mayor Kilsheimer disclosed he has met with the developer and his representative on numerous occasions in relationship to a project that is not directly involved with this particular ordinance.

David Moon, Planning Manager, advised that since the first meeting, staff has held discussions with the applicant and there is a need to add into the Development Standards as submitted to the Council under Sheet C 2.10 of the Master Plan and Development Standard creating a cross access easement between the commercial parcel on the south and the

multifamily parcel to the north. Council's motion should include the language presented.

Michael Wright, applicant, said he was in support of adoption of the ordinance and they concur with staff's recommendation for the additional condition.

Mayor Kilsheimer opened the meeting to a public hearing. No one wishing to speak, he closed the public hearing.

**MOTION by Commissioner Arrowsmith and seconded by Commissioner Dean, to adopt Ordinance No. 2434 including the Development Standard Addition as presented. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.**

7. ORDINANCE NO. 2436 - FIRST READING - Amending the Election Date, Runoff Date, and Qualifying Dates associated with the 2016 City General Election. The City Clerk read the title as follows:

**ORDINANCE NO. 2436**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE ELECTION DATE FOR THE 2016 CITY GENERAL ELECTION TO MARCH 15, 2016; CHANGING THE RUN-OFF ELECTION DATE FOR THE 2016 CITY GENERAL ELECTION; DESIGNATING THE DATES FOR QUALIFYING FOR THE 2016 CITY GENERAL ELECTION; AUTHORIZING THE CANVASSING OF BALLOTS FOR THE 2016 CITY GENERAL ELECTION AS OUTLINED IN SECTION 34-41, APOPKA CODE OF ORDINANCES; PROVIDING FOR NOTICE TO THE SUPERVISOR OF ELECTIONS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

Mayor Kilsheimer opened the meeting to a public hearing. No one wishing to speak, he closed the public hearing.

**MOTION by Commissioner Ruth and seconded by Commissioner Velazquez, to approve Ordinance No. 2436 at First Reading and carry it over for a Second Reading. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.**

8. RESOLUTION NO. 2015-11 - Amending the Procurement Policy to increase the Local Business Preference from 1% to 3%. The City Clerk read the title as follows:

**RESOLUTION NO. 2015-11**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CITY ADMINISTRATIVE POLICY FOR PROCUREMENT, SECTION 107.3.1.2, POLICY, I. INCENTIVE FOR LOCAL BUSINESSES, III. PURCHASING GUIDELINES, IV. LEVELS OF REQUIRED AUTHORITY, AND V. COMPETITIVE PRICING; PROVIDING FOR AN EFFECTIVE DATE.**

Commissioner Ruth said this was a great incentive to draw local businesses to conduct business with the City.

Commissioner Arrowsmith said he was in favor of this, but Commissioner Ruth had asked for a report from staff showing some comparative numbers and he would like to see some comparisons of what the difference would have been.

Pamela Barclay, Director of Finance, said they could table this and staff could do some analysis to bring back to Council.

**MOTION by Commissioner Ruth and seconded by Commissioner Arrowsmith to table Resolution 10215-11 for two weeks and have staff bring back some comparison figures on awarded bids. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.**

**SITE APPROVALS**

1. MASS GRADING PLAN - Marden Ridge – owned by Emerson Point Associates, LLLP; Applicant MMI Development, Inc., c/o Michael E. Wright, Esq.; Engineer GAI Consultants, Inc., c/o Anthony Call, P.E., for property located between S.R. 451 and Marden Road, south of Ocoee Apopka Road, and north of the Apopka Expressway. (Parcel ID No. 17-21-28-0000-00-029)

Jay Davoll, Community Development Director and City Engineer, said this is the Mass Grading Plan, Phase A for the Marden Ridge Apartments. This will be grading of the site in preparation of the apartments. They will be removing approximately 200,000 cubic yards of fill and their haul route is to go down Marden Road to Keene Road, then the expressway to their destination. Development Review Committee and the Planning Commission recommend approval.

**MOTION by Commissioner Arrowsmith and seconded by Commissioner Dean to approve the Mass Grading Plan for Marden Ridge, Phase A. Motion carried unanimously with Mayor Kilsheimer and Commissioners Arrowsmith, Dean, Velazquez, and Ruth voting aye.**

**DEPARTMENT REPORTS AND BIDS** – No report.

**MAYOR'S REPORT** – Mayor Kilsheimer reported we had a very successful weekend wherein the City hosted two tour groups in town for the IPW Convention. These groups were taken out on Lake Apopka for airboat rides and the wildlife drive. He said there was great cooperation from Paul Faircloth and Mosquito Creek, Steve White, owner of Porkies, St. Johns Water Management District (SJWMD), Florida Wildlife Commission, and Orange Audubon.

Commissioner Arrowsmith left the meeting at 3:39 p.m.

Mayor Kilsheimer had a video played that was created by Robert Sargent, Public Information Officer, for the tour group on Lake Apopka.

Commissioner Velazquez left the meeting at 3:41 p.m. and returned at 3:44 p.m.

Mayor Kilsheimer reported this video was posted on the City's Facebook page and within 24 hours had more than 1,100 views. He affirmed the SJWMD will be posting this video on their website.

**OLD BUSINESS**

COUNCIL – There was no old business from the Council.

PUBLIC – There was no old business from the Public.

**NEW BUSINESS**

COUNCIL – Commissioner Dean said the Commissioners had received a letter from Rod Love entitled *Black Police Officers underrepresented on Florida streets*. He commended the citizens of Apopka for stepping up to offer training of our brave men and women that serve our community. He said he was appalled and embarrassed from the tragedies that have taken place throughout the country in minority communities, and the serious crime problem we have on the south side. He said the Orange County Sheriff's office and Daytona Beach Police Department, as well as other law enforcement agencies have taken advantage of this expert that we have in our community. He thanked Mr. Love for caring about our community and support of our police department.

**PUBLIC**

Freeda Hunter expressed concerns with regards to lack of street lights in the area she lives on Marvin C. Zanders Avenue, as well as some issues of a vacant property next to her with regards to break ins and what she said were zoning violations.

Mayor Kilsheimer said this was a code enforcement complaint and asked her to meet with the City Administrator following the meeting so he could take her information and follow up directly with her and have code enforcement look into this matter.

**ADJOURNMENT** – There being no further discussion, the meeting adjourned at 4:02 p.m.

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Joseph E. Kilsheimer, Mayor

ATTEST:

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Linda F. Goff, City Clerk

**Backup material for agenda item:**

2. Approve the minutes of Administrative Bid Opening No. 2015-05 for Apopka Northwest Recreation Complex Canopy Shade Structures held on May 27, 2015, at 10:15 a.m.



**ADMINISTRATIVE BID OPENING 2015-05  
 APOPKA NORTHWEST RECREATION COMPLEX  
 CANOPY SHADE STRUCTURES  
 City Council Chambers  
 May 27, 2015  
 10:15 a.m.**

**STAFF PRESENT:** Ken Gatton, Project Coordinator; Rania Nakla, Secretary II; & Susan Bone, Deputy City Clerk.

**OTHERS PRESENT:** None Present

**OPENING:** Ken Gatton called the meeting to order at 10:15 am and announced that the bid opening is for the **APOPKA NORTHWEST RECREATION COMPLEX CANOPY SHADE STRUCTURES.**

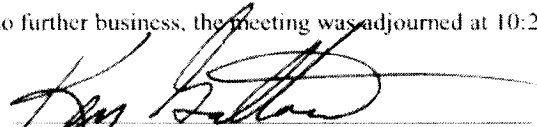
Mr. Gatton announced that the time for submitting additional bids had elapsed, and no more bids would be accepted. The bid was duly advertised in the Orlando Sentinel on Sunday, May 3, 2015 and on Wednesday, May 13, 2015 and was placed on the City's website. Proof of publication is on file in the City Clerk's office.

Four (4) bids were received prior to the published 10:00 a.m. deadline. Mr. Gatton read the bids in the order received, as follows:

ORDER REC'D	NAME
1	<b>CREATIVE SHADE SOLUTIONS 114 E. TARPON AVENUE TARPON SPRINGS, FL 34689-3452</b>
2	<b>MEDLEY CONSTRUCTION 4180 WOOD DRIVE MT. DORA, FL 32757</b>
3	<b>SHADE SYSTEMS, INC. 4150 SW 19<sup>TH</sup> STREET OCALA, FL 34474</b>
4	<b>BLISS PRODUCTS &amp; SERVICES, INC. 6831 S. SWEETWATER ROAD LITHIA SPRINGS, GA 30122</b>

Mr. Gatton said the bids will be evaluated by City Staff and will be available for public viewing after the bid has been awarded, or thirty (30) days after bid opening, whichever is earlier.

**ADJOURNMENT:** Hearing no questions and there being no further business, the meeting was adjourned at 10:21 a.m.

  
 Ken Gatton, Project Coordinator

**ATTEST:**

  
 Linda F. Goff, City Clerk

**Backup material for agenda item:**

3. Authorize the issuance of a Peddler's Permit, to TNT Fireworks, to sell State approved fireworks at 1700 South Orange Blossom Trail, from June 24, 2015 until July 5, 2015.



**CITY OF APOPKA  
CITY COUNCIL**

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

MEETING OF: June 17, 2015  
 FROM: Administration  
 EXHIBITS: Peddler Permit Application

**SUBJECT: PEDDLER PERMIT FOR TNT FIREWORKS.**

**Request: AUTHORIZE ISSUANCE OF A PEDDLERS PERMIT FOR THE SALE OF STATE APPROVED SPARKLERS BY TNT FIREWORKS AT 1700 S. ORANGE BLOSSOM TRAIL (WALMART).**

**SUMMARY**

Claudia Romagoza, of TNT Fireworks, is requesting approval to sell State approved sparklers from June 24, 2015 through July 5, 2015, at 1700 S. Orange Blossom Trail (Walmart).

The application has been reviewed and approved by the Fire, Police, and Community Development Departments.

**FUNDING SOURCE:**

N/A

**RECOMMENDED ACTION:**

Authorize issuance of a Peddlers Permit for the sale of State approved sparklers from June 24, 2015 through July 5, 2015, by TNT Fireworks at the Walmart located at 1700 S. Orange Blossom Trail.

**DISTRIBUTION**

Mayor Kilsheimer  
 Commissioners (4)  
 City Administrator Irby  
 Community Dev. Director

Finance Director  
 HR Director  
 IT Director  
 Police Chief

Public Ser. Director  
 City Clerk  
 Fire Chief



Administrative Services  
 120 East Main Street  
 Apopka, Florida 32703  
 Phone: 407-703-1703  
 adminservices@apopka.net

## PEDDLER PERMIT APPLICATION

FILING THIS APPLICATION AND REMITTING THE APPLICATION AND PEDDLER/SOLICITOR FEE(S) FOR A CITY PEDDLER/SOLICITOR PERMIT DOES NOT ALLOW THE APPLICANT TO OPERATE OR ENGAGE IN ANY TYPE OF BUSINESS, OCCUPATION OR PROFESSION UNTIL A PEDDLER PERMIT IS ISSUED TO THE APPLICANT. **NOTE: THE \$10.00 NON-REFUNDABLE APPLICATION FEE IS IN ADDITION TO THE PEDDLER/SOLICITOR PERMIT FEE.**

Business/Organization Information	Applicants Information
Name: TNT Fireworks / Claudia Romagoza	Name: Claudia Romagoza
Address: 1700 S. Orange Blossom Trail	Address: 6255 SE 78 <sup>th</sup> ST
Shopping Center: Walmart	City/State/Zip: Ocala, FL 34472
City/State/Zip: Apopka, FL 32703	Phone: 352-245-9151 Fax: 352-245-7140
Phone: 352-245-9151 Fax: 352-245-7140	Email Address: romagozaC@tntfireworks.com
Mailing Address (If different than above)	Mailing Address (If different than above)
Street:	
City/State/Zip	

Describe the nature of your business or goods to be sold: (In Detail) temporary tent sales for state approved sparklers 20 x 40 tent

Location where goods will be sold: Walmart # 955 1700 S. Orange Blossom Trail

Date permit to be issued for: From: 06/24/15 To: 07/05/15

Vehicle Description: (if applicable) Year: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_  
 Color: \_\_\_\_\_ State: \_\_\_\_\_ Owner: \_\_\_\_\_

Name and Address of Manufacture of goods to be sold: TNT FIREWORKS

Name/Address/Phone Number of two(2) reliable character/business references (preferably in Orange County):

Tony Paposchek - Ocala, FL 352-445-0736

Devlin Dixon - Apollo Beach, FL 813-781-0867

Have you ever been convicted of any felony, misdemeanor, or violation of any municipal ordinance?  Yes  No  
 If yes, please explain: \_\_\_\_\_

Federal Tax ID Number (FEI#) 63-0813092 OR Social Security Number: \_\_\_\_\_

Fictitious Name Registration # FO10000513 OR Exemption Status: \_\_\_\_\_ (Attach Copy)

Regulatory License/Certification #: \_\_\_\_\_ Corporate Doc #: \_\_\_\_\_

# INDEMNITY AND HOLD HARMLESS AGREEMENT

THIS AGREEMENT made and entered into this 29 day of May, 2015, by and between, Claudia Romagoza hereinafter referred to as TNT Fireworks and the CITY OF APOPKA, FLORIDA, hereinafter referred to as The City.

TNT Fireworks hereby agrees to indemnify and hold harmless the City and all of the City's officers, representatives, employees, and/or agents arising out of, or resulting from any damages, injuries, or illness from any and all liability, including any injury to or death of any person, or damage to or destruction of property in or about the premises; defense costs, including attorney's fees and all other fees incidental to defense; loss or damage the City may suffer as a result of claims, demands, costs or judgments against it arising from participation in particular: held on the 29 day of May, 2015, through the 30 day of September, 2015.

Signature of Applicant: [Signature]

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 29 day of May, 2015, by Claudia Romagoza and who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath,



Notary Public: Kelly Niehaus  
Commission No: EE840573  
Commission Expires: Jan 12, 2017

Department	Approved	Denied	Comments:
CD - Zoning: <u>DAM</u>	✓		
Fire: <u>[Signature]</u>	✓		
Police: <u>[Signature]</u>	✓		
City Council:			

Application Fee: \$10.00 Date Paid: \_\_\_\_\_  Permit Fee: \$50.00 Date Paid: \_\_\_\_\_  
Cash  Credit/Debit:  Check #: \_\_\_\_\_



Administrative Services  
 120 East Main Street  
 Apopka, Florida 32703  
 Phone: 407-703-1703  
 adminservices@apopka.net

## PREMISE INSPECTION REPORT

An inspection of all commercial businesses is required prior to the issuance of a City of Apopka Business Tax Receipt. To arrange for an inspection, please call the *Apopka Fire Department* at 407-703-1756, a minimum of one working day prior to the requested inspection.

Business Information	Emergency Contact Information (Please List Three)
Name: TNT Fireworks	Contact 1: Claudia Romagoza
Phone: 352-245-9151	Phone: 352-245-9151
Address: 1700 S. Orange Blossom Trail	Contact 2: Tony Paposchek
Type of Business: Erect tent for sparkler sales	Phone: 352-445-0736
Type of Building: Temp tent	Contact 3: Devin Dixon
Applicant Information	Phone: 813-781-0867
Name: Claudia Romagoza	Notes:
Phone: 352-245-9151	
Owner Information	
Owner: Walmart	
Phone:	

The premise inspection will address the following: intended use of space, appropriate tenant separation, egress (sufficient exits), Sanitation (appropriate number of restroom facilities with handicap accessibility), fire extinguishers (condition, type and distribution), interior finish (carpet flame spread rating), electrical system (appropriate source of power), proper disposal of hazardous materials (if applicable), testing of emergency lighting, smoke detectors and alarm system.

Fire Department  
 (Phone: 407-703-1756)

Occupancy Load:
Comments:

Approved by: \_\_\_\_\_  
 (Fire Department Official)

Date: \_\_\_\_\_



Administrative Services  
 120 East Main Street  
 Apopka, Florida 32703  
 Phone: 407-703-1703  
 adminservices@apopka.net

## COMMERCIAL BUSINESS TAX RECEIPT APPLICATION

FILING THIS APPLICATION AND REMITTING THE APPLICATION AND BUSINESS TAX FEE(S) FOR A CITY BUSINESS TAX RECEIPT DOES NOT ALLOW THE APPLICANT TO OPERATE OR ENGAGE IN ANY TYPE OF BUSINESS, OCCUPATION OR PROFESSION UNTIL A BUSINESS TAX RECEIPT IS ISSUED TO THE APPLICANT. **NOTE:** THE \$10.00 NON-REFUNDABLE APPLICATION FEE IS IN ADDITION TO THE BUSINESS TAX FEE(S).

Business Information	Owner Information (If corporation, provide corporate officer information)
Name: TNT Fireworks / Claudia Romagoza	Name: American Promotional Events
Address: 1700 S. Orange Blossom Trail	Address: 4003 Heiton Dr
Shopping Center: Walmart	City/State/Zip: Florence, AL 35630
City/State/Zip: Apopka, FL 32703	Phone: 352-245-9151 Fax: 352-245-7140
Phone: 352-245-9151 Fax: 352-245-7140	Email Address: romagozac@tntfireworks.com
Mailing Address (If different than above)	
Street: 6255 SE 78th ST	
City/State/Zip: Ocala, FL 34472	

Business Description (In Detail): temporary tent sale for state approved sparklers

Federal Tax ID Number (FEI #) 630813092 OR Social Security Number: \_\_\_\_\_

Fictitious Name Registration # F01000000513 OR Exemption Status: \_\_\_\_\_

(Attach Copy)

(Licensed Professional, First & Last Name Used, Incorporated, Attorney)

Regulatory License/Certification #: \_\_\_\_\_ Corporate Doc#: \_\_\_\_\_

### COMPLETE ALL THAT APPLY TO YOUR BUSINESS

Approximate Value of Retail Inventory: \$10,000	Number of Employees: 1
Number of Students:	Number of Video Machines:
Number of Units/Vehicles:	Number of Other Vending Machines:
Number of Pool Tables	Vending Machines Owned: Leased:
Number of Fuel Pumps: Nozzles:	Car Wash (Y/N):
Restaurant Seating Capacity:	Dancing (Y/N)
Alcoholic Beverages Sold: n/a Served:	Bar/Lounge (Y/N)
Number of Beauty/Barber Stations:	Number of Tanning Booths:

**CERTIFICATION:** I certify that all the information contained herein is true and correct to the best of my knowledge and belief. If any portion is found to be false or misrepresented, such fact may be just cause for immediate revocation of any business tax receipt(s) issued to me. I acknowledge that the issuance of this business tax receipt is contingent upon complying with the building and fire requirements of the City. Inspections will be performed and should deficiencies be found that are in conflict with required codes, I understand that the City will not issue the business tax receipt until I (or the owner of the building if leased) make the required corrections. I understand that should corrections be necessary, I am not permitted to operate this business until those corrections have been made and all applicable fees have been paid. It is further understood that I must FULLY comply with the Codes of the City of Apopka.

I understand that an Orange County business tax receipt must be obtained after the City business tax receipt is issued.

I further understand that it is the applicant's responsibility to secure the business tax receipt(s) prior to conducting business in the City of Apopka.

<b>Applicant Info (If different than owner info)</b>	
Name: <u>Claudia Romagoza</u>	Email Address: <u>romagozac@tntfireworks.com</u>
Address: <u>6255 SE 78th ST</u>	<i>I have read the foregoing document and the facts stated in it are true.</i>
City/State/Zip: <u>Ocala, FL 34472</u>	Applicant Signature: <u>[Signature]</u>
Phone: <u>352-245-9151</u> Fax: <u>352-245-7140</u>	Date Submitted: <u>5/22/15</u>
<b>FIRE DEPT. SIGN-OFF:</b>	<b>Date:</b>

**COMMUNITY DEVELOPMENT**

Date Received:	Date Approved:	Approved By:
Telephone and/or Mobile Business Only: Yes:	No:	Zoning Est.:
Legal Description:		
Comprehensive Plan (Land Use)		
Comments:		

**ADMINISTRATIVE SERVICES**

Full Fiscal Year Fee: \$ \_\_\_\_\_       Half Year Fee: \$ \_\_\_\_\_       Transfer Fee: \$ \_\_\_\_\_

Classification Code	Bus Tax Fee	Other Fee	Penalty	Total	Bus Tax Number

Notes: \_\_\_\_\_  
 \_\_\_\_\_

Application Fee: \$10.00      Date Paid: \_\_\_\_\_      Date Issued: \_\_\_\_\_      Issued by: \_\_\_\_\_  
 Subtotal: \$ \_\_\_\_\_      Total Paid: \$ \_\_\_\_\_      Cash       Credit/Debit:       Check #: \_\_\_\_\_



Jeff Atwater  
CHIEF FINANCIAL OFFICER  
Julius Halas  
DIVISION DIRECTOR



Casia Sinco  
BUREAU CHIEF

Keith McCarthy  
SAFETY PROGRAM MANAGER

FLORIDA DEPARTMENT OF FINANCIAL SERVICES  
DIVISION OF STATE FIRE MARSHAL  
200 East Gaines Street - Tallahassee, Florida 32399-0342  
Tel. 850-113-3644 Fax. 850-410-2467

**CERTIFICATE OF REGISTRATION  
SEASONAL RETAILER  
OFFICIAL COPY**

THIS CERTIFIES THAT: TNT FIREWORKS  
P.O. BOX 1318  
FLORENCE AL 35630

Has registered pursuant to the provisions of Florida Statutes to engage in the business of selling sparklers at retail, from June 20 through July 5 and December 10 through January 2 at the following location:

TNT FIREWORKS/PATRICK SCULLY-FFF0955 1700 SOUTH ORANGE BLOSSOM TRAIL  
APOPKA FL 32703 Orange

Issue Date: 04/14/2015  
Type: 07  
Class: 63  
County: Out of State  
License/Permit #: SR15-000183  
Expiration Date: 01/31/2016



*Jeff Atwater*  
Chief Financial Officer

Jeff Atwater  
CHIEF FINANCIAL OFFICER

Julius Halas  
DIVISION DIRECTOR



Casia Sineo  
BUREAU CHIEF

Keith McCarthy  
SAFETY PROGRAM MANAGER

FLORIDA DEPARTMENT OF FINANCIAL SERVICES  
DIVISION OF STATE FIRE MARSHAL  
200 East Gaines Street - Tallahassee, Florida 32399-0342  
Tel. 850-413-3644 Fax. 850-410-2467

CERTIFICATE OF REGISTRATION  
DISTRIBUTOR OF SPARKLERS  
OFFICIAL COPY

THIS CERTIFIES THAT: American Promotional Events dba TNT Fireworks  
6255 SE 78th Street  
Ocala FL 34472

Has registered pursuant to the provisions of Florida Statutes to engage in the business of selling sparklers to a wholesaler.

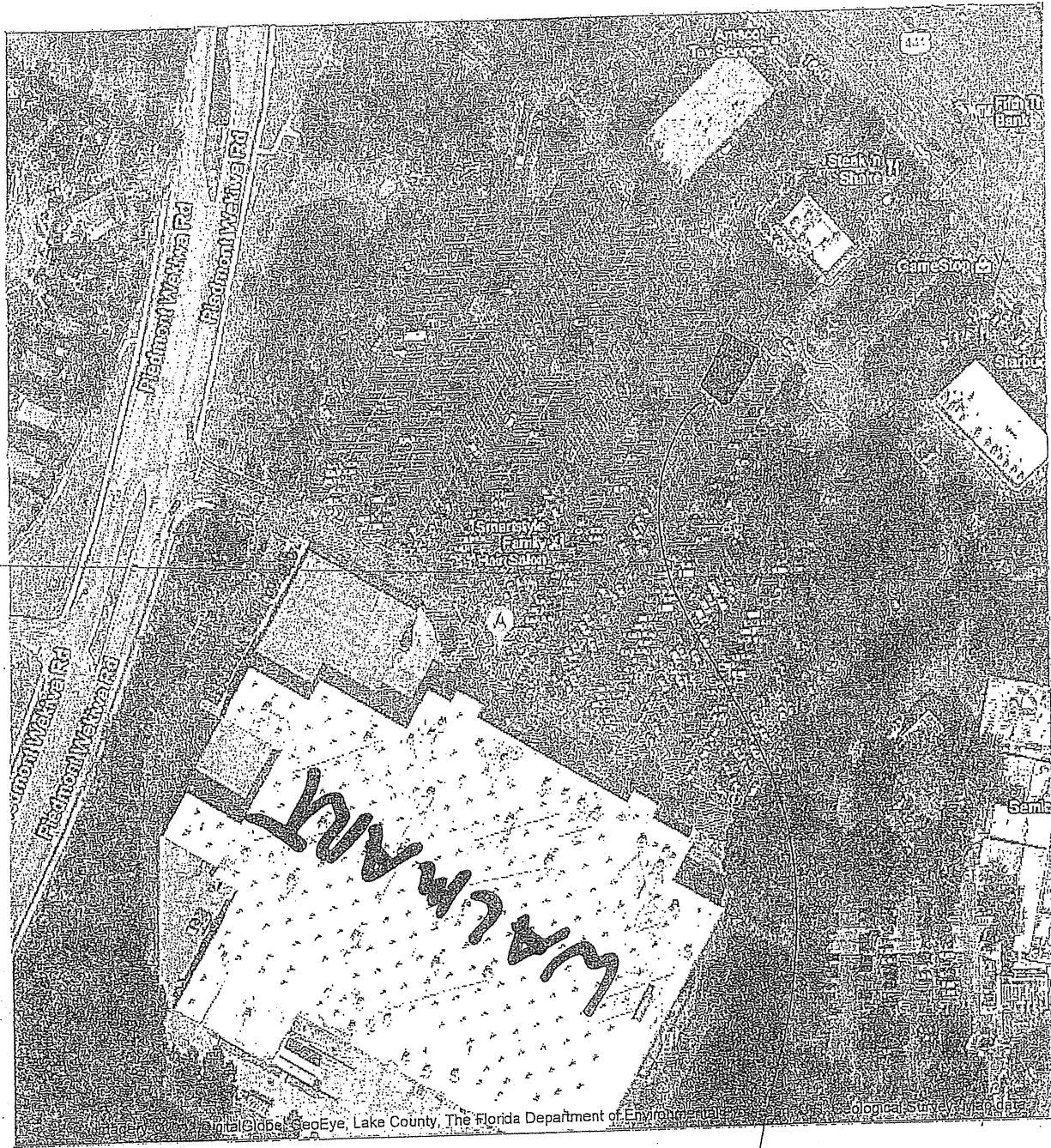
Issue Date: 02/01/2015  
Type: 07  
Class: 61  
County: Marion  
License/Permit #: 565066-0001-2005  
Expiration Date: 01/31/2016



*Jeff Atwater*  
Chief Financial Officer

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google



20440  
Tent will be over  
50 ft from all property lines

# INPLAST CORP.

## CERTIFICATE OF FLAME RETARDANT

BUYER  
ECONOMY TENT INTERNATIONAL  
2995 N.W. 75TH STREET MIAMI.  
FL 33147, USA

CERTIFICATE NO. : 07-0720-001

ISSUE DATE : JULY 20th, 2007

We hereby certify the below products meet NFPA 701 & California Fire Marshal for the fire retardant.

1. ITEM CODE : I-TENT TARP . 18oz WEIGHT. 62" width

### 2. DETAILED SPECIFICATION

PVC LAMINATED FABRIC  
1100 Dtex (9X9/sq-inch)  
WIDTH : 62"  
WEIGHT : 18 OZ  
F/R. U/V. ANTI-MILDEW TREATED  
COLOR : WHITE OPAQUE

### 3. TEST

1) FLAME RETARDANT TEST. NFPA 701  
RESULT - PASS

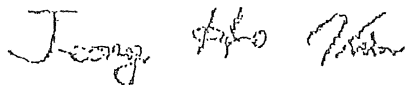
2) FLAME RETARDANT TEST. CALIFORNIA FIRE MARSHAL  
RESULT - PASS

SIZE : 20 x 40 Frame

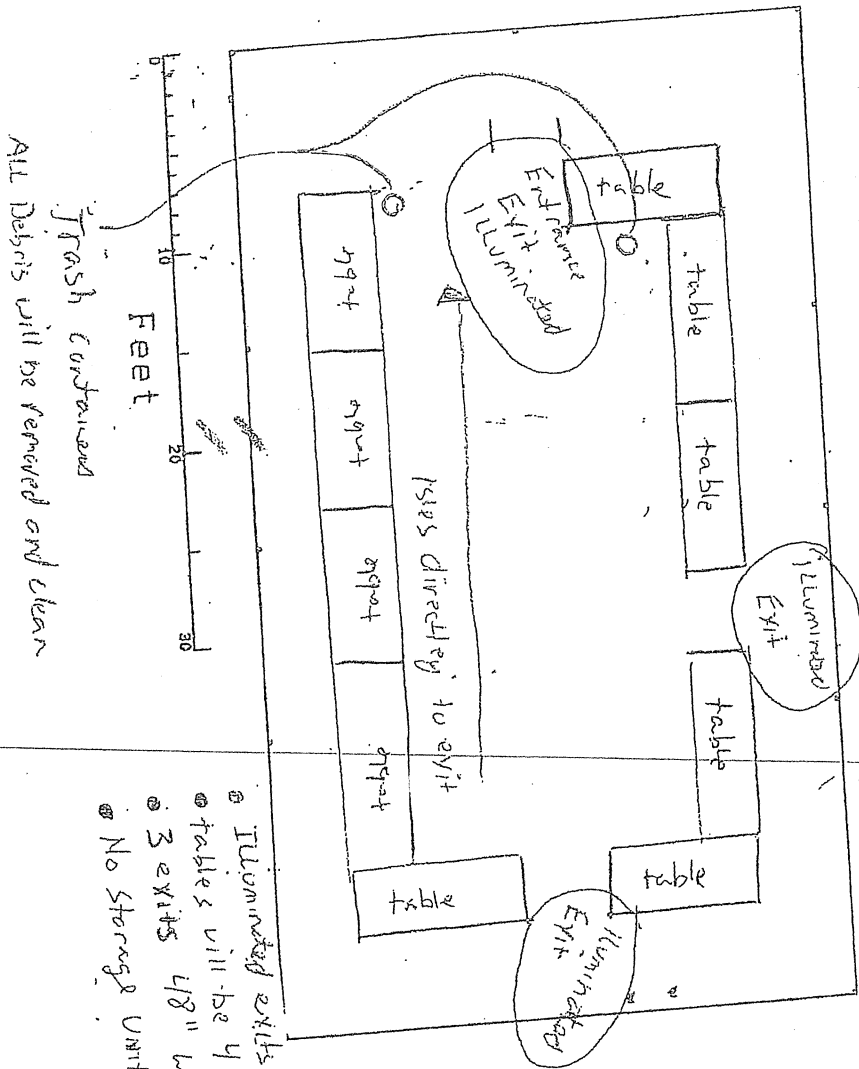
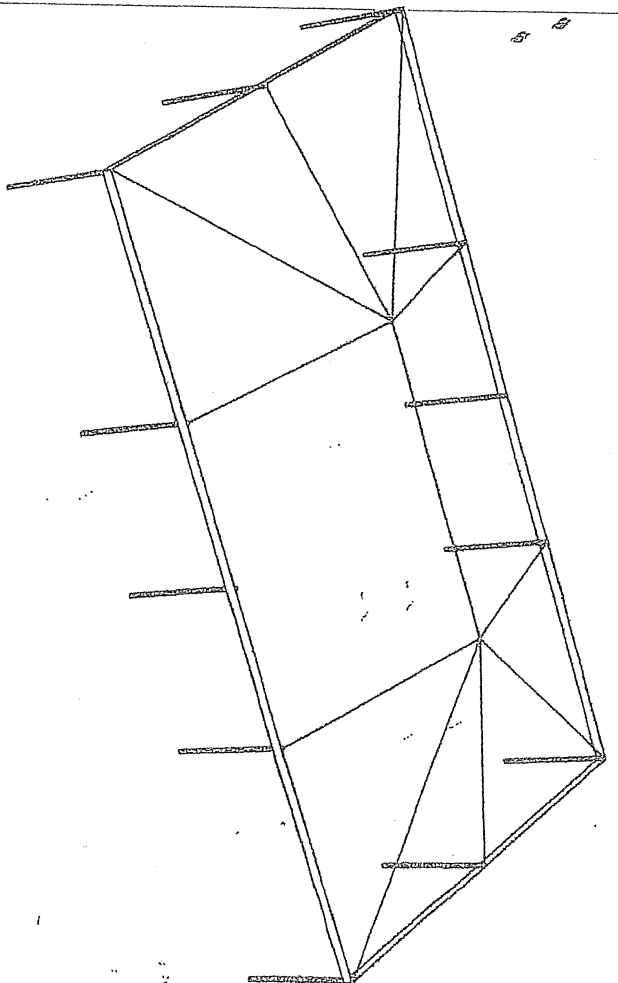
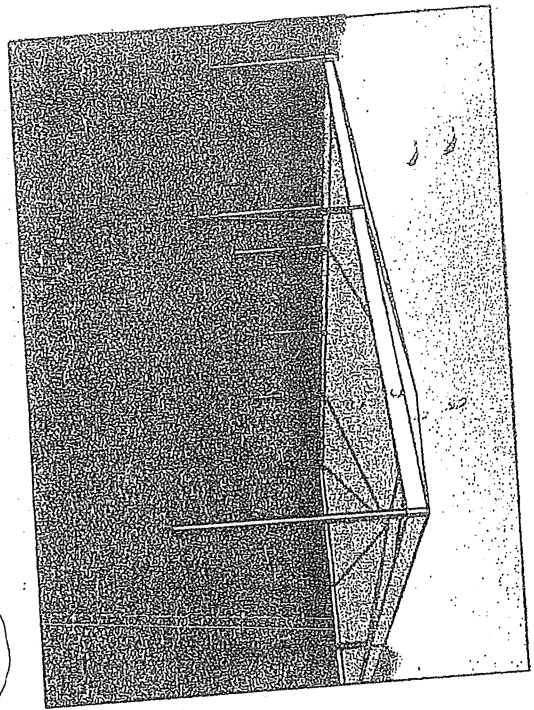
	10'	12'	15'	20'	30'	40'
WIDE FRAME AND POLE TENTS	"	"	"	"	"	"
12'	"	"	"	"	"	"
15'	"	"	"	"	"	"
20'	"	"	"	"	"	"
30'	"	"	"	"	"	"
40'	"	"	"	"	"	"
60'	WIDE POLE TENTS					
80'	WIDE POLE TENTS					

ATHORIZED BY

INPLAST CORPORATION



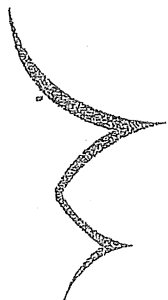
JEONG HO KIM  
PRESIDENT

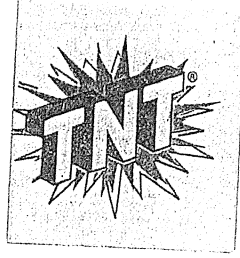


- Illuminated exits will be provided
- tables will be 4 ft from sides
- 3 exits 48" wide
- No storage unit on this location

portable toilets  
over 35 ft from tent

generator will be 50 ft  
from tent





Permitting Services Division

RE:

This facility is not within 300' of any above ground bulk storage or bulk dispensing areas. Any and all generators supplying power to this facility will use only class II or Class III Combustible fuels. This facility will include a sign posted at every entrance stating "Fireworks – NO Smoking". The font of the letters on the sign will be 2" on a contrasting background. This facility will not be located within 50' of the following motor vehicle fuel dispensing station dispensers above ground storage tanks for flammable or combustible gas or flammable liquefied gas, compressed natural gas dispensing station dispensers and retail propane-dispensing dispensers and retailer propane-dispensing dispensers. This facility will be sited not less than 30 feet away from Building, combustibles Debris, Dry Grass or brush, other tents, stands, generators and their fuel storage location as well as any storage location for consumer fireworks. Tent parking will be identified as located not less than 10 feet from the tent.

This requested permit is for the exemption as provided per Florida Statue 791.07, Agriculture and Fish Hatchery use, and as governed by Florida Administrative Code 5A-3.

Exit openings in the tent shall have a minimum clear width of 44" inches, and shall be a minimum of 33ft apart to meet remoteness requirements. (65.11.4.8.5 and 65.11.4.8.1.1)

Portable Fire Extinguishers (2) two shall be provided one of which must be a 4A40BC Minimum rated. Located at one (1) enter, and (1) exit.

The hours of operation will be 9:00 am to 9:00 pm, and adequate exit/ emergency lighting for after dusk sales will be posted and provided according to NFPA 1. And NFPA 1, Pr. 65.11.4.8.4



December 5, 2013

To Whom It May Concern:

Claudia Romagoza is authorized as an agent associate to sign on behalf of American Promotional Events, Inc. - East / TNT Fireworks for the purpose of permit and license applications.

*Tommy Glasgow*  
Tommy Glasgow  
President - East

State of Alabama

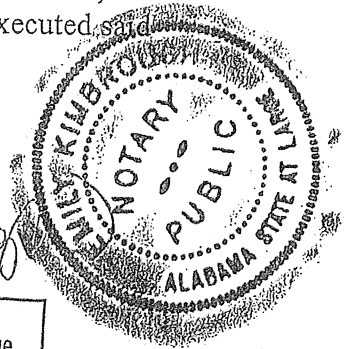
County of Lauderdale

BEFORE ME, personally appeared Vince Schilleci to me personally known, who executed the forgoing instrument, acknowledged to and before me that he executed, said instrument for the purpose therein expressed.

WITNESS my hand and official seal this 5 day of Dec 2013.

*Emily Kimbrough*  
Notary Public

EMILY KIMBROUGH  
Notary Public, Alabama State At Large  
My Commission Expires Oct. 29, 2017



Identify wiring in tents placed on top of an outdoor surface are provided with physical protection against damage caused by pedestrian or vehicular traffic.

If you have any further questions in regards to this matter, Please do not hesitate to contact me.

Thank you



- Claudia Romagoza

American Promotions Events, Inc.

TNT Fireworks





# CERTIFICATE OF LIABILITY INSURANCE

11/1/2015

DATE (MM/DD/YYYY)

11/3/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Lockton Companies 3280 Peachtree Road NE, Suite #250 Atlanta GA 30305 (404) 460-3600	<b>CONTACT NAME:</b> _____ <b>PHONE (A/C, No. Ext):</b> _____ <b>FAX (A/C, No):</b> _____ <b>E-MAIL ADDRESS:</b> _____	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> 1359629 American Promotional Events, Inc. DBA TNT Fireworks, Inc. P.O. Box 1318 4511 Helton Drive Florence AL 35630	<b>INSURER A:</b> Everest Indemnity Insurance Company <b>NAIC #</b> 10851	
	<b>INSURER B:</b> _____	
	<b>INSURER C:</b> _____	
	<b>INSURER D:</b> _____	
	<b>INSURER E:</b> _____	
	<b>INSURER F:</b> _____	

**COVERAGES** **CERTIFICATE NUMBER:** 12372761 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER: _____	Y	N	SI8GL00242-141	11/1/2014	11/1/2015	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident)	\$ XXXXXXXX
							BODILY INJURY (Per person)	\$ XXXXXXXX
							BODILY INJURY (Per accident)	\$ XXXXXXXX
							PROPERTY DAMAGE (Per accident)	\$ XXXXXXXX
								\$ XXXXXXXX
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE	\$ XXXXXXXX
							AGGREGATE	\$ XXXXXXXX
								\$ XXXXXXXX
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	NOT APPLICABLE			PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$ XXXXXXXX
							E.L. DISEASE - EA EMPLOYEE	\$ XXXXXXXX
							E.L. DISEASE - POLICY LIMIT	\$ XXXXXXXX

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.  
Additional Insured: FFF0955 & FFF2444; Property located at 1700 South Orange Blossom Trail(FFF0955), 2302-2444 E Semoran Blvd(FFF2444), City of Apopka.

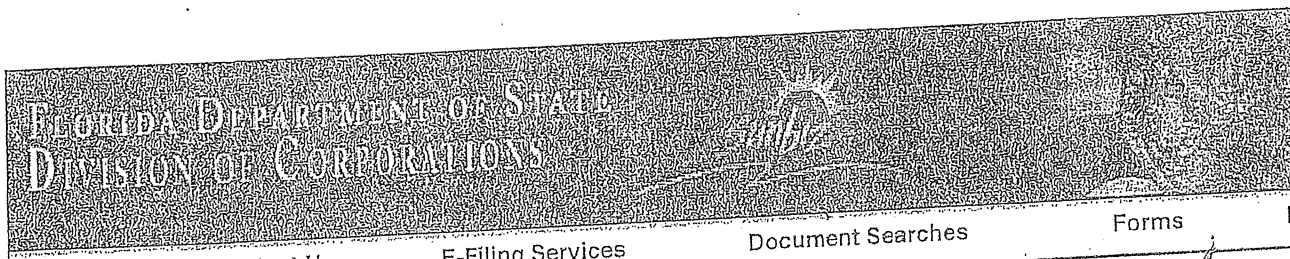
### CERTIFICATE HOLDER

12372761  
City of Apopka  
120 East Main Street  
Apopka FL 32703

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



[Previous on List](#)   [Next on List](#)   [Return To List](#)

Entity Na

[Events](#)   [Name History](#)

## Detail by Entity Name

### Foreign Profit Corporation

AMERICAN PROMOTIONAL EVENTS, INC. - EAST

### Filing Information

Document Number F0100000513  
 FEI/EIN Number 630813092  
 Date Filed 01/26/2001  
 State AL  
 Status ACTIVE  
 Last Event NAME CHANGE AMENDMENT  
 Event Date Filed 05/16/2002  
 Event Effective Date NONE

### Principal Address

4511 HELTON DRIVE  
 FLORENCE AL 35633

TNT's  
 Tax# 78-0108270380-1

### Mailing Address

4511 HELTON DRIVE  
 FLORENCE AL 35633

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
 1200 SOUTH PINE ISLAND ROAD  
 PLANTATION FL 33324 US

### Officer/Director Detail

#### Name & Address

Title ST  
 BERNAUER, SHELLA  
 4511 HELTON DRIVE  
 FLORENCE AL 35630

#### Title P

TEMPORARY SERVICE AGREEMENT

FEL SALES/PER.# REL ROL

CUSTOMER # NEW ACCOUNT RATE INCREASE SERVICE INCREASE SERVICE DECREASE CANCEL RATE DECREASE OTHER REASON CODE

CUSTOMER MASTERBILLING INFORMATION

NAME: American Promotional Alerts ADDRESS LINE 1: 8BA TNT FIREWORKS ADDRESS LINE 2: 6255 SE 78th ST CITY: Ocala STATE: FL ZIP: 34472 PHONE: (352) 245-9151

SITE MASTER MAINTENANCE/SERV LOCATION

NAME: ADDRESS LINE 1: Various Locations ADDRESS LINE 2: CITY: STATE: ZIP: PHONE: CONTACT NAME: Claudia Romagosa SALES/PERSON: Rosalia CONTACT NAME: EMAIL: Rromagosa@TNTFireworks

This is a legal binding contract, and contractor agrees to accept the services and equipment at the charges and frequency indicated on this agreement subject to the terms and conditions specified on the reverse side.

Table with columns: SERV #, SERV TYPE, QTY, CONT. SIZE, MAX. LIETS, COMP. Y/N, ON CALL Y/N, FREQ, EXTRA PICK UP/MAUL RATE, DISPOSAL CHARGE, MONTHLY CHARGES. Includes handwritten entries like 'POL 9', 'Regular', '35.00 Del each', '50.00 Pump out each', '35.00 Removal'.

OTHER CHARGES: TAXES CREDIT LIMIT: Delivery 6-24-15 CUSTOMER DEPOSIT: REMOVE RECEIPTS REQUIRED: 7/7/15 P.O.#: (Y/N)

Table with columns: ROUTE ID, FREQ, M, T, W, Th, F, S, ROUTE COMMENTS.

SUSPENSION AND TERMINATION If, during the Term of this Agreement, either party shall be in breach or default of any provisions of this Agreement, the other party may suspend or terminate its performance hereunder until such default or breach is cured, provided however, no such termination or suspension shall be effective until the complaining party has given written notice of such breach or default to the other party and such other party has failed to cure such default or breach within at least ten (10) days thereafter.

By: [Signature] Date: [Date] CUSTOMER: [Signature] Date: [Date]

TERMS AND CONDITIONS

ADVANCED DISPOSAL SERVICE agrees to furnish such services and equipment specified above, as in accordance with the terms and conditions of this Agreement. This Agreement includes any recyclable material, non-activated or on call service with exclusive rights to Advanced. THEM: This Agreement is a legally binding contract, enforceable in accordance with its terms, between Advanced Disposal Services, LLC (Advanced) and Customer. ADVANCED shall be responsible for the performance of this Agreement. ADVANCED shall be responsible for the performance of this Agreement. ADVANCED shall be responsible for the performance of this Agreement.

# TNT Fireworks

4511 Helton Drive  
Florence, AL 35630

## PERMISSION LETTER

TO WHOM IT MAY CONCERN:

TNT is hereby granted permission to erect a 20x40 tent on our property for the purpose of having a fireworks promotion from June 17th, 2015 through July 8th, 2015.

Wal-Mart          grants permission for all patrons of the sale to utilize the restroom facilities at our store. TNT is responsible for obtaining all necessary permits and/or licenses.

1700 SOUTH ORANGE BLOSSON TRAIL  
Property Address

Walmart #955  
Store Name

APOPKA  
City

FL 32703  
State Zip

*[Signature]*  
Signature

Director  
Title

State of Arkansas )

County of Benton )

Before me personally appeared Kent Oliver  
to me well known and known to me to be the person described herein, and who executed the foregoing instrument and acknowledged to and before me that he/she executed said instruments for the purpose therein expressed.

WITNESS my hand this 24 day of March, 2015

*[Signature]*

Notary Public  
JENNIFER CAVNESS  
NOTARY PUBLIC-STATE OF ARKANSAS  
BENTON COUNTY  
My Commission Expires 01-12-2016  
Commission # 12345678

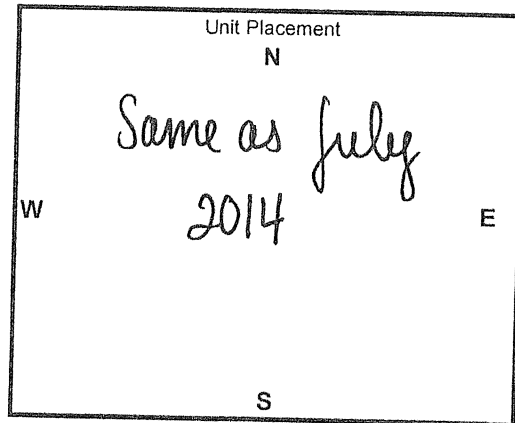
# TNT FIREWORKS FUNDRAISING

Store Manager Pre-Sale Survey

Location # FFF0955

Description	Date
Type of Event	<u>Temp. sparklers sale</u>
Pre-Sale Interview	<u>3/4/15</u>
Anticipated Set-Up	<u>6/17/15</u>
Beginning Sale	<u>6/24/15</u>
Ending Date	<u>7/5/15</u>
On-Site Visitation	
Anticipated Take-Down	<u>7/8/15</u>
Tent/Stand Placement	
Electrical Provisions	
Non-Profit Preferences	
Notes/Special Instructions	

Store #	<u>955</u>
City/State	<u>Apopka, FL</u>
Manager	<u>Bern Graham</u>
Asst Mngr	<u>Betty</u>
Telephone Address	<u>1700 S Orange Blossom</u>
Associate	
Tent/Stand Size	<u>20 x 40</u>



Please insure placement does not impede customer access, visually impair store entrance, eliminate prime parking or otherwise deter in any way from non-fireworks customers.

Store Info. / Date Block	
Person Spoke With	<u>Betty</u>
Title	<u>Asst Mngr</u>
TNT Representative	<u>Claudia Romagoza</u>
Date	<u>3/4/15</u>

STORE STAMP BLOCK
Wal-Mart Store #01-0955
1700 S. Orange Blossom Trail
Apopka, FL 32703

THIS IS NOT A LEGAL AND BINDING CONTRACT

White - Office

Canary - Area Manager

Pink - Store Manager



RE: TNT FIREWORKS/ Claudia Romagoza

To Whom it May Concern:

Nelson's Tents & Events Inc., has contracted with American Promotion/TNT Fireworks to install a 20 X 40 tent in the parking lot located at 1700 S Orange Blossom Trail. We will comply with the National Electrical Code Article 525 should refer to "Portable & Temporary Electrical Power Distribution". All electrical wiring shall be in accordance with article 590 of the 2005 edition of NFPA 70.

TNT will set up as - No wiring shall be within 15 feet of any power lines. Power cord for the tent will be connected to a self contained Light Tower, 5200 watts, main 30 amp breaker and each light is running off of 15 amps for each light. The #10 extension cords will be running off of 15 amp for the string lights which have plastic screen covers for each bulb, and no connections from extra heavy usage extension cords will be on the ground. Any and all cords will be covered with a non-conducting cover and will not be a trip hazard.

Nelson's Tents will not be responsible for any inside or outside lighting being supplied by others.

Thank you,

Brian Nelson  
General Manager  
Nelsons Tents & Events, Inc.

CITY OF APOPKA  
LOCAL BUSINESS TAX RECEIPT  
120 East Main Street, Apopka, FL 32703  
License Year October 1, 2014 to September 30, 2015

No: 10222  
Date: 6/02/15

Address: 1700 S ORANGE BLOSSOM TR  
APOPKA, FL 32703  
Activity: 08U1 PEDDLERS PERMIT  
FIREWORKS-WALMART & PIEDMONT PLAZA  
  
Issued to: TNT FIREWORKS  
5401 HAMMOCK VIEW LN  
APOLLO BEACH, FL 33572

Tax 61.00  
Penalty  
Transfer  
App Fee  
Other  
**Total Paid 61.00**

A MUST DISPLAY LICENSE/OWNER RESPONSIBILITY TO RENEW BUSINESS TAX OFFICIAL

CITY OF APOPKA  
LOCAL BUSINESS TAX RECEIPT  
120 East Main Street, Apopka, FL 32703  
License Year October 1, 2014 to September 30, 2015

No: 10222  
Date: 6/02/15

Address: 1700 S ORANGE BLOSSOM TR  
APOPKA, FL 32703  
Activity: 08U1 PEDDLERS PERMIT  
FIREWORKS-WALMART & PIEDMONT PLAZA  
  
Issued to: TNT FIREWORKS  
5401 HAMMOCK VIEW LN  
APOLLO BEACH, FL 33572

Tax 61.00  
Penalty  
Transfer  
App Fee  
Other  
**Total Paid 61.00**

B MUST DISPLAY LICENSE/OWNER RESPONSIBILITY TO RENEW BUSINESS TAX OFFICIAL

**Backup material for agenda item:**

4. Authorize the issuance of a Peddler's Permit, to TNT Fireworks, to sell State approved fireworks at 2302-2444 East Semoran Boulevard from June 24, 2015 until July 5, 2015.





**CITY OF APOPKA  
CITY COUNCIL**

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

MEETING OF: June 17, 2015  
 FROM: Administration  
 EXHIBITS: Peddler Permit Application

**SUBJECT: PEDDLER PERMIT FOR TNT FIREWORKS.**

**Request: AUTHORIZE ISSUANCE OF A PEDDLERS PERMIT FOR THE SALE OF STATE APPROVED SPARKLERS BY TNT FIREWORKS AT 2302-2444 E. SEMORAN BOULEVARD (PIEDMONT PLAZA).**

**SUMMARY**

Claudia Romagoza, of TNT Fireworks, is requesting approval to sell State approved sparklers from June 24, 2015 through July 5, 2015, at the Piedmont Plaza located at 2302-2444 E Semoran Boulevard.

The application has been reviewed and approved by the Fire, Police, and Community Development Departments.

**FUNDING SOURCE:**

N/A

**RECOMMENDED ACTION:**

Authorize issuance of a Peddlers Permit for the sale of State approved sparklers from June 24, 2015 through July 5, 2015, by TNT Fireworks at the Piedmont Plaza located at 2302-2444 E Semoran Boulevard.

**DISTRIBUTION**

Mayor Kilsheimer  
 Commissioners (4)  
 City Administrator Irby  
 Community Dev. Director

Finance Director  
 HR Director  
 IT Director  
 Police Chief

Public Ser. Director  
 City Clerk  
 Fire Chief



Administrative Services  
 120 East Main Street  
 Apopka, Florida 32703  
 Phone: 407-703-1703  
 adminservices@apopka.net

## PEDDLER PERMIT APPLICATION

FILING THIS APPLICATION AND REMITTING THE APPLICATION AND PEDDLER/SOLICITOR FEE(S) FOR A CITY PEDDLER/SOLICITOR PERMIT DOES NOT ALLOW THE APPLICANT TO OPERATE OR ENGAGE IN ANY TYPE OF BUSINESS, OCCUPATION OR PROFESSION UNTIL A PEDDLER PERMIT IS ISSUED TO THE APPLICANT. **NOTE:** THE \$10.00 NON-REFUNDABLE APPLICATION FEE IS IN ADDITION TO THE PEDDLER/SOLICITOR PERMIT FEE.

Business/Organization Information	Applicants Information
Name: TNT Fireworks/Claudia Romagoza	Name: Claudia Romagoza
Address: 2302-2444 E. Semoran Blvd	Address: 6255 SE 78 <sup>th</sup> ST
Shopping Center: Piedmont Plaza	City/State/Zip: Ocala, FL 34472
City/State/Zip: Apopka, FL 32703	Phone: 352-245-9151 Fax: 352-245-7140
Phone: 352-245-9151 Fax: 352-245-7140	Email Address: romagozac@tntfireworks.com
Mailing Address (If different than above)	Mailing Address (If different than above)
Street:	
City/State/Zip	

Describe the nature of your business or goods to be sold: (In Detail) temporary tent sales for state approved sparklers 30x50 tent

Location where goods will be sold: Piedmont Plaza 2302-2444 E. Semoran Blvd.

Date permit to be issued for: From: 06/24/15 To: 07/05/15

Vehicle Description: (if applicable) Year: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_

Color: \_\_\_\_\_ State: \_\_\_\_\_ Owner: \_\_\_\_\_

Name and Address of Manufacture of goods to be sold: TNT FIREWORKS

Name/Address/Phone Number of two(2) reliable character/business references (preferably in Orange County):

Tony Paposchek - Ocala, FL 352-445-0736

Devin Dixon - Apollo Beach, FL 33572

Have you ever been convicted of any felony, misdemeanor, or violation of any municipal ordinance?  Yes  No

If yes, please explain: \_\_\_\_\_

Federal Tax ID Number (FEI#) 63-081392 OR Social Security Number: \_\_\_\_\_


Fictitious Name Registration # FO1000000513 OR Exemption Status: \_\_\_\_\_ (Attach Copy)

Regulatory License/Certification #: \_\_\_\_\_ Corporate Doc #: \_\_\_\_\_

# INDEMNITY AND HOLD HARMLESS AGREEMENT

THIS AGREEMENT made and entered into this 29 day of May, 2015, by and between, Claudia Romagoza hereinafter referred to as TNT Fireworks and the CITY OF APOPKA, FLORIDA, hereinafter referred to as The City.

TNT Fireworks hereby agrees to indemnify and hold harmless the City and all of the City's officers, representatives, employees, and/or agents arising out of, or resulting from any damages, injuries, or illness from any and all liability, including any injury to or death of any person, or damage to or destruction of property in or about the premises; defense costs, including attorney's fees and all other fees incidental to defense; loss or damage the City may suffer as a result of claims, demands, costs or judgments against it arising from participation in particular: held on the 29 day of May, 2015, through the 30 day of September, 2015.

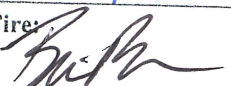

Signature of Applicant: 

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 29 day of May, 2015, by, Claudia Romagoza and who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath,



Notary Public: Kelly Niehaus  
Commission No: EE840573  
Commission Expires: Jan 12, 2017

Department	Approved	Denied	Comments:
CD - Zoning: <u>DBM</u>	<u>✓</u>		
Fire: <u></u>	<u>✓</u>		
Police: <u></u>	<u>✓</u>		
City Council:			

Application Fee: \$10.00 Date Paid: \_\_\_\_\_  Permit Fee: \$50.00 Date Paid: \_\_\_\_\_

Cash  Credit/Debit:  Check #: \_\_\_\_\_



Administrative Services  
 120 East Main Street  
 Apopka, Florida 32703  
 Phone: 407-703-1703  
 adminservices@apopka.net

## PREMISE INSPECTION REPORT

An inspection of all commercial businesses is required prior to the issuance of a City of Apopka Business Tax Receipt. To arrange for an inspection, please call the Apopka Fire Department at 407-703-1756, a minimum of one working day prior to the requested inspection.

Business Information	Emergency Contact Information (Please List Three)
Name: TNT FIREWORKS	Contact 1: Claudia Romagoza
Phone: 352-245-9151	Phone: 352-245-9151
Address: 2302-2444 E. Semoran Blvd.	Contact 2: Tony Paposchek
Type of Business: Erect tent for sparkler sales	Phone: 352-445-0736
Type of Building: temp tent	Contact 3: Devin Dixon
Applicant Information	Phone: 813-781-0867
Name: Claudia Romagoza	Notes:
Phone: 352-245-9151	
Owner Information	
Owner: Southern Management & Development	
Phone:	

The premise inspection will address the following: intended use of space, appropriate tenant separation, egress (sufficient exits), Sanitation (appropriate number of restroom facilities with handicap accessibility), fire extinguishers (condition, type and distribution), interior finish (carpet flame spread rating), electrical system (appropriate source of power), proper disposal of hazardous materials (if applicable), testing of emergency lighting, smoke detectors and alarm system.

Fire Department  
 (Phone: 407-703-1756)

Occupancy Load:
Comments:

Approved by: \_\_\_\_\_  
 (Fire Department Official)

Date: \_\_\_\_\_



March 19, 2015

2015 Season

STATEMENT OF PROPERTY OWNER PERMISSION  
For Temporary Sales of Fireworks

To Whom It May Concern:

Permission is hereby granted to American Promotional Events, Inc. dba TNT Fireworks for the request to operate a sale of fireworks at Piedmont Plaza, 2302-2444 E Semoran Blvd, Apopka, FL 32703.

The organization and/or American Promotional Events, Inc. dba TNT Fireworks agree to leave the premises clean and clear of any and all debris after dates of occupancy.

The sale, as agreed, shall begin on June 20, 2015 and run through July 10, 2015. Permission is granted for the retail sale of fireworks and for the installation of a tent as part of the event.

If you have any questions, please do not hesitate to call me direct at (216) 755-6571.

Sincerely,

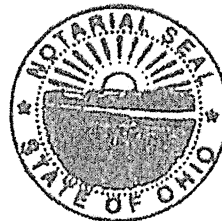
DDR CORP.

Martin Kern  
Temporary Leasing Manager

Subscribed and sworn to before me, in my presence, this 19<sup>th</sup> day of March, 2015  
A Notary Public in and for the Cuyahoga county state of Ohio.

Cynthia L. Gropp / Notary Public  
My commission expires August 23, 2017

Cc: - Joe Hollis  
American Promotional Events, Inc.  
dba TNT Fireworks

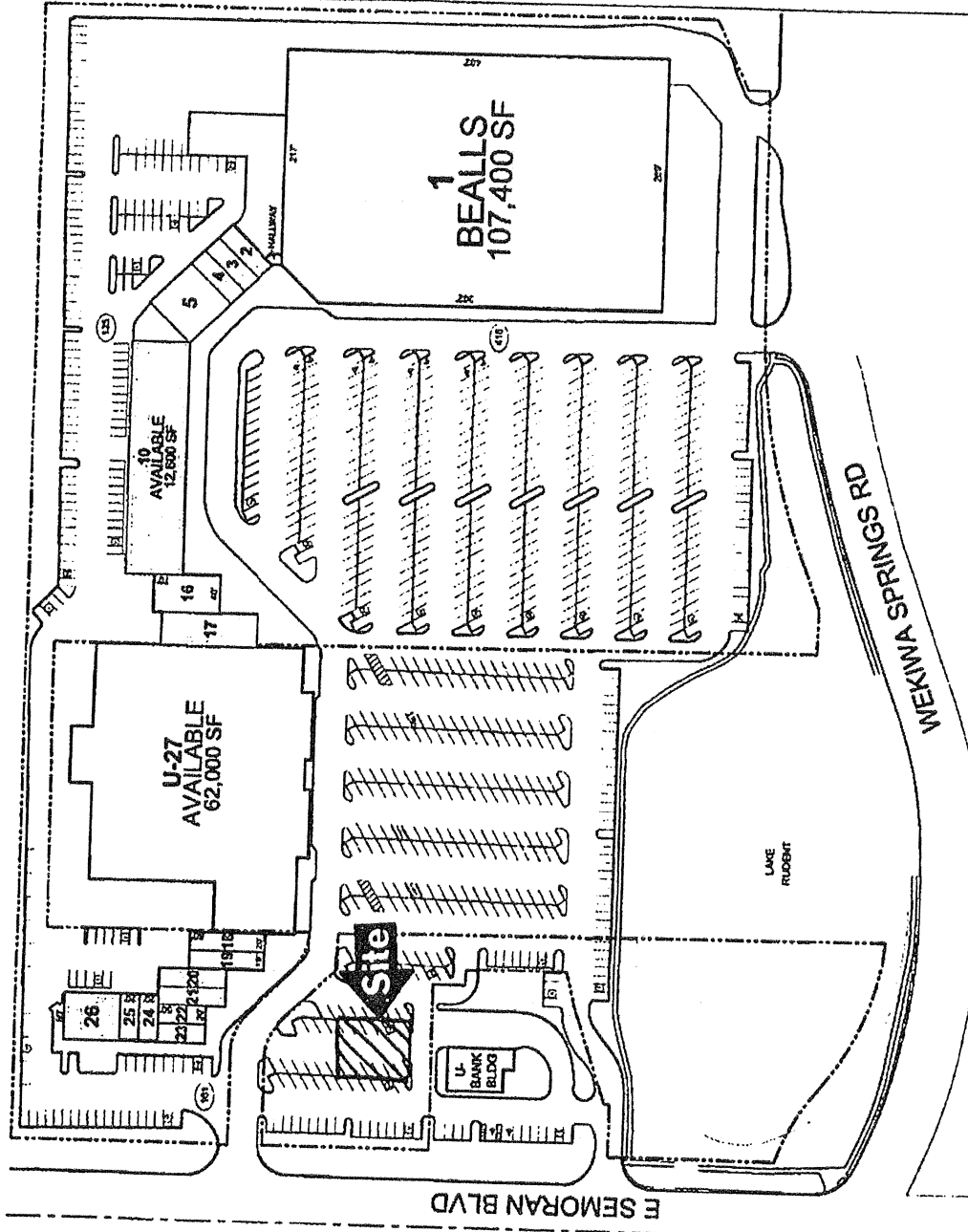


**CYNTHIA L. GROPP**  
Notary Public, State of Ohio  
Summit County  
My Commission Expires  
August 23, 2017

ThinkRetail. Create Value.

NYSE

TENANT INDEX	
1	BEALLS 107,400
2	AVAILABLE 1,200
3	AVAILABLE 1,200
4	AVAILABLE 1,200
5	AVAILABLE 3,600
10	AVAILABLE 12,600
16	YING CHINESE RESTAURANT 2,800
17	AVAILABLE 3,400
18	AV ELECTRONICS 1,600
19	H & R BLOCK 1,550
20	AVAILABLE 1,400
21	AVAILABLE 1,350
22	ADVANCE AMERICA CASH 1,000
23	ADVANCE AVAILABLE 975
24	ALL AMERICAN GOLD & SILVER 1,000
25	BUYERS LOURDES BALLEET, DDS 1,000
26	AVAILABLE 3,000
U-27	AVAILABLE 62,000



**PIEDMONT PLAZA**  
 2302-2444 E Semoran Blvd  
 APOPKA, FL 32703

Latitude: 28.6715, Longitude: -81.4669

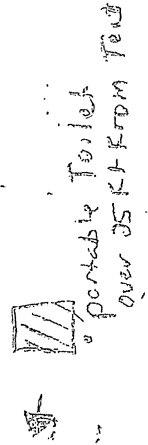
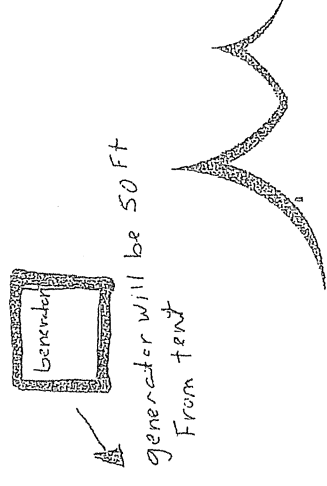
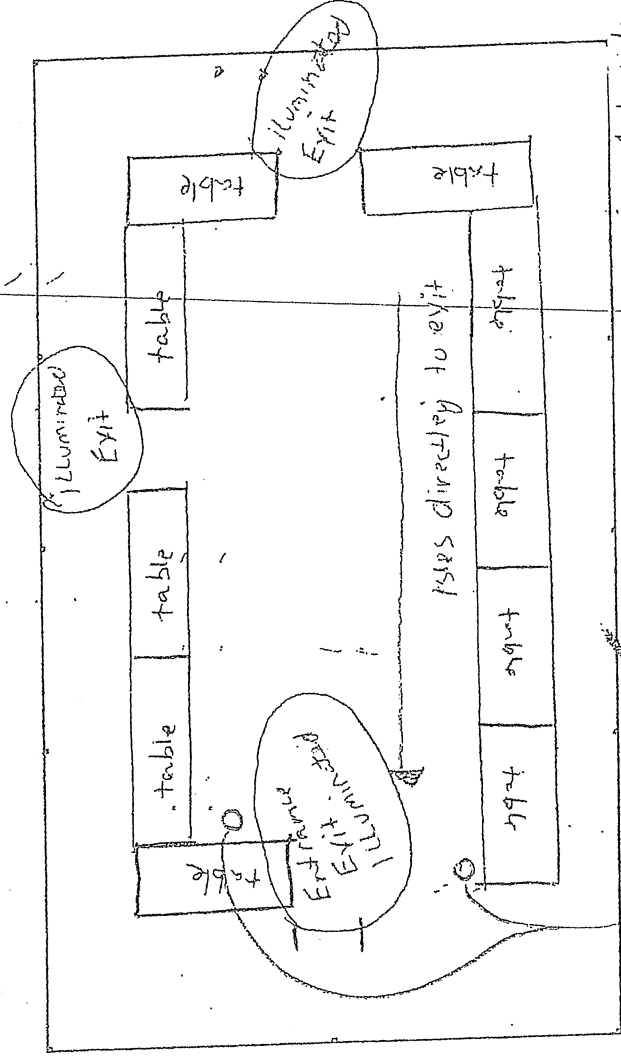
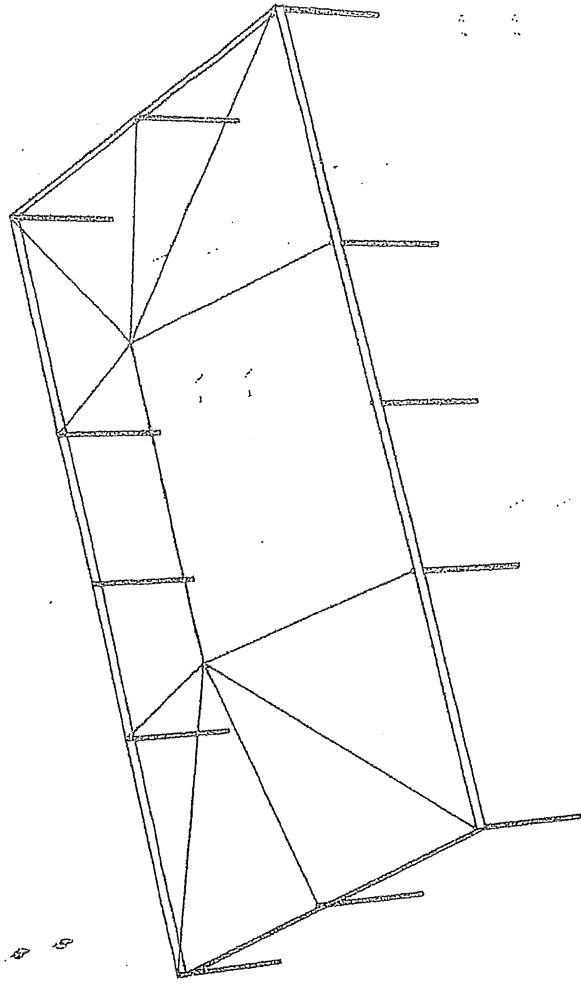
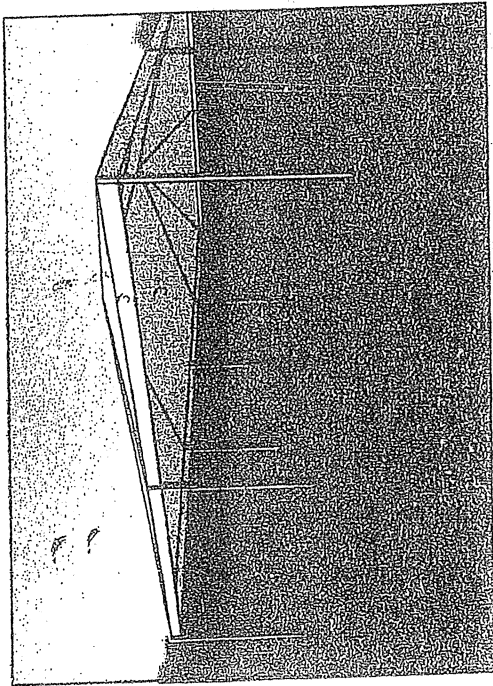


THIS OFFERING IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY SECURITY. ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE, AND ANY INFORMATION IS TO BE RELIED UPON BY INVESTORS WITHOUT WARRANTY. THE COMPANY MAKES NO REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE COMPANY WILL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

3300 E. Semoran Parkway, Beechwood, OH 44122  
 Fax 216-755-1500 Phone 216-755-5500

AVAILABLE

1



- Illuminated exits will be provided
- tables will be 4 FT from sides
- 3 exits 48" wide
- No Storage Unit on this Location

Trash containers  
ALL Debris will be removed and clean

Jeff Atwater  
CHIEF FINANCIAL OFFICER

Julius Halas  
DIVISION DIRECTOR



Casia Sisco  
BUREAU CHIEF

Keith McCarthy  
SAFETY PROGRAM MANAGER

FLORIDA DEPARTMENT OF FINANCIAL SERVICES  
DIVISION OF STATE FIRE MARSHAL  
200 East Gaines Street - Tallahassee, Florida 32399-0342  
Tel. 850-413-3644 Fax. 850-410-2467

CERTIFICATE OF REGISTRATION  
SEASONAL RETAILER  
OFFICIAL COPY

THIS CERTIFIES THAT: TNT FIREWORKS  
P.O. BOX 1318  
FLORENCE AL 35630

Has registered pursuant to the provisions of Florida Statutes to engage in the business of selling sparklers at retail, from June 20 through July 5 and December 10 through January 2 at the following location:

TNT FIREWORKS/JAMES WALKER-FFF2444 2302-2444 E. SEMORAN BLVD APOPKA FL 32703  
Orange

Issue Date: 04/14/2015  
Type: 07  
Class: 63  
County: Out of State  
License/Permit #: SR15-000182  
Expiration Date: 01/31/2016



*Jeff Atwater*  
Chief Financial Officer



Jeff Atwater  
CHIEF FINANCIAL OFFICER  
Julius Halas  
DIVISION DIRECTOR



Casia Sinco  
BUREAU CHIEF

Keith McCarthy  
SAFETY PROGRAM MANAGER

FLORIDA DEPARTMENT OF FINANCIAL SERVICES  
DIVISION OF STATE FIRE MARSHAL  
200 East Gaines Street - Tallahassee, Florida 32399-0342  
Tel. 850-413-3644 Fax. 850-410-2467

CERTIFICATE OF REGISTRATION  
DISTRIBUTOR OF SPARKLERS  
OFFICIAL COPY

THIS CERTIFIES THAT: American Promotional Events dba TNT Fireworks  
6255 SE 78th Street  
Ocala FL 34472

Has registered pursuant to the provisions of Florida Statutes to engage in the business of selling sparklers to a wholesaler.

Issue Date: 02/01/2015  
Type: 07  
Class: 61  
County: Marion  
License/Permit #: 565066-0001-2005  
Expiration Date: 01/31/2016



*Jeff Atwater*  
Chief Financial Officer



RE: TNT FIREWORKS/ Claudia Romagoza

To Whom It May Concern:

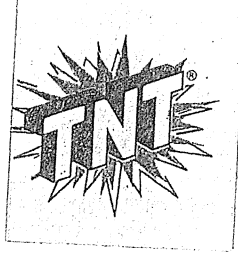
Nelson's Tents & Events Inc., has contracted with American Promotion/TNT Fireworks to install a 30x50 tent in the parking lot located at 2302-2444 E Semoran Blvd. We will comply with the National Electrical Code Article 525 should refer to "Portable & Temporary Electrical Power Distribution". All electrical wiring shall be in accordance with article 590 of the 2005 edition of NFPA 70.

TNT will set up as - No wiring shall be within 15 feet of any power lines. Power cord for the tent will be connected to a self contained Light Tower, 5200 watts, main 30 amp breaker and each light is running off of 15 amps for each light. The #10 extension cords will be running off of 15 amp for the string lights which have plastic screen covers for each bulb, and no connections from extra heavy usage extension cords will be on the ground. Any and all cords will be covered with a non-conducting cover and will not be a trip hazard.

Nelson's Tents will not be responsible for any inside or outside lighting being supplied by others.

Thank you,

Brian Nelson  
General Manager  
Nelsons Tents & Events, Inc.



Permitting Services Division

RE:

This facility is not within 300' of any above ground bulk storage or bulk dispensing areas. Any and all generators supplying power to this facility will use only class II or Class III Combustible fuels. This facility will include a sign posted at every entrance stating "Fireworks - NO Smoking". The font of the letters on the sign will be 2" on a contrasting background. This facility will not be located within 50' of the following motor vehicle fuel dispensing station dispensers above ground storage tanks for flammable or combustible gas or flammable liquefied gas, compressed natural gas dispensing station dispensers and retail propane-dispensing dispensers and retailer propane-dispensing dispensers. This facility will be sited not less than 30 feet away from Building, combustibles Debris, Dry Grass or brush, other tents, stands, generators and their fuel storage location as well as any storage location for consumer fireworks. Tent parking will be identified as located not less than 10 feet from the tent.

This requested permit is for the exemption as provided per Florida Statue 791.07, Agriculture and Fish Hatchery use, and as governed by Florida Administrative Code 5A-3.

Exit openings in the tent shall have a minimum clear width of 44" inches, and shall be a minimum of 33ft apart to meet remoteness requirements. (65.11.4.8.5 and 65.11.4.8.1.1)

Portable Fire Extinguishers (2) two shall be provided one of which must be a 4A40BC Minimum rated. Located at one (1) enter, and (1) exit.

The hours of operation will be 9:00 am to 9:00 pm, and adequate exit/ emergency lighting for after dusk sales will be posted and provided according to NFPA 1. And NFPA 1, Pr. 65.11.4.8.4

Identify wiring in tents placed on top of an outdoor surface are provided with physical protection against damage caused by pedestrian or vehicular traffic.

If you have any further questions in regards to this matter, Please do not hesitate to contact me.

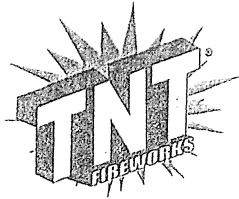
Thank you



- Claudia Romagoza

American Promotions Events, Inc.

TNT Fireworks



December 5, 2013

To Whom It May Concern:

Claudia Romagoza is authorized as an agent associate to sign on behalf of American Promotional Events, Inc. - East / TNT Fireworks for the purpose of permit and license applications.

*Tommy Glasgow*  
Tommy Glasgow  
President – East

State of Alabama

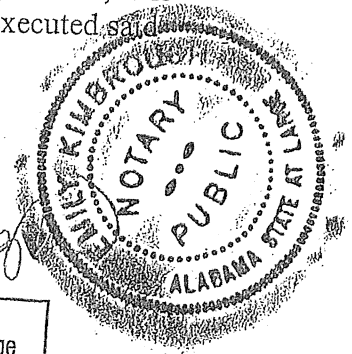
County of Lauderdale

BEFORE ME, personally appeared Vince Schilleci to me personally known, who executed the forgoing instrument, acknowledged to and before me that he executed said instrument for the purpose therein expressed.

WITNESS my hand and official seal this 5 day of Dec, 2013.

*Emily Kimbrough*  
Notary Public

EMILY KIMBROUGH  
Notary Public, Alabama State At Large  
My Commission Expires Oct. 29, 2017





# CERTIFICATE OF LIABILITY INSURANCE

11/1/2015 11/3/2014  
DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

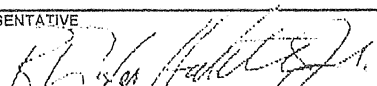
<b>PRODUCER</b> Lockton Companies 3280 Peachtree Road NE, Suite #250 Atlanta GA 30305 (404) 460-3600	<b>CONTACT NAME:</b> _____ <b>PHONE (A/C, No. Ext):</b> _____ <b>FAX (A/C, No.):</b> _____ <b>E-MAIL ADDRESS:</b> _____													
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A : Everest Indemnity Insurance Company</td> <td>10851</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Everest Indemnity Insurance Company	10851	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :
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INSURER D :														
INSURER E :														
INSURER F :														
<b>INSURED</b> 1359629 American Promotional Events, Inc. DBA TNT Fireworks, Inc. P.O. Box 1318 4511 Helton Drive Florence AL 35630														

**COVERAGES**      **CERTIFICATE NUMBER:** 12372761      **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER: _____	Y	N	SI8GL00242-141	11/1/2014	11/1/2015	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> HIRED AUTOS			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$ XXXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	NOT APPLICABLE			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER. APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.  
Additional Insured: FFF0955 & FFF2444; Property located at 1700 South Orange Blossom Trail(FFF0955), 2302-2444 E Semoran Blvd(FFF2444), City of Apopka.

<b>CERTIFICATE HOLDER</b> 12372761 City of Apopka 120 East Main Street Apopka FL 32703	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
----------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

# INPLAST CORP.

## CERTIFICATE OF FLAME RETARDANT

BUYER  
ECONOMY TENT INTERNATIONAL  
2995 N.W. 75TH STREET MIAMI.  
FL 33147, USA

CERTIFICATE NO. : 07-0720-001

ISSUE DATE : JULY 20th, 2007

We hereby certify the below products meet NFPA 701 & California Fire Marshal for the fire retardant.

1. ITEM CODE : I-TENT TARP . 18oz WEIGHT. 62" width

### 2. DETAILED SPECIFICATION

PVC LAMINATED FABRIC  
1100 Dtex (9X9/sq.inch)  
WIDTH : 62"  
WEIGHT : 18 OZ  
F/R. U/V. ANTI-MILDEW TREATED  
COLOR : WHITE OPAQUE

### 3. TEST

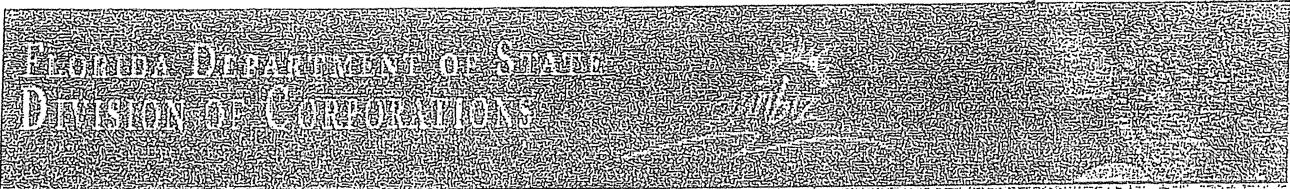
1) FLAME RETARDANT TEST. NFPA 701  
RESULT - PASS

2) FLAME RETARDANT TEST. CALIFORNIA FIRE M  
RESULT - PASS

SIZE : 30 x 45 Frame					
10' WIDE FRAME AND POLE TENTS					
12'	"	"	"	"	"
15'	"	"	"	"	"
20'	"	"	"	"	"
30'	"	"	"	"	"
40'	"	"	"	"	"
60' WIDE POLE TENTS					
80' WIDE POLE TENTS					

ATHORIZED BY

INPLAST CORPORATION  
*Jeong Ho Kim*  
JEONG HO KIM  
PRESIDENT



Home Contact Us E-Filing Services Document Searches Forms H

Previous on List Next on List Return To List Entity Na

Events Name History

### Detail by Entity Name

#### Foreign Profit Corporation

AMERICAN PROMOTIONAL EVENTS, INC. - EAST

#### Filing Information

Document Number F0100C000513  
 FEI/EIN Number 630813092  
 Date Filed 01/26/2001  
 State AL  
 Status ACTIVE  
 Last Event NAME CHANGE AMENDMENT  
 Event Date Filed 05/16/2002  
 Event Effective Date NONE

#### Principal Address

4511 HELTON DRIVE  
FLORENCE AL 35633

TNT's  
Tax# 78-0108270380-1

#### Mailing Address

4511 HELTON DRIVE  
FLORENCE AL 35633

#### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION FL 33324 US

#### Officer/Director Detail

##### Name & Address

Title ST  
 BERNAUER, SHELLA  
 4511 HELTON DRIVE  
 FLORENCE AL 35630

Title P  
 GLASGOW, TOMMY  
 4511 HELTON DRIVE



CITY OF APOPKA  
LOCAL BUSINESS TAX RECEIPT

120 East Main Street, Apopka, FL 32703  
License Year October 1, 2014 to September 30, 2015


No: 10221

Date: 12/09/14

Address: 2400 E SEMORAN BLVD  
APOPKA, FL 32703  
Activity: 08P3-6 PEDDLER-SEASONAL/HOLIDAY  
FIREWORKS PIEDMONT & WALMART PLAZA'S

Tax	121.00
Penalty	
Transfer	
App Fee	
Other	
<b>Total Paid</b>	<b>121.00</b>

Issued to: TNT FIREWORKS  
5401 HAMMOCKVIEW LN  
APOLLO BEACH, FL 33572



MUST DISPLAY LICENSE/OWNER RESPONSIBILITY TO RENEW

BUSINESS TAX OFFICIAL

A

CUSTOMER # NEW ACCOUNT RATE INCREASE SERVICE INCREASE RATE DECREASE SERVICE DECREASE OTHER CANCEL REASON CODE

CUSTOMER MASTERBILLING INFORMATION NAME: American Promotional Agents ADDRESS LINE 1: 83A TNT Fireworks ADDRESS LINE 2: 6255 SE 78th St. CITY: Ocala STATE: FL. ZIP: 32072 PHONE: (352) 245 9151

SITE MASTER MAINTENANCE/SERV LOCATION NAME: ADDRESS LINE 1: Various Locations ADDRESS LINE 2: CITY: STATE: CONTACT NAME: Claudia Romagoza SALESPERSON: Rosalia CONTACT NAME: EMAIL: RRomagozac@TNTFireworks

This is a legal binding contract, and contractor agrees to accept the services and equipment at the charges and frequency indicated on this agreement subject to the terms and conditions specified on the reverse side.

Table with columns: SERV #, SERV TYPE, QTY, CONT. SIZE, MAX. LBS, COMP. Y/N, ON CALL Y/N, FREQ, EXTRA PICK UP/AU/L RATE, DISPOSAL CHARGE, MONTHLY CHARGES. Includes handwritten entries for POLY, 99 Regular, 35.00 Del each, 50.00 Pump out each, 35.00 Removal.

OTHER CHARGES: Taxes CREDIT LIMIT: Delivery 6-24-15 CUSTOMER DEPOSIT: Remove 7/7/15 JOB NUMBER: RECEIPTS REQUIRED: P.O. #: (Y/N)

SUSPENSION AND TERMINATION If, during the Term of this Agreement, either party shall be in breach or default of any provisions of this Agreement, the other party may suspend or terminate its performance hereunder until such default or breach is cured, provided however, no such termination or suspension shall be effective until the complaining party has given written notice of such breach or default to the other party and such other party has failed to cure such default or breach within at least ten (10) days thereafter.

By: [Signature] Date: [Date] CUSTOMER: [Signature] Date: [Date]

TERMS AND CONDITIONS ADVANCED Disposal, Customer grants to Advanced the exclusive right to collect and dispose of all of Customer's solid waste materials, including any recyclable materials, and agrees to make the payments as provided for herein, and Advanced in return shall be responsible to perform the obligations hereunder set forth in this Agreement. This Agreement is a legally binding contract, and contractor agrees to accept the services and equipment at the charges and frequency indicated on this agreement subject to the terms and conditions specified on the reverse side.



City of Apopka  
Administrative Services

**PEDDLERS PERMIT/SOLICITOR  
CHECK LIST**

**Requirements:**

- Completed Application for Peddlers/Solicitors Permit w/\$10.00 application fee
- Completed Application for Business Tax Receipt w/\$10.00 application fee
- Lease agreement with property owner or notarized letter of approval from property owner to use private property (if applicable)
- Must obtain a Peddler Permit badge from the Administrative Services Division. There will be a fingerprint/background check fee of \$42.50 for each badge being issued.
- Name, Address & Phone numbers of two character and/or business references
- Health Department inspection if required for food sales
- Certificate of Insurance naming the City of Apopka as additional insured in the amount of \$1,000,000.**
- Executed Hold Harmless Agreement (pending City approval)
- Copy of Tent Permit from Building Division (if applicable)
- Approval from Police, Fire, Building & Zoning.
- City Council Approval (Additional information may be required by City Council)
- City Premise Inspection Report signed by Fire Department Inspector (if applicable)

**Fees:**

- \$10.00 Application Fee (non-refundable)
- \$50.00 Peddler Permit Fee
- \$42.50 Fingerprint/Background Check Fee
- The City Business Tax Receipt fee is separate and will be assessed based upon what is being sold.

(City Code Chapter 62)

CITY OF APOPKA  
LOCAL BUSINESS TAX RECEIPT  
120 East Main Street, Apopka, FL 32703  
License Year October 1, 2014 to September 30, 2015

No: 10221  
Date: 6/02/15

Address: 2400 E SEMORAN BLVD  
APOPKA, FL 32703  
Activity: 08P3-6 PEDDLER-SEASONAL/HOLIDAY  
FIREWORKS PIEDMONT & WALMART PLAZA'S

Tax 121.00  
Penalty  
Transfer  
App Fee  
Other  
**Total Paid 121.00**

Issued to: TNT FIREWORKS  
5401 HAMMOCKVIEW LN  
APOLLO BEACH, FL 33572

A MUST DISPLAY LICENSE/OWNER RESPONSIBILITY TO RENEW BUSINESS TAX OFFICIAL

CITY OF APOPKA  
LOCAL BUSINESS TAX RECEIPT  
120 East Main Street, Apopka, FL 32703  
License Year October 1, 2014 to September 30, 2015

No: 10221  
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FIREWORKS PIEDMONT & WALMART PLAZA'S

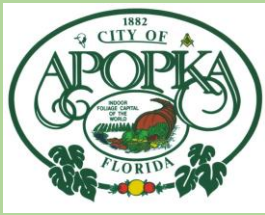
Tax 121.00  
Penalty  
Transfer  
App Fee  
Other  
**Total Paid 121.00**

Issued to: TNT FIREWORKS  
5401 HAMMOCKVIEW LN  
APOLLO BEACH, FL 33572

B MUST DISPLAY LICENSE/OWNER RESPONSIBILITY TO RENEW BUSINESS TAX OFFICIAL

**Backup material for agenda item:**

5. Approve the first extension of the contracts for the consulting services for Geotechnical and Environmental Engineering Services with Ardaman and Associates, Inc. and Universal Engineering Sciences, for one year, at the same unit rate.



# CITY OF APOPKA CITY COUNCIL

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

MEETING OF: June 17, 2015  
FROM: Public Services  
EXHIBITS:

---

**SUBJECT: GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING SERVICES**

**Request: APPROVE AN EXTENSION OF THE CONTRACT FOR GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING SERVICES WITH ARDAMAN AND ASSOCIATES, INC. AND UNIVERSAL ENGINEERING SCIENCES FOR A PERIOD OF ONE YEAR**

---

**SUMMARY:**

On April 16, 2014, the City Council awarded Geotechnical and Environmental Engineering Services Contract to Ardaman and Associates, Inc. and Universal Engineering Sciences, to provide the City with these services under a consulting services contract beginning June 1 of each term.

The contract will be effective for one year and subject to renewal for two one-year extensions. The services will be performed on an as needed basis. This is the first extension of each contract.

---

**FUNDING SOURCE:**

N/A

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**RECOMMENDATION ACTION:**

Approve the first extension of the contracts for the consulting services for Geotechnical and Environmental Engineering Services with Ardaman and Associates, Inc. and Universal Engineering Sciences, for one year, at the same unit rate.

---

**DISTRIBUTION:**

Mayor Kilsheimer  
Commissioners  
City Administrator  
Community Development Director

Finance Director  
Human Resources Director  
Information Technology Director  
Police Chief

Public Services Director  
City Clerk  
Fire Chief

**Backup material for agenda item:**

6. Acknowledge notification of the 2015 Justice Assistance Grant (JAG) application to purchase software and hardware to provide the ability to retrieve data from the Event Data Recorder (EDR).



# CITY OF APOPKA CITY COUNCIL

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

MEETING OF: June 17, 2015  
 FROM: Police Department  
 EXHIBITS: Notification Memo

**SUBJECT: NOTIFICATION OF APPLICATION FOR FISCAL YEAR 2015/16 – EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM**

**Request: THE APOPKA POLICE DEPARTMENT IS FILING AN APPLICATION WITH THE DEPARTMENT OF JUSTICE FOR FEDERAL ASSISTANCE FUNDING. THE FUNDING BEING REQUESTED IS FOR A GRANT TO PURCHASE SOFTWARE AND HARDWARE TO PROVIDE THE AGENCY WITH THE ABILITY TO RETRIEVE DATA FROM A VEHICLE’S EVENT DATA RECORDER (EDR) IN ORDER TO BETTER INVESTIGATE VEHICLE CRASHES, TO INCLUDE TRAFFIC HOMICIDE CRASHES.**

**SUMMARY:**

Attached you will find a memo of intent to obtain funds in accordance with the grant application requirements. The Apopka Police Department is required to notify the public and the City Commission of such intent. The application is on file at the Police Department and should a member of the public wish to view the application, they may contact Captain Randall Fernandez.

**FUNDING SOURCE:**

N/A

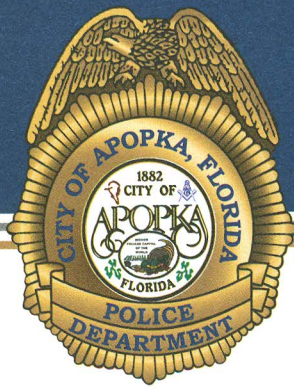
**RECOMMENDATION ACTION:**

Authorize the application for funding in accordance with the 2015 Edward Byrne Memorial Justice Assistance Grant (JAG) Program.

**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               |





June 17, 2015

Honorable Joseph Kilsheimer, Mayor  
Honorable William Arrowsmith, Vice Mayor  
Honorable Billie Dean, Commissioner  
Honorable Sam Ruth, Commissioner  
Honorable Diane Velazquez, Commissioner  
Mr. Glenn Irby, City Administrator  
120 East Main Street  
Apopka, Florida 32703

Reference: 2015 JUSTICE ASSISTANCE GRANT

Dear Mayor Kilsheimer, Commissioners, and Mr. Irby:

This letter is to give notice the department is applying for Federal Funding available from the Department of Justice, Bureau of Justice Assistance. The funding being requested is for a grant to purchase software and hardware to provide the agency with the ability to retrieve crash data from a vehicle's event data recorder.

In keeping with the requirements of the grant, I am required to notify the public through a public posting, which has been done by placing notice in the lobby of City Hall.

Additionally, I am required to notify the Commission of my intent to obtain funds and make the application available. This is to permit for both public and commission feedback. Should we receive the funds, there is no requirement that we match the funds being requested. If you have any questions, please feel free to contact me or Captain Fernandez.

Respectfully,

Robert M. Manley,  
Police Chief

**Backup material for agenda item:**

1. ORDINANCE NO. 2436 - SECOND READING AND ADOPTION - Amending the Election Date, Runoff Date, and Qualifying Dates associated with the 2016 City General Election.



# CITY OF APOPKA CITY COUNCIL

- 
- CONSENT AGENDA  
 PUBLIC HEARING  
 SPECIAL HEARING  
 OTHER: ORDINANCES & RESOLUTIONS

MEETING OF: June 17, 2015  
FROM: City Clerk  
EXHIBITS: Ordinance No. 2436

---

**SUBJECT: ORDINANCE NO. 2436 – CHANGING THE ELECTION DATE, RUNOFF DATE, AND QUALIFYING DATES ASSOCIATED WITH THE 2016 CITY GENERAL ELECTION.**

**Request: SECOND READING AND ADOPTION OF ORDINANCE NO. 2436 – CHANGING THE DATE FOR THE CITY GENERAL ELECTION TO MARCH 15, 2016.**

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**SUMMARY:**

The Governor signed HB 7035 on March 19, 2015, changing the date for the Presidential Preference Primary to the third Tuesday in March of each presidential election year.

The Supervisor of Elections has asked that the City change its dates to piggyback with the County for the election in the year that the Presidential Preference Primary takes place.

The ordinance addresses changing the City's General Election to March 15, 2016, changing the Runoff Election to April 12, 2016, and the qualifying dates for 2016 only. The elections in subsequent years will return to the second Tuesday in March, unless later amended by ordinance.

---

**FUNDING SOURCE:**

This change will provide a reduction in cost to the City for the General Election. The City will not incur costs for equipment, poll workers, ballots, or absentee ballots. We would be responsible for advertising. Should there be a requirement to hold a Runoff Election, the City would incur the usual costs. Funding will be budgeted in the FY 2015/16 Budget.

---

**RECOMMENDED ACTION:**

Adopt Ordinance No. 2436, moving the 2016 General Election to the third Tuesday in March.

---

**DISTRIBUTION**

Mayor Kilsheimer  
Commissioners  
City Administrator  
Community Development Director

Finance Director  
HR Director  
IT Director  
Police Chief

Public Services Director  
City Clerk  
Fire Chief

**ORDINANCE NO. 2436**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE ELECTION DATE FOR THE 2016 CITY GENERAL ELECTION TO MARCH 15, 2016; CHANGING THE RUN-OFF ELECTION DATE FOR THE 2016 CITY GENERAL ELECTION; DESIGNATING THE DATES FOR QUALIFYING FOR THE 2016 CITY GENERAL ELECTION; AUTHORIZING THE CANVASSING OF BALLOTS FOR THE 2016 CITY GENERAL ELECTION AS OUTLINED IN SECTION 34-41, APOPKA CODE OF ORDINANCES; PROVIDING FOR NOTICE TO THE SUPERVISOR OF ELECTIONS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 166.021 Florida Statutes, grants municipalities the proprietary powers to undertake all municipal functions; and

**WHEREAS**, Chapter 101.75 Florida Statutes authorizes municipalities to change the date of the municipal election when said election falls on the same date as the county election; and

**WHEREAS**, the City Council of the City of Apopka adopted Ordinance No. 1222 on September 1, 1999 establishing the election date for the city general election to the second Tuesday of March; and

**WHEREAS**, the Florida Legislature adopted a new Chapter 103.101 Florida Statutes, revising the date for the presidential preference primary to the third Tuesday in March of each presidential election year; and

**WHEREAS**, the City Council of the City of Apopka desires to conduct the 2015 city general election in conjunction with the presidential preference primary.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AS FOLLOWS:**

**SECTION 1.** That the 2016 City of Apopka General Election be held on March 15, 2016. All general elections taking place following the 2015 Apopka General Election will remain as outlined in Section 34-36, Apopka Code of Ordinances.

**SECTION 2.** That in the event a runoff election is required, said 2016 runoff election will be held on April 12, 2016, and thereafter conducted in accordance with Section 34-40, Apopka Code of Ordinances.

**SECTION 3.** That qualifying for the 2016 City General Election will begin at twelve o'clock (12:00 p.m.) noon on Monday, December 14, 2015, and end at twelve o'clock (12:00 p.m.) noon on Monday, December 21, 2015.

**SECTION 4.** That the Orange County Canvassing Board is hereby authorized to canvass the City of Apopka ballots voted in the March 15, 2016 city general election and the runoff election, if necessary, in compliance with Section 34-41, Apopka Code of Ordinances.

**SECTION 5.** That the term of office will remain as set out in Ordinance No. 1612, to expire at twelve o'clock (12:00 p.m.) noon on the fourth Tuesday of April.

**SECTION 6.** The City Clerk is hereby directed to provide to the Orange County Supervisor of Elections, a certified copy of this ordinance within ten (10) days from the date of adoption.

**SECTION 7. SEVERABILITY.** If any section, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, district and independent provision, and such holding shall in no way affect the validity of the remaining portion of this ordinance.

**SECTION 8. CONFLICTS.** All ordinances or parts thereof, in conflict with this ordinance are hereby repealed.

**SECTION 9. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2015.

**FIRST READING:** June 3, 2015

**SECOND READING  
AND ADOPTION:** June 17, 2015

**CITY COUNCIL OF THE CITY OF  
APOPKA, FLORIDA**

\_\_\_\_\_  
Joseph E. Kilsheimer, Mayor

ATTEST:

\_\_\_\_\_  
Linda F. Goff, City Clerk

Duly advertised for public hearing: June 5, 2015

# The Apopka Chief


APOPKA, FLORIDA

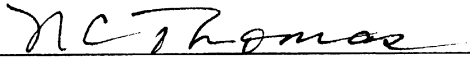
## PUBLISHER'S AFFIDAVIT OF PUBLICATION

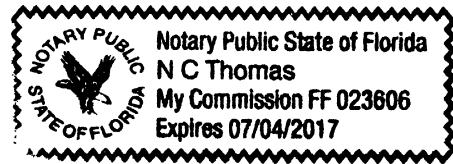
STATE OF FLORIDA  
COUNTY OF ORANGE

Before the undersigned, personally appeared JOHN E. RICKETSON who is personally known to me and who on oath says he is PUBLISHER of **THE APOPKA CHIEF**, a weekly newspaper published at Apopka, in Orange County, Florida, that the attached copy of advertisement was published in said newspaper in the issues of: **June 5, 2015**, as well as being posted online at [www.theapokkachief.com](http://www.theapokkachief.com) and [www.florida-publicnotices.com](http://www.florida-publicnotices.com)

Affiant further says that the said **APOPKA CHIEF** is a newspaper published in said Orange County, Florida, and that said newspaper has heretofore been continuously published in said Orange County, Florida, each week and has been entered as periodical\* class mail matter (\*second class as renamed by USPS 7/1/96) at the post office in Apopka, in said Orange County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any discount, rebate commission or refund for the purpose of securing this advertisement for publication in said newspaper.

  
Sworn and subscribed before me this  
**5th day of June, 2015**, by John E. Ricketson,  
who is personally known to me.





N. C. THOMAS  
Notary Public, State of Florida  
My Commission FF 023606  
Expires July 04, 2017

## PUBLIC NOTICE

### CITY OF APOPKA PUBLIC HEARING NOTICE

The following ordinance will be read and considered for adoption at the City Council meeting in the Apopka City Hall Council Chambers on **Wednesday, June 17, 2015, at 7:00 p.m.**, or as soon thereafter as possible.

#### ORDINANCE NO. 2436

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE ELECTION DATE FOR THE 2016 CITY GENERAL ELECTION TO MARCH 15, 2016; CHANGING THE RUN-OFF ELECTION DATE FOR THE 2016 CITY GENERAL ELECTION; DESIGNATING THE DATES FOR QUALIFYING FOR THE 2016 CITY GENERAL ELECTION; AUTHORIZING THE CANVASSING OF BALLOTS FOR THE 2016 CITY GENERAL ELECTION AS OUTLINED IN SECTION 34-41, APOPKA CODE OF ORDINANCES; PROVIDING FOR NOTICE TO THE SUPERVISOR OF ELECTIONS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

Interested parties may appear at this meeting and be heard with respect to the proposed ordinance. The proposed ordinance is available in the City Clerk's office for inspection. All interested parties may appear and be heard with respect to this hearing. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance 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, no less than 48 hours prior to the proceeding.

City of Apopka City Council  
Linda F. Goff, CMC, City Clerk

Publish: June 5, 2015  
The Apopka Chief

153317

**Backup material for agenda item:**

2. RESOLUTION NO. 2015-11 - Amending the Procurement Policy to increase the Local Business Preference from 1% to 3%.



# CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: ORDINANCES & RESOLUTIONS

MEETING OF: June 17, 2015  
 FROM: Administration  
 EXHIBITS: Resolution 2015-11

**SUBJECT: AMENDMENT OF THE PROCUREMENT POLICY, LOCAL BUSINESS INCENTIVE**

**Request: REVIEW AND TAKE APPROPRIATE ACTION FOR RESOLUTION NO. 2015-11**

**SUMMARY:**

Resolution No. 2015-11 was presented to City Council at the June 3, 2015 meeting following direction from Council at their April 15, 2015 meeting to investigate and prepare a proposal amending the local preference to increase the percentage to 3%. Council voted to table Resolution No. 2015-11 and bring it back on June 17, 2015 with staff preparing some comparison figures if the bids were to be awarded with the local vendor preference.

The current Procurement Policy only allows for local business preference on sealed bids. Should it be Council’s desire, the policy was amended to also include all quotes. This change would be very difficult to quantify, as we currently do not monitor local businesses versus non-local businesses using the quotation process.

Staff has compiled a spreadsheet utilizing the project bids awarded during 2014. The attached spreadsheet shows the estimated effects 1%, 2%, or 3% vendor preference could potentially cost the City.

**FUNDING SOURCE:**

This has been prepared assuming all bids solicited had Apopka businesses bidding. The 1% preference would have resulted in \$187,647 additional cost, while the 3% preference would have been \$562,941. Hypothetically, staff believes it would be safe to say that a change in the vendor preference percentage could have possibly caused an additional \$375,000 cost

**RECOMMENDATION ACTION:**

**Approve or Deny Resolution No. 2015-11.**

**DISTRIBUTION**

Mayor Kilsheimer  
 Commissioners  
 City Administrator

Finance Director  
 HR Director  
 IT Director

Public Services Director  
 Recreation Director  
 City Clerk



Community Development Director

Police Chief

Fire Chief

**RESOLUTION NO. 2015-11**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CITY ADMINISTRATIVE POLICY FOR PROCUREMENT, SECTION 107.3.1.2, POLICY, I. INCENTIVE FOR LOCAL BUSINESSES, III. PURCHASING GUIDELINES, IV. LEVELS OF REQUIRED AUTHORITY, AND V. COMPETITIVE PRICING; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Apopka recognizes the need for the City to adopt administrative policies; and

**WHEREAS**, it is necessary that administrative policies be reviewed and amended from time to time.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA**, as follows:

Section 1. That the Administrative Policies for Procurement, Section 107.3.1.2 Policy, I. Incentive for Local Businesses, III. Purchasing Guidelines, IV. Levels of Required Authority, and V. Competitive Pricing, be amended as attached hereto as Exhibit "A".

Section 2. That these changes shall take effect immediately upon adoption.

**PASSED and ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

CITY OF APOPKA

\_\_\_\_\_  
Joseph E. Kilsheimer, Mayor

ATTEST:

\_\_\_\_\_  
Linda F. Goff, City Clerk

# EXHIBIT “A”

Administrative Policies:

Section 107.3 – Procurement

CITY OF APOPKA  
ADMINISTRATIVE POLICIES

107.3 TITLE

Procurement

107.3.1 PURPOSE

To encourage competition among vendors and to provide guidance for the proper procurement of supplies and services for each department within the City.

107.3.1.1 DISCUSSION

The City recognizes fair and open competition is a basic tenet of public procurement. Open competition reduces the appearance and opportunity for favoritism and inspires public confidence.

107.3.1.2 POLICY

**[underline indicates additions; ~~striketrough~~ indicates deletions]**

I. Incentive for Local Businesses

A. It is the City Council's desire to include provisions that will provide incentives to purchase goods from vendors located in the corporate limits of Apopka. Whenever competitive sealed bids or quotes are received, and one or more are submitted by a vendor located within the corporate limits of Apopka, if all things stated in such bids or quotes are equal with respect to price, quality, and service, the commodities shall .be purchased from the vendor located within the corporate limits.

B. There may be a ~~one~~ three percent (+ 3%) increase over the low bid or quote (if the low bidder is not located within the corporate limits of Apopka) allowed as an incentive to local businesses within the corporate limits of Apopka. Local businesses shall be defined as a business that has its main office within the corporate limits of Apopka, has a valid city occupational license, and pays property taxes directly or indirectly to the City.

II. Legislative Authority

The City Council may change, award, modify, or delete any provision in this policy and award a purchase order or contract to anyone or any firm it deems appropriate, at its sole discretion.

### III. Purchasing Guidelines

The following are abbreviated, minimum guidelines. If a department has established more restrictive rules, the department rules will prevail. Should there be any conflict between these guidelines and the department's rules, these guidelines shall prevail.

- A. Any payment issued by the Finance Department must be initiated by either a purchase order or check request. As a general rule, all purchases/expenditures will require a purchase order. Check requests may be used for expenditures such as utility bills, telephone bills, refunds of fees, and travel expense payments.
- B. The proper support shall be included with each purchase order or check request, and the document(s) shall be approved by the proper level of authority. The support items required will vary depending upon the amount and/or type of purchase. Additionally, if competitive pricing is required, copies of the competitive pricing documents shall also be attached. Any exceptions to this policy must be authorized by the City Administrator ~~Chief Administrative Officer (CAO)~~ or his/her designee.
- C. If it is not practical to attach the required supporting documentation because of size or bulk, a copy of the documentation should be forwarded to the Finance Department and so noted on the purchase order or check request. Ideally, each purchase that has been processed should be able to survive review by an outside auditor without the need for additional documentation.
- D. If the vendor has not previously conducted business with the City, a new vendor file must be prepared. The Finance Department will be responsible for creating the new vendor file.
- E. Special instructions for payment processing should accompany the request for payment. If any documents are to accompany the check, those documents should be attached to the payment request.
- F. If a payment for an open purchase order is requested and the amount requested is less than the purchase order amount, the Finance Department must be notified to close the purchase order when no further payments are to be made.
- G. If a payment request exceeds the purchase order amount by 10% or \$500, whichever amount is smaller, additional authorization will be required prior to payment. The person authorized to sign purchase orders is responsible for ensuring that the final purchase cost complies with all purchasing procedures as outlined in this policy.

#### IV. Levels of Required Authority

Depending upon the dollar amount and/or type of purchase, different levels of approval may be required prior to the actual purchase.

##### A. City Council Approval

Approval by the City Council is required of the following:

1. Any service agreement with a total annual cost equal to or greater than \$25,000.
2. Any Capital purchase equal to or greater than \$25,000.
3. Any purchase, contract, or agreement equal to or greater than \$25,000, except for:
  - a. Progress payments on previously approved contracts or agreements.
  - b. Inventory purchases for stock, purchased using competitive prices, and when no single unit price of an item is greater than \$5,000.
  - c. Emergency repairs necessary to alleviate a potential safety or environmental hazard or to restore public services.
  - d. Field change orders falling within the Mayor's or his/her designee's authority.
  - e. Settlements on insurance claims consistent with the approved insurance contract.

##### B. ~~Chief Administrative Officer (CAO)~~ City Administrator

The City Council has given the ~~Chief Administrative Office (CAO)~~ City Administrator or his/her designee blanket change order approval authority for individual change orders up to \$10,000, with a cumulative value not to exceed \$50,000 per any one project.

##### C. Department Director

The department director must authorize all purchases unless such authority has been delegated. If delegation has occurred, the Finance Department shall be notified.

V. Competitive Pricing

Competitive pricing is required for all purchases when the total purchase price will exceed \$2,500.

A. Written/Sealed Bid Competitive Quotations

1. Total Purchase Price less than or equal to \$2,500 - Do not require competitive pricing.
2. Total Purchase Price greater than \$2,500 and less than \$25,000 - Requires three written quotations that must be attached to the purchase order.
3. Total Purchase Price greater than or equal to \$25,000 - Sealed bids are required.
4. Services for engineers, architects, surveyors, and landscape architects in excess of \$25,000 and/or construction costs in excess of \$250,000 shall be made utilizing Florida Statute 287.055, the Consultant's Competitive Negotiations Act.

B. Exceptions to the competitive pricing requirement

Each of these exceptions requires detailed written support be attached to the related purchase order.

1. Emergency Repairs - repairs needed immediately to restore public services or to alleviate a safety or environmental hazard. A description of the emergency shall be attached to the purchase order or check request, with approval from the City Administrator CAO.
2. Unidentifiable Repairs - repairs that could not be identified prior to the commencement of repair work. A description of the circumstances shall be attached to the purchase order or check request.
3. Sole Source - products or services available from only one vendor. Documentation must be attached to the purchase order. The City Administrator CAO must give approval for the "Sole Source" designation. The "Sole Source" designation will expire one year after approval and may be renewed upon submission of a new request with documentation.
4. Evaluated Source - products or services may be purchased from a vendor without obtaining competitive prices when it has been

determined that it is in the best interest of the City to use that vendor. Documentation must be attached clearly defining why it is in the best interest of the City not to obtain quotes with each purchase and/or why this vendor is to be used when other vendors may supply their products at a lesser price. Proven quality differences and proximity of supplier are some examples of the reasons why a vendor may be declared an "Evaluated Source." The City Administrator ~~CAO~~ must give approval for the "Evaluated Source" designation. The "Evaluated Source" designation will expire one year after approval and may be renewed upon submission of a new request with documentation.

5. Federal, State, or other Governmental Contract - when using another governmental entity's existing contract, a copy of the relevant page(s) shall be attached, with the item highlighted.
6. PRIDE - purchases from PRIDE do not require competitive quotes.
7. Accounting, legal, permits, condemnation, and right-of-way services do not require competitive quotes.
8. Used Vehicle Purchases - If the vehicle price is consistent with the NADA or "Black Book" price, no competitive pricing is required. A copy of the source data must be attached.

## VI. Purchase Orders

- A. A Purchase Order (PO) shall be issued for all purchases of goods or services in excess of \$30.00 prior to the commitment to purchase the goods or services. The PO shall contain the quantity, description, price, authorization, and related information for the goods or services to be purchased.
- B. When preparing a PO, the purchase amount will determine the level of authority and the type of competitive pricing that may be required.
- C. The PO shall be generated by the department purchasing the goods or services.
- D. Support data for the PO shall be included with the PO and sent to the Finance Department. In all cases the invoice(s) used as backup for payment requests should be the original(s).
- E. Types of Purchase Orders.
  1. Regular Purchase Order - Used for a one-time purchase. Ideally, this type of PO will be created for one or more items purchased from one



vendor, when the items will all be received at the same time. This PO will be processed for payment and then closed. Exceptions will be back orders or partial receipts, which should only be temporary.

2. Blanket Purchase Order - Used for continuing goods, services or commodities where the fee or charge is known but the goods or services will be received over a known period of time. Examples of uses for a blanket PO are service contracts, maintenance contracts, etc.

F. Encumbering and Paying a Purchase Order.

1. The encumbrance of a purchase order creates an obligation for the City to purchase and pay for goods or services from a particular vendor. Accordingly, the affected accounts will reflect a reduction of the budget for the amount of the encumbrance, and affected accounts must have available budgeted funds to complete the purchase.

VII. Check Requests

Check requests are used to initiate payments to vendors, employees, or customers for items that do not require a purchase order. Some examples are utility bills, telephone bills, travel expenses, insurance payments, garnishments, fees collected in error, etc. Questions regarding the use of a check request as opposed to a purchase order should be referred to the Finance Department.

### BIDS AWARDED DURING CALENDAR YEAR 2014

Project	Awarded	Amount	1%	2%	3%
Fuel Island Upgrade	Guardian Fuel Technologies	1,165,810.00	1,177,468.10	1,189,126.20	1,200,784.30
Custom Ambulance	Wheeled Coach	90,385.00	91,288.85	92,192.70	93,096.55
North Shore Reuse	Vogel Brothers	11,600,000.00	11,716,000.00	11,832,000.00	11,948,000.00
Main Avenue Wall	Seminole Masonry	259,261.00	261,853.61	264,446.22	267,038.83
Keen Road RWS Extension	Garney Construction	4,326,105.00	4,369,366.05	4,412,627.10	4,455,888.15
Asphalt Street Resurfacing	Middlesex Corporation	310,457.40	313,561.97	316,666.55	319,771.12
Ground Storage Tank #4	The Crom Corporation	920,000.00	929,200.00	938,400.00	947,600.00
Custom Ambulance	Wheeled Coach	<u>92,700.00</u>	<u>93,627.00</u>	<u>94,554.00</u>	<u>95,481.00</u>
	<b>Totals</b>	18,764,718.40	18,952,365.58	19,140,012.77	19,327,659.95
	<b>Variance to Original Bid Totals</b>		187,647.18	375,294.37	562,941.55

Compressed Natural Gas (CNG)

Fuel Island Upgrade

BID # 2014-01

BIDS RECEIVED

January 7, 2014 ~ 10:00 a.m.

ORDER REC'D	NAME	BID AMOUNT	REQUIREMENTS
1	Milton J. Wood Company 3805 Faye Road Jacksonville, FL 32226	Option 1: \$ 1,507,922. <sup>00</sup> Option 2: \$ 1,167,182. <sup>00</sup>	Duplicate - <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N Bid Bond <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N
2	Macale Builders, Inc / <i>Fluorin Energy</i> 4630 Eagle Falls Pl. Tampa, FL	Option 1: \$ 745,296. <sup>00</sup> Option 2: \$ <u>no bid</u>	Duplicate - <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N Bid Bond <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N
3	American Construction Services, Inc. of Tampa 719 S 50 <sup>th</sup> Street Tampa, FL 33619	Option 1: \$ 1,308,461. <sup>00</sup> Option 2: \$ 1,496,923. <sup>00</sup>	Duplicate - <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N Bid Bond <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N
4	Guardian Fuel Technologies 9452 Phillips Hwy Suite #5 Jacksonville, FL	Option 1: \$ 1,165,810. <sup>60</sup> Option 2: \$ <u>no bid</u>	Duplicate - <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N Bid Bond <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N
5		Option 1: \$ _____ Option 2: \$ _____	Duplicate - Y / N Bid Bond Y / N
6		Option 1: \$ _____ Option 2: \$ _____	Duplicate - Y / N Bid Bond Y / N
7		Option 1: \$ _____ Option 2: \$ _____	Duplicate - Y / N Bid Bond Y / N
8		Option 1: \$ _____ Option 2: \$ _____	Duplicate - Y / N Bid Bond Y / N

*AGS - 10:23am*

One (1) Custom Ambulance

**BID # 2014-04**

**BIDS RECEIVED**

March 28, 2014 ~ 10:00 a.m.

10:16  
10:22

ORDER REC'D	NAME	PRICING	REQUIREMENTS
1	Wheeled Coach Industries Winter Park, FL 32792	Total Price \$ 92,385. <sup>00</sup>	<del>Duplicate</del> - Y / N Bid Bond Y / N
2	Ten-8 Fire Equipment 2904 59 <sup>th</sup> Av, Drive E Bradenton, FL 34203	Total Price \$ 107,915.67	<del>Duplicate</del> - Y / N Bid Bond Y / N
3	Emergency, Tactical, Rescue Vehicles 212 Hickman Drive Sanford FL 32771	Total Price \$ 164,369.00	<del>Duplicate</del> - Y / N Bid Bond Y / N
4		Total Price \$ _____	<del>Duplicate</del> - Y / N Bid Bond Y / N
5		Total Price \$ _____	Duplicate - Y / N Bid Bond Y / N
6		Total Price \$ _____	Duplicate - Y / N Bid Bond Y / N
7		Total Price \$ _____	Duplicate - Y / N Bid Bond Y / N
8		Total Price \$ _____	Duplicate - Y / N Bid Bond Y / N

NORTH SHORE REUSE WATER TREATMENT FACILITY

BID # 2014-06

BIDS RECEIVED

May 22, 2014 ~ 10:00 a.m.

ORDER REC'D	NAME/ADDRESS	TOTAL BASE BID	REQUIREMENTS
1	PCL Construction, Inc 3810 Northside Blvd, Ste 1100 Tampa, FL 33624	12,359,219.00	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N Bid Bond <input checked="" type="radio"/> Y / <input type="radio"/> N
2	Wharton-Smith, Inc 750 Monroe Rd Sanford, FL 32771	13,459,000.00	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N Bid Bond <input checked="" type="radio"/> Y / <input type="radio"/> N
3	Layne Heavy Civil, Inc 6034 W 50 <sup>th</sup> St Jacksonville, FL 32254	15,411,000.00	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N Bid Bond <input checked="" type="radio"/> Y / <input type="radio"/> N
4	Vogel Brothers Building Co 2720 Drane Field Rd Jacksonville, FL 33811-1325	11,600,000.00	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N Bid Bond <input checked="" type="radio"/> Y / <input type="radio"/> N
5	RTD Construction, Inc P.O. Box 2489 Zephyrhills, FL 33539-2439	13,282,130.00	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N Bid Bond <input checked="" type="radio"/> Y / <input type="radio"/> N
6			Duplicate - Y / N Bid Bond Y / N
7			Duplicate - Y / N Bid Bond Y / N
8			Duplicate - Y / N Bid Bond Y / N

PROPOSED 6 FT HIGH WALL N MAIN AVENUE

BID # 2014-07  
 BIDS RECEIVED  
 June 5, 2014 ~ 10:00 a.m.

ORDER REC'D	NAME/ADDRESS	TOTAL BASE BID	REQUIREMENTS
1	Seminole Masonary	\$59,261	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N Bid Bond <input checked="" type="radio"/> Y / <input type="radio"/> N
2			Duplicate - Y / N Bid Bond Y / N
3			Duplicate - Y / N Bid Bond Y / N
4			Duplicate - Y / N Bid Bond Y / N
5			Duplicate - Y / N Bid Bond Y / N
6			Duplicate - Y / N Bid Bond Y / N
7			Duplicate - Y / N Bid Bond Y / N
8			Duplicate - Y / N Bid Bond Y / N

RWS Extension  
Keene Rd., Clarcona Rd. (C.R. 435),  
Old Apopka Rd. & Snowden Rd.

**BID # 2014-08**  
**BIDS RECEIVED**  
July 9, 2014 ~ 2:00 p.m.

ORDER REC'D	NAME/ADDRESS	TOTAL BASE BID	REQUIREMENTS
1	TB Landmark Construction, Inc. 11220 New Berlin Rd Jacksonville, FL 32226	\$5,333,393. <sup>20</sup>	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N Bid Bond <input checked="" type="radio"/> Y / <input type="radio"/> N
2	MASCI Corporation 5752 S Ridgewood Av Port Orange, FL 32127	\$4,858,634. <sup>30</sup>	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N Bid Bond <input checked="" type="radio"/> Y / <input type="radio"/> N
3	DeWitt Excavating, Inc. 14463 W Colonial Dr Winter Garden, FL 34787	\$5,312,782. <sup>48</sup>	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N Bid Bond <input checked="" type="radio"/> Y / <input type="radio"/> N
4	Pospiech Contracting, Inc. 201 S Apopka Av Inverness, FL 34452	\$5,285,322. <sup>60</sup>	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N Bid Bond <input checked="" type="radio"/> Y / <input type="radio"/> N
5	Metro Equipment Service, Inc. 9415 SW 72 Av, Suite 131 Miami, FL 33173	\$4,499,720. <sup>60</sup>	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N Bid Bond <input checked="" type="radio"/> Y / <input type="radio"/> N
6	Danella Utility Construction, Inc. 170 Commerce Rd, Unit #5 Boynton Beach, FL 33426	\$6,325,331. <sup>60</sup>	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N Bid Bond <input checked="" type="radio"/> Y / <input type="radio"/> N
7	Felix Associates of FL, Inc. 8526 SW Kansas Av Stuart, FL 34997	\$5,412,951. <sup>05</sup>	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N Bid Bond <input checked="" type="radio"/> Y / <input type="radio"/> N
8	Garney Companies, Inc. 370 East Crown Point Rd Winter Garden, FL 34787	\$4,326,165. <sup>00</sup>	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N Bid Bond <input checked="" type="radio"/> Y / <input type="radio"/> N
9		\$ _____	Duplicate - Y / N Bid Bond Y / N
10		\$ _____	Duplicate - Y / N Bid Bond Y / N

Request for Proposal  
Attorney/Legal Services  
BID # 2014-09  
**PROPOSALS RECEIVED**  
 August 1, 2014 ~ 10:00 a.m.

ORDER REC'D	NAME	REQUIREMENTS
1	Shepard, Smith & Cassidy, P.A. Attorneys & Counselors at Law 2300 Maitland Center Pkwy, Ste 100 Maitland, FL 32751	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N
2	James A. Fowler, P.A. 28 W Central Blvd, Suite 400 Orlando, FL 32801	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N
3	Michelle Jenkins Merideth Nagel, P.A. 450 E Hwy 50, Ste 4 Clermont, FL 34711	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N
4	Stenstrom, McIntosh, Colbert & Whigham, P.A. 1001 Heathrow Park Ln, Ste 4001 Lake Mary, FL 32746	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N
5	<i>Bauser &amp; Schmidt</i>	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N
6	Shutts & Bowen LLP 300 So Orange Avenue, Ste 1000 Orlando, FL 32801	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N
7	Anita Geraci-Carver, Esquire 1560 Bloxam Av Clermont, FL 34711	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N
8		Duplicate - Y / N
9	<i>N/A</i>	Duplicate - Y / N
10		Duplicate - Y / N



RWS Extension  
 Apopka Northwest Recreation Complex  
 Excavating & Selling Generated Dirt

BID # 2014-10  
**BIDS RECEIVED**  
 September 10, 2014 ~ 10:00 a.m.

ORDER REC'D	NAME/ADDRESS	TOTAL BASE BID	REQUIREMENTS
1	Valencia Construction Group PO Box 784621 Winter Garden, FL 34778	\$1,685,200	Duplicate - Y <input checked="" type="checkbox"/> N
2		\$ _____	Duplicate - Y/N Bid Bond Y/N
3		\$ _____	Duplicate - Y/N Bid Bond Y/N
4		\$ _____	Duplicate - Y/N Bid Bond Y/N
5		\$ _____	Duplicate - Y/N Bid Bond Y/N
6		\$ _____	Duplicate - Y/N Bid Bond Y/N
7	N/A	\$ _____	Duplicate - Y/N Bid Bond Y/N
8		\$ _____	Duplicate - Y/N Bid Bond Y/N
9		\$ _____	Duplicate - Y/N Bid Bond Y/N
10		\$ _____	Duplicate - Y/N Bid Bond Y/N

16:20 a

Asphalt Street Resurfacing

**BID # 2014-11**  
**BIDS RECEIVED**  
 September 11, 2014 ~ 10:00 a.m.

ORDER REC'D	NAME/ADDRESS	TOTAL BASE BID	REQUIREMENTS
1	Middlesex Corporation One Spectacle Pond Rd Littleton, MA 01460	\$ 310,457.40	Duplicate - Y / N Bid Bond Y / N
2	Allstate Paving, Inc. 5284 Patch Road Orlando, FL 32822	\$ 397,268.00	Duplicate - Y / N Bid Bond Y / N
3	Masa General Contractor, Inc. 5752 S Ridgewood Av Port Orange, FL 32127	\$ 358,000.17	Duplicate - Y / N Bid Bond Y / N
4	Hubbard Construction Orlando Paving Co 1936, Lee Rd, Suite 300 Winter Park, FL 32789	\$ 347,738.17	Duplicate - Y / N Bid Bond Y / N
5	Ranger Construction Industries, Inc. 1200 Elboc Way Winter Garden, FL 34787	\$ 322,212.80	Duplicate - Y / N Bid Bond Y / N
6		\$ _____	Duplicate - Y / N Bid Bond Y / N
7		\$ _____	Duplicate - Y / N Bid Bond Y / N
8		\$ _____	Duplicate - Y / N Bid Bond Y / N
9		\$ _____	Duplicate - Y / N Bid Bond Y / N
10		\$ _____	Duplicate - Y / N Bid Bond Y / N

New Ground Storage Tank No. 4  
for the Apopka Water Reclamation Facility

BID # 2014-12  
**BIDS RECEIVED**

October 15, 2014 ~ 10:00 a.m.

ORDER REC'D	NAME/ADDRESS	TOTAL BASE BID	REQUIREMENTS
1	Precon Corporation 115 S.W. 140 <sup>th</sup> Terrace Newberry, FL 32669	\$ <u>961,000.00</u>	Duplicate - <u>(Y)</u> /N Bid Bond <u>(Y)</u> /N
2	Caldwell Tanks, Inc. P.O. Box 35770 Louisville, KY 40232-5770	\$ <u>1,014,000.00</u>	Duplicate - Y/ <u>(N)</u> Bid Bond <u>(Y)</u> /N
3	The Crom Corporation 250 S. W. 35 <sup>th</sup> Terrace Gainesville, FL 32607-2889	\$ <u>990,000.00</u>	Duplicate - <u>(Y)</u> /N Bid Bond <u>(Y)</u> /N
4		\$ _____	Duplicate - Y/N Bid Bond Y/N
5		\$ _____	Duplicate - Y/N Bid Bond Y/N
6		\$ _____	Duplicate - Y/N Bid Bond Y/N
7		\$ _____	Duplicate - Y/N Bid Bond Y/N
8		\$ _____	Duplicate - Y/N Bid Bond Y/N
9		\$ _____	Duplicate - Y/N Bid Bond Y/N
10		\$ _____	Duplicate - Y/N Bid Bond Y/N

Request for Proposal  
Auditing Services  
BID # 2014-13  
**PROPOSALS RECEIVED**  
 October 3, 2014 ~ 10:00 a.m.

ORDER REC'D	NAME	REQUIREMENTS
1	Purvis Gray & Company 2347 S.E. 17 <sup>th</sup> Street Ocala, FL 34471	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N
2	Moore Stephens Lovelace CPAs & Advisors 1201 S Orlando Avenue, Suite 400 Winter Park, FL 32789-7192	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N
3	McDimit Davis CPAs & Advisors 934 North Magnolia Avenue Suite 100 Orlando, Florida 32803	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N
4	Clifton Larson Allen, LLP 1715 North Westshore Blvd. Suite 950 Tampa, FL 33607-3920	Duplicate - <input checked="" type="radio"/> Y / <input type="radio"/> N
5		Duplicate - Y / N
6	N/A	Duplicate - Y / N
7		Duplicate - Y / N
8		Duplicate - Y / N
9		Duplicate - Y / N
10		Duplicate - Y / N

One Custom Ambulance

**BID # 2014-15**  
**BIDS RECEIVED**

December 8, 2014 ~ 10:00 a.m.

ORDER REC'D	NAME/ADDRESS	TOTAL BASE BID	REQUIREMENTS
1	Ten-8 Fire Equipment 2904 59 <sup>th</sup> Avenue Dr. E. Bradenton, FL 34203	\$ <u>109,451.20</u>	Duplicate - Y/ <u>N</u> Bid Bond Y/N
2	ETR 212 Hickman Drive Sanford, FL 32771	\$ <u>105,563.00</u>	Duplicate - Y/ <u>N</u> Bid Bond Y/N
3	Wheeled Coach 2737 N. Forsyth Road Winter Park, FL 32792	\$ <u>98,100.00</u>	Duplicate - Y/ <u>N</u> Bid Bond Y/N
4		\$ _____	Duplicate - Y/N Bid Bond Y/N
5		\$ _____	Duplicate - Y/N Bid Bond Y/N
6		\$ _____	Duplicate - Y/N Bid Bond Y/N
7		\$ _____	Duplicate - Y/N Bid Bond Y/N
8		\$ _____	Duplicate - Y/N Bid Bond Y/N
9		\$ _____	Duplicate - Y/N Bid Bond Y/N
10		\$ _____	Duplicate - Y/N Bid Bond Y/N

**Backup material for agenda item:**

1. ORDINANCE NO. 2435 – FIRST READING – CHANGE OF ZONING/SMALL LOT OVERLAY DISTRICT MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN – Silver Oaks – owned by Tallman Development Company, c/o Ed Hampden; engineer is Poulos & Bennett, LLC, c/o Marc Stehli, P.E. – From R-3 to R-3/Small Lot Overlay District, for property located north of East Keene Road, west of South Sheeler Avenue (2220 S. Sheeler Road). (Parcel ID Nos. 22-21-28-0000-00-078, 22-21-28-0000-00-079, 22-21-28-0000-00-081, 22-21-28-0000-00-082, 22-21-28-0000-00-105, 22-21-28-0000-00-108, 22-21-28-0000-00-109, 22-21-28-0000-00-114, 22-21-28-0000-00-117, 22-21-28-0000-00-122)



CITY OF APOPKA  
CITY COUNCIL

PUBLIC HEARING  
 ANNEXATION  
 PLAT APPROVAL  
 OTHER: Ordinance

DATE: June 17, 2015  
FROM: Community Development  
EXHIBITS: Zoning Report  
Vicinity Map  
Adjacent Zoning Map  
Adjacent Uses Map  
Ordinance No. 2435  
Exhibit A Master Site Plan  
Exhibit B Dev. Standards  
Exhibit C Site Data  
Exhibit D Parking Plan  
Exhibit E Park & Rec Plan  
Exhibit F Landscape Plan  
Exhibit G Archit. Renderings  
Exhibit H Small Lot Overlay Ord.

**SUBJECT:** ORDINANCE NO. 2435 - CHANGE OF ZONING/MASTER PLAN - SILVER OAK, OWNED BY TALLMAN DEVELOPMENT COMPANY, C/O ED HAMPDEN FROM R-3 (RESIDENTIAL) TO R-3/SMALL LOT OVERLAY DISTRICT (RESIDENTIAL)

**Request:** FIRST READING OF ORDINANCE NO. 2435 – CHANGE OF ZONING/MASTER PLAN – SILVER OAK, OWNED BY TALLMAN DEVELOPMENT COMPANY, C/O ED HAMPDEN FROM R-3 (RESIDENTIAL) TO R-3/SMALL LOT OVERLAY DISTRICT (RESIDENTIAL); PARCEL ID NUMBERS: 22-21-28-0000-00-078; -079, -081, -082, -105, -108, -109, -114, -117, -122; AND HOLD OVER FOR SECOND READING AND ADOPTION.

**SUMMARY:**

OWNER/APPLICANT: Tallman Development Company, c/o Ed Hampden  
ENGINEER: Poulos & Bennett, LLC, c/o Marc Stehli, P.E.  
LOCATION: North of East Keene Road, west of South Sheeler Avenue  
EXISTING USE: Vacant nursery/4 mobile homes  
FLUM DESIGNATION: Residential High Density (0 – 15 du/ac)  
ZONING: R-3 (Residential)  
PROPOSED DEVELOPMENT: Single Family Residential Subdivision per the Small Lot Overlay District Ordinance – 185 total single family lots  
PROPOSED ZONING: R-3/Small Lot Overlay District (Residential)  
TRACT SIZE: 50.59 +/- acres  
MAXIMUM ALLOWABLE DEVELOPMENT: Proposed: 185 Units (single family lots)  
Per FLUM: 758 Units (15 du/ac x 50.59 ac)

**DISTRIBUTION**

Mayor Kilsheimer  
Commissioners (4)  
City Administrator Irby  
City Development Director

Finance Director  
HR Director  
IT Director  
Police Chief

Public Ser. Director  
City Clerk  
Fire Chief

**ADDITIONAL COMMENTS:**

The subject parcels were annexed into the City of Apopka as follows:

Parcel No(s).	Ordinance No.	Date Annexed
22-21-28-0000-00-076 22-21-28-0000-00-081 22-21-28-0000-00-082 22-21-28-0000-00-122	706	December 30, 1991
22-21-28-0000-00-105	751	December 16, 1992
22-21-28-0000-00-109	1824	July 6, 2006
22-21-28-0000-00-108 22-21-28-0000-00-117	2264	June 12, 2012
22-21-28-0000-00-114	2351	March 19, 2014
22-21-28-0000-00-078	2352	March 19, 2014

The proposed zoning change is requested by the applicant. Applicant requests the City to assign a Small Lot Overlay to the subject property to allow a mix of single family lots with a minimum width of 40 feet and 50 feet for a total of 185 residential homes. Development will occur according to two development phases.

Development Profile:

Total Residential Units	185	
50' width	100	54.1%
40' width	85	45.9%
Phase 1	116	
50' width	71	61.2%
40' width	45	48.8%
Phase 2	69	
50' width	26	37.6%
40' width	43	62.4%
Open Space	15.18 ac	30%
Park\Recreation	6.27 ac	1.73 ac req.
Parking	Four per unit; two enclosed	
	71 overflow spaces	
Min. Livable Area use)	Max.. 46 units have a min. 1,500 sq. ft.; remaining to have minimum 1,700 s. ft.	

In conjunction with state requirements, staff has analyzed the proposed amendment and determined that public facilities exist to support this zoning change (see attached Zoning Report).



**SMALL LOT OVERLAY DISTRICT COMPLIANCE:** The subject property meets the location criteria set forth within Section 3.04.05 of the Small Lot Overlay Zoning District:

1. The property must be assigned both a Residential High Future Land Use Designation and an R-3 zoning category. (Sec. 3.04.05.1.a) The subject property meets both these requirements, as demonstrated by the Future Land Use Map and the Zoning Map.
2. A Small Lot Overlay District shall not be located within a half mile from another Small Lot Overlay District. (Sec. 3.04.051.b) Another established Small Lot Overlay District is not located within a half mile.
3. Property comprising a Small Lot overlay District shall be contiguous and generally compact. (Sec. 3.04.05.1.c) The property meets these criteria as demonstrated by the proposed Master Plan.
4. A boundary line of a Small Lot Overlay District must satisfy one (1) of the following criteria: b. Located within a half mile from an entrance to a limited access highway, or abutting a limited access highway. (Sec. 3.04.05.a) The entrance to S.R. 414 at Keene Road is a few hundred feet from the subject property.

The subject property complies with the development Section 3.04.04, Small Lot Overlay District, by meeting the development standards and design guidelines as demonstrated within the proposed Silver Oak Subdivision Master Plan/Preliminary Development Plan.

**SCHOOL CAPACITY REPORT:** A School Capacity Enhancement Agreement has been approved by OCPS for all parcels. Location served by the following schools: Lakeville Elementary, Piedmont Lakes Middle School, and Wekiva High School. No development activity shall occur on the subject property until the developer has obtained a school concurrency mitigation agreement or letter from OCPS.

**ORANGE COUNTY NOTIFICATION:**

The JPA requires the City to notify the County 30 days before any public hearing or advisory board for a proposed rezoning or future land use amendment on property abutting unincorporated lands. The City properly notified Orange County on April 10, 2015.

**PUBLIC HEARING SCHEDULE:**

May 12, 2015 – Planning Commission (5:01 pm)  
June 17, 2015 – City Council (7:00 pm) - 1<sup>st</sup> Reading  
July 1, 2015 – City Council (1:30 pm) - 2<sup>nd</sup> Reading

**DULY ADVERTISED:**

April 24, 2015 – Public Notice and Notification  
June 19, 2015 – Ordinance Heading Ad

## WAIVER REQUESTS

The applicant has requested three waivers from development standards established in the Land Development Code or the Small Lot Overlay District Ordinance. Planning Commission and the Development Review Committee support one of the waiver requests but not the other two. City Council should review and take action on each waiver separately before taking action on the request to assign the Small Lot Overlay District to the subject property.

Waiver Request No. 1: Section 2.02.07.H.3, LDC, requires a six foot high brick or masonry wall within a five-foot-wide bufferyard adjacent to agricultural districts or uses. Request: Along the western and northern project line, applicant requests to install a six foot high vinyl fence.

DRC does not object to the waiver request and the Planning Commission recommends approval of this waiver.

Supporting Information: While the property to the north and west is assigned an Agriculture zoning category and used for agriculture or horticultural nurseries, future use of these properties is anticipated to transition into single family residential homes.

Waiver Request No. 2: Section 3.04.09(2), Small Lot Overlay Zoning District: No swimming pools are allowed within a small lot. A Small Lot is defined as a lot that has a width of less than 70 feet or a lot area less than 7,000 square feet. Request: The applicant requests to prohibit pools on lots less than 50 feet wide. However, for lots 50 feet wide or greater, the applicant requests to limit pools to certain lots – Lots 1 – 21, 38 – 92, 149 - 172. All other lots 50 feet wide or greater will be allowed to have pools if the waiver is approved.

DRC staff does not support this request and the Planning Commission recommends denial of this waiver request.

Supporting Information: The application for the Small Lot Overlay Zoning District is the first request since City Council adopted the Small Lot Overlay ordinance was approved in December 2014. As City Council established this new policy, staff's position is that a waiver is a policy decision that should be made by City Council. The intent of the standard was to prevent screen room and pools from creating a clustered appearance within a small lot community. Also, pools and associated screen rooms abutting public roads will create a clustered appearance for adjacent residents and road travelers. Based on the applicant's waiver request, lots less than 50 feet wide will still not be able to have swimming pools if the waiver is approved – only the fifty foot wide lots.

Waiver Request No. 3: Section 3.04.09(3). Metal, vinyl, or other similar materials shall not be used for patios, porticos or porches that extend beyond the wall of the primary residential structure. Materials used for these features shall be compatible with those of the primary residential structure. Request: Applicant requests to allow screened rooms for pools for Lots 1 - 21 and Lots 55 – 92.

DRC does not support this request and the Planning Commission recommends denial of this waiver.

Supporting Information: The application for the Small Lot Overlay Zoning District is the first request since City Council adopted the Small Lot Overlay ordinance was approved in December 2014. As City Council established this new policy, staff's position is that a waiver is a policy decision that should be made by City Council. The intent of the standard was to prevent screen room and pools from creating a clustered appearance within a small lot community. As part of the waiver request, the applicant provides design standards for the screen rooms and limits screen rooms to fifty foot lots that to not back up to a public road.

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**RECOMMENDED ACTION:**

The **Development Review Committee** recommends:

- (1) Approval of the change in zoning from R-3 to R-3/Small Lot Overlay Zoning District for the property owned by Tallman Development Company, c/o Ed Hampden, subject to the findings of the Staff Report.
- (2) Waiver Requests:
  - a. Section 2.02.07.H.3, LDC, requires a six foot high brick or masonry wall within a five-foot-wide bufferyard adjacent to agricultural districts or uses. Request: Along the western and northern project line, applicant requests to install a six foot high vinyl fence. **DRC does not object to the waiver request.**
  - b. Section 3.04.09(2), Small Lot Overlay Zoning District: No swimming pools are allowed within a small lot. A Small Lot is defined as a lot that has a width of less than 70 feet or a lot area less than 7,000 square feet. Request: The applicant requests to prohibit pools on lots less than 50 feet wide. For lots 50 feet wide or greater, the applicant requests to limit pools to certain lots – Lots 1 – 21, 38 – 92, 149 -172. **DRC staff does not support this request.**
  - c. Section 3.04.09(3). Metal, vinyl, or other similar materials shall not be used for patios, porticos or porches that extend beyond the wall of the primary residential structure. Materials used for these features shall be compatible with those of the primary residential structure. Request: Applicant requests to allow screened rooms for pools for Lots 1 - 21 and Lots 55 – 92. **DRC does not support this request.**
- (3) Approval of the Silver Oak Subdivision Master Plan\ Preliminary Development Plan subject to City approval of a development agreement or other legal instrument to establish a special homeowner fee for maintenance of the on-street parking.

The **Planning Commission**, at its meeting on May 12, 2015, recommended:

- a. Approval (7-0) of Waiver Request: Section 2.02.07.H.3, LDC, requires a six foot high brick or masonry wall within a five-foot-wide bufferyard adjacent to agricultural districts or uses. Request: Along the western and northern project line, applicant requests to install a six foot high vinyl fence;
- b. Denial (5/2) of Waiver Request: Section 3.04.09(2), Small Lot Overlay Zoning District: No swimming pools are allowed within a small lot. A Small Lot is defined as a lot that has a width of less than 70 feet or a lot area less than 7,000 square feet. Request: The applicant requests to prohibit pools on lots less than 50 feet wide. For lots 50 feet wide or greater, the applicant requests to limit pools to certain lots – Lots 1 – 21, 38 – 92, 149 -172;
- c. Denial (5/2) of Waiver Request: Section 3.04.09(3). Metal, vinyl, or other similar materials shall not be used for patios, porticos or porches that extend beyond the wall of the primary residential structure. Materials used for these features shall be compatible with those of the primary residential structure. Request: Applicant requests to allow screened rooms for pools for Lots 1 -21 and Lots 55 – 92;
- d. Approval (7-0) of the Change of Zoning; and
- e. Approval (7-0) of the Silver Oak Subdivision Master Plan\ Preliminary Development Plan subject to City approval of a development agreement or other legal instrument to establish a special homeowner fee for maintenance of the on-street parking.

Accept the First Reading of Ordinance No. 2435 and the Silver Oak Master Plan\ Preliminary Development Plan and Hold it Over for Second Reading and Adoption on July 1, 2015.

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

**ZONING REPORT**

**RELATIONSHIP TO ADJACENT PROPERTIES:**

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	Agricultural (1 du/5 ac)	A-1	Active horticultural nursery; vacant lands
East (City)	Residential Low (0-5 du/ac)	R-2	Cobblefield single-family residential community
South (County)	Rural Settlement (1 du/1 ac)	A-1	Manufactured homes; Apopka Expressway (S.R. 414) toll entrance; horticultural nursery
West (City)	Agricultural (1 du/5 ac)	AG	Horticultural nursery

**LAND USE &**

**TRAFFIC COMPATIBILITY:** A future land use designation of Residential High Density (HDR) has already been assigned to 41.4 acres of the 45.7 total acres comprising the Property.

The Property has access to a Collector roadway (East Keene Road) as well as to Sheeler Road, designated a local road south of U.S. 441 to Keene Road. Situated less than one hundred and fifty feet from the S.R. 414 toll way entrance, the Property allows easy access to a regional highway that leads to I-4, S.R. 429 and S.R. 451, and U.S. 441. North and west of the Property, lands are predominantly used for horticultural nursery businesses or are vacant lands assigned an agriculture zoning. Adjacent to the northwest corner are a few single family homes on large lots. To the east of Sheeler Road are two single family home residential neighborhoods -- Cobblefield and Sheeler Hills. Stonewood Reserve, an unplatted residential community, is situated to the northeast of the Property. Located to the southeast is Orange County’s western regional water supply facility. South of the Property the area is predominantly used for horticultural nursery businesses and the S.R. 414 tollway interchange at Keene Road.

**COMPREHENSIVE  
 PLAN COMPLIANCE:**

The proposed R-3 (Multi-Family Residential) zoning is consistent with the City’s Residential High Density Future Land Use Designation, which allows up to 15 units per acre. Development plans shall not exceed the density allowed under the adopted future land use designation.

**R-3 DISTRICT  
 REQUIREMENTS:**

The R-3 zoning category allows single-family, duplex, and multi-family residential development. Development requirements specific to each of these three development options are established within the Land Development Code. The applicant has indicated an interest to pursue multi-family development based on the residential market. Minimum development standards for multi-family are listed for the R-3 zoning category:

Minimum Living Sq. Ft.:		
	Apartment	750 sq. ft.
	Condo/Townhomes	1,350 sq. ft.
Minimum Site Area:		One (1) Acres
Minimum Lot Width:		120 ft.
Setbacks:	Front	50 ft. between buildings
	Rear	50 ft. between buildings
	Side	20 ft. between buildings
	Corner	25 ft.

**BUFFER-YARD  
 REQUIREMENTS:**

Areas adjacent to all road rights-of-way shall provide a minimum six- (6') foot high brick, stone or decorative finished block wall erected inside a minimum ten (10) foot wide landscaped buffer-yard. Landscape materials shall be placed adjacent to the right-of-way, on the exterior of the buffer wall.

**ALLOWABLE USES:**

Multi-family development up to 15 units per acre, duplex, or single family residential subject to Section 2.02.07 of the Land Development Code.

Silver Oak  
Keene Road Apopka LLC/Nelson Apopka Ltd.  
50.59 +/- Acres

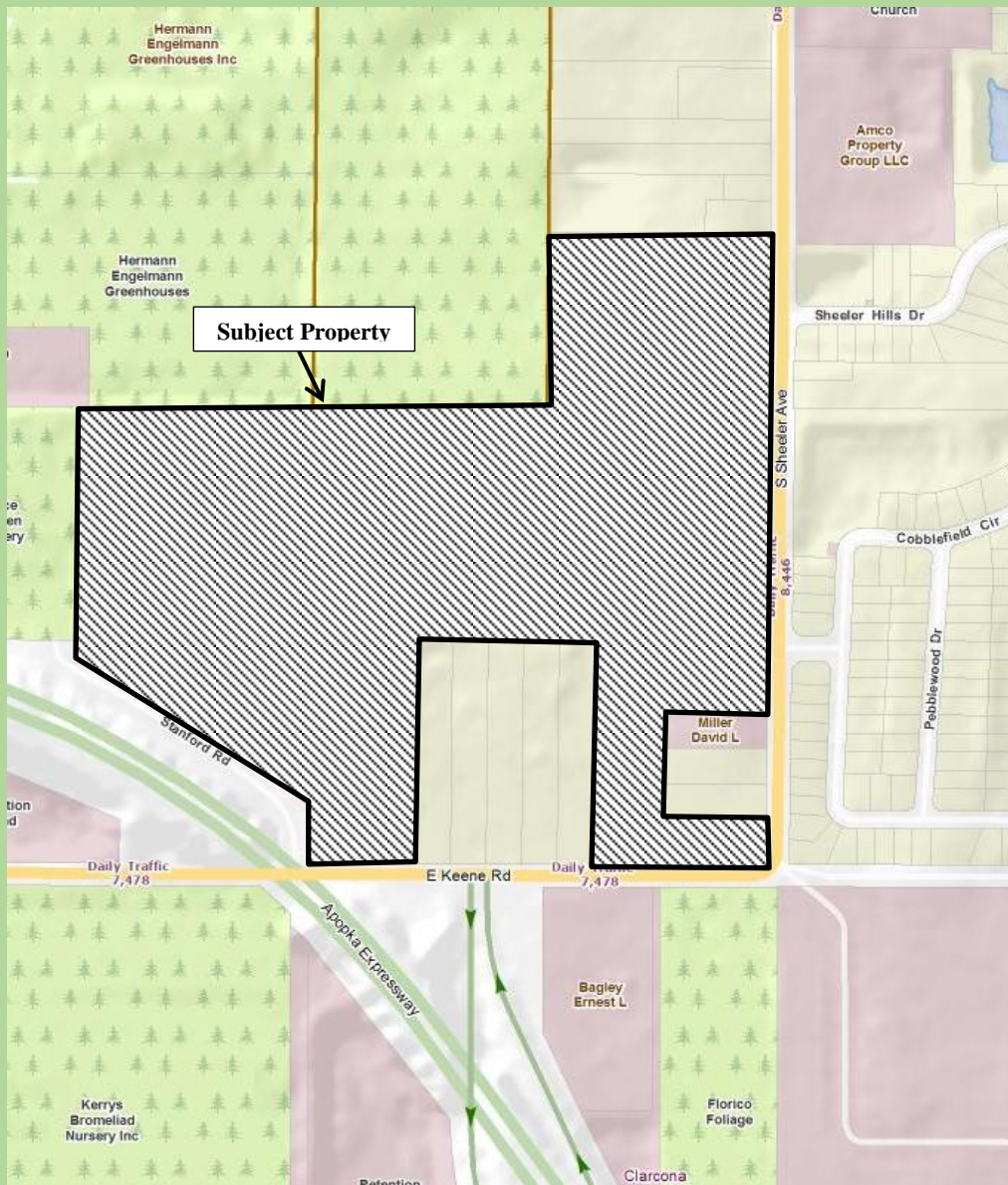
Existing Maximum Allowable Development: 185 Units  
Proposed Maximum Allowable Development: 758 Units  
Proposed Zoning Change:

From: R-3 to R-3/Small Lot Overlay District (Residential)

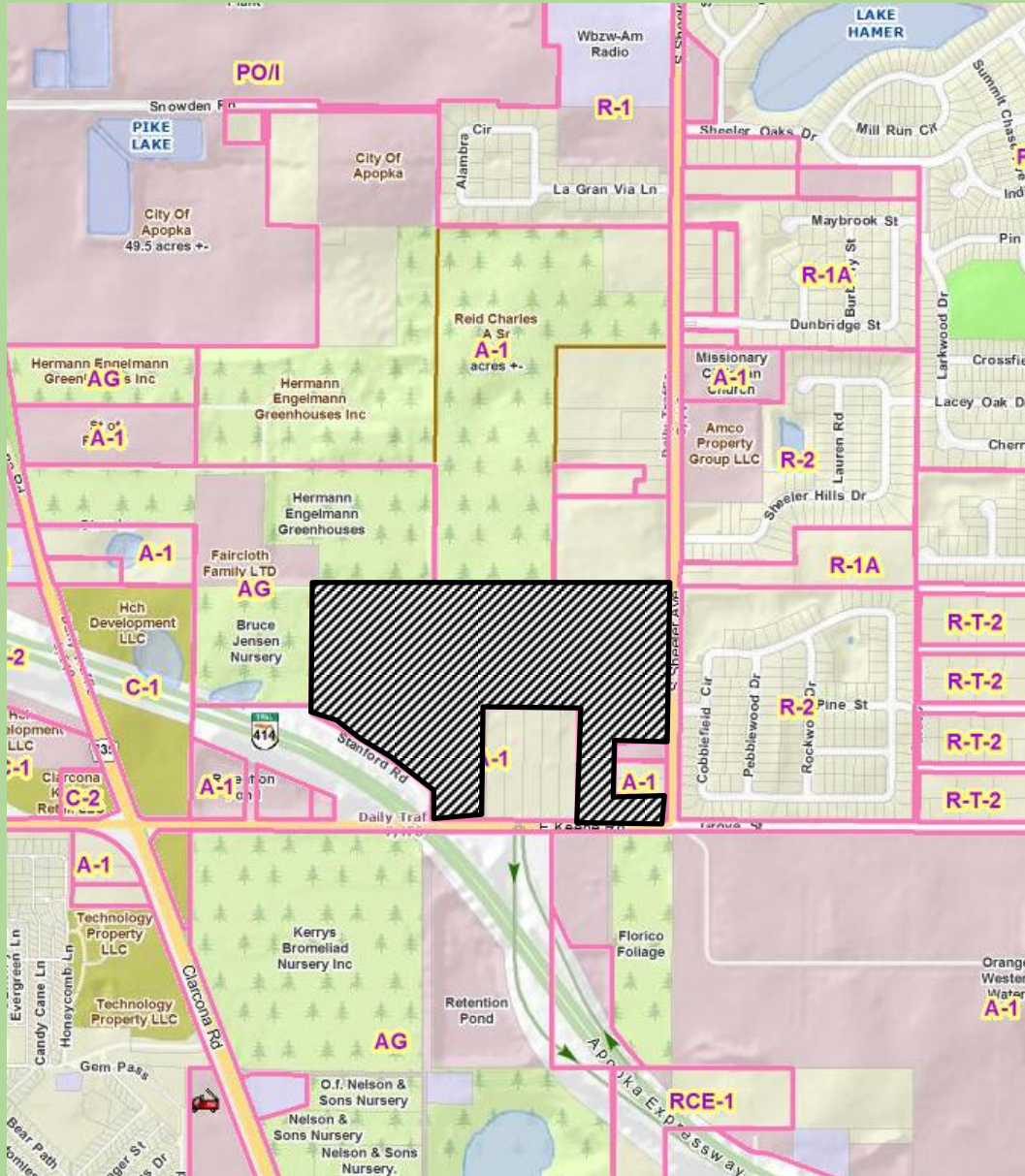
Parcel ID #s:	22-21-28-0000-00-078	22-21-28-0000-00-079	22-21-28-0000-00-081
	22-21-28-0000-00-082	22-21-28-0000-00-105	22-21-28-0000-00-108
	22-21-28-0000-00-109	22-21-28-0000-00-114	22-21-28-0000-00-117
	22-21-28-0000-00-122		



VICINITY MAP

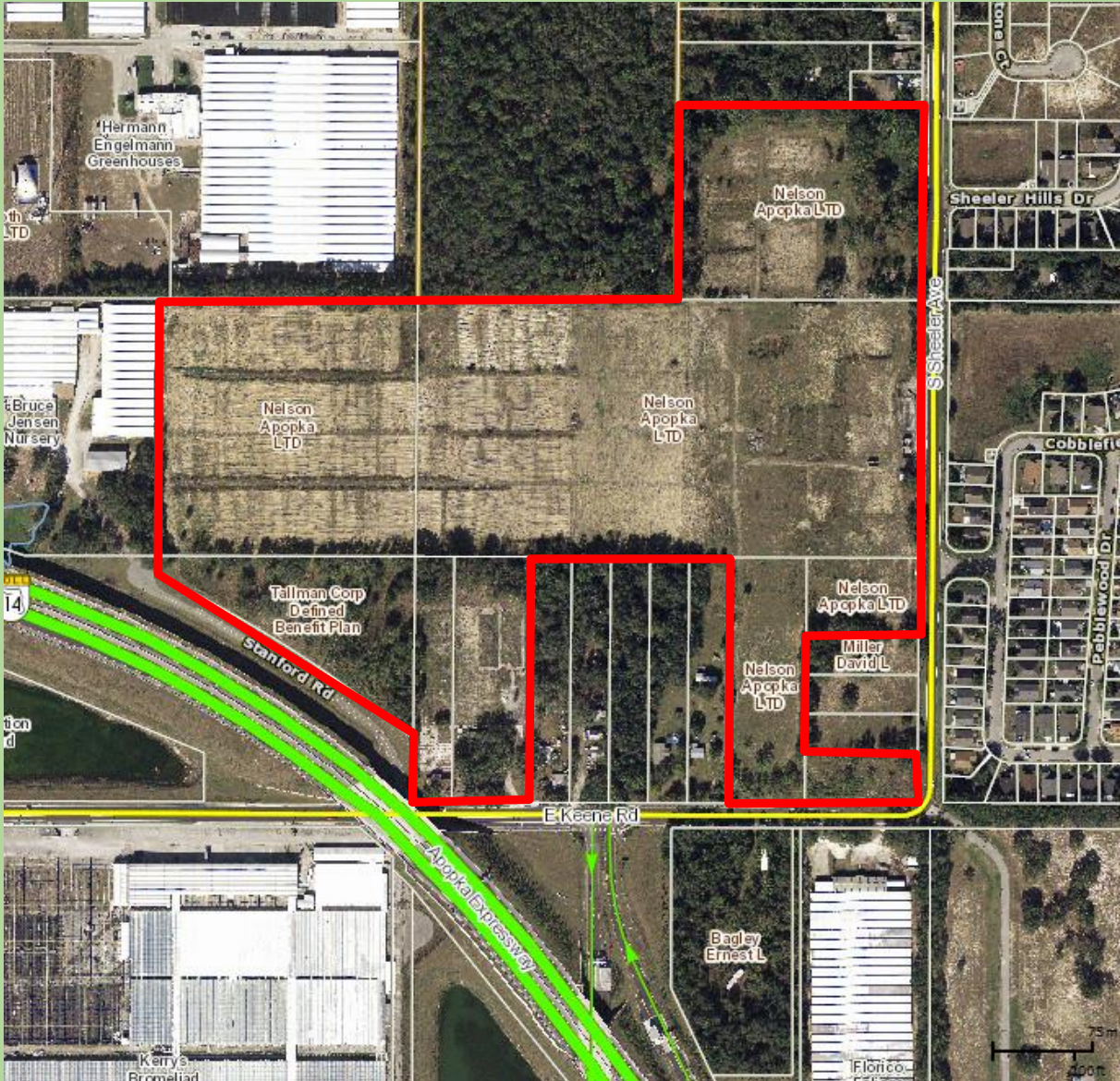


ADJACENT ZONING





ADJACENT USES





**ORDINANCE NO. 2435**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM R-3 (RESIDENTIAL) TO R-3/SMALL LOT OVERLAY DISTRICT (RESIDENTIAL) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED NORTH OF EAST KEENE ROAD, WEST OF SOUTH SHEELER AVENUE, COMPRISING 50.59 +/- ACRES MORE OR LESS, AND OWNED BY TALLMAN DEVELOPMENT COMPANY; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the proposed R-3/Small Lot Overlay District zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and with the City of Apopka Land Development Code.

**WHEREAS**, the Small Lot Overlay District establishes additional regulatory standards that are superimposed upon and supersede the underlying zoning category.

**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 R-3/Small Lot Overlay District, as defined in the Apopka Land Development Code, and subject to the following zoning provisions:

**SMALL LOT OVERLAY DISTRICT COMPLIANCE:** The subject property meets the location criteria set forth within Section 3.04.05 of the Small Lot Overlay Zoning District:

1. The property must be assigned both a Residential High Future Land use Designation and an R-3 zoning category. (Sec. 3.04.05.1.a) The subject property meets both these requirements, as demonstrated by the Future Land Use Map and the Zoning Map.
2. A Small Lot Overlay District shall not be located within a half mile from another Small Lot Overlay District. (Sec. 3.04.05.1.b) Another established Small Lot Overlay District is not located within a half mile.
3. Property comprising a Small Lot overlay District shall be contiguous and generally compact. (Sec. 3.04.05.1.c) The property meets these criteria as demonstrated by the proposed Master Plan.
4. A boundary line of a Small Lot Overlay District must satisfy one (1) of the following criteria: b. Located within a half mile from an entrance to a limited access highway, or abutting a limited access highway. (Sec. 3.04.05.a) The entrance to S.R. 414 at Keene Road is a few hundred feet from the subject property.

**ORDINANCE NO. 2435**

**PAGE 2**

**Section II.** That the zoning classification of the following described property, being situated in the City of Apopka, Florida, is hereby R-3/Small Lot Overlay District, as defined in the Apopka Land Development Code.

Legal Description:

The Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 22, Township 21 South, Range 28 East, Orange County, Florida, LESS the road right-of-way on the South, LESS that portion taken by the Order of Taking recorded in Official Records Book 8997, page 1835, Public Records of Orange County, Florida, Parcel I.D. # 22-21-28-0000-00-078, 3.5 +/- acres; and

The Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 22, Township 21 South, Range 28 East, Orange County, Florida.  
Parcel ID No.: 22-21-28-0000-00-079, 9.96 +/- acres; and

The North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 22, Township 21 South, Range 28 East, Orange County, Florida, LESS AND EXCEPT that portion conveyed to Orange County, Florida, in that certain Quit-Claim Deed recorded April 22, 1998 in Official Records Book 5464, Page 880, Public Records of Orange County, Florida LESS AND EXCEPT right of way for S. Sheeler Avenue on the East. Parcel ID No. 22-21-28-0000-00-081, 19.43 +/- acres; and

The South 495 feet of the East 627 feet of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 22, Township 21 South, Range 28 East, Orange County, Florida, LESS AND EXCEPT right of way for S. Sheeler Avenue on the East. Parcel ID No.: 22-21-28-0000-00-082, 7.09 +/- acres; and

The West 290 feet of the East 320 feet of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 22, Township 21 South, Range 28 East, LESS the South 560 feet, ALSO the North 100 feet of the South 560 feet of the West 290 feet of the East 320 feet of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 22, Township 21 South, Range 28 East, all in Orange County, Florida, LESS AND EXCEPT right of way for S. Sheeler Avenue on the East. Parcel ID No.: 22-21-28-0000-00-105, 1.31 +/- acres; and

The West 100 feet of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  LESS the South 30 feet for right of way, in Section 22, Township 21 South, Range 28 East, Orange County, Florida. Parcel ID No.: 22-21-28-0000-00-108, 2.89 +/- acres; and

The North 130 feet of the South 160 feet of the West 290 feet of the East 320 feet of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 22, Township 21 South, Range 28 East, Orange County, Florida, LESS AND EXCEPT rights of way of Keene Road on the South and S. Sheeler Road on the East. Parcel ID No.: 22-21-28-0000-00-109, 0.86 +/- acre; and

The West 100 feet of the East 1020 feet of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  (LESS the South 30 feet for road), of Section 22, Township 21 South, Range 28 East, recorded in Book 2760, Page 1323 and Book 4266, Page 3188 of the Public Records of Orange County, Florida. Parcel I.D. # 22-21-28-0000-00-114, 1.44 +/- acres; and

**ORDINANCE NO. 2435**

**PAGE 3**

The West 200 feet of the East 1,220 feet of the South ½ of the Southeast ¼ of the Southeast ¼ LESS the South 30 feet thereon), in Section 22, Township 21 South, Range 28 East, Orange County, Florida. Parcel ID No.: 22-21-28-0000-00-117, Containing 1.44 +/- Acres; and

The West 200 feet of the East 520 feet of the South ½ of the Southeast ¼ of the Southeast ¼ of Section 22, Township 21 South, Range 28 East, Orange County, Florida, LESS AND EXCEPT right of way for Keene Road on the South. Parcel ID No.: 22-21-28-0000-00-122, 2.89 +/- acres.

Combined total acreage: 50.59 acres (+/-)

**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. The Community Development Director shall not accept an application for a development plan until such time the property owner addresses school capacity enhancement review with Orange County Public Schools.

**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 immediately.

READ FIRST TIME: June 17, 2015

READ SECOND TIME  
AND ADOPTED: July 1, 2015

\_\_\_\_\_  
Joseph E. Kilsheimer, Mayor

ATTEST:

\_\_\_\_\_  
Linda Goff, City Clerk

DULY ADVERTISED: April 24, 2015  
June 19, 2015

# Master Plan / Preliminary Development Plan for

**EXHIBIT "A"**

## Silver Oak Subdivision

City of Apopka, FL

PR15-13

**Legal Description:**

A PORTION OF LAND LYING IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE NORTH 89°49'52" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22, 30.00 FEET; THENCE NORTH 00°25'07" EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°49'52" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF KEENE ROAD, 490.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 520 FEET OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22; THENCE NORTH 00°25'07" EAST ALONG SAID LINE, 628.65 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 22; THENCE NORTH 89°50'37" WEST ALONG SAID LINE, 400.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 920 FEET OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THENCE SOUTH 00°25'07" WEST ALONG SAID LINE, 628.56 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF KEENE ROAD; THENCE NORTH 89°49'52" WEST, 401.72 FEET TO A POINT ON THE WEST LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22; THENCE NORTH 00°41'24" EAST, 163.08 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THRU SAID POINT BEARS SOUTH 39°52'57" WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3055.39 FEET, A DELTA OF 14°37'22", AN ARC DISTANCE OF 779.78 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22; THENCE NORTH 00°42'15" EAST ALONG SAID LINE, 706.88 FEET TO A POINT ON THE NORTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22; THENCE SOUTH 89°51'22" EAST ALONG SAID LINE, 1348.83 FEET TO A POINT ON THE WEST LINE OF THE EAST 627 FEET OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 22; THENCE NORTH 00°25'07" EAST ALONG SAID LINE, 495.01 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 495 FEET OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 22; THENCE SOUTH 89°51'22" EAST ALONG SAID LINE, 594.03 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SHEELER ROAD PER OFFICIAL RECORDS BOOK 338, PAGE 14; THENCE SOUTH 00°25'07" WEST ALONG SAID LINE, 495.01 FEET; THENCE SOUTH 89°51'22" EAST, 14.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OFFICIAL RECORDS BOOK 5464, PAGE 880; THENCE SOUTH 00°51'48" EAST, 178.78 FEET; THENCE NORTH 89°50'37" WEST, 2.20 FEET; THENCE SOUTH 00°48'00" WEST, 267.02 FEET; THENCE NORTH 89°50'37" WEST, 1.03 FEET; THENCE SOUTH 00°25'07" WEST, 213.00 FEET; THENCE NORTH 89°50'37" WEST, 10.00 FEET (THE LAST SIX CALLS BEING COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE) TO A POINT ON THE WEST RIGHT OF WAY LINE OF SHEELER ROAD PER DEED BOOK 347, PAGE 367; THENCE SOUTH 00°17'35" WEST ALONG SAID LINE, 198.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 560 FEET OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22; THENCE NORTH 89°49'52" WEST ALONG SAID LINE, 290.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 320 FEET OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 22; THENCE SOUTH 00°30'07" WEST ALONG SAID LINE, 300.01 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 160 FEET OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 22; THENCE SOUTH 89°49'52" EAST ALONG SAID LINE, 290.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SHEELER ROAD PER DEED BOOK 347, PAGE 367; THENCE SOUTH 00°25'07" WEST ALONG SAID LINE, 130.00 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN ORANGE COUNTY, FLORIDA, CONTAINING 50.82 ACRES.

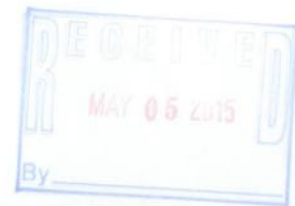
**Parcel Id. No.:**

- 22-21-28-0000-00-078, 22-21-28-0000-00-079, 22-21-28-0000-00-081
- 22-21-28-0000-00-082, 22-21-28-0000-00-105, 22-21-28-0000-00-108
- 22-21-28-0000-00-109, 22-21-28-0000-00-114, 22-21-28-0000-00-117
- 22-21-28-0000-00-122

**Developer/Applicant:**  
Surrey Homes  
1133 Louisiana Ave., Suite 106  
Winter Park, Florida 32789

Sheet Index		Subm./Rev.					
Sheet Id.	Sheet Title	1	2	3	4	5	6
C1.00	Existing Conditions Plan	■	■	■			
C2.00	Master Plan	■	■	■			
C2.01	Development Design Standards	■	■	■			
C2.02	Site Data	■	■	■			
C3.00 - C3.03	Subdivision Plan	■	■	■			
C4.00 - C4.03	Master Drainage Plan	■	■	■			
C5.00 - C5.03	Master Utility Plan	■	■	■			
C6.00	Typical Sections & Details	■	■	■			
C7.00	Fire Access Plan	■	■	■			
C7.10	Parking Analysis Plan	■	■	■			
<b>Reference Drawings</b>							
S1 - S3	Boundary / Wetland Survey	■	■	■			
L1.00	Park & Recreation Master Plan	■	■	■			
L1.01	Tree Removal & Replacement Plan	■	■	■			
L2.01 - L2.05	Landscape Plan	■	■	■			
L2.06	Landscape Details & Notes	■	■	■			
A-1 - A-3	Architectural Design Standards	■	■	■			

Date	Description
1 03-31-2015	Submittal to City of Apopka
2 04-24-2015	Submittal to City of Apopka
3 05-05-2015	Submittal to City of Apopka



**Vicinity Map**  
Scale: 1" = 2,000'

**Civil Engineer:**  
**Poulos & Bennett, LLC**  
4625 Halder Ln., Suite B  
Orlando, FL 32814  
407.487.2594

**Landscape Architect:**  
**Bonnett Design Group, LLC**  
151 Circle Drive  
Maitland, FL 32751  
407.622.1588

**Geotech:**  
**Yovaish Engineering Services**  
953 Sunshine Lane  
Altamonte Springs, FL 32714  
407.774.9383

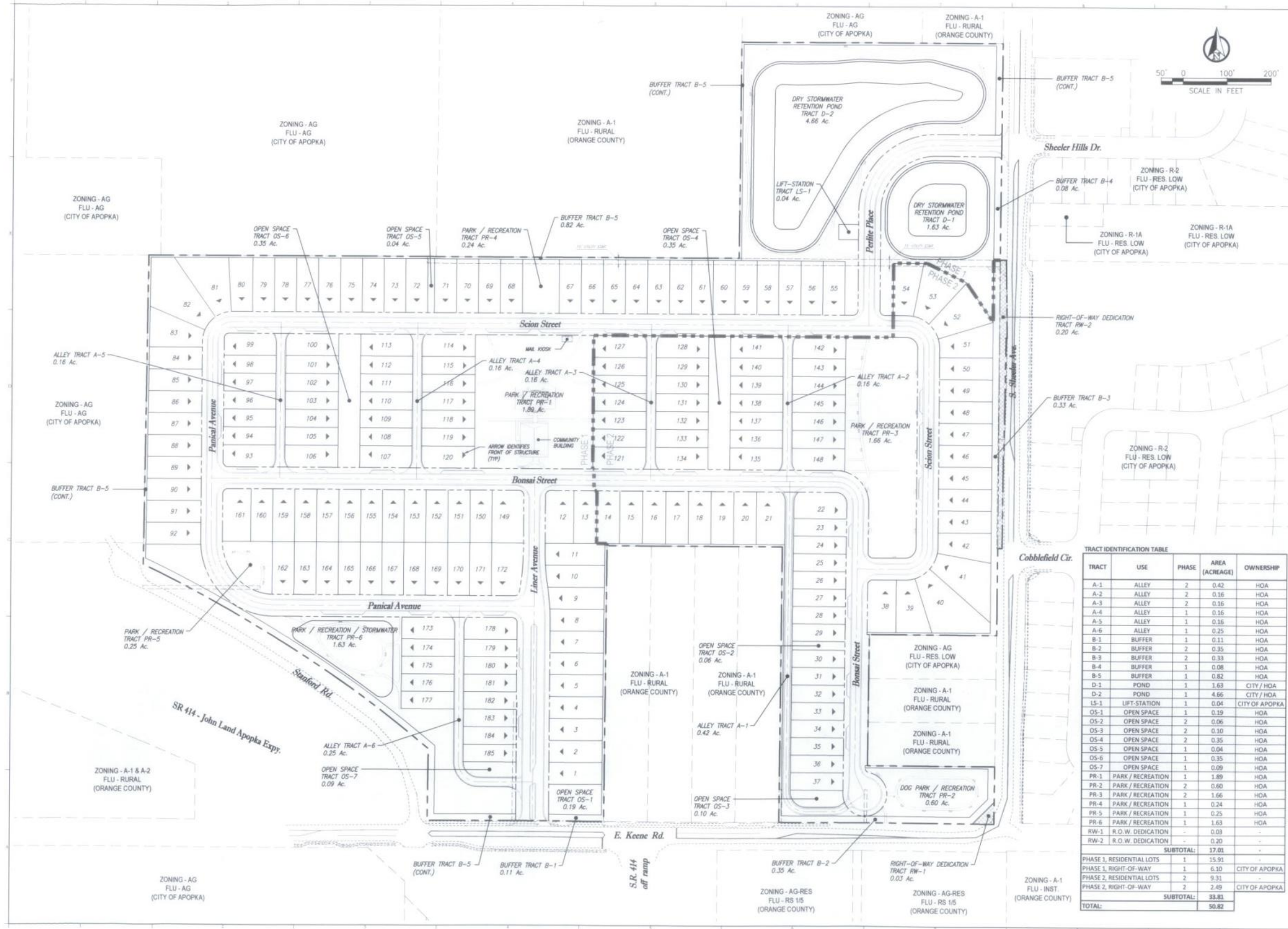
**Surveyor:**  
**Charlie Mizo Surveying, Inc.**  
530 Hayman Court  
Debarry, FL 32713  
321.436.9391

**Transportation Engineering:**  
**Traffic Planning and Design, Inc.**  
535 Versailles Drive, Suite 200  
Maitland, FL 32751  
407.628.9955

**Owner:**  
**Nelson Apopka, LTD**  
604 South Lake Sybelia Drive  
Maitland, FL 32751  
407.644.9140

**POULOS & BENNETT**  
4625 Halder Lane, Suite B, Orlando, FL 32814  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567  
P&B Job No. 14-098

DATE: May 5, 2015



3 8/18/2015 SUBMIT TO CITY OF APOPKA  
 2 9/24/2015 SUBMIT TO CITY OF APOPKA  
 1 8/15/2015 SUBMIT TO CITY OF APOPKA  
 NO. DATE DESCRIPTION  
 SUBMISSIONS/REVISIONS

VERTICAL DATUM  
 JOB NO.: 14-058  
 DESIGNED BY: MG  
 DRAWN BY: BW  
 CHECKED BY: MDS  
 APPROVED BY: MDS  
 SCALE IN FEET: 1" = 100'

Project Name:  
**SILVER OAK  
 SUBDIVISION  
 PR15-13**

Submitted To:  
**CITY OF APOPKA, FL**

Sheet Title:  
**MASTER PLAN**

Sheet No.:  
**C2.00**

DATE:  
 May 5, 2015



Foulos & Bennett, LLC  
 4025 Habler Lane, Suite B, Orlando, FL 32814  
 Tel. 407.487.2594 www.foulosandbenett.com  
 Eng. Div. No. 20467

TRACT	USE	PHASE	AREA (ACREAGE)	OWNERSHIP
A-1	ALLEY	2	0.42	HOA
A-2	ALLEY	2	0.16	HOA
A-3	ALLEY	2	0.16	HOA
A-4	ALLEY	1	0.16	HOA
A-5	ALLEY	1	0.16	HOA
A-6	ALLEY	1	0.25	HOA
B-1	BUFFER	1	0.11	HOA
B-2	BUFFER	2	0.35	HOA
B-3	BUFFER	2	0.33	HOA
B-4	BUFFER	1	0.08	HOA
B-5	BUFFER	1	0.82	HOA
D-1	POND	1	1.63	CITY / HOA
D-2	POND	1	4.66	CITY / HOA
LS-1	LIFT-STATION	1	0.04	CITY OF APOPKA
OS-1	OPEN SPACE	1	0.19	HOA
OS-2	OPEN SPACE	2	0.06	HOA
OS-3	OPEN SPACE	2	0.10	HOA
OS-4	OPEN SPACE	2	0.35	HOA
OS-5	OPEN SPACE	1	0.04	HOA
OS-6	OPEN SPACE	1	0.35	HOA
OS-7	OPEN SPACE	1	0.09	HOA
PR-1	PARK / RECREATION	1	1.89	HOA
PR-2	PARK / RECREATION	2	0.60	HOA
PR-3	PARK / RECREATION	2	1.66	HOA
PR-4	PARK / RECREATION	1	0.24	HOA
PR-5	PARK / RECREATION	1	0.25	HOA
PR-6	PARK / RECREATION	1	1.63	HOA
RW-1	R.O.W. DEDICATION	-	0.03	-
RW-2	R.O.W. DEDICATION	-	0.20	-
SUBTOTAL:			17.01	-
PHASE 1, RESIDENTIAL LOTS			1	15.91
PHASE 1, RIGHT-OF-WAY			1	6.10
PHASE 2, RESIDENTIAL LOTS			2	9.31
PHASE 2, RIGHT-OF-WAY			2	2.49
SUBTOTAL:			33.81	CITY OF APOPKA
TOTAL:			50.82	-

2/20/14 14-058 SURVEY HOMES - MELISSA APOPKA/CAD/PRELIMINARY/PP/14-058-46P

A. DESIGN STANDARDS

1. LOT CRITERIA

DESCRIPTION	SINGLE FAMILY DETACHED (REAR LOADED)	SINGLE FAMILY DETACHED (FRONT LOADED)
<b>LOT SETBACKS</b>		
FRONT PORCH	10'	15' <sup>(1)</sup>
FRONT	15'	20'
REAR	20'	20'
SIDE	5'	5'
SIDE CORNER	15'	20'
GARAGE	22'	30'
ACCESSORY STRUCTURE REAR	5'	5'
<b>LOT DIMENSIONS</b>		
MIN. AVERAGE LOT AREA	4,600 SF	5,750 SF
MIN. LOT WIDTH	40'	50' <sup>(1)</sup>
MIN. LOT DEPTH	115'	115'
MAX. LOT COVERAGE	75%	75%
MAX BUILDING HEIGHT	35' / 2 STORIES	35' / 2 STORIES
MIN. LIVING AREA	1,500 SF <sup>(4)</sup>	1,700 SF <sup>(4)</sup>

- (1) See Sheet "A-1" for depiction of conceptual individual site plans.
- (2) Front porch setback as allowed per City of Apopka Development Design Guidelines 3.2.1.
- (3) Minimum lot width may be reduced to 40' around curves so long as lot width at the primary structure setback is 50' minimum.
- (4) 1500 SF minimum allowed on a maximum of (46) units of the (85) total Single-Family Detached (Rear Loaded) units (Lots 22-37, 93-148, 173-185) 1700 SF minimum required on a maximum of (139) units of the (185) total units within the community (75% required per Section 3.04.08 of Small Lot Overlay District Ordinance).

B. ARCHITECTURAL, BUILDINGS, AND ACCESSORY STRUCTURES

- ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES AND SECTION 3.04.08 OF THE SMALL LOT OVERLAY DISTRICT ORDINANCE OR UNLESS OTHERWISE STATED.
- ALL LOTS SHALL HAVE ATTACHED 2 CAR GARAGES.
- FACE OF WALL CONTAINING A FRONT ENTRY GARAGE SHALL NOT EXTEND PAST THE FRONT BUILDING WALL. SETBACK TO WALL SHALL BE 30' MINIMUM FROM FRONT PROPERTY LINE.
- NUMBER OF BEDROOM PER INDIVIDUAL HOME = (2) MINIMUM - (4) MAXIMUM
- AC CONDENSER UNITS & SIMILAR EQUIPMENT SHALL BE PLACED IN THE REAR YARD AREA. UNITS & SIMILAR EQUIPMENT SHALL NOT BE PLACED INSIDE THE SIDE YARD BUILDING SETBACK. UNITS SHALL BE SCREENED FROM SIDE STREETS WITH LANDSCAPING OR OPAQUE FENCING. SEE SITE PLANS ON SHEET "A-1".
- TRASH RECYCLE BIN PADS (MINIMUM 6'X4') SHALL BE PROVIDED WITHIN THE REAR YARD & ADJACENT TO DRIVEWAYS FOR LOTS 22-37, 93-148, & 173-185. SEE SITE PLANS ON SHEET "A-1".
- STORAGE SHEDS OR SIMILAR STORAGE FACILITIES SHALL NOT BE ALLOWED.
- SWIMMING POOLS SHALL BE ALLOWED ON SINGLE-FAMILY DETACHED (FRONT LOADED-50' WIDE MINIMUM) LOTS 1-21, 38-92, & 149-172.
- SWIMMING POOLS MUST BE IN-GROUND TYPE. ABOVE GROUND POOLS ARE PROHIBITED.
- SWIMMING POOLS AND DECKS ARE PROHIBITED FROM PROJECTING BEYOND THE SIDE WALL FACADE.
- SCREEN ENCLOSURES OVER SWIMMING POOLS AND THEIR RESPECTIVE DECK AREA WITH NON-METAL OR NON-VINYL ROOFS SHALL BE ALLOWED ON SINGLE-FAMILY DETACHED (FRONT LOADED-50' WIDE MINIMUM) LOTS 1-21 & 55-92. SCREEN ENCLOSURES ARE PROHIBITED ON LOTS 38-54 (LOTS ADJACENT SHEELER AVE.) & 161-173 (BACK TO BACK LOTS).
- SCREEN ENCLOSURES OVER SWIMMING POOLS AND THEIR RESPECTIVE DECK AREA SHALL BE SINGLE STORY WITH SOME OR ANGLED ROOFS. ENCLOSURE STRUCTURAL MEMBERS SHALL BE BRONZE. SCREENING SHALL BE DARK MESH. SOLID OPAQUE OR CLEAR PANELS ON THE WALLS OR ROOFS ARE PROHIBITED.
- SCREEN ENCLOSURES WITH METAL, VINYL, OR SCREEN MESH ROOFS OVER NON-SWIMMING POOL DECKS ARE PROHIBITED.
- MAIL DELIVERY FOR ALL LOTS SHALL OCCUR AT MAIL KIOSK WITH CLUSTER MAILBOX UNITS. MAIL KIOSK SHALL PROVIDE COVERED ROOF AREA FOR PROTECTION FROM INCLEMENT WEATHER. SEE SHEET "A-3" FOR STREET ELEVATION.
- ARCHITECTURAL DESIGN STANDARDS:
  - SPANISH, TUSCAN, OR CRAFTSMAN ARCHITECTURAL STYLES OR THEMES SHALL BE APPLIED TO HOUSES, COMMUNITY BUILDINGS, AND MAIL KIOSK. ARCHITECTURAL STYLE ELEMENTS SHALL BE APPLIED TO FRONT FACADE ONLY. SEE SHEET "A-2" FOR CONCEPTUAL FRONT ELEVATIONS. MODIFICATION OR REPLACEMENT OF THE EXTERIOR ELEVATIONS ON SHEET "A-2" CAN BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR IF SUCH CHANGES REPRESENT EQUIVALENT ARCHITECTURAL VALUE. SUBSTANTIAL DEVIATIONS FROM ARCHITECTURAL RENDERING MUST BE APPROVED BY CITY COUNCIL.
  - SIDE WALL FACADES ALONG SIDE YARD STREETS AT LOTS 12, 22, 38, 93, 99, 100, 106, 107, 113, 114, 120, 121, 127, 128, 134, 135, 141, 142, 148, 149, 161, 172, 173, and 178 AND ALONG REAR ELEVATIONS AT LOTS 38 - 54 SHALL HAVE ADDITIONAL EMBELLISHED WINDOW GRID PATTERNS AND WINDOW BANDING & TRIM TO MATCH THE FRONT ELEVATION WINDOWS.
  - FRONT FACADE MATERIALS SUCH AS CULTURED STONE VENEER, STUCCO, & FIBER CEMENT SIDING SHALL BE UTILIZED TO BE CONSISTENT WITH THE APPLICABLE ARCHITECTURAL STYLE.
  - MINIMUM ROOF PITCH SHALL BE 5 / 12.
  - 30 YEAR ASPHALT SHINGLE SHALL BE INSTALLED ON ALL ROOFS. 3-TAB SHINGLES ARE PROHIBITED. SINGLE SHINGLE COLOR SHALL BE USED FOR UNIFORMITY THROUGHOUT THE COMMUNITY.
  - ALUMINUM FACIA AND SOFFIT SHALL BE STANDARD FOR ALL HOUSES. SINGLE FASCIA AND SOFFIT COLOR SHALL BE USED FOR UNIFORMITY THROUGHOUT THE COMMUNITY.
  - WINDOW BANDING/TRIM AND FRONT DOOR SHALL BE PAINTED AN ACCENT COLOR.
  - RAVERS SHALL BE INSTALLED AT FRONT YARD DRIVEWAYS, LEAD WALKS, PORCHES, AND PORTICOES.
- FRONT BUILDING ENTRANCE ELEVATION DESIGN STANDARDS:
  - FRONT BUILDING ENTRANCE SHALL FEATURE A MINIMUM 5' DEEP (PER SECTION 3.04.08(4) OF SMALL LOT OVERLAY DISTRICT ORDINANCE) PORCH OR PORTICO FLUSH OR PROJECTING BEYOND FRONT WALL OR SIMILAR FEATURE. PORCH WIDTHS SHALL BE MINIMUM OF 30% OF THE FRONT FACADE OVERALL WIDTH.
  - FRONT PORCHES & PORTICOS AT GRADE LEVEL.
  - MODEL PLAN TYPE SHALL NOT BE CONSTRUCTED ADJACENT TO THE SAME MODEL PLAN TYPE WITHOUT A DIFFERENT ELEVATION STYLE TYPE.
  - ELEVATION STYLE TYPES OF THE SAME STORY HEIGHT SHALL NOT BE CONSTRUCTED ADJACENT TO THE SAME ELEVATION STYLE TYPE. THE SAME ELEVATION STYLE TYPE OF VARYING STORY HEIGHTS SHALL NOT BE CONSTRUCTED ON THREE (3) CONSECUTIVE LOTS.
  - SPECIFIC ELEVATION STYLE TYPES SHALL HAVE SIMILAR WALL FINISHES, WINDOW GRID PATTERNS, WINDOW BANDING & TRIM, ROOF LINES AND SLOPES, ETC. APPLIED TO EACH LOT WIDTH MODEL PLAN TYPE FRONT ELEVATIONS.
  - IDENTICAL EXTERIOR PAINT SCHEMES SHALL NOT BE APPLIED ON ADJACENT LOTS.
  - MODIFICATION OR REPLACEMENT OF THE EXTERIOR ELEVATION ON SHEET "A-2" CAN BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR IF SUCH CHANGES REPRESENT EQUIVALENT ARCHITECTURAL VALUE. SUBSTANTIAL DEVIATIONS FROM ARCHITECTURAL RENDERING MUST BE APPROVED BY CITY COUNCIL.

14. REAR ELEVATION FACING "SHEELER STREET" DESIGN STANDARDS:

- APPLICABLE TO LOTS 38 THRU 54 ONLY.
  - SEE EXTERIOR ELEVATIONS ON SHEET "A-2".
  - SINGLE STORY LANAIS SHALL BE REQUIRED ON ANY TWO STORY HOME TO ELIMINATE BOX ON BOX APPEARANCE.
  - SINGLE STORY HOMES SHALL HAVE CABLE ENDS AT LANAI'S OR JOGS IN REAR WALL FACADE TO ELIMINATE CONTINUOUS HORIZONTAL FASCIA LINE AND SINGLE HIP ROOF PLANE.
  - LARGE EXPANSES OF SOLID WALL SHALL BE AVOIDED THRU USE OF WINDOWS, WALL FEATURES, OR WALL / ROOF JOGS.
  - WINDOW GRID PATTERNS AND WINDOW BANDING & TRIM SHALL MATCH FRONT ELEVATION WINDOWS.
  - WINDOW STYLE TYPES OF THE SAME STORY HEIGHT SHALL NOT BE CONSTRUCTED ADJACENT TO THE SAME ELEVATION STYLE TYPE. THE SAME ELEVATION STYLE TYPE OF VARYING STORY HEIGHTS SHALL NOT BE CONSTRUCTED ON THREE (3) CONSECUTIVE LOTS.
  - IDENTICAL EXTERIOR PAINT SCHEMES SHALL NOT BE APPLIED ON ADJACENT LOTS.
  - MODIFICATION OR REPLACEMENT OF THE EXTERIOR ELEVATION ON SHEET "A-3" CAN BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR IF SUCH CHANGES REPRESENT EQUIVALENT ARCHITECTURAL VALUE. SUBSTANTIAL DEVIATIONS FROM ARCHITECTURAL RENDERING MUST BE APPROVED BY CITY COUNCIL.
15. MAIL KIOSK ELEVATION DESIGN STANDARDS:
- ELEVATION SHALL BE COMPATIBLE WITH THE ARCHITECTURAL ELEVATION STYLES OF THE HOMES & MAIL KIOSK WITHIN THE COMMUNITY. SEE SHEET "A-3".
  - MODIFICATION OR REPLACEMENT OF THE EXTERIOR ELEVATION ON SHEET "A-3" CAN BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR IF SUCH CHANGES REPRESENT EQUIVALENT ARCHITECTURAL VALUE. SUBSTANTIAL DEVIATIONS FROM ARCHITECTURAL RENDERING MUST BE APPROVED BY CITY COUNCIL.
16. COMMUNITY BUILDING ELEVATION DESIGN STANDARDS:
- ELEVATION SHALL BE COMPATIBLE WITH THE ARCHITECTURAL ELEVATION STYLES OF THE HOMES & MAIL KIOSK WITHIN THE COMMUNITY. SEE SHEET "A-3".
  - MODIFICATION OR REPLACEMENT OF THE EXTERIOR ELEVATION ON SHEET "A-3" CAN BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR IF SUCH CHANGES REPRESENT EQUIVALENT ARCHITECTURAL VALUE. SUBSTANTIAL DEVIATIONS FROM ARCHITECTURAL RENDERING MUST BE APPROVED BY CITY COUNCIL.
17. INDIVIDUAL LOT FRONT & REAR YARD FENCING STANDARDS:
- COMMUNITY PERIMETER FENCING NOT INCLUDED. SEE APPLICABLE LANDSCAPE PLAN SHEET L201-L205.
  - SEE SHEET "A-1" FOR CONCEPTUAL FENCING PLANS.
  - FENCING IS PROHIBITED IN FRONT YARDS.
  - FENCING AT REAR YARDS OF REAR ALLEY LOADED LOTS (LOTS 22-37, 93-148, 173-185) SHALL BE ALUMINUM WROUGHT IRON GRATE STYLE FENCING. SEE SHEET "A-1" FOR ILLUSTRATION.
  - FENCING AT REAR YARDS OF REAR ALLEY LOADED LOTS (LOTS 22-37, 93-148, 173-185) SHALL BE SETBACK AT LEAST TWO FEET FROM THE ALLEY AND DRIVEWAY. SEE SHEET "A-1" FOR ILLUSTRATION.
  - FENCING AT REAR YARDS OF 50' WIDE OR GARAGE FRONT LOADED LOTS SHALL BE TAN VINYL OPAQUE STYLE FENCING. SEE SHEET "A-1" FOR ILLUSTRATION.
  - MAXIMUM HEIGHT = 5'-0" ABOVE FINAL GRADE. NO FENCE SHALL EXCEED THE HEIGHT OF AN ABUTTING COMMON AREA WALL.
  - REAR YARD FENCES SHALL NOT PROJECT MORE THAN 5' BEYOND REAR SIDE WALL BUILDING CORNER.

C. UTILITIES AND INFRASTRUCTURE

- WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA. THE WATER SYSTEM SHALL BE DESIGNED TO CITY STANDARDS.
- RECLAIM WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA. THE RECLAIM WATER SYSTEM SHALL BE DESIGNED TO CITY STANDARDS.
- STORM WATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF APOPKA AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR PROJECTS WITHOUT A POSITIVE OUTFALL.
- A FINAL DRAINAGE REPORT AND SOILS REPORT WILL BE SUBMITTED WITH FINAL DEVELOPMENT PLANS.
- SANITARY SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA. THE SANITARY SYSTEM SHALL BE DESIGNED TO CITY STANDARDS.
- UTILITY EASEMENTS SHALL BE DEDICATED TO THE CITY OF APOPKA.
- DRAINAGE EASEMENTS TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION UNLESS OTHERWISE ACCEPTED BY THE CITY OF APOPKA.
- ALL STORM WATER AND UTILITY PIPES MAY BE MOVED TO SAVE EXISTING TREES IN THE RIGHT-OF-WAY. ANY CHANGE IN THE LOCATION OF THESE PIPES WILL BE SHOWN ON THE FINAL ENGINEERING PLANS.
- ON-SITE STREETS ARE TO BE CONSTRUCTED PER CITY OF APOPKA STANDARDS.
- A SIGNAGE PLAN WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN SUBMITTAL.
- STABILIZED ACCESS ROADWAYS AND FIRE HYDRANTS MUST BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
- SOLID WASTE COLLECTION AND PUBLIC SAFETY (POLICE AND FIRE) PROVIDED BY THE CITY OF APOPKA.
- THE INTERNAL STREET RIGHT-OF-WAY IS TO BE PUBLIC.
- A FIVE (5) FOOT WIDE SIDEWALKS TO BE CONSTRUCTED ADJACENT TO INTERNAL ROADS THROUGHOUT THE ENTIRE PROJECT IN COMPLIANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE. SIDEWALK ALIGNMENT MAY BE ADJUSTED AT FINAL DEVELOPMENT PLAN TO PRESERVE EXISTING TREES.
- A FIVE-FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED WITHIN THE RIGHT-OF-WAY ALONG SHEELER ROAD IN FRONT OF PARCEL ID'S 22-21-28-0000-00-140, 194 AND 111.
- RIGHT-OF-WAY DEDICATION ALONG E. KEENE ROAD AND SHEELER AVENUE SHALL BE AS DEPICTED ON SHEET C2.02 OR THE SILVER OAK MASTER PLAN.
- SILVER OAKS HOA SHALL NOT OBJECT TO PARCEL ID'S 22-21-28-0000-00-140, 194 AND 111 LOCATED ALONG SHEELER ROAD TO ACCESSING BONSAI STREET. THESE PARCELS SHALL BE ALLOWED TO BECOME PART OF THE SILVER OAKS COMMUNITY AND HOA. IF SUCH ABUTTING PARCELS ACCESS BONSAI STREET, THE DEVELOPMENT OF THESE PARCELS SHALL OCCUR CONSISTENT WITH THE DEVELOPMENT DESIGN STANDARDS SET FORTH IN THE SILVER OAKS PUD MASTER PLAN.
- LOT PARKING SHALL BE PROVIDED AT A RATE OF 4 PARKING SPACES PER DWELLING UNIT. PROVIDED PARKING SHALL AT A MINIMUM CONTAIN 2 PARKING SPACES WITHIN THE DRIVEWAY AND 2 PARKING SPACES WITHIN AN ENCLOSED GARAGE.
- THE DEVELOPMENT SHALL PROVIDE A MINIMUM OF 50 ON-STREET PARALLEL PARKING SPACES.
- GARAGES SHALL BE ACCESS FROM THE ADJACENT PUBLIC RIGHT-OF-WAY AT THE FRONT OF THE LOT FOR LOTS 1-21, 38-92 AND 149-172.
- GARAGES SHALL BE ACCESS FROM THE ADJACENT ALLEY TRACT AT THE REAR OF THE LOT FOR LOTS 22-37, 93-148 AND 173-185.
- ALL ALLEY TRACTS SHALL BE PROPOSED AS ONE-WAY TRAVEL LANES.
- SHEELER ROAD RIGHT-OF-WAY DEDICATION.
- POWER SERVICE WITHIN THE DEVELOPMENT SHALL BE UNDERGROUND. NO OVERHEAD SERVICE WILL BE ALLOWED.
- VEHICULAR, PEDESTRIAN, AND ACCENT LIGHTING SHALL SUBSTANTIALLY CONFORM THE SECTION 3.10 - LIGHTING OF THE CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES.
- MOBILITY STANDARDS - BASED UPON THE DEVELOPMENT'S DAILY TRIP GENERATION OF 1,859 VEHICLES, THE PROVISION OF TWELVE (12) MOBILITY STANDARDS IS REQUIRED. THE DEVELOPMENT IS PROPOSING THE FOLLOWING MOBILITY STANDARDS TO FULFILL THIS REQUIREMENT:
  - SHEELER ROAD LEFT TURN LANE
  - KEENE ROAD LEFT TURN LANE
  - SHEELER ROAD/KEENE ROAD CORNER RIGHT-OF-WAY DEDICATION
  - SHEELER ROAD RIGHT-OF-WAY DEDICATION
  - CONSTRUCT APPROXIMATELY 300 LF SIDEWALK ON SHEELER ACROSS THE VACANT OUTPARCEL AT SHEELER ROAD AND KEENE ROAD
  - CONSTRUCT APPROXIMATELY 150 LF SIDEWALK WEST SIDE OF SHEELER FROM LA GRAN VIA LANE TO SHEELER OAKS DRIVE
  - PROVIDE A PEDESTRIAN GATE FROM CUL-DE-SAC/DOG PARK TO KEENE ROAD SIDEWALK
  - PROVIDE CROSSWALK STRIPING ACROSS SHEELER HILLS DRIVE
  - PROVIDE CROSSWALK STRIPING ACROSS STANFORD DRIVE
  - PROVIDE ADDITIONAL BIKE PARKING WITHIN THE DEVELOPMENT (1 OR MORE CREDITS)
  - PROVIDE PEDESTRIAN SEATING AT PROJECT ENTRANCES (1 OR MORE CREDITS)
  - HOA TO PROMOTE BIKE SHARING PROGRAM

D. RECREATION AND OPEN SPACE

- REQUIRED PROJECT OPEN SPACE SHALL BE A MINIMUM OF 30% OF THE DEVELOPED SITE AREA IN ACCORDANCE WITH CITY OF APOPKA SMALL LOT OVERLAY ZONING DISTRICT SECTION 3.04.00(4)(A) AND LDC SECTION 2.02.18(D)(19).
- REQUIRED PROJECT RECREATION SHALL BE PROVIDED AT A RATE OF 3.6 ACRES PER 1,000 POPULATION WITH 2.6 POPULATION PER DWELLING UNIT.
- RECREATION TRACT "PR-1" SHALL BE AN APPROXIMATE 1.89 ACRE COMMUNITY CENTER AND SHALL BE COMPLETED PER NOTE #6. A SPECIFIC PARK SITE PLAN AND AMENITIES/EQUIPMENT SHALL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN. COMMUNITY CENTER AREA AMENITIES SHALL INCLUDE A SINGLE STORY COMMUNITY BUILDING, SWIMMING POOL AND DECK, AND MAIL KIOSK AT A MINIMUM. THE COMMUNITY BUILDING SHALL BE MINIMUM OF 2500 SF CONTAINING A MULTI-PURPOSE ROOM, KITCHENETTE (NO GAS APPLIANCES), STORAGE ROOM, RESTROOM FACILITIES FOR THE BUILDING AND POOL, SCREENED LANAI AREA, AND UNSCREENED LANAI AREA. THE SWIMMING POOL AND DECK AREA SHALL BE A MINIMUM OF 3200 SF AND WATER AREA OF A MINIMUM OF 1400 SF.
- RECREATION TRACT "PR-2" SHALL BE AN APPROXIMATE 0.80 ACRE DOG PARK AND SHALL BE COMPLETED CONCURRENT WITH PHASE 2 OF THE DEVELOPMENT. A SPECIFIC PARK SITE PLAN AND AMENITIES/EQUIPMENT SHALL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN. DOG PARK AREA SHALL BE ENCLOSED AND AMENITIES SHALL INCLUDE AT A MINIMUM ONE (1) DOG WASTE BAG & DISPOSAL STATION, ONE (1) DOG DRINKING FOUNTAIN, SIX (6) SEATING BENCHES AND A WALKWAY.
- RECREATION TRACTS 3-6 WILL INCORPORATE PEDESTRIAN CIRCULATION, BENCHES, AND OPEN PLAY AREAS. SPECIFIC PARK SITE PLANS AND AMENITIES/EQUIPMENT SHALL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN.
- THE PHASING OF ALL OPEN SPACE AND PARKS AND RECREATION TRACTS SHALL BE CONSISTENT WITH THAT DEPICTED ON THE PARK TRACTS AND OPEN SPACE TRACTS TABLES AS SHOWN ON THE SITE DATA SHEET C2.02. COMPLETION OF PHASE 1-PARKS AND RECREATION FACILITIES SHALL BE DONE BY THE ISSUANCE OF THE FIFTIETH (50) CERTIFICATE OF OCCUPANCY WITHIN PHASE 1 HOUSES. COMPLETION OF PHASE 2 - PARKS AND RECREATION FACILITIES SHALL BE DONE BY THE ISSUANCE OF THE FIFTIETH (50) CERTIFICATE OF OCCUPANCY WITHIN PHASE 2 HOUSES.

E. BUFFERS AND LANDSCAPING

- A FIFTEEN (15) FOOT BUFFER TRACT FOR PERIMETER WALL AND LANDSCAPING WILL BE PROVIDED ALONG THE SHEELER AVE, KEENE ROAD, AND STANFORD ROAD FRONTS. THESE TRACTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA. THE DESIGN OF THESE BUFFER TRACTS SHALL GENERALLY FOLLOW THE LANDSCAPE DESIGN APPEARING ON SHEETS L100 TO L101 AND L201 TO L206 OF THE MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN. A SIX (6) FOOT HIGH WALL OR FENCE IS PROVIDED IN THESE TRACTS TO PROVIDE BUFFERING FROM THE ADJACENT ROADWAYS.
- A FIVE (5) FOOT WIDE BUFFER TRACT FOR PERIMETER FENCE AND LANDSCAPING WILL BE PROVIDED ON THE NORTHERN AND WESTERN PROPERTY LINE. THESE TRACTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA. THE DESIGN OF THESE TRACTS SHALL GENERALLY FOLLOW THE LANDSCAPE DESIGN APPEARING ON SHEETS L100 TO L101 AND L201 TO L206 OF THE MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN. A SIX (6) FOOT HIGH VINYL FENCE IS PROVIDED IN THESE TRACTS TO BUFFER THE ADJACENT AGRICULTURE-ZONED PROPERTIES.
- ENTRANCE FEATURE AND COMMUNITY SIGN WILL BE PROVIDED WITH FINAL DEVELOPMENT PLANS.
- FINAL LANDSCAPE PLANS FOR THE BUFFER AREAS ALONG EAST KEENE ROAD & SOUTH SHEELER AVENUE WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLANS.
- TREE PLANTING CONDITIONS: MINIMUM OF TWO NEW TREES SHALL BE PLANTED PER 50' WIDE RESIDENTIAL LOT AND A MINIMUM OF ONE NEW TREE SHALL BE PLANTED PER 40' WIDE RESIDENTIAL LOT. THE NEW TREES SHALL BE A MINIMUM OF 3.5 INCHES DBH AT THE TIME OF PLANTING AND SHALL COUNT TOWARD THE OVERALL NUMBER OF REQUIRED TREE REPLACEMENT INCHES, IF ANY.
- TREE PROTECTION PLAN - THE FINAL DEVELOPMENT PLAN SHALL INCLUDE TREE PROTECTION TECHNIQUES TO PREVENT HARM TO ANY TREES DESIGNATE TO BE PRESERVED OR ENCROACHMENT INTO PROTECTED NATURAL AREAS, INCLUDING BUT NOT LIMITED TO TREE BARRICADES, SILT FENCING OR OTHER SIMILAR TECHNIQUES ACCEPTED BY THE CITY ENGINEER.

F. MAINTENANCE AND PLAT

- HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL COMMON AREAS, ALLEY TRACTS, FENCES/WALLS, AND LANDSCAPING WITHIN THE FRONT AND CORNER YARDS OF ALL LOTS.
  - THE FINAL DEVELOPMENT PLAN SHALL INCLUDE THE PLAT DOCUMENT, AND THE PLAT SHALL BE IN FINAL FORM.
  - THE CITY OF APOPKA SHALL BE RESPONSIBLE FOR MAINTENANCE OF STREETS, ON-STREET PARALLEL PARKING SPACES, AND STREET LIGHTING AND STORMWATER COLLECTION SYSTEMS WITHIN THE PUBLIC RIGHTS-OF-WAY WITHIN THE SILVER OAK SUBDIVISION. A SPECIAL ASSESSMENT MAY BE REQUIRED WITHIN THE DEVELOPER'S AGREEMENT FOR THE ADDITIONAL MAINTENANCE ASSOCIATED WITH THIS PARKING ARRANGEMENT WITHIN THE PUBLIC RIGHT OF WAY WITHIN THE SILVER OAK DEVELOPMENT.
- G. WETLANDS AND ENVIRONMENTAL
- THERE ARE NO WETLANDS OR ENVIRONMENTALLY SENSITIVE AREAS ON THE SITE.
  - THERE ARE NO 100-YEAR FLOOD PLAIN AREAS WITHIN THE SITE.
  - AN EROSION PROTECTION PLAN WILL BE SUBMITTED WITH FINAL DEVELOPMENT PLANS.
  - TREE REMOVAL, TREE REPLACEMENT, AND LANDSCAPING SHALL BE IN CONFORMANCE WITH ARTICLE V OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
  - INDIVIDUAL LOT ARBOR/CLEARING PERMIT IS REQUIRED PRIOR TO CLEARING OR GRADING OF ANY LOT OR ISSUANCE OF BUILDING PERMIT. PLACEMENT OF THE HOUSE SHALL PRESERVE EXISTING TREES TO THE GREATEST EXTENT PRACTICAL. PLOT PLAN FOR EACH LOT SHALL ILLUSTRATE TREE LOCATIONS AS PRESENTED WITHIN THE PUD MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN.

H. DEVELOPMENT CONDITION CONTINUITY.

THE PUD DEVELOPMENT STANDARDS SHALL BE PRINTED WITHIN THE PUD MASTER PLAN AND THE FINAL DEVELOPMENT PLAN.

I. SIGNAGE.

SIGNAGE SHALL COMPLY WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE AND CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES.

J. LIGHTING.

STREET AND PARKING AREA OR PEDESTRIAN PATH LIGHT POLES SHALL BE DECORATIVE TYPE AND DETAILS PROVIDED WITH THE FINAL DEVELOPMENT PLAN.

K. GARBAGE PICKUP.

- FRONT LOADED SINGLE FAMILY UNITS TO BE PICKED UP AT THE ADJACENT FRONT RIGHT-OF-WAY.
- REAR LOADED SINGLE FAMILY UNITS TO BE PICKED UP AT THE ADJACENT REAR ALLEY TRACT.

L. MISCELLANEOUS.

- ANY EXISTING SEPTIC TANKS OR WELLS SHALL BE PROPERLY ABANDONED PRIOR TO EARTHWORK OR CONSTRUCTION PERMITS SHALL BE APPLIED FOR AND ISSUED BY THE APPROPRIATE AGENCIES.
- ALL ACRESSES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND FINAL PLAT REVIEW AND APPROVAL.
- OUTDOOR STORAGE AREAS (BOATS, TRAILERS, RECREATIONAL VEHICLES, ETC.) ARE NOT PROVIDED WITHIN THE DEVELOPMENT AND WILL BE PROHIBITED THROUGH THE HOA DOCUMENTS.
- ALL LOTS WITH REAR ALLEY ACCESS SHALL HAVE UNIFORM ADDRESS NUMBERS ON THE BACKSIDE OF THE RESIDENCE AND THE FRONT OF THE BUILDING FACING COMMON OPEN SPACE AREAS.

Key Map:

Consultant:

SUBMISSIONS/REVISIONS	
1 06/20/2015	SUBMIT TO CITY OF APOPKA
2 06/26/2015	SUBMIT TO CITY OF APOPKA
1 07/31/2015	SUBMIT TO CITY OF APOPKA
NO. DATE	DESCRIPTION
SUBMISSIONS/REVISIONS	
VERTICAL DATUM	-
JOB NO.	14-098
DESIGNED BY:	MG
DRAWN BY:	BW
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET	N.T.S.

Project Name:  
**SILVER OAK SUBDIVISION PR15-13**

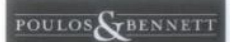
Submitted To:  
**CITY OF APOPKA, FL.**

Sheet Title:  
**DEVELOPMENT DESIGN STANDARDS**

Sheet No.:

**C2.01**

DATE: May 2, 2015



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Eng. Div. No. 28567

**SILVER OAK MASTER SITE PLAN DEVELOPMENT STANDARDS**

**A. Design Standards**

1. LOT CRITERIA:

Description	Single-Family Detached (Rear Loaded)	Single-Family Detached (Front Loaded)
Lot Setbacks <sup>(1)</sup>		
Front Porch	10'	15' <sup>(2)</sup>
Front	15'	20'
Rear	20'	20'
Side	5'	5'
Side Corner	15'	20'
Garage	22'	30'
Accessory Structure Rear	5'	5'
Lot Dimensions		
Min. Average Lot Area	4,600 SF	5,750 SF
Min. Lot Width	40'	50' <sup>(3)</sup>
Min. Lot Depth	115'	115'
Max. Lot Coverage	75%	75%
Max. Building Height	35' <sup>2</sup> /2 Stories	35' <sup>2</sup> /2 Stories
Min. Living Area	1500 SF <sup>(4)</sup>	1700 SF <sup>(4)</sup>

(1) See Sheet "A-1" for depiction of conceptual individual site plans.

(2) Front porch setback as allowed per City of Apopka Development design Guidelines 3.2.1.

(3) Minimum lot width may be reduced to 40' around curves so long as lot width at the primary structure setback is 50' minimum.

(4) 1,500 SF minimum allowed on a maximum of (46) units of the (85) total Single-Family Detached (Rear Loaded) units (Lots 22 – 37, 93-148, 173-185). 1700 SF minimum required on a minimum of (139) units of the (185) total units within the community (75% required per Section 3.04.08 of Small Lot Overlay District Ordinance).

**B. Architectural, Buildings, and Accessory Structures**

1. Architectural design shall meet the intent of City of Apopka Development Design Guidelines and Section 3.04.08 of the Small Lot Overlay District Ordinance or unless otherwise stated.
2. All lots shall have detached single family homes.
3. All lots shall have attached 2 car garages.
4. Face of wall containing a front entry garage shall not extend past the front building wall. Setback to wall shall be 30' minimum from front property line.
5. Number of bedroom per individual home = (2) minimum - (4) maximum
6. AC condenser units & similar equipment shall be placed in the rear yard area. Units & similar equipment shall not be placed inside the side yard building setback. Units shall be screened from side streets with landscaping or opaque fencing. See site plans on sheet "A-1".
7. Trash recycle bin pads (minimum 6'x4') shall be provided within the rear yard & adjacent to driveways for lots 22 – 37, 93-148, 173-185. See site plans on sht. "A-1"
8. Storage sheds or similar storage facilities shall not be allowed.

9. Swimming pools shall be allowed on Single-Family Detached (Front Loaded-50' wide minimum) Lots 1-21, 38-92, & 149-172.
  - a) Swimming Pools must be in-ground type. Above Ground Pools are prohibited.
  - b) Swimming pools and decks are prohibited from projecting beyond the side wall facade.
10. Screen enclosures over swimming pools and their respective deck area with non-metal or non-vinyl roofs shall be allowed on Single-Family Detached (Front Loaded – 50' wide minimum) Lots 1-21 & 55-92 only. Swimming pool screen enclosures are prohibited on lots 38-54 (lots adjacent Sheeler Ave.) & 161-173 (back to back lots).
  - a) Screen enclosures over swimming pools and their respective deck area shall be single story with dome or angled roofs. Enclosure structural members shall be bronze. Screening shall be dark mesh. Solid opaque or clear panels on the walls or roofs are prohibited.
  - b) Screen enclosures with metal, vinyl, or screen mesh roofs over non-swimming pool decks are prohibited.
11. Mail delivery for all lots shall occur at mail kiosk with cluster mailbox units. Mail kiosk shall provide covered roof area for protection from inclement weather. See sheet "A-3" for street elevation.
12. Architectural Design Standards:
  - a) Spanish, Tuscan, or Craftsman architectural styles or themes shall be applied to houses, community buildings, and mail kiosk. Architectural Style elements shall be applied to front façade only. See sheet "A-2" for conceptual front elevations. Modification or replacement of the exterior elevations on Sheet "A-2" can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
  - b) Side wall facades along side yard streets at lots 12, 22, 38, 93, 99, 100, 106, 107, 113, 114, 120, 121, 127, 128, 134, 135, 141, 142, 148, 149, 161, 172, 173, and 178 and along rear elevations at lots 38 – 54 shall have additional embellished window grid patterns and window banding & trim to match the front elevation windows.
  - c) Front facade materials such as cultured stone veneer, stucco, & fiber cement siding shall be utilized to be consistent with the applicable Architectural Style.
  - d) Minimum roof pitch shall be 5 / 12.
  - e) 30 year asphalt shingle shall be installed on all roofs. 3-tab shingles are prohibited. Single shingle color shall be used for uniformity throughout the community.
  - f) Aluminum fascia and soffit shall be standard for all houses. Single Fascia and soffit color shall be used for uniformity throughout the community.
  - g) Window Banding/trim and front door shall be painted an accent color.
  - h) Pavers shall be installed at front yard driveways, lead walks, porches, and porticoes.
13. Front Building Entrance Elevation Design Standards:
  - a) Front building entrance shall feature a minimum 5' deep (per Section 3.04.08(4) of Small Lot Overlay District Ordinance) porch or portico flush or projecting beyond front wall or similar feature. Porch widths shall be minimum of 30% of the front façade overall width.
  - b) Front porches & porticos at grade level.
  - c) Model plan type shall not be constructed adjacent to the same model plan type without a different elevation style type.
  - d) Elevation style types of the same story height shall not be constructed adjacent to the same elevation style type. The same elevation style type of varying story heights shall not be constructed on three (3) consecutive lots.
  - e) Specific elevation style types shall have similar wall finishes, window grid patterns, window banding & trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.



- f) Identical exterior paint schemes shall not be applied on adjacent lots.
  - g) Modification or replacement of the exterior elevation on Sheet "A-2" can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
14. Rear Elevation Facing "Sheeler Street" Design Standards:
- a) Applicable to lots 38 thru 54 only.
  - b) See Exterior Elevations on sheet "A-2".
  - c) Single story lanais shall be required on any two story home to eliminate box on box appearance.
  - d) Single story homes shall have gable ends at lanai's or jogs in rear wall façade to eliminate continuous horizontal fascia line and single hip roof plane.
  - e) Large expanses of solid wall shall be avoided thru use of windows, wall features, or wall / roof jogs.
  - f) Window grid patterns and window banding & trim shall match front elevation windows.
  - g) Window style types of the same story height shall not be constructed adjacent to the same elevation style type. The same elevation style type of varying story heights shall not be constructed on three (3) consecutive lots.
  - h) Identical exterior paint schemes shall not be applied on adjacent lots.
  - i) Modification or replacement of the exterior elevation on Sheet "A-3" can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
15. Mail Kiosk Elevation Design Standards:
- a) Elevation shall be compatible with the architectural elevation styles of the homes & mail kiosk within the community. See Sheet "A-3".
  - b) Modification or replacement of the exterior elevation on Sheet "A-3" can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
16. Community Building Elevation Design Standards:
- a) Elevation shall be compatible with the architectural elevation styles of the homes & mail kiosk within the community. See Sheet "A-3".
  - b) Modification or replacement of the exterior elevation on Sheet "A-3" can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
17. Individual Lot Front & Rear Yard Fencing Standards:
- a) Community Perimeter Fencing not included. See applicable Landscape Plan Sheet L201-L205.
  - b) See sheet "A-1" for conceptual fencing plans.
  - c) Fencing is prohibited in front yards.
  - d) Fencing at rear yards of rear alley loaded lots (Lots 22 – 37, 93-148, 173-185) shall be aluminum wrought iron grate style fencing. See sheet "A-1" for illustration.
  - e) Fencing at rear yards of rear alley loaded lots (Lots 22 – 37, 93-148, 173-185) shall be setback at least two feet from the alley and driveway. See sheet "A-1" for illustration.
  - f) Fencing at rear yards of 50' wide or garage front loaded lots shall be tan vinyl opaque style fencing. See sheet "A-1" for illustration.
  - g) Maximum height = 5'-0" above final grade. No fence shall exceed the height of an abutting common area wall.
  - h) Rear yard fences shall not project more than 5' beyond rear side wall building corner.

### C. Utilities and Infrastructure

1. Water service shall be provided by the City of Apopka. The water system shall be designed to city standards.
2. Reclaim water service shall be provided by the City of Apopka. The reclaim water system shall be designed to city standards.
3. Storm water management system shall be designed to comply with the requirements of the City of Apopka and St. Johns River Water Management District for projects without a positive outfall.
4. A final drainage report and soils report will be submitted with final development plans
5. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to city standards.
6. Utility easements shall be dedicated to the City of Apopka.
7. Drainage easements to be dedicated to the home owners association unless otherwise accepted by the City of Apopka.
8. All storm water and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the final engineering plans.
9. On-site streets are to be constructed per City of Apopka standards.
10. A signage plan will be provided with the final development plan submittal.
11. Stabilized access roadways and fire hydrants must be in place before building construction may begin.
12. Solid waste collection and public safety (police and fire) provided by the City of Apopka.
13. The internal street right-of-way is to be Public.
14. A five (5) foot wide sidewalks to be constructed adjacent to internal roads throughout the entire project in compliance with the City of Apopka Land Development Code. Sidewalk alignment may be adjusted at final development plan to preserve existing trees.
15. A five-foot wide sidewalk shall be constructed within the right-of-way along Sheeler Road in front of Parcel ID's 22-21-28-0000-00-140, 194 and 111.
16. Right-of-way dedication along E. Keene Road and Sheeler Avenue shall be as depicted on sheet C2.00 or the Silver Oak Master Plan.
17. Silver Oaks HOA shall not object to Parcel ID's 22-21-28-0000-00-140, 194 and 111 located along Sheeler Road to accessing Bonsai Street. These parcels shall be allowed to become part of the Silver Oaks Community and HOA. If such abutting parcels access Bonsai Street, the development of these parcels shall occur consistent with the development design standards set forth in the Silver Oaks PUD Master Plan.
18. Lot parking shall be provided at a rate of 4 parking spaces per dwelling unit. Provided parking shall at a minimum contain 2 parking spaces within the driveway and 2 parking spaces within an enclosed garage.
19. The development shall provide a minimum of 50 on-street parallel parking spaces.
20. Garages shall be access from the adjacent public right-of-way at the front of the lot for lots 1-21, 38-92 and 149-172.
21. Garages shall be accessed from the adjacent alley tract at the rear of the lot for lots 22-37, 93-148 and 173-185.
22. All alley tracts shall be proposed as one-way travel lanes.
23. Power service within the development shall be underground. No overhead service will be allowed.
24. Vehicular, Pedestrian and Accent lighting shall substantially conform the Section 3.10 – Lighting of the City of Apopka Development Design Guidelines.

25. Mobility Standards - Based upon the development's daily trip generation of 1,859 vehicles, the provision of twelve (12) mobility standards is required. The development is proposing the following mobility standards to fulfill this requirement:
- i. Sheeler Road left turn lane
  - ii. Keene Road left turn lane
  - iii. Sheeler Road/Keene Road corner right-of-way dedication
  - iv. Sheeler Road right-of-way dedication
  - v. Construct approximately 300 LF sidewalk on Sheeler across the vacant outparcel at Sheeler Road and Keene Road
  - vi. Construct approximately 150 LF sidewalk west side of Sheeler from La Gran Via Lane to Sheeler Oaks Drive
  - vii. Provide a pedestrian gate from cul-de-sac/dog park to Keene Road sidewalk
  - viii. Provide crosswalk striping across Sheeler Hills Drive
  - ix. Provide crosswalk striping across Stanford Drive
  - x. Provide additional bike parking within the development (1 or more credits)
  - xi. Provide pedestrian seating at project entrances (1 or more credits)
  - xii. HOA to promote ride sharing program

#### **D. Recreation and Open Space**

1. Required project open space shall be a minimum of 30% of the developed site area in accordance with City of Apopka Small Lot Overlay Zoning District Section 3.04.00(4)(A) and LDC Section 2.02.18(D)(19).
2. Required project recreation shall be provided at a rate of 3.6 acres per 1,000 population with 2.6 population per dwelling unit.
3. Recreation Tract "PR-1" shall be an approximate 1.89 acre Community Center and shall be completed per note #6. A specific park site plan and amenities/equipment shall be provided with the Final Development Plan. Community Center area amenities shall include a single story Community Building, Swimming Pool and Deck, and Mail Kiosk at a minimum. The Community Building shall be minimum of 2500 SF containing a multi-purpose room, kitchenette (no gas appliances), storage room, restroom facilities for the building and pool, screened lanai area, and unscreened lanai area. The swimming pool and deck area shall be a minimum of 3200 SF and water area of a minimum of 1400 sf.
4. Recreation Tract "PR-2" shall be an approximate 0.60 acre Dog Park and shall be completed concurrent with Phase 2 of the development. A specific park site plan and amenities/equipment shall be provided with the Final Development Plan. Dog park area shall be enclosed and amenities shall include at a minimum one (1) Dog Waste Bag & Disposal Station, one (1) dog drinking fountain, six (6) seating benches and a walkway.
5. Recreation Tracts 3-6 will incorporate pedestrian circulation, benches, and open play areas. Specific park site plans and amenities/equipment shall be provided with the Final Development Plan.
6. The phasing of all Open Space and Parks and Recreation tracts shall be consistent with that depicted on the Park Tracts and Open Space Tracts tables as shown on the Site Data sheet C2.02. Completion of Phase 1-Parks and Recreation facilities shall be done by the issuance of the fiftieth (50) Certificate of Occupancy within Phase 1 houses. Completion of Phase 2 - Parks and Recreation facilities shall be done by the issuance of the fiftieth (50) Certificate of Occupancy within Phase 2 houses.

## **E. Buffers and Landscaping**

1. A fifteen (15) foot buffer tract for perimeter wall and landscaping will be provided along the Sheeler Ave, Keene Road, and Stanford Road frontages. These tracts shall be dedicated to and maintained by the HOA. The design of these buffer tracts shall generally follow the landscape design appearing on sheets L100 to L101 and L201 to L206 of the Master Plan/Preliminary Development Plan. A six (6') foot high wall or fence is provided in these tracts to provide buffering from the adjacent roadways.
2. A five (5) foot wide buffer tract for perimeter fence and landscaping will be provided on the northern and western property line. These tracts shall be dedicated to and maintained by the HOA. The design of this buffer shall generally follow the landscape design appearing on sheets L100 to L101 and L201 to L206 of the Master Plan/Preliminary Development Plan. A six (6') foot high vinyl fence is provided in these tracts to buffer the adjacent agriculture-zoned properties.
3. Entrance feature and community sign will be provided with final development plans.
4. Final landscape plans for the buffer areas along East Keene Road & South Sheeler Avenue will be provided with the final development plans.
5. Tree Planting Conditions. Minimum of two new trees shall be planted per 50' wide residential lot and a minimum of one new tree shall be planted per 40' wide residential lot. The new trees shall be a minimum of 3.5 inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any.
6. Tree Protection Plan - The Final Development Plan shall include tree protection techniques to prevent harm to any trees designate to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.

## **F. Maintenance and Plat**

1. Homeowners association will maintain all common areas, alley tracts, fences\walls, and landscaping within the front and corner yards of all lots.
2. The final development plan shall include the plat document, and the plat shall be in final form.
3. The City of Apopka shall be responsible for maintenance of streets, on-street parallel parking spaces, and street lighting and stormwater collection systems within the public rights-of-way within the Silver Oak Subdivision. A special assessment may be required within the developer's agreement for the additional maintenance associated with this parking arrangement within the public right of way within the Silver Oak development.

## **G. Wetlands and Environmental**

1. There are no wetlands or environmentally sensitive areas on the site.
2. There are no 100-year flood plain areas within the site.
3. An erosion protection plan will be submitted with final development plans.
4. Tree removal, tree replacement, and landscaping shall be in conformance with Article V of the City of Apopka Land Development Code.
5. Individual lot arbor/clearing permit is required prior to clearing or grading of any lot or issuance of building permit. Placement of the house shall preserve existing trees to the greatest extent practical. Plot plan for each lot shall illustrate tree locations as presented within the PUD Master Plan\ Preliminary Development Plan.

## **H. Development Condition Continuity.**

The PUD Development Standards shall be printed within the PUD Master Plan and the Final Development Plan.

## **I. Signage.**

Signage shall comply with the City of Apopka Land Development Code and City of Apopka Development Design Guidelines.

## **J. Lighting.**

Lighting shall comply with the City of Apopka's City Ordinance No. 2069. Street and parking area or pedestrian path light poles shall be decorative type and details provided with the Final Development Plan.

## **K. Garbage Pickup.**

1. Front loaded single family units to be picked up at the adjacent front right-of-way.
2. Rear loaded single family units to be picked up at the adjacent rear alley tract.

## **L. Miscellaneous.**

1. Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.
2. All acreages are subject to change with final engineering and final plat review and approval.
3. Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the development and will be prohibited through the HOA documents.
4. All lots with rear alley access shall have uniform address numbers on the backside of the residence and the front of the building facing common open space areas.

**EXHIBIT “B”**

**Section 3.12., Mailbox Kiosk Design; Residential Design Standards, Development Design Guideline**

Design and appearance of a mailbox kiosk are compatible with the architectural theme for homes and community buildings in the residential community. Mailbox kiosks are covered by a shelter structure sufficient to protect the patron, mail, and delivery personnel from inclement weather. Acceptable and Undesirable design examples appear below.

**A. Mailbox Kiosk (aka Cluster Mailbox Shelters)**

**1. Acceptable Design Examples**



**2. Undesirable Design Examples**



DEVELOPMENT INFORMATION	
<b>GENERAL</b>	
FUTURE LAND USE DESIGNATION	RES. HIGH DENSITY
ZONING	R-3, SMALL LOT OVERLAY
TOTAL PROPOSED UNITS FOR THIS PSP	185
TOTAL DEVELOPABLE LAND AREA	50.82
NET DEVELOPABLE LAND AREA	50.59
NET RESIDENTIAL DENSITY FOR THIS PSP	3.66
<b>DEVELOPABLE LAND SUMMARY</b>	
PHASE 1 SITE AREA	34.62
PHASE 2 SITE AREA	15.97
R-O-W DEDICATION	0.23
TOTAL DEVELOPABLE LAND AREA	50.82
<b>NET DEVELOPABLE LAND SUMMARY</b>	
TOTAL DEVELOPABLE LAND AREA	50.82
R-O-W DEDICATION	0.23
NET DEVELOPABLE LAND AREA	50.59
<b>NET DEVELOPABLE LAND SUMMARY PER PHASE</b>	
PHASE 1 NET DEVELOPABLE AREA	34.62
PHASE 2 NET DEVELOPABLE AREA	15.97
NET DEVELOPABLE LAND AREA	50.59

PHASING	
RESIDENTIAL PORTIONS OF THE PROJECT WILL BE CONSTRUCTED IN TWO (2) PHASES.	
<b>PHASE 1</b>	
PHASE 1 SITE AREA	34.62 ACRES
PHASE 1 NET DEVELOPABLE AREA	34.62 ACRES
PHASE 1 TOTAL PROPOSED UNITS	116 UNITS
PHASE 1 NET DENSITY	3.35 DU/AC
<b>PHASE 2</b>	
PHASE 2 SITE AREA	15.97 ACRES
PHASE 2 NET DEVELOPABLE AREA	15.97 ACRES
PHASE 2 TOTAL PROPOSED UNITS	69 UNITS
PHASE 2 NET DENSITY	4.32 DU/AC

HOUSING MIX		
HOUSING TYPE	NUMBER OF UNITS	PERCENTAGE (%)
SINGLE FAMILY LOT < 50' WIDTH	85	45.9%
SINGLE FAMILY LOT ≥ 50' WIDTH	100	54.1%
<b>TOTALS:</b>	<b>185</b>	<b>100.0%</b>

OWNERSHIP / MAINTENANCE		
ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
ALLEY TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
DRAINAGE TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA WITH A USE AGREEMENT TO ALLOW H.O.A. ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES.
DRAINAGE EASEMENTS	PUBLIC	TO BE DEDICATED TO CITY OF APOPKA. DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
REAR YARD SWALE EASEMENTS	PRIVATE	IF APPLICABLE, TO BE DEDICATED TO HOMEOWNERS ASSOCIATION. DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE MAINTAINED BY THE HOA.
UTILITY EASEMENTS	PUBLIC / PRIVATE	TO BE DEDICATED TO THE CITY OF APOPKA, HOA AND/OR OTHER PRIVATE UTILITIES COMPANIES. UTILITIES WITHIN THE EASEMENTS MAY BE OWNED AND MAINTAINED BY THE CITY OF APOPKA AND/OR OTHER PRIVATE ENTITIES.
WATER, RECLAIMED WATER AND SANITARY SEWER	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
LIFT STATION TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
RECREATION TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
PARK TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
SIDEWALKS IN PUBLIC RIGHT OF WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
LANDSCAPE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
<b>MISCELLANEOUS</b>		
POTABLE WATER SERVICE		THE CITY OF APOPKA
RECLAIMED WATER SERVICE		THE CITY OF APOPKA
WASTEWATER SERVICE		THE CITY OF APOPKA
ELECTRIC SERVICE		DUKE ENERGY
FIRE PROTECTION		THE CITY OF APOPKA

LAND USE	NET DEVELOPABLE ACRES	REQUIRED		PROVIDED			TOTAL OPEN SPACE PROVIDED
		REQUIRED % OF OPEN SPACE	PARK / RECREATION TRACTS (TOTAL)	BUFFERS / OPEN SPACE TRACTS (TOTAL)	DRAINAGE TRACTS (TOTAL) (3)		
SINGLE FAMILY	50.59	30.00%	15.18	6.27	2.87	6.29	15.43
OPEN SPACE REQUIRED			15.18				
OPEN SPACE PROVIDED							15.43

1. ALL UNITS ARE ACRES
2. MINIMUM 30% OPEN SPACE FOR SINGLE FAMILY RESIDENTIAL PER SMALL LOT OVERLAY ZONING DISTRICT SECTION 3.04.00 (4)(A).
3. SHALL NOT ACCOUNT FOR MORE THAN 50% OF THE TOTAL OPEN SPACE REQUIRED.

RECREATION SPACE CALCULATIONS (1) (2)		
RECREATION AREA REQUIRED = 3.6 ACRES PER 1,000 POPULATION		
2.6 PEOPLE PER UNIT / 1,000 X 3.6 ACRES = REQUIRED RECREATION AREA		
RECREATION REQUIRED: 1.73		
PHASE	TRACT ID	AREA PROVIDED
1	PR-1	1.89
2	PR-2	0.60
2	PR-3	1.66
1	PR-4	0.24
1	PR-5	0.25
1	PR-6	1.63
<b>TOTAL RECREATION PROVIDED:</b>		<b>6.27</b>

1. ALL UNITS ARE ACRES.
2. RECREATION CALCULATED PER THE CITY OF APOPKA LOC. SECTION 2.02.18(E)(5)

PARK TRACTS			
PHASE	TRACT ID	ACREAGE	
1	PR-1	1.89	
	PR-4	0.24	
	PR-5	0.25	
	PR-6	1.63	
	<b>PHASE 1 - SUBTOTAL:</b>		<b>4.01</b>
	2	PR-2	0.60
PR-3		1.66	
<b>PHASE 2 - SUBTOTAL:</b>		<b>2.26</b>	
<b>TOTAL:</b>		<b>6.27</b>	

OPEN SPACE TRACTS			
PHASE	TRACT ID	ACREAGE	
1	OS-1	0.19	
	OS-5	0.04	
	OS-6	0.35	
	OS-7	0.09	
	<b>PHASE 1 - SUBTOTAL:</b>		<b>0.67</b>
	2	OS-2	0.06
		OS-3	0.10
OS-4		0.35	
<b>PHASE 2 - SUBTOTAL:</b>		<b>0.51</b>	
<b>TOTAL:</b>		<b>1.18</b>	

ALLEY TRACTS		
PHASE	TRACT ID	ACREAGE
1	A-4	0.16
	A-5	0.16
	A-6	0.25
	<b>PHASE 1 - SUBTOTAL:</b>	
2	A-1	0.42
	A-2	0.16
	A-3	0.16
<b>PHASE 2 - SUBTOTAL:</b>		<b>0.74</b>
<b>TOTAL:</b>		<b>1.31</b>

BUFFER TRACTS		
PHASE	TRACT ID	ACREAGE
1	B-1	0.11
	B-4	0.08
	B-5	0.82
<b>PHASE 1 - SUBTOTAL:</b>		<b>1.01</b>
2	B-2	0.35
	B-3	0.33
<b>PHASE 2 - SUBTOTAL:</b>		<b>0.68</b>
<b>TOTAL:</b>		<b>1.69</b>

DRAINAGE TRACTS		
PHASE	TRACT ID	ACREAGE
1	D-1	1.63
	D-2	4.66
	<b>PHASE 1 - SUBTOTAL:</b>	
<b>TOTAL:</b>		<b>6.29</b>

LIFT-STATION TRACTS		
PHASE	TRACT ID	ACREAGE
1	LS-1	0.04
<b>TOTAL:</b>		<b>0.04</b>

Consultant:	
3 8/16/2015	SUBMIT TO CITY OF APOPKA
2 9/24/2015	SUBMIT TO CITY OF APOPKA
1 8/11/2015	SUBMIT TO CITY OF APOPKA
NO. DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS	
VERTICAL DATUM	
JOB NO.:	14-098
DESIGNED BY:	MG
DRAWN BY:	BW
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:  
**SILVER OAK SUBDIVISION PR15-13**

Submitted To:  
**CITY OF APOPKA, FL**

Sheet Title:  
**SITE DATA**

Sheet No.:

**C2.02**

DATE: May 5, 2015



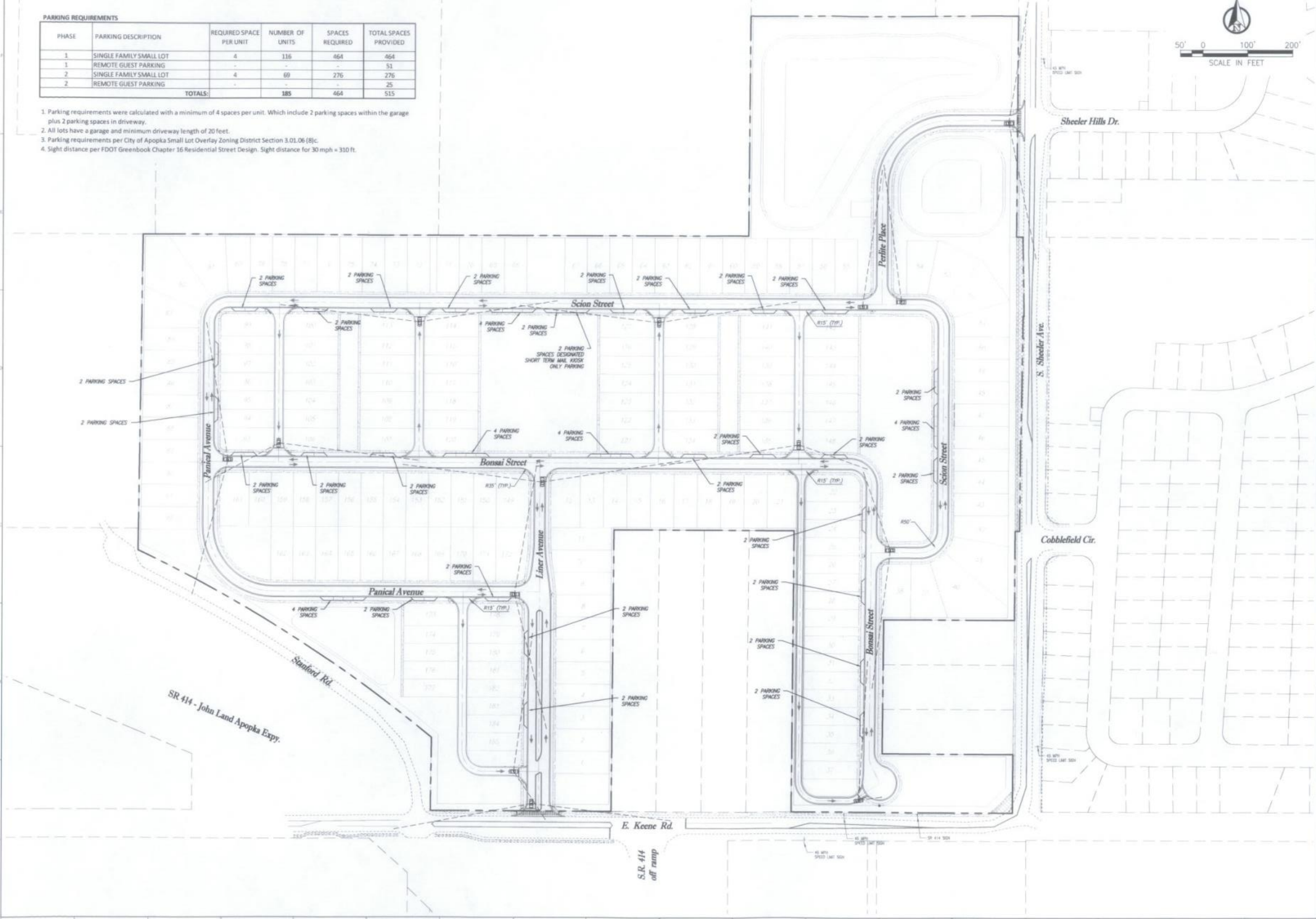
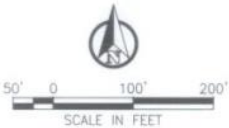
Poulos & Bennett, LLC  
4625 146th Lane, Suite B, Orlando, FL 32814  
Tel: 407.487.2594 www.poulosandbennett.com  
Eng. Div. No. 28547

**EXHIBIT "D"**

**PARKING REQUIREMENTS**

PHASE	PARKING DESCRIPTION	REQUIRED SPACE PER UNIT	NUMBER OF UNITS	SPACES REQUIRED	TOTAL SPACES PROVIDED
1	SINGLE FAMILY SMALL LOT	4	116	464	464
1	REMOTE GUEST PARKING	-	-	-	51
2	SINGLE FAMILY SMALL LOT	4	69	276	276
2	REMOTE GUEST PARKING	-	-	-	25
<b>TOTALS:</b>		-	<b>185</b>	<b>464</b>	<b>515</b>

1. Parking requirements were calculated with a minimum of 4 spaces per unit. Which include 2 parking spaces within the garage plus 2 parking spaces in driveway.
2. All lots have a garage and minimum driveway length of 20 feet.
3. Parking requirements per City of Apopka Small Lot Overlay Zoning District Section 3.01.06 (B).
4. Sight distance per FDOT Greenbook Chapter 16 Residential Street Design. Sight distance for 30 mph = 310 ft.



NO.	DATE	DESCRIPTIONS
1	04/20/2015	SUBMIT TO CITY OF APOPKA
2	04/20/2015	SUBMIT TO CITY OF APOPKA
1	05/13/2015	SUBMIT TO CITY OF APOPKA

Project Name:  
**SILVER OAK SUBDIVISION PR15-13**

Submitted To:  
**CITY OF APOPKA, FL**

Sheet Title:  
**PARKING ANALYSIS PLAN**

Sheet No.:  
**C7.10**

DATE: **May 5, 2015**



Poulos & Bennett, LLC  
4625 146th Lane, Suite B, Odessa, FL 33414  
Tel: 407.487.2504 www.poulosandbennett.com  
Eng. Div. No. 28567

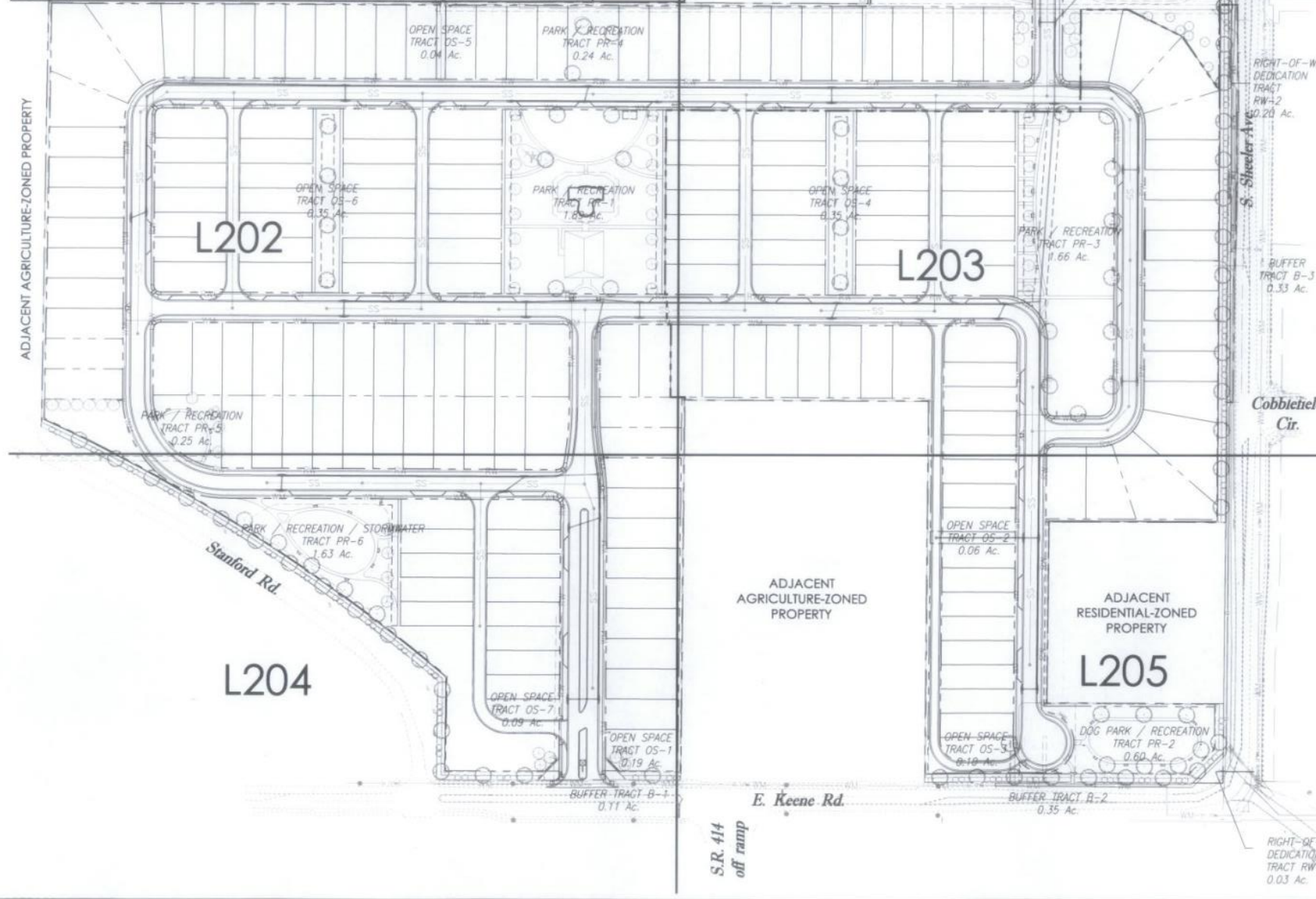


Buffer Location	Buffer Width and Type Description (ft. wide w/ type)	Buffer Length* (ft.)	Buffer Area (sq. ft.)	Canopy Trees Required (1 per 1000 sq. ft.)	Canopy Trees Provided (ea.)	Cont. Hedge Req./Provided (1 per 3 ft.)
S. Sheeler Ave. Buffer #1	15 ft. w/ 6 ft. ht. fence	180	2,700	3	3	60
S. Sheeler Ave. Buffer #2	15 ft. w/ 6 ft. ht. wall	1,065	15,975	16	16	355
E. Keene Rd. Buffer #1	15 ft. w/ 6 ft. ht. wall	165	2,475	2	2	55
E. Keene Rd. Buffer #2	15 ft. w/ 6 ft. ht. wall	90	1,350	1	1	30
E. Keene Rd. Buffer #3	15 ft. w/ 6 ft. ht. wall	578	8,670	9	9	193
Stanford Rd. Buffer	15 ft. w/ 6 ft. ht. wall	950	14,250	14	14	317
Adj. Int. Property Buffer #1	5 ft. w/ 6 ft. ht. fence	1,640	8,200	8	0	547
Adj. Int. Property Buffer #2	5 ft. w/ 6 ft. ht. fence	863	4,315	4	0	288
West Bndy. Buffer #1	5 ft. w/ 6 ft. ht. wall	690	3,450	3	0	230
West Bndy. Buffer #2	5 ft. w/ 6 ft. ht. wall	495	2,475	2	0	165
North Bndy. Buffer #1	5 ft. w/ 6 ft. ht. wall	1,348	6,740	7	0	449
North Bndy. Buffer #2	5 ft. w/ 6 ft. ht. wall	577	2,885	3	0	192
<b>Total</b>			<b>73485</b>	<b>73</b>	<b>45</b>	<b>2,880</b>

Notes:  
 \* Excludes areas of sight triangle, driveways, and streets which cross the buffer.  
 \*\* Canopy Trees not included due to inadequate space for successful growth and maintenance in 5' wide buffer.

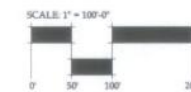
Common Open Space Key	Common Open Space Type	Open Space Area (sq. ft.)	Portion of Total Site	Trees Required/ Provided (1 per 4000 sq. ft.)
TRACT PR-1	Recreational	82,350	3.74%	21
TRACT PR-4	Landscaped	10,424	0.47%	3
POND D-1	Dry Pond	71,003	3.22%	18
POND D-2	Dry Pond	202,990	9.21%	51
TRACT PR-3	Landscaped	72,524	3.29%	18
TRACT PR-2	Landscaped	26,000	1.18%	7
TRACT OS-3	Landscaped	4,440	0.20%	1
TRACT OS-1	Landscaped	8,220	0.37%	2
TRACT OS-7	Landscaped	3,920	0.18%	1
TRACT PR-6	Landscaped	71,025	3.22%	18
TRACT PR-5	Landscaped	10,706	0.49%	3
TRACT OS-6	Recreation	15,250	0.69%	4
TRACT OS-4	Recreation	15,250	0.69%	4
ALL BUFFERS	Bufferyards	73,485	3.33%	n/a
<b>Total</b>		<b>667,587</b>	<b>30.29%</b>	<b>149</b>

Net Site Area	2,203,700 S.F.	(50.59 acres)
Trees Required	275	1 Tree per 8,000 S.F. of Net Site Area
Trees Provided	302	In addition to trees provided in buffers and parks



LANDSCAPE AND IRRIGATION DESIGN  
 I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2008 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE \_\_\_\_\_ REG. NO. \_\_\_\_\_ DATE \_\_\_\_\_



BONNETT design group, llc  
 landscape architect  
 community planning  
 FL LC 26000341  
 151 Circle Drive  
 Maitland, FL 32751  
 407.622.1588 voice  
 407.358.5363 fax

Silver Oak  
 Community Landscape Architecture  
 Surrey Homes, LLC  
 APOPKA, FLORIDA  
 PARK & RECREATION MASTER PLAN

DATE: May 5, 2015  
 DRAWN BY: WCC/TWB  
 CHECKED BY: TWB  
 JOB NUMBER: 2015.112

FILE NAME: 2015\_SURREY SILVER OAK LAMP

REVISIONS:

1:148 W. Morris, R.L.A. HURD

L100

PREPARED BY: WCC/TWB  
 DATE: 5/5/15  
 PROJECT: SILVER OAK LAMP  
 SHEET: L100

DRAWING PLOTTED: 5/4/2015 10:08 AM  
/T:/BIB/CHAD\_C/2015/05/07/2015\_112\_SURREY\_HILLS/04/LANDSCAPE/2015\_112\_LANDSCAPE\_LAYOUT/L201.DWG

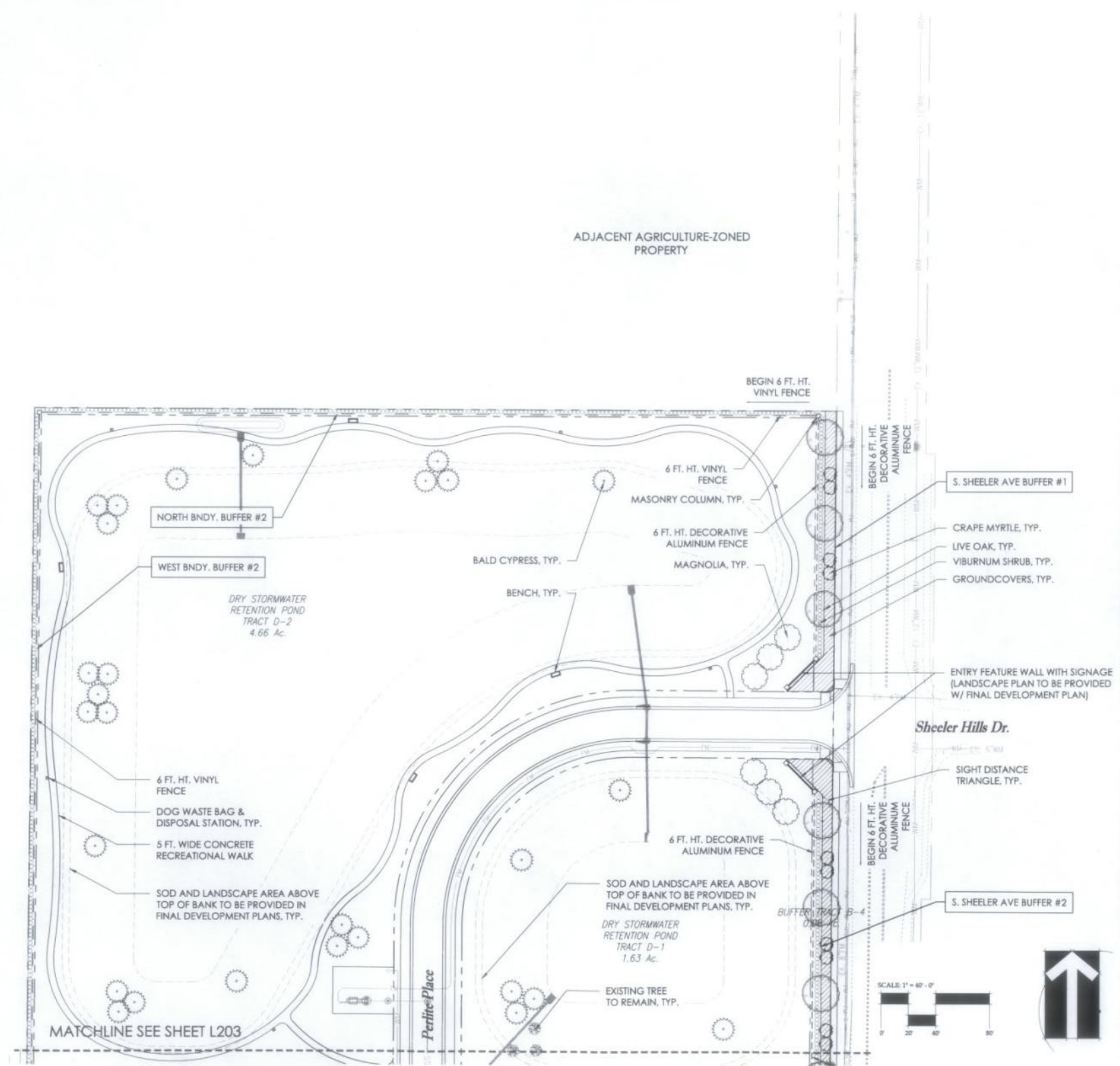
ADJACENT AGRICULTURE-ZONED PROPERTY

LANDSCAPE AND IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2009 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE \_\_\_\_\_ REG. NO. \_\_\_\_\_ DATE \_\_\_\_\_

MATCHLINE SEE SHEET L203



**BONNETT design group, llc**  
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community planning  
FL LC 26000341  
151 Circle Drive  
Maitland, FL 32751  
407.622.1588 voice  
407.358.5363 fax

**Silver Oak**  
Community Landscape Architecture  
Surrey Homes, LLC  
APOPKA, FLORIDA  
LANDSCAPE PLAN

DATE: May 5, 2015  
DRAWN BY: WCC/TWB  
CHECKED BY: TWB  
JOB NUMBER: 2015.112

FILE NAME:  
201512\_SURREY\_HILLS/04/L201.DWG

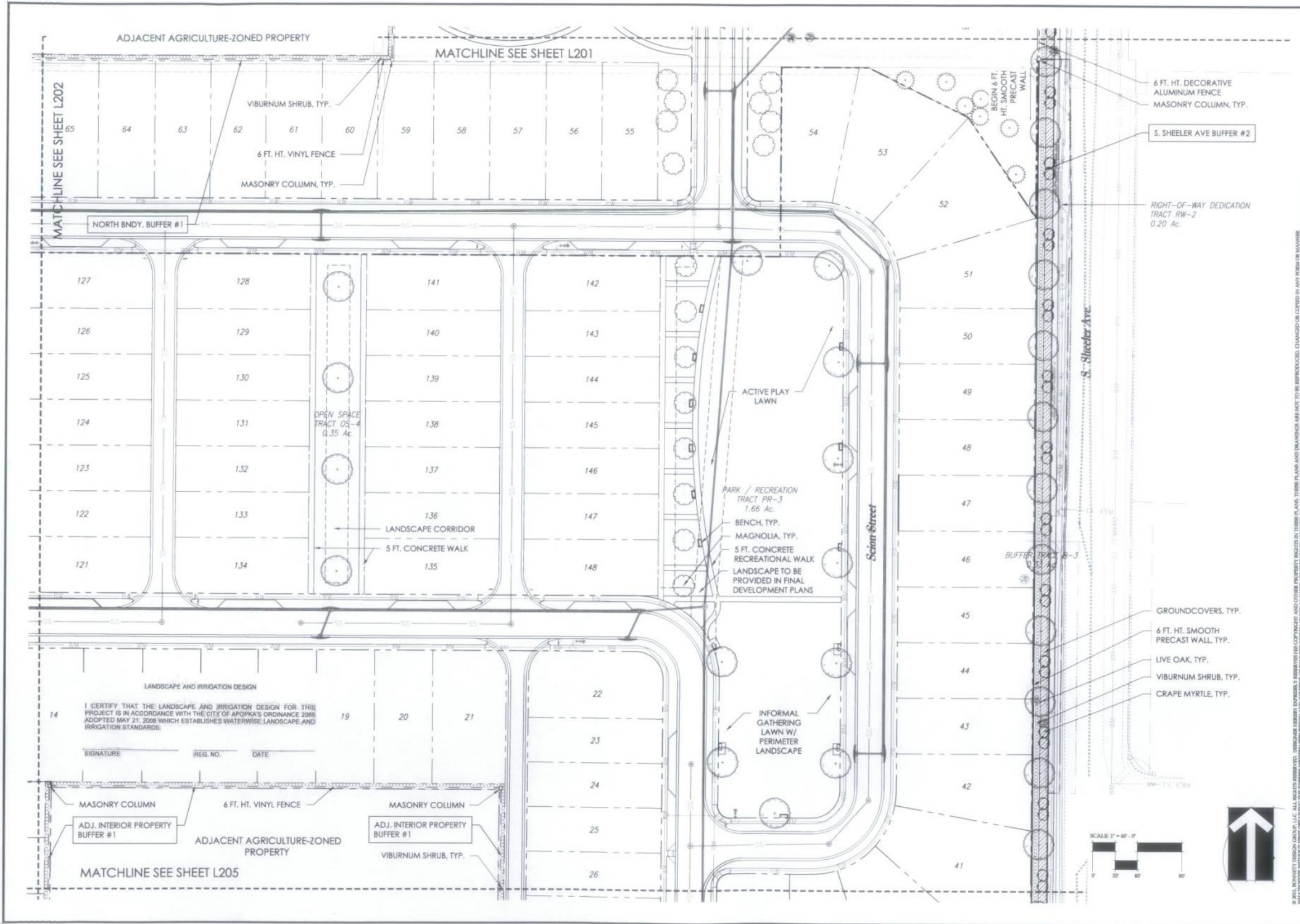
REVISIONS:

1:04 W. KENNEDY, S.E.A. 1/8/2015

L201

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407.354.5363 fax

Silver Oak  
Community Landscape Architecture  
Surrey Homes, LLC  
APOPKA, FLORIDA  
LANDSCAPE PLAN

DATE: May 5, 2015  
DRAWN BY: WCC/TWB  
CHECKED BY: TWB  
JOB NUMBER: 2015.112  
FILE NAME: 2015 SURREY HOMES SILVER OAK L203

REVISIONS:

TAM W. BROWN, R.L.A. F400724

L203

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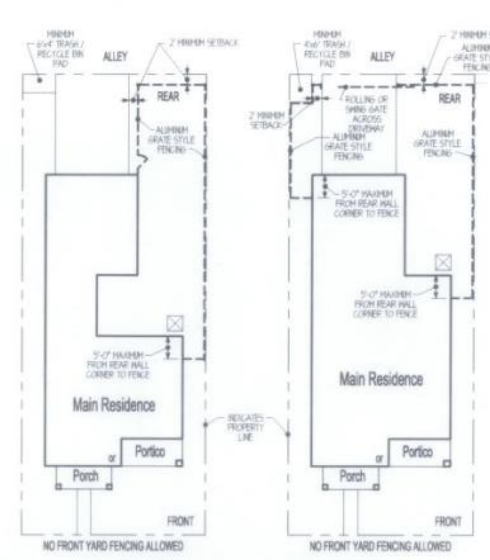
# EXHIBIT "G"



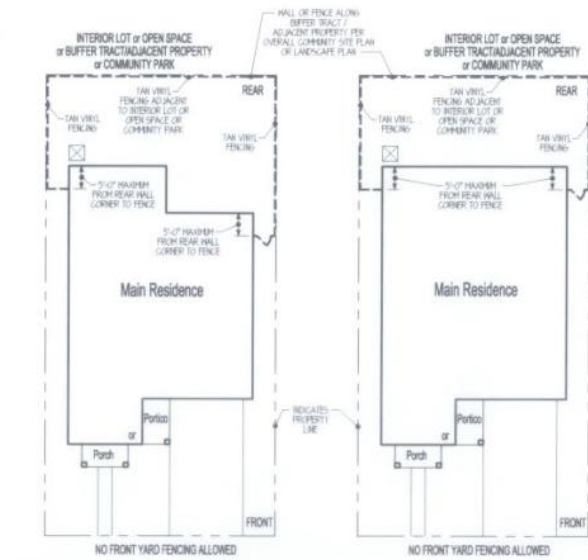
CONCEPTUAL ALUMINUM WROUGHT IRON GRATE STYLE FENCE



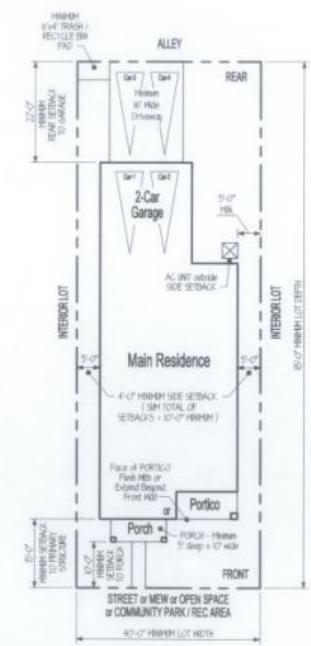
CONCEPTUAL TAN VINYL OPAQUE STYLE FENCE



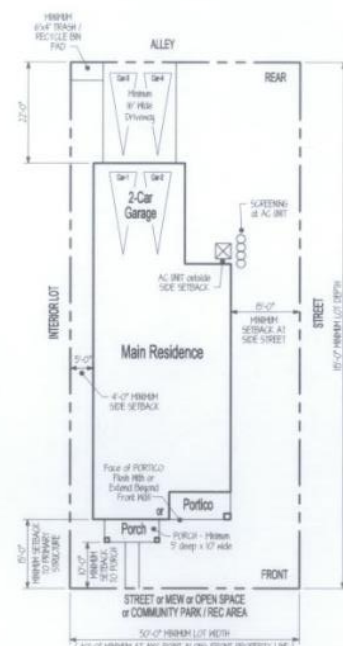
CONCEPTUAL FENCING PLAN FOR 40' LOT PROTOTYPE



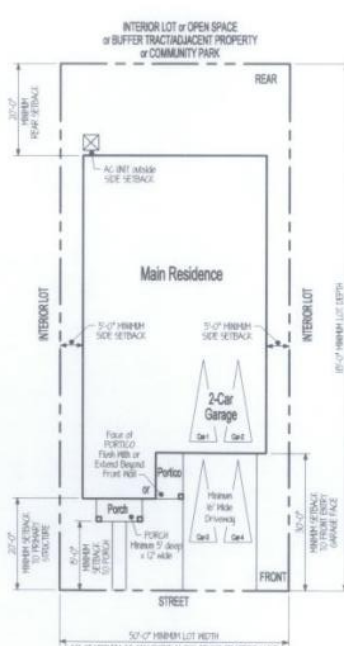
CONCEPTUAL FENCING PLAN FOR 50' LOT PROTOTYPE



40' INTERIOR LOT PROTOTYPE



40' CORNER LOT PROTOTYPE



50' INTERIOR LOT PROTOTYPE



50' CORNER LOT PROTOTYPE

## CONCEPTUAL INDIVIDUAL SITE PLANS

PLAN REVISION DATES:  
14-11-15 DEC SUBMITTAL



**SURREY HOMES LLC**

1133 LOUISIANA AVE.  
SUITE 108  
WINTER PARK, FL 32789  
(407) 496-2222  
(7) 321-387-2888  
CBC056823

SILVER OAK SUBDIVISION  
CONCEPTUAL PLAN  
CITY OF APOPKA, FL.

INDIVIDUAL SITE PLANS  
FENCING PLANS  
DESIGN STANDARDS

Sht. A-1





50' W LOT - CONCEPTUAL STREET FRONT ELEVATIONS



40' W LOT - CONCEPTUAL STREET / MEW FRONT ELEVATIONS

PLAN REVISION DATES:  
4-23-15 DRC SUBMITTAL



**SURREY HOMES LLC**

1133 LOUISIANA AVE.  
SUITE 106  
WINTER PARK, FL  
32789  
(T) 407-695-2222  
(F) 321-387-2599  
CBC056823

SILVER OAK SUBDIVISION  
CONCEPTUAL PLAN  
CITY OF APOPKA, FL.

FRONT BLDG. ELEVATIONS  
DESIGN STANDARDS

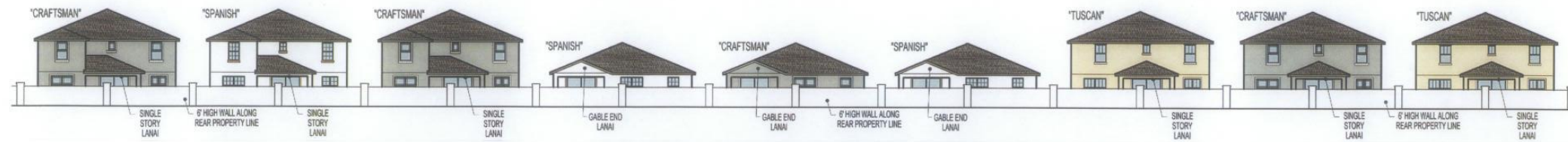
Sht. A-2



MAIL KIOSK STREET ELEVATION  
"CRAFTSMAN"



COMMUNITY BUILDING STREET ELEVATION  
"TUSCAN / SPANISH"



REAR ELEVATION FACING "SHEELER AVENUE" ( Lots 38 thru 54 )

PLAN REVISION  
DATES:  
04-23-15 DRG SUBMITTAL



**SURREY  
HOMES  
LLC**

1133 LOUISIANA AVE.  
SUITE 108  
WINTER PARK, FL  
32789  
(C) 407-695-2222  
(F) 321-387-2599  
CBC056823

SILVER OAK SUBDIVISION  
CONCEPTUAL PLAN  
CITY OF APOPKA, FL.

REAR ELEVATION AT SHEELER AVE.  
MAIL KIOSK ELEVATION  
COMMUNITY BUILDING ELEVATION  
DESIGN STANDARDS

Sht. A-3

**ORDINANCE NO. 2373**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE APOPKA CODE OF ORDINANCES, PART III, LAND DEVELOPMENT CODE, ARTICLE III TO ESTABLISH A SMALL LOT OVERLAY ZONING DISTRICT; PROVIDING FOR APPLICABILITY; DIRECTIONS TO THE CITY CLERK; SEVERABILITY; CONFLICTS; AND AN EFFECTIVE DATE.**

**WHEREAS**, Section 163.3202(1), Florida Statutes, requires that the City of Apopka, Florida (the "City") adopt or amend and enforce land development regulations that are consistent with and implement the City's adopted comprehensive plan; and

**WHEREAS**, Section 163.3201, Florida Statutes, encourages the use of innovative land development regulations and requires that all land development regulations be combined into a single land development code for the City; and

**WHEREAS**, from time to time, amendments and revisions to the City's adopted comprehensive plan (the "Growth Management Plan") and progress in the field of planning and zoning make it necessary or desirable to amend or revise the land development regulations of the City; and

**WHEREAS**, the City Council of the City of Apopka, deems it advisable to amend Article III of the Apopka Land Development Code establishing the Small Lot Overlay Zoning District; and

**WHEREAS**, the Apopka City Council hereby finds the Small Lot Overlay Zoning District is to provide flexibility for a dynamic housing market; implement Comprehensive Plan policies that promote housing diversity; provide transition between lower density residential areas and more intense development such as commercial, office, industrial or other non-residential land uses, to provide transition between lower density residential areas and limited access highways; to create an increase in development options for properties assigned medium and high density future land use designations; to promote infill development while preserving the character of the existing residential neighborhoods; and to promote diversity in the size and type of new residential developments thereby providing housing opportunities for various family sizes. The Overlay District delineates permitted uses and prohibitions or limitations on certain uses, as well as certain design standards; and

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

**SECTION I.** The Code of Ordinances of the City of Apopka, Part III, Land Development Code, Article III, is hereby amended to add Section 3.04.00 Small Lot Overlay Zoning District to read as set forth in Exhibit "A" attached hereto.

**SECTION II: APPLICABILITY:** Unless otherwise stated, this Ordinance shall apply to cover all development within the delineated overlay district. Developments holding valid Final Development Plans (FDP) or Orders (FDO) shall not be subject to the provisions of this Ordinance unless the FDP/FDO expires or is revised subsequent to the effective date of this Ordinance.

**ORDINANCE NO. 2373**  
**PAGE 2**

**SECTION III: DIRECTION TO THE CITY CLERK:** The City Clerk, or the Clerk's designee, is hereby authorized to include this amendment in the Apopka Code of Ordinances of the City of Apopka, Florida.

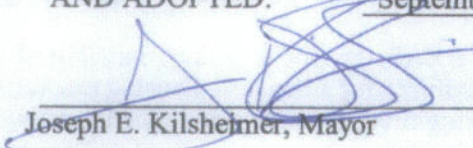
**SECTION IV: SEVERABILITY:** That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of a section or subsection or part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

**SECTION V: CONFLICTS:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION VI: EFFECTIVE DATE:** That this ordinance shall take effect upon passage and adoption.

READ FIRST TIME: August 20, 2014

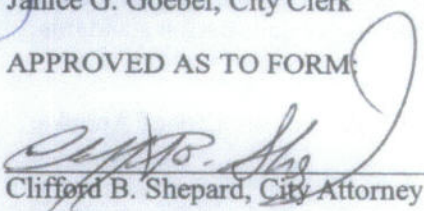
READ SECOND TIME  
AND ADOPTED: September 3, 2014

  
\_\_\_\_\_  
Joseph E. Kilsheimer, Mayor

ATTEST:

  
\_\_\_\_\_  
Janice G. Goebel, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: June 20, 2014  
August 15, 2014

**DRAFT**

**CITY OF APOPKA**

**3.04.00 - SMALL LOT OVERLAY ZONING DISTRICT**

*[Add new Section to Article III of the City's Land Development Code]*

**Section 3.04.00 - Small Lot Overlay Zoning District**

**Section 3.04.01 – Definition**

*Small Lot:* For purposes of Section 3.04.00, a lot with a width of less than 70 feet or an area less than 7,000 sq. ft. that accommodates a single family, duplex, or townhome dwelling unit.

**Section 3.04.02 - Purpose**

The purposes of the Small Lot Overlay District to:

1. Provide flexibility for a dynamic housing market;
2. Implement Comprehensive Plan policies that promote housing product diversity;
3. Provide transition between lower density residential areas and more intensely developed commercial, office, industrial or other non-residential land uses, or limited access highways;
4. To increase development options for property assigned a high density future land use designation;
5. Promote infill development while preserving the character of the existing residential neighborhoods; and
6. Promote diversity in the size and type of new residential developments to provide housing opportunities for various family sizes and lifestyles.

**Section 3.04.03 – Applicability**

1. The regulations of this section apply to all properties within the Small Lot Overlay District delineated within a zoning ordinance, and shall apply to new development and redevelopment occurring therein.
2. Those parcels that are split by the Overlay District line shall be considered to be wholly within the boundary of the Overlay District if the majority of the acreage is located within the Overlay District.

**Section 3.04.04 - Review Process**

Application for a Small Lot Overlay District shall follow the same review and hearing process as a change of zoning application. A master site plan and development standards shall accompany the zoning application for the Overlay District and shall address the requirements of Section 2.02.18.K. Design details and illustrations for all residential structures, accessory structures, recreation facilities and equipment, mailbox and mail kiosks, walls and fences, and other structures as requested by the Community Development Director, shall be included with the development standards.

**Section 3.04.05 - Location Criteria**

1. A Small Lot Overlay District shall comply with each of the following location criteria:
  - a. Property must be assigned both a Residential High Future Land Use Designation and an R-3 zoning category.
  - b. A Small Lot Overlay District shall not be located within a half mile from another Small Lot Overlay District. This minimum separation distance is waived if at least fifty percent (50%) of the residential lands within a half mile radius of the Overlay District are assigned a zoning district that requires a minimum single-family residential lot size of 8,000 sq. ft. or larger.
  - c. Property comprising a Small Lot Overlay District shall be contiguous and generally compact.
2. A boundary line of a Small Lot Overlay District must satisfy one (1) of the following location criteria:
  - a. Located within a half mile from a commercial, office, or industrial use or zoning district comprising more than ten acres;
  - b. Located within a half mile from an entrance to a limited access highway, or abutting a limited access highway.

**Section 3.04.06 - Development Standards**

1. Unless otherwise addressed within Section 3.04.00, the development standards established for the R-3 zoning district shall apply.
2. Minimum and Maximum Area Requirements. A Small Lot Overlay District shall comprise a minimum of fifteen (15) acres but shall not exceed a maximum of eighty (80) acres.

3. Housing Types and Mix. For development proposing a small lot width of less than seventy (70) feet, a diversity of lot sizes or housing types shall be provided. If single family or duplex lots are proposed with a width less than fifty (50) feet, at least one-half (½) of the single family and/or duplex lots shall have a minimum width equal to or greater than fifty (50) feet. Apartment buildings are not allowed within the Small Lot Overlay District.
4. Common Open Space.
  - a. A minimum of thirty percent (30%) of the developable land shall be placed in useable open space. The common open space must be arranged to maximize usability.
  - b. For Small Lots with a front entry garage and a lot width less than fifty (50) feet, no more than twelve such lots shall occur in a row on the same side of the a street without separation by a common open space area.
5. Landscape Bufferyard. Minimum landscape buffer width adjacent to a local or collector road shall be fifteen (15) feet, and twenty (20) feet adjacent to an arterial road.
6. Alleyways. All alleyways shall be placed within a separate tract owned by a homeowners association. Street lighting shall be provided along alleyways, particularly at intersections of an alley and a street.
7. Amenities and Recreational Facilities. The type and value of amenities and recreation facilities or equipment shall be evaluated based on the number of dwelling units within a proposed in the master site plan.
8. Vehicle Access Points.
  - a. All townhome and duplex dwelling lots shall have a vehicle access point via a rear alley; no less than two-thirds of the single family lots with a width less than fifty (50) feet shall have vehicle access points via a rear alley.
  - b. All Small Lot, duplex and townhome lots shall include a two-car enclosed garage.
  - c. A minimum of four (4) parking spaces shall be provided for each single family, duplex or townhome unit unless otherwise determined through a parking study that indicates fewer parking spaces would be needed. The parking study must be accepted by the City Engineer and approved by the City Council. If a lot is unable to accommodate a minimum of four parking spaces, up to two (2) parking spaces may be placed within parking lots or on-street parking spaces located outside the street travel lane.
  - d. Where on-street parking abuts a residential lot, vehicle access to a garage must occur from a rear alley.

9. Building Setbacks

	Minimum Lot width (feet) <sup>(1)</sup>	Minimum Yard Setbacks (feet)				Maximum Lot Coverage (%)
		Front <sup>(2)</sup>	Rear <sup>(3)</sup>	Side <sup>(4)</sup>	Corner	
Small Lot	40	15/10	20	4 min.; 10 total	15	75%
Small Lot	50	20	20	5	20	70%
Small Lot	60	20	20	5	20	70%
Townhome	18, 20, 22, 25	15/10	15	<sup>(5)</sup>	15	80%

- 1) Width of a single family or duplex lot shall not be less than forty (40) feet along any point of the length of the lot.
- 2) Setback to primary structure\setback to porch.
- 3) Setback to primary structure.
- 4) Side yard setback is zero where duplex and townhome walls separate dwelling units.
- 5) Twenty feet between buildings.

10. Garage Setbacks

a. Single Family Home or Duplex

- 1.) Front-entry garage: minimum 30 feet from front property line.
- 2.) Side-entry garage: minimum 25 feet from front or side yard property line
- 3.) Rear-entry garage: minimum 22 feet from the rear property line.

b. Townhomes.

- 1.) Front-entry or side-entry garage is not allowed.
- 2.) Rear-entry garage (as measured from the rear property line):
  - (a) Garage placed ten or fewer feet from rear property line: minimum of five (5) feet.
  - (b) Garage placed more than ten feet from rear property line: minimum of twenty-two (22) feet.

11. Individual townhome buildings shall have no more than six attached dwelling units.

12. Each single family structure, duplex unit, or townhome dwelling unit shall be placed within its own lot.

13. Along an Overlay District perimeter, small lots shall not abut existing platted residential lots with a lot width of seventy five (75) feet or greater unless a ten (10) foot buffer tract with a six-foot high buffer wall, or alternatively a twenty (20) foot landscape bufferyard is provided.



14. Any portion of a vehicle parked within a driveway shall not extend into any area of an alley, street, sidewalk, or public right-of-way. Vehicles parked within a driveway located on a residential lot shall be oriented perpendicular to the street with the front or back of the vehicle facing a garage door. This regulation shall also be incorporated into the homeowners association code, covenant and restriction document.

**Section 3.04.07 - Design Guidelines**

1. Subdivision design and site layout will avoid the appearance of a long row of dwelling units. Open space and street pattern shall be designed to establish breaks between housing rows.
2. Subdivision design occurs in block form with similarly designed housing types grouped together. Streets are interconnected and cul-de-sacs are discouraged.
3. Streets and alleyways are to be designed to accommodate turning movements for large utility and emergency vehicles.
4. Subdivision and street design shall allow for efficient garbage collection and utility service. Right-of-way and streets to be designed to provide sufficient space for sanitation vehicles to access refuse containers. Where on-street parking is provided, the development plan must demonstrate that the outside travel lanes will allow sanitation service vehicles to efficiently serve refuse containers within driveways or other locations.
5. Pedestrian systems are an integral part of each development. Community design shall incorporate street and pathway systems that are pedestrian and bicycle friendly.
6. Unless otherwise accepted by the Local U.S. Post Master, mail delivery for Small Lots with a width less than fifty (50) feet and townhome mail boxes shall occur at a sheltered mailbox kiosk. Mailbox kiosks shall be covered by a shelter structure sufficient to project the patron and delivery personnel from inclement weather. Design and appearance of the mailbox kiosk shall be compatible with architectural theme for homes in the residential community, and shall meet the intent of the Development Design Guidelines. Development applicant must obtain letter from Local U.S. Postal Master accepting proposed mailbox or kiosk system.
7. Mailboxes located at the front of a single family lot shall be decorative and have a uniform color and appearance. Mailboxes are not allowed along a rear alley.

**Section 3.04.08 – Architectural Appearance and Building Design**

1. Minimum Residential Livable Area. No less than seventy-five percent (75%) of all single-family or duplex dwelling units shall have a minimum livable area of 1,700 square feet. The minimum livable area of a single family home or duplex dwelling unit shall not be less than 1,500 square feet, and not less than 1,350 square feet for a townhome unit.
2. Duplexes and townhomes must be designed to architecturally blend with the surrounding single-family dwellings.

3. Number of bedrooms provided for each residential type shall comply with the following minimum and maximum standards:

<b>Residential Type</b>	<b>Minimum Number of Bedrooms</b>	<b>Maximum Number of Bedrooms</b>
Single Family Home	2	4
Duplex Unit	2	3
Townhome Unit	2	3

4. Front building entrance shall be featured with a porch, portico, or similar entry-feature. A porch must have a minimum depth of five (5) feet and must be designed to accommodate at least two persons. A portico shall be flush with or extend beyond the front wall of the dwelling unit.
5. The rear of any residential building facing a public street or adjacent established residential neighborhood shall be treated with the same architectural quality as the front façade regarding fenestration, articulation and roofline. Substantial window areas shall overlook streets.
6. Single family and duplex units are limited to two stories; townhome buildings abutting or near single family residential shall be limited to two stories.
7. Architectural exterior elevations shall vary among all housing types but have color unified schemes to create diversity in exterior appearances and style.
8. A front entry garage does not extend beyond the front building wall.

**Section 3.04.09 - Accessory Structures**

1. No sheds or similar outdoor storage facilities are allowed within a Small Lot.
2. No swimming pools are allowed within a Small Lot.
3. Metal, vinyl, or other similar materials shall not be used for patios, porticos or porches that extend beyond the wall of the primary residential structure. Materials used for these features shall be compatible with those of the primary residential structure.
4. Fences shall not be allowed within front yards abutting common areas unless the fence has a height of four feet or less with a gate that leads to a public walkway. Fences located at the rear or side yard of lots less than fifty (50) feet wide or any lot with access from a rear alley, shall be a wrought-iron grate style fence to avoid appearance of clutter and to allow visibility along alleyways. A fence within a rear yard of any lot shall not exceed the height of any abutting common area wall.

**Section 3.04.10 - Utilities**

Air conditioning units or similar utilities shall be placed behind the residential building and screened from view from a street. If the side yard setback is 7.5 feet or greater, then the air condition unit or similar utility may be placed in a side yard.

**Section 3.04.11 – Maintenance and Community Management**

1. All dwelling units with the Small Lot Overlay District shall be subject and beholden to a single master homeowners association. The homeowners association shall be responsible for enforcing all conditions and terms of the code, covenants and restrictions established within public records.
2. All common areas and lawn areas within any lot with a width less than fifty (50) feet shall be maintained the property owners association unless another maintenance program is approved by the City Council. Any shared residential driveways shall be maintained by the homeowners association. All parking spaces adjacent to or outside the travel lanes shall be maintained by the homeowners association unless otherwise accepted by the City Council as part of the public right-of-way.
3. A disclaimer statement shall be incorporated into the homeowners association's code, covenant, and restrictions document notifying the property owners that should the Association fail to maintain commons areas or required laws, the City may hold the Association or the property owner responsible.

DEVELOPMENT DESIGN GUIDELINES

The Development Design Guidelines document is amended to incorporate a new Section 3.12, as follows:

**Section 3.12., Mailbox Kiosk Design; Residential Design Standards, Development Design Guideline**

Design and appearance of a mailbox kiosk are compatible with the architectural theme for homes and community buildings in the residential community. Mailbox kiosks are covered by a shelter structure sufficient to protect the patron, mail, and delivery personnel from inclement weather. Acceptable and Undesirable design examples appear below.

**A. Mailbox Kiosk (aka Cluster Mailbox Shelters)**

1. Acceptable Design Examples



2. Undesirable Design Examples



**Backup material for agenda item:**

2. FINAL DEVELOPMENT PLAN/PLAT – Rock Springs Estates, owned by Rock Springs Estates; applicant is Pulte Group, c/o Doug Hoffman, P.E.; engineering firm is Donald W. McIntosh Associates, Inc., c/o John T. Townsend, P.E., located south of West Lester Road, east of Vick Road. (Parcel ID Nos. 3-20-28-0000-00-015, 33-20-28-0000-00-118, 33-20-28-0000-00-003)



**CITY OF APOPKA  
CITY COUNCIL**

  X   PUBLIC HEARING  
       SPECIAL REPORTS  
       PLAT APPROVAL  
  X   OTHER: Final Development Plan

DATE: June 17, 2015  
FROM: Community Development  
EXHIBITS: Vicinity Map  
          Site Plan  
          Landscape Plans  
          Hardscape Plans  
          Plat

**SUBJECT: FINAL DEVELOPMENT PLAN/PLAT - ROCK SPRINGS ESTATES, LOCATED SOUTH OF WEST LESTER ROAD, EAST OF VICK ROAD**

**Request: APPROVAL OF THE FINAL DEVELOPMENT PLAN/PLAT FOR ROCK SPRINGS ESTATES, LOCATED SOUTH OF WEST LESTER ROAD, EAST OF VICK ROAD; AND ISSUE THE FINAL DEVELOPMENT ORDER.**

**SUMMARY**

OWNER: Rock Springs Estates, LLC  
APPLICANT: Pulte Group, c/o Doug Hoffman, P.E.  
ENGINEER: Donald W. McIntosh Associates, Inc., c/o John T. Townsend, P.E.  
LOCATION: South of West Lester Road and east of Vick Road.  
EXISTING USE: One (1) single family residence/vacant land  
FUTURE LAND USE: Residential Low Suburban (Max. 3.5 du/ac)  
ZONING: R-1  
PROPOSED DEVELOPMENT: Single-family Residential Subdivision (60 Lots; min. 8,000 sq. ft. lot area)  
TRACT SIZE: 25.84 +/- acres  
DENSITY: 2.32 du/ac

**DISTRIBUTION:**

Mayor Kilsheimer  
Commissioners (4)  
City Administrator Irby  
Community Dev. Director

Finance Director  
HR Director  
IT Director  
Police Chief

Public Ser. Director  
City Clerk  
Fire Chief

**RELATIONSHIP TO ADJACENT PROPERTIES:**

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Res. Low Suburban (0 -3.5 du/ac)	R-1	Vacant Land
North (City)	Residential Low (0-3.5 du/ac)	A-2/ZIP	Single Family Residence
East (City)	Residential Low (0-5 du/ac)	R-2	Single Family Residence
South (County)	Low Density Res. (Max. 4 du/ac)	A-2	World of Life Church of Apopka
South (City)	Residential Low (0-5 du/ac)	R-3	Wekiva Crest Subdivision
West (City)	Residential Low (0-5 du/ac)	R-3	Cambridge Commons Subdivision

Project Use: The Rock Springs Estates Final Development Plan/Plat proposes the development of 60 single family residential lots and a 0.42 acre park. The minimum typical lot width is 75 feet with a minimum lot size of 8,000 square feet. The proposed minimum living area for the subdivision is 1,500 square feet as set forth in Chapter 2 of the Land Development Code.

The minimum setbacks applicable to this project are:

Setback	Min. Standard
Front*	25'
Side	10'
Rear	20'
Corner	25'

\*Front-entry garage must be setback 30 feet.

Access: Ingress/egress for the development will be via full access from West Lester Road. A second road connection is proposed at the southeast corner of the project. Extension of this second road may occur at the time the abutting eastern parcel is developed for residential use. A multi-use trail currently runs along the south side of Lester Road. The landscape buffer tract along Lester Road has taken into consideration the presence of this multi-use trail.

Stormwater: The two (2) retention ponds have been designed to meet the City’s Land Development Code requirements.

Recreation: The developer is providing a 0.42 acre (18,200 sq. ft.) tot lot and recreation area. At the time of the final development plan application, details of active and passive recreation equipment and facilities will be submitted for the City’s review. The park will be owned and maintained by the homeowners association.

Buffer/Tree Program: Buffers are provided consistent with the Land Development. The City’s Land Development Code and Tree Bank policy authorize the City Council to require the applicant to make a contribution to the City’s Tree Bank to mitigate the remaining tree inches for the residential section. The Applicant has committed to pay \$10.00 per deficient tree inch (totaling \$580.00) into the Tree Bank prior to issuance of the initial Arbor/Clearing permit. The landscaping median at the entrance to Rock Springs Estates will be placed into a separate tract that will be owned and maintained by the homeowners association.

The following is a summary of the tree replacement program for this project:

Total inches on-site:	1,042
Total number of specimen trees:	8
Total inches removed:	602
Total inches retained:	440
Total inches replaced:	544
Total inches (Post Development):	984
Total inches to be mitigated:	58

**SCHOOL CAPACITY REPORT:** Affected Schools: Rock Springs Elementary, Apopka Memorial Middle and Apopka High School. No development activity can occur until such time that a concurrency mitigation agreement or letter has been approved by OCPS. The applicant has applied to OCPS for this agreement.

**ORANGE COUNTY NOTIFICATION:** The County was notified at the time of the land use amendment and rezoning application for this property, and coordination occurred with County planning staff regarding impact on adjacent parcels.

**PUBLIC HEARING SCHEDULE:**

May 12, 2015 - Planning Commission, 5:01 p.m.

June 17, 2015 - City Council, 7:00 p.m.

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**RECOMMENDED ACTION:**

The **Development Review Committee** recommends approval of the ROCK SPRINGS ESTATES FINAL DEVELOPMENT PLAN/PLAT, subject to the findings of the staff report.

The **Planning Commission**, at its meeting on May 12, 2015, recommended approval (7-0) of the ROCK SPRINGS ESTATES FINAL DEVELOPMENT PLAN/PLAT, subject to the findings of the staff report.

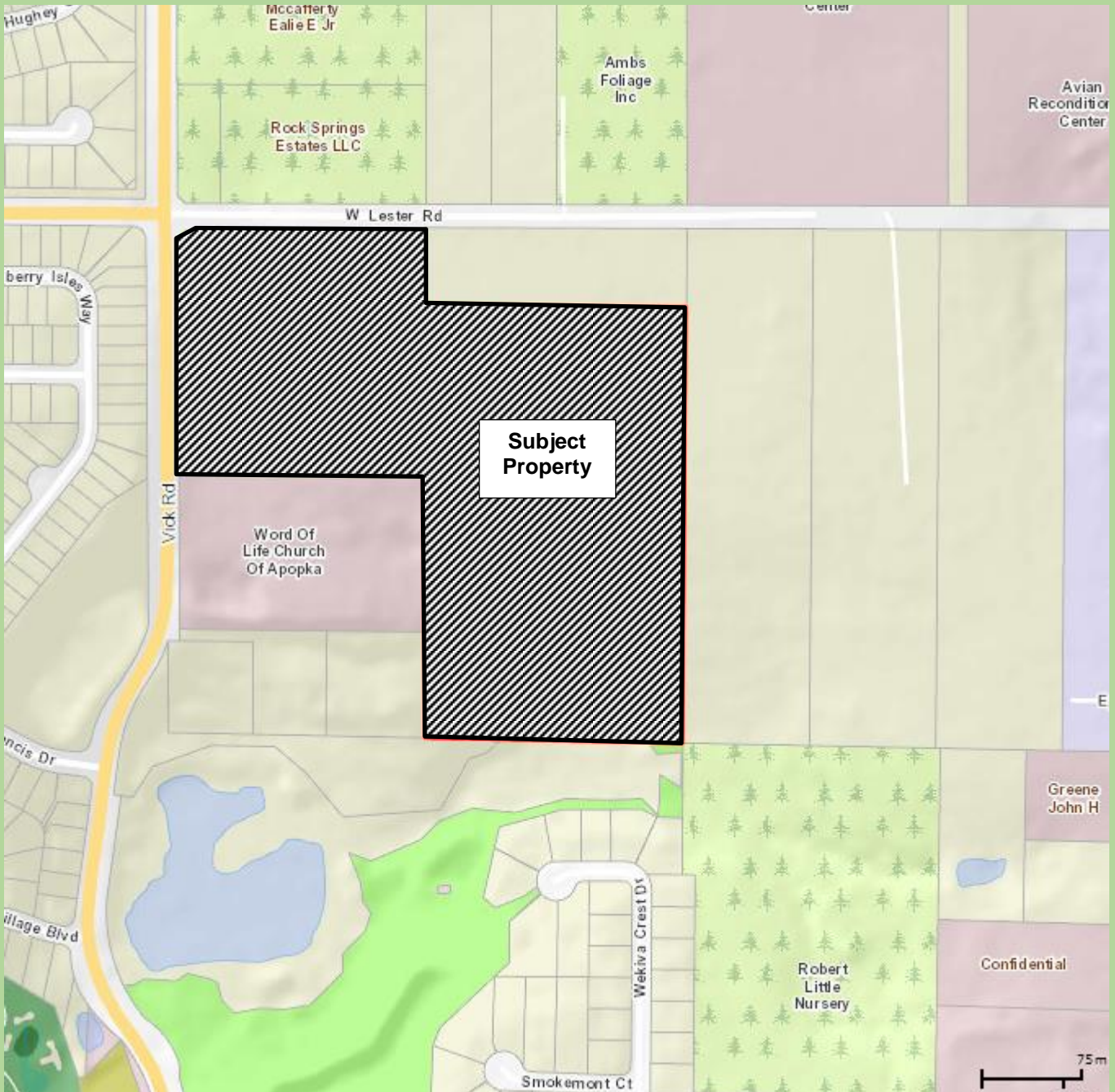
Approve the Final Development Plan/Plat for the Rock Springs Estates, owned by Rock Springs Estates, LLC, and issue the Final Development Order.

**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.**



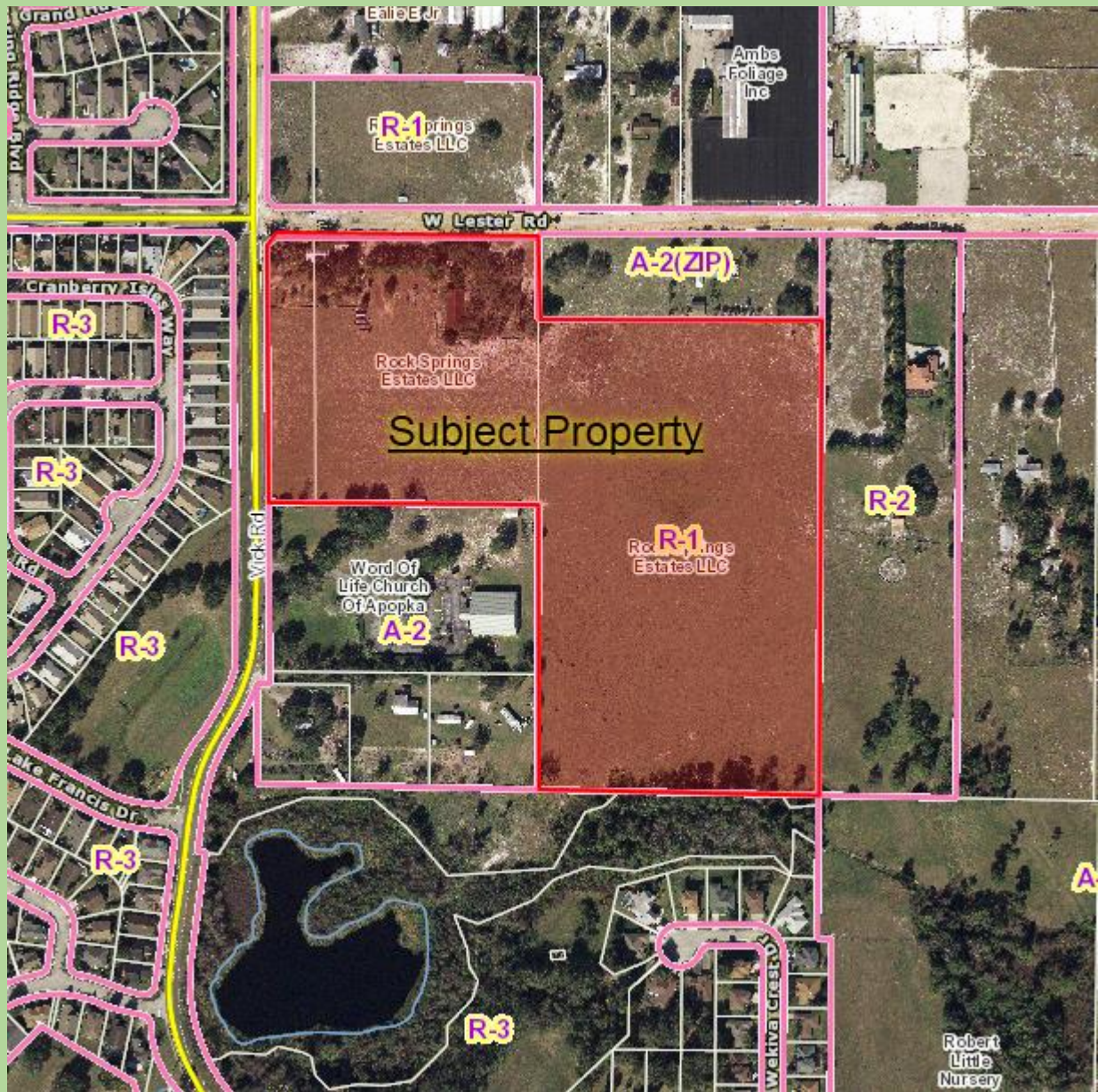
**Application:** Rock Springs Estate Subdivision Final Development Plan/Plat  
**Owner:** Rock Springs Estates, LLC  
**Applicant:** Pulte Group, c/o Doug Hoffman, P.E.  
**Project Eng.:** Donald W. McIntosh Associates, Inc., c/o John T. Townsend, P.E.  
**Parcel ID No's:** 33-20-28-0000-00-015, 33-20-28-0000-00-118, 33-20-28-0000-00-003  
**Total Acres:** 25.84 +/-

### VICINITY MAP



Application: Rock Springs Estate Subdivision Final Development Plan/Plat  
Owner: Rock Springs Estates, LLC  
Applicant: Pulte Group, c/o Doug Hoffman, P.E.  
Project Eng.: Donald W. McIntosh Associates, Inc., c/o John T. Townsend, P.E.  
Parcel ID No's: 33-20-28-0000-00-015, 33-20-28-0000-00-118, 33-20-28-0000-00-003  
Total Acres: 25.84 +/-

VICINITY MAP



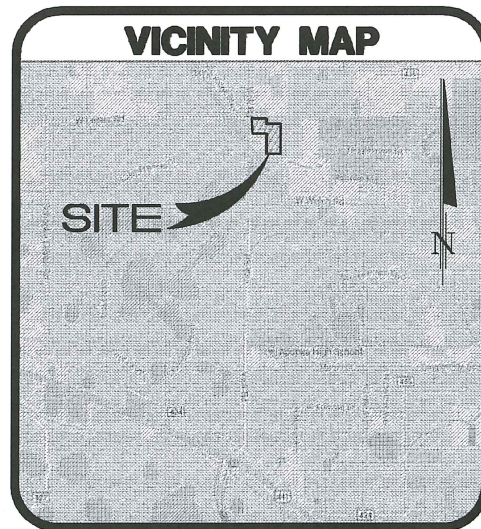
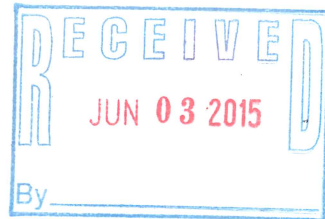
# FINAL DEVELOPMENT PLANS

# ROCK SPRINGS ESTATES

CITY OF APOPKA, FLORIDA

PREPARED FOR  
**PULTE GROUP**

**4901 VINELAND ROAD, 5th FLOOR  
ORLANDO, FLORIDA 32811  
407.509.4014**



SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST  
PROPERTY APPRAISER PARCEL ID # 33-20-28-0000-00-003 &  
33-20-28-0000-00-015

LEGAL DESCRIPTION

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE NORTH 230 FEET, IN SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

AND:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAYS ALONG THE WEST AND NORTH.

CONTAINING 25.840 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAY, RESTRICTIONS AND EASEMENTS OF RECORD.

ENGINEER/SURVEYOR:

DONALD W. MCINTOSH ASSOCIATES, INC.  
2200 PARK AVENUE NORTH  
WINTER PARK, FLORIDA 32789  
PH: 407.644.4068  
CONTACT PERSON: JOHN T. TOWNSEND, PE

OWNER:

ROCK SPRINGS ESTATES, LLC.  
P.O. BOX 1508  
WINTER PARK, FLORIDA 32790

DEVELOPER/APPLICANT:

PULTE GROUP  
4901 VINELAND ROAD, 5th FLOOR  
ORLANDO, FL 32811  
PH: 407.509.4014  
CONTACT PERSON: DOUG HOFFMAN

**REVISION MAY 26, 2015  
APRIL 1, 2015**



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

THE ROAD DESIGN HAS BEEN DONE IN REASONABLE CONFORMANCE WITH THE FDOT "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS".

CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE CITY OF APOPKA REGULATIONS AND SPECIFICATIONS.

ALL ROADS AND/OR STREETS ARE PUBLIC OWNED AND MAINTAINED BY THE CITY OF APOPKA.

**SHEET INDEX**

C001	COVER SHEET
C002	SITE DATA, NOTES AND LEGEND
C003	NOTES AND SPECIFICATIONS
C021	AERIAL
C031	EXISTING CONDITIONS PLAN
C101	EROSION, SEDIMENTATION CONTROL AND DEMOLITION PLAN
C102	EROSION CONTROL DETAILS
C201	MASTER SUBDIVISION PLAN
C301	GRADING AND DRAINAGE PLAN WEST SIDE
C302	GRADING AND DRAINAGE PLAN EAST SIDE
C331	SMA-1 DETAILS, SECTION AND CONTROL STRUCTURE
C332	SMA-2 DETAILS, SECTION AND CONTROL STRUCTURE
C345	PAVEMENT & CROSS SECTIONS, AND DETAILS
C351	INTERSECTION GRADING, SIGNAGE, STRIPING AND RAMP LOCATIONS
C401	PLAN & PROFILE
C402	PLAN & PROFILE
C403	PLAN & PROFILE
C404	PLAN & PROFILE
C405	PLAN & PROFILE
C501	UTILITY PLAN WEST SIDE
C502	UTILITY PLAN EAST SIDE
C531	UTILITY DETAILS
C532	UTILITY DETAILS
C533	UTILITY DETAILS
C534	UTILITY DETAILS
C651	LIFT STATION DETAILS
C652	LIFT STATION DETAILS
C751	DRAINAGE DETAILS
C752	DRAINAGE DETAILS
C753	DRAINAGE DETAILS
C754	DRAINAGE DETAILS
C755	DRAINAGE DETAILS
IR.01	TREE REMOVAL PERMIT PLAN
H.01-H.03	HARDSCAPE & LAYOUT
HD.01-HD.02	BRICK WALL PLANS
L.01-L.03	LANDSCAPE PLAN
LD.01-LD.03	PLANT LIST, NOTES, CALCULATIONS & DETAILS
IR.01-IR.04	IRRIGATION PLAN

DONALD W. MCINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 88  
JOHN T. TOWNSEND FLORIDA P.E. No. 52127  
DATE: 5/29/2015

ROCK SPRINGS ESTATES - FDP-14200 - 4/1/15 - REVISION MAY 26, 2015

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**NOTES**

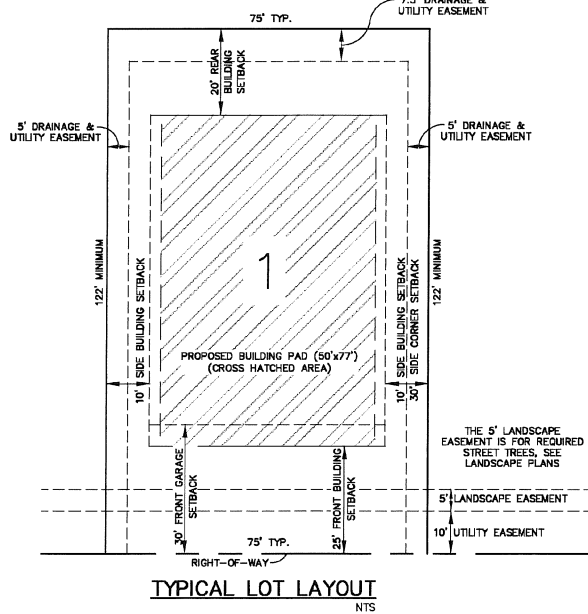
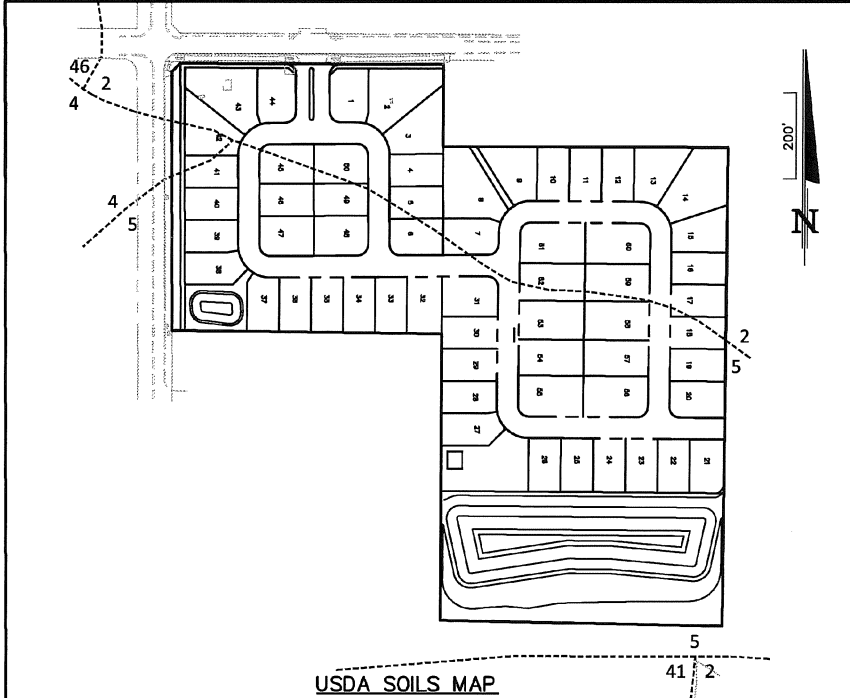
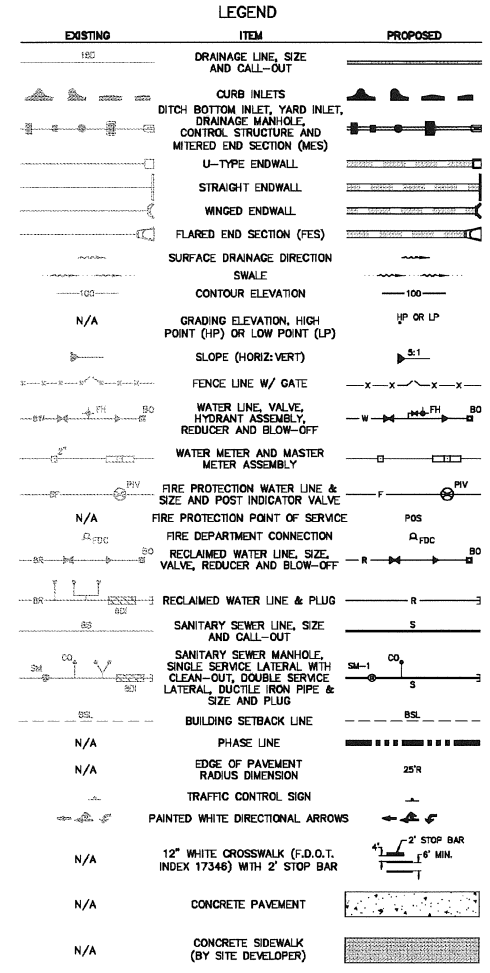
- FINAL DEVELOPMENT PLANS AT A MINIMUM SHALL ADDRESS THE INFORMATION REQUIRED UNDER SECTION 12.2.04 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
- ALL PROPOSED DEVELOPMENT IMPROVEMENTS SHALL CONFORM TO THE CITY OF APOPKA LAND DEVELOPMENT CODE, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
- THE DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEMS, WATER AND SEWER SYSTEMS, UTILITIES AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL, STORM WATER MANAGEMENT FACILITIES WILL BE PROVIDED ON-SITE IN TWO RETENTION/DETENTION PONDS.
- ALL PROPOSED UTILITIES (ELECTRICAL, CABLE TV, GAS, TELEPHONE, ETC.) SHALL BE INSTALLED UNDERGROUND. APPURTENANCES TO THESE SYSTEMS THAT ARE REQUIRED TO BE ABOVE GROUND SHALL BE EFFECTIVELY SCREENED.
- PROJECTED UTILITY CONSUMPTION/IMPACTS AND REQUIRED FIRE FLOW:
  - POTABLE WATER DAILY CONSUMPTION = 21,000 GPD
  - REQUIRED FIRE FLOW = 1000 GPM
  - RECLAIMED WATER DAILY CONSUMPTION = 27,000 GPD
  - WASTEWATER DAILY GENERATION = 18,000 GPD
  - REFUSE DAILY GENERATION = 720 LBS/DAY
- SANITARY WASTE SERVICES WILL BE PROVIDED BY THE CITY OF APOPKA. A SANITARY LIFT STATION WILL BE INSTALLED WITH FORCE MAIN CONNECTING TO THE EXISTING CITY FORCE MAIN SUB LOCATED AT THE SUBDIVISION ENTRANCE. THE LIFT STATION AND FORCE MAIN WILL BE DEDICATED TO, OWNED AND MAINTAINED BY THE CITY OF APOPKA.
- THIS SITE IS LOCATED IN ZONE X FLOOD HAZARD ZONE, OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FEMA/FIRM MAP, ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120180C 0110F (FIRM MAP NUMBER 12095CD110F), REVISED SEPTEMBER 25, 2009. NEAREST FLOOD PLAIN ELEVATION SET BY FEMA IS IN ZONE AE, ELEVATION 67.1 MSL. FOR LAKE EROD.
- PER USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM SOIL SURVEY MAPS THE ON-SITE SOILS ARE AS FOLLOWS (SEE MAP BELOW):
  - 2 - ARCH-BOLD FINE SAND, 0-5% SLOPES
  - 4 - CANDLER FINE SAND, 0-5% SLOPES
  - 5 - CANDLER FINE SAND, 5-12% SLOPES
- NO KNOWN EXISTING HISTORICAL STRUCTURES OR OTHER CULTURALLY SIGNIFICANT ARTIFACTS WERE OBSERVED ON-SITE.
- PROJECT LANDSCAPING WILL MEET STANDARDS SET FORTH IN SECTION 2.09.19(D)(21) OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. LANDSCAPE AND IRRIGATION SHALL BE IN COMPLIANCE WITH "WATER WISE ORDINANCE 2069", UNLESS OTHERWISE APPROVED BY THE CITY.
- PROJECT LIGHTING WILL MEET STANDARDS SET FORTH IN THE CITY OF APOPKA LAND DEVELOPMENT CODE (LDC) AND THE CITY'S DEVELOPMENT DESIGN GUIDELINES, UNLESS OTHERWISE APPROVED BY THE CITY.
- PROJECT SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF APOPKA LDC, ARTICLE VIII.
- REFUSE WILL BE COLLECTED BY THE CITY OF APOPKA ON A WEEKLY SCHEDULE.
- FIRE RESCUE IS PROVIDED BY THE CITY OF APOPKA FIRE DEPARTMENT. THE FIRE DEPARTMENT LOCATED AT 302 WEST WELCH ROAD, APPROXIMATELY 1 MILE FROM THE DEVELOPMENT. ON-SITE FIRE PROTECTION WILL BE PROVIDED BY A LOOPED WATER DISTRIBUTION SYSTEM WITH FIRE HYDRANTS.
- PARKS & RECREATION WILL BE PROVIDED IN A "POCKET PARK".
  - REQUIRED: EQUIVALENT TO TWO (2) LOTS = 16,000 SF = 0.37 AC.
  - PROVIDED: TRACT C = 16,207 SF = 0.42 AC.
- ALL ACCESSORY STRUCTURES AND USES SHALL CONFORM TO CITY OF APOPKA ARTICLE VI, SECTION 7.01.00 OF THE LDC.

- TRANSPORTATION IMPACT ASSESSMENT: PER THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL, 8th EDITION, SINGLE FAMILY DETACHED HOUSING (210) GENERATES AVERAGE RATES AS FOLLOWS:
  - WEEKDAY: 9.57 TRIPS/UNIT = (9.57 TRIPS \* 60 UNITS) = 574 TRIPS
  - P.M. PEAK HOURLY: 1.02 TRIPS/UNIT = (1.02 TRIPS \* 60 UNITS) = 61.2 TRIPS
- ALL INTERNAL TRAFFIC CONTROL SIGNAGE WILL COMPLY WITH CITY OF APOPKA, MUTCD AND FDOT STANDARDS, LATEST EDITIONS.
- ALL SIDEWALKS ADJACENT TO SINGLE FAMILY RESIDENTS TO BE CONSTRUCTED BY THE HOME BUILDER AT THEIR TIME OF CONSTRUCTION. SIDEWALKS ADJACENT TO TRACTS, WITHIN TRACT A, THE MAIN ENTRANCE SIDEWALKS AND ALL INTERSECTION CURB RAMPS WITH LANDINGS SHALL BE CONSTRUCTED BY THE SITE CONTRACTOR.
- WELLFIELD PROTECTION: THERE ARE NO KNOWN WELL FIELDS WITHIN THE PROJECT AREA.
- FOLLOWING LIST OF PERMITS, BUT NOT LIMITED TO, ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION:
  - CITY OF APOPKA FINAL DEVELOPMENT PLAN APPROVAL
  - FDEP POTABLE WATER SYSTEM DISTRIBUTION PERMIT
  - FDEP WASTEWATER COLLECTION SYSTEM PERMIT
  - ST. JOHNS RIVER WATER MANAGEMENT ERP
  - NPDES PERMITTING (INCLUDING NOI AND NOT)
- PRIOR TO COMMENCING CLEARING AND GRADING ACTIVITIES, A PERMIT/LETTER FROM THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION MUST BE RECEIVED, WITH A COPY FORWARDED TO THE CITY OF APOPKA, FOR APPROVAL OF A GOPHER TORTOISE SURVEY AND ANY REQUIRED REMEDIAL ACTIVITY.
- HOME BUILDERS MUST OBTAIN BUILDING PERMITS FROM THE CITY OF APOPKA PRIOR TO ANY HOME CONSTRUCTION. SUBMITTALS MUST INCLUDE BUILDING ELEVATIONS AND FLOOR PLANS.
- RESIDENTIAL ARCHITECTURE MUST COMPLY WITH THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES.
- LOTS 27 AND 38 MUST DEMONSTRATE AT TIME OF CONSTRUCTION/PERMITTING THAT THE FRONT ELEVATION OF THE HOME SHALL BE NO MORE THAN A 30 DEGREE DEFLECTION FROM A LINE PERPENDICULAR TO A RADIAL LINE FROM THE RADIUS POINT OF THE CURVE THROUGH A MID-POINT OF THE LOT FRONTAGE. THIS PERPENDICULAR LINE SHALL BE DRAWN FROM THE INTERSECTION OF THE RADIAL LINE AND THE CORNER OF THE PROPOSED STRUCTURE. ALL MINIMUM LOT WIDTH AND STRUCTURE SETBACKS MUST BE ACCOMPLISHED. EVIDENCE OF COMPLIANCE MUST BE PROVIDED ON PLOT PLANS, FOUNDATIONS SURVEYS AND FINAL LOT SURVEYS.
- CONCRETE SIDEWALKS LOCATED IN TRACTS C AND E WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- TRACT G - LANDSCAPE MEDIAN AND ALL IMPROVEMENTS WITHIN TO BE OWNED AND MAINTAINED BY THE HOA.
- LOTS 53 AND 58 HAVE AN UNDER DRAIN SYSTEM ALONG THEIR NORTH PROPERTY LINE WITHIN A DRAINAGE AND UTILITY EASEMENT. THESE SYSTEMS MUST BE MAINTAINED BY THOSE PROPERTY OWNERS. THE HOA WILL HAVE THE RIGHTS, DEDICATED TO THEM VIA THE PLAT, TO SERVICE THE UNDER DRAIN SYSTEMS IF THE LOT OWNERS FAIL TO MAINTAIN THEM IN GOOD WORKING ORDER.

LOT INFORMATION		
LOT NUMBER	LOT FRONTAGE	LOT SQUARE FOOTAGE
1	78'	10957
2	48'	18156
3	51'	14134
4	75'	9381
5	75'	9381
6	80'	10498
7	70'	10879
8	35'	18800
9	55'	12986
10	75'	9455
11	75'	9479
12	75'	9504
13	56'	12896
14	52'	19732
15	75'	11401
16	75'	9675
17	75'	9675
18	75'	9675
19	75'	9675
20	80'	10831
21	80'	10000
22	75'	9375
23	75'	9375
24	75'	9375
25	75'	9375
26	75'	9375
27	45'	10155
28	56'	9643
29	75'	9725
30	75'	9775
31	89'	12113
32	81'	10733
33	75'	9813
34	75'	9711
35	75'	9609
36	75'	9508
37	83'	9560
38	49'	9992
39	72'	9334
40	75'	9375
41	75'	9375
42	50'	14011
43	45'	18434
44	78'	11109
45	87'	11595
46	75'	9533
47	87'	11595
48	87'	11595
49	75'	9533
50	87'	11595
51	95'	14211
52	82'	12385
53	82'	12382
54	82'	12382
55	95'	14211
56	95'	14218
57	82'	12388
58	82'	12388
59	82'	12388
60	95'	14218
TRACTS		
A	VARIES	8813
B	VARIES	2857
C	VARIES	22474
D	VARIES	200263
E	VARIES	16445
F	VARIES	12211
G	VARIES	1106
H	VARIES	2537
LS-1	VARIES	1360

**SITE DATA**

- THE PROPOSED PROJECT IS DEVELOPMENT OF A 60 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON AN EXISTING SINGLE FAMILY LOT AND ADDITIONAL VACANT LAND. IMPROVEMENTS WILL INCLUDE PAVED ROADS, SIDEWALKS, STORM WATER MANAGEMENT FACILITIES, ASSOCIATED UTILITIES, AND LANDSCAPING. ALL SITE IMPROVEMENTS WILL OCCUR IN A SINGLE PHASE OF CONSTRUCTION.
- PROJECT AREA: 1,125,594 SF = 25.640 ACRES
- PROJECT ADDRESS: 1907 MCK ROAD, APOPKA, FL 32703
- EXISTING ZONING: R-1
- SURROUNDING ZONING: NORTH: R-1, A-2 (ZIP)  
NORTHEAST: A-1  
EAST SIDE: R-2  
SOUTH SIDE: R-3, A-2  
WEST SIDE: R-3  
NORTHWEST: PUD
- EXISTING FUTURE LAND USE: RESIDENTIAL LOW SUBURBAN (0-3.5 DU/AC)
- SURROUNDING FLU: NORTH: RLS  
NORTHEAST: RLS  
EAST SIDE: RL  
SOUTH SIDE: RL  
WEST SIDE: RL  
NORTHWEST: RLS
- EXISTING LAND USE: EXISTING SINGLE FAMILY RESIDENT & VACANT
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
- DEVELOPMENT SETBACKS: LESTER ROAD: 10 FT BUFFER  
VICK ROAD: 10 FT BUFFER  
ADJACENT AG ZONED PROPERTY: 5 FT BUFFER  
ADJACENT PROPERTY OTHERS: 5 FT
- DEVELOPMENT STANDARDS - MINIMUM/MAXIMUM:
  - LOT COUNT: 60 SINGLE FAMILY LOTS
  - DENSITY MAXIMUM ALLOWED: 3.5 UNITS / ACRE
  - DENSITY PROVIDED: 2.3 UNITS / ACRE
  - LOT SIZE: 8,000 SF MINIMUM
  - LOT WIDTH: 75' TYPICAL, 45' ALONG CURVES (40% REDUCTION)
  - LIVING SPACE: 1,500 SF MINIMUM
  - BUILDING HEIGHT: 35' (2 STORY)
  - IMPERVIOUS PER LOT: 55% MAXIMUM
- BUILDING SETBACKS:
  - FRONT: 25' TO FRONT OF HOUSE
  - SIDE: 10'
  - SIDE CORNER: 30'
  - REAR: 20'
  - WETLANDS: 50'
- ALL REQUIRED VEHICULAR PARKING SPACES WILL BE PROVIDED ON EACH INDIVIDUAL RESIDENTIAL LOT. EACH LOT WILL PROVIDE TWO OUTSIDE PARKING SPACES ON THE DRIVEWAY AND TWO INSIDE PARKING SPACES WITHIN GARAGES. ALL PARKING SHALL COMPLY WITH ARTICLE VI OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
- IMPERVIOUS AREA: MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO IS 70% PER CITY OF APOPKA LDC.
- REQUIRED OPEN SPACE PER ARTICLE II SECTION 2.02.01-GENERAL OF THE CITY OF APOPKA LDC, IS A MINIMUM OF 30% LAND AREA.



**UTILITY PROVIDERS**

- CITY OF APOPKA**  
WATER, WASTEWATER & RECLAIM PUBLIC SERVICES DEPARTMENT  
748 EAST CLEVELAND STREET  
APOPKA, FL 32703  
PH: 407.889.1716  
FAX: 407.889.1748
- DUKE ENERGY**  
ELECTRICAL DIVISION  
452 EAST CROWN POINT ROAD  
WINTER GARDEN, FL 32787  
PH: 407.905.3302  
FAX: 407.905.3365
- CENTURYLINK FLORIDA, INC.**  
TELECOMMUNICATIONS  
33 NORTH MAIN STREET  
WINTER GARDEN, FL 34787  
PH: 407.814.5351  
FAX: 407.814.5320
- BRIGHT HOUSE NETWORKS**  
CABLE TV  
65 SOUTH KELLER ROAD  
ORLANDO, FL 32810  
PH: 407.215.5505  
FAX: 407.215.5758
- LAKE APOPKA NATURAL GAS**  
NATURAL GAS  
1320 WINTER GARDEN WINDLAND ROAD  
WINTER GARDEN, FL 34787  
PH: 407.656.2734  
FAX: 407.410.7024

**FINAL DEVELOPMENT PLAN**

**ROCK SPRINGS ESTATES**  
CITY OF APOPKA, FLORIDA  
SITE DATA, NOTES AND LEGEND

**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.844.4068

DESIGNED BY: MAB  
CHECKED BY: JTT  
DATE: 4/1/15

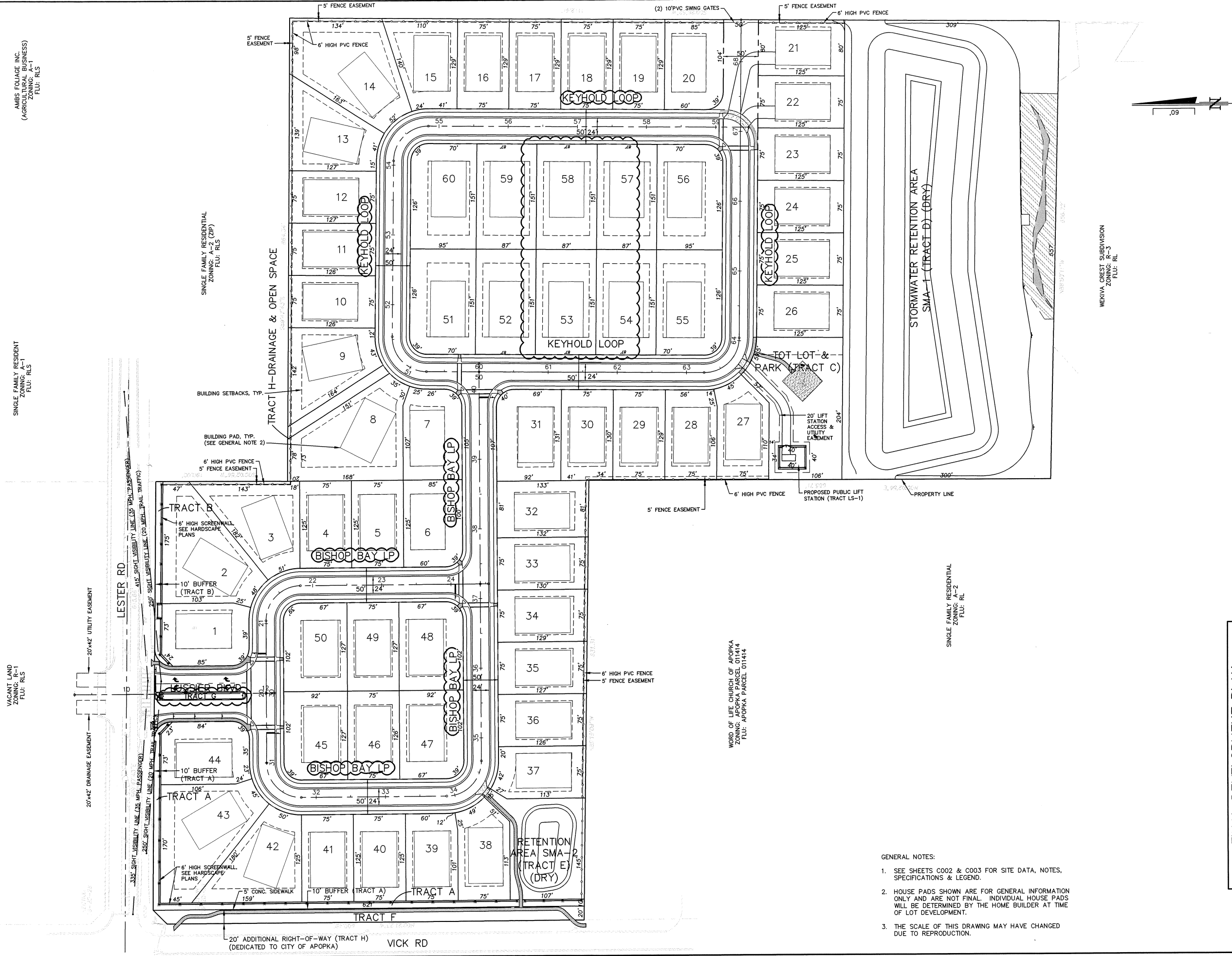
SCALE: NTS

JOB NUMBER: 14200

NO. 2

JOHN T. TOWNSEND  
FLORIDA P.E. No. 52127  
DATE: 5/29/2015

DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.



**FINAL DEVELOPMENT PLAN**

**ROCK SPRINGS ESTATES**  
CITY OF APOPKA, FLORIDA  
MASTER SUBDIVISION PLAN

**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS  
PLANNERS  
SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088

**DRAWN BY:** MAB  
**CHECKED BY:** JTT  
**DATE:** 4/1/15  
**SCALE:** 1"=60'  
**JOB NUMBER:** 14200

**DESIGNED BY:** MAB  
**REVISIONS:**

NO.	DATE	REVISIONS
2	5/15/15	REVISED PER CITY COMMENTS
1	4/29/15	REVISED PER CITY COMMENTS

**DESIGNED BY:** JOHN T. TOWNSEND  
**DATE:** FLORIDA P.E. No. 52127

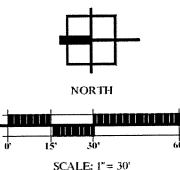
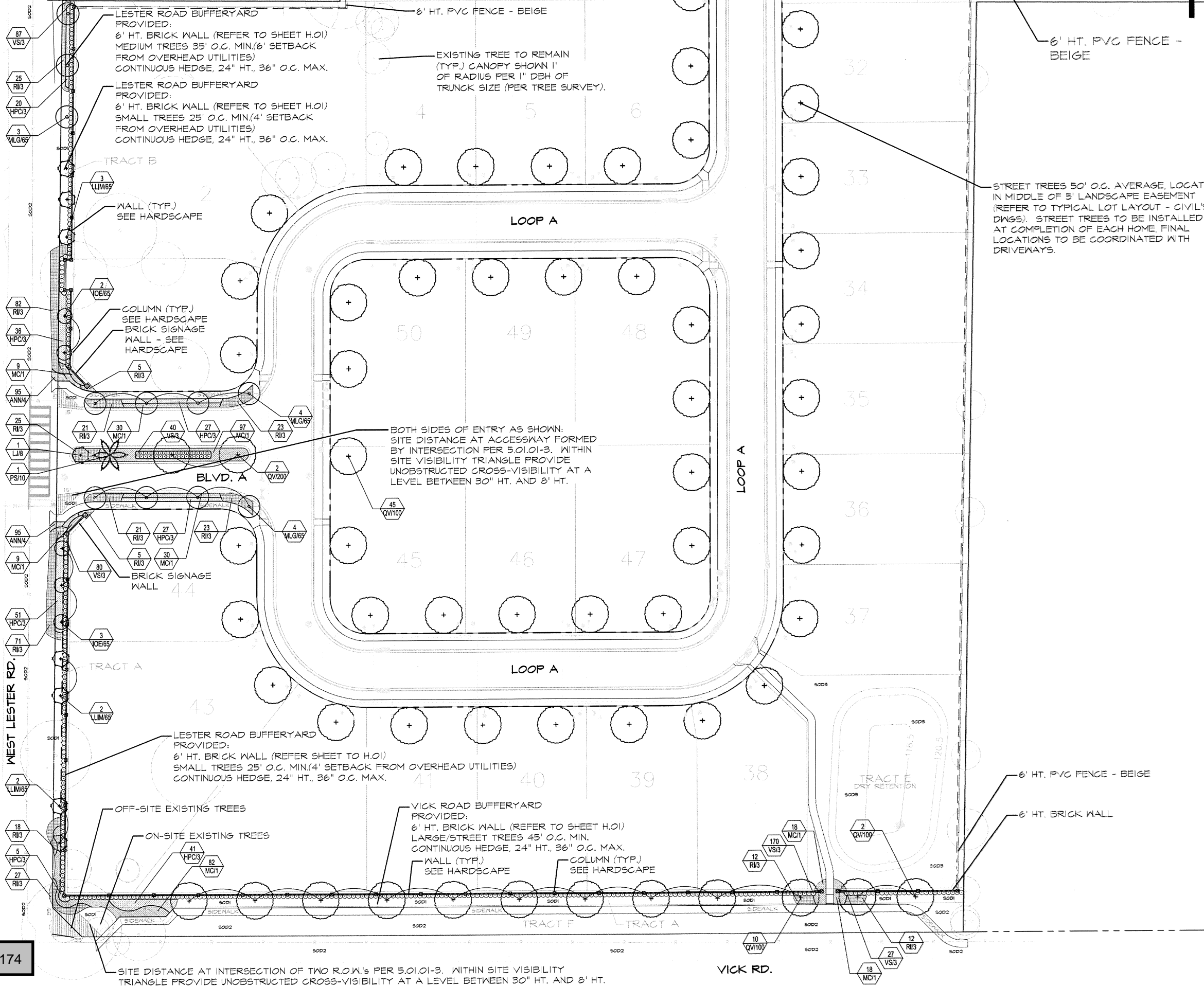
**DRAWING:** 14200-FDP-MSUP  
**SHEET:** C201  
**8 OF 32**

- GENERAL NOTES:
- SEE SHEETS C002 & C003 FOR SITE DATA, NOTES, SPECIFICATIONS & LEGEND.
  - HOUSE PADS SHOWN ARE FOR GENERAL INFORMATION ONLY AND ARE NOT FINAL. INDIVIDUAL HOUSE PADS WILL BE DETERMINED BY THE HOME BUILDER AT TIME OF LOT DEVELOPMENT.
  - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

MATCHLINE

MATCHLINE

MATCHLINE



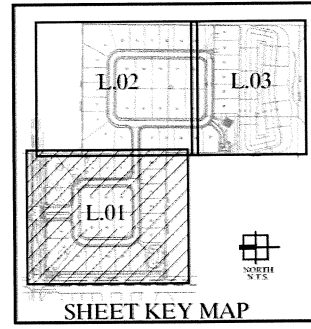
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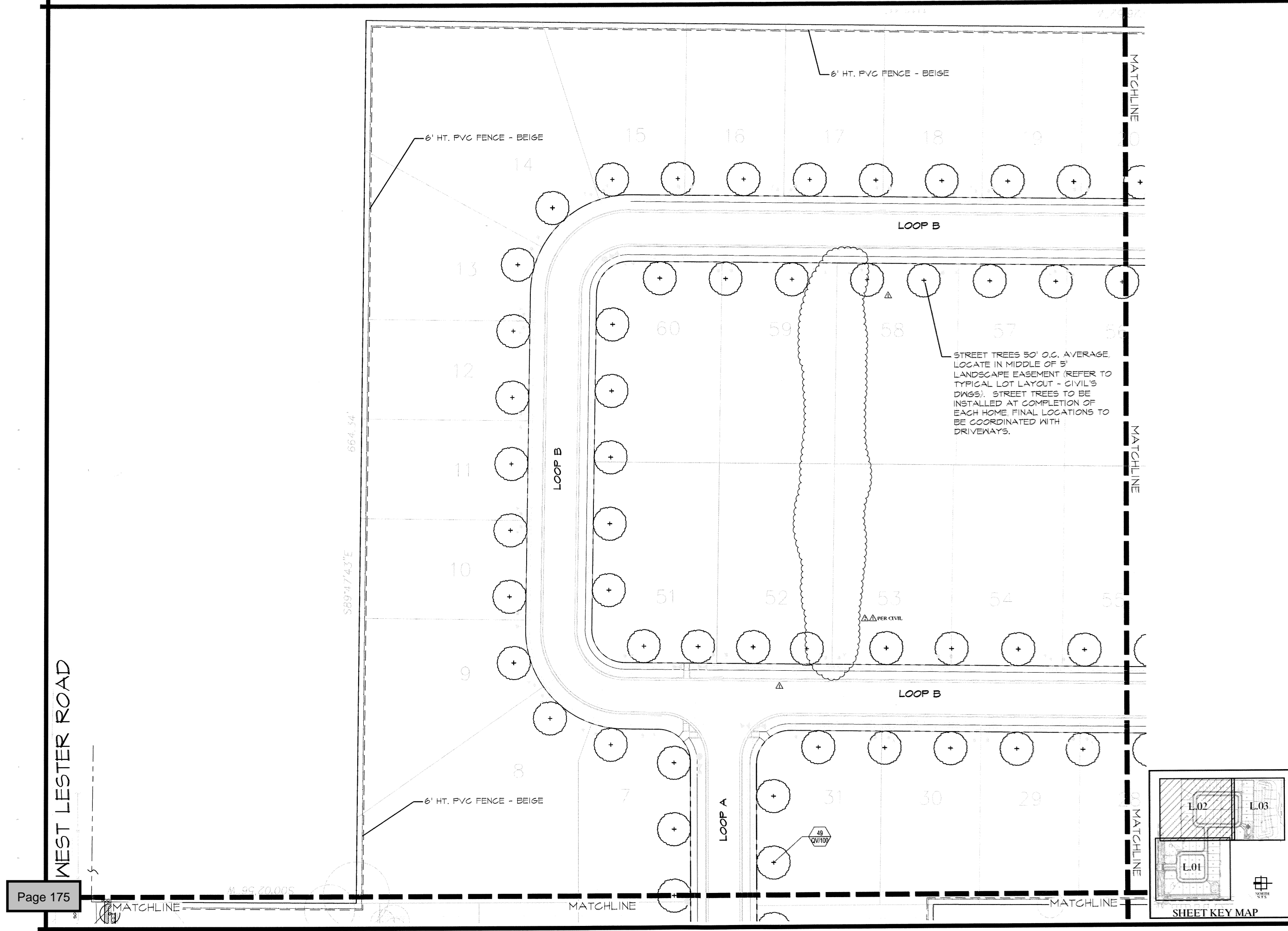
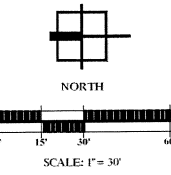
**ROCK SPRINGS ESTATES**  
 CITY OF APOPKA, FLORIDA  
**FINAL DEVELOPMENT PLAN**  
 PREPARED FOR:  
 PULTE GROUP  
**LANDSCAPE PLAN**

Landscape Architect  
 In Charge:  
 Barry H. Rynier  
 Registration # LA0001343  
 Certificate of  
 Authorization LC 26000435  
 Land Resource Design Group

DATE: 04-01-2015  
 PROJECT NO: PUL015-03.01  
 DRAWN BY: SAM  
 DESIGNED BY: BHR  
 CHECKED BY: BHR

SHEET NO.  
**L.01**





STREET TREES 50' O.C. AVERAGE. LOCATE IN MIDDLE OF 5' LANDSCAPE EASEMENT (REFER TO TYPICAL LOT LAYOUT - CIVIL'S DWGS). STREET TREES TO BE INSTALLED AT COMPLETION OF EACH HOME. FINAL LOCATIONS TO BE COORDINATED WITH DRIVEWAYS.

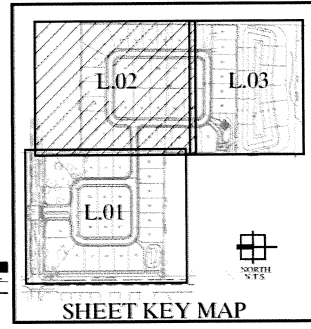
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2	05/12/15	REVISIONS PER CITY OF APOPKA COMMENTS	SAM

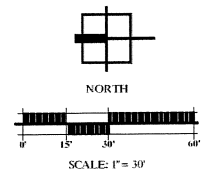
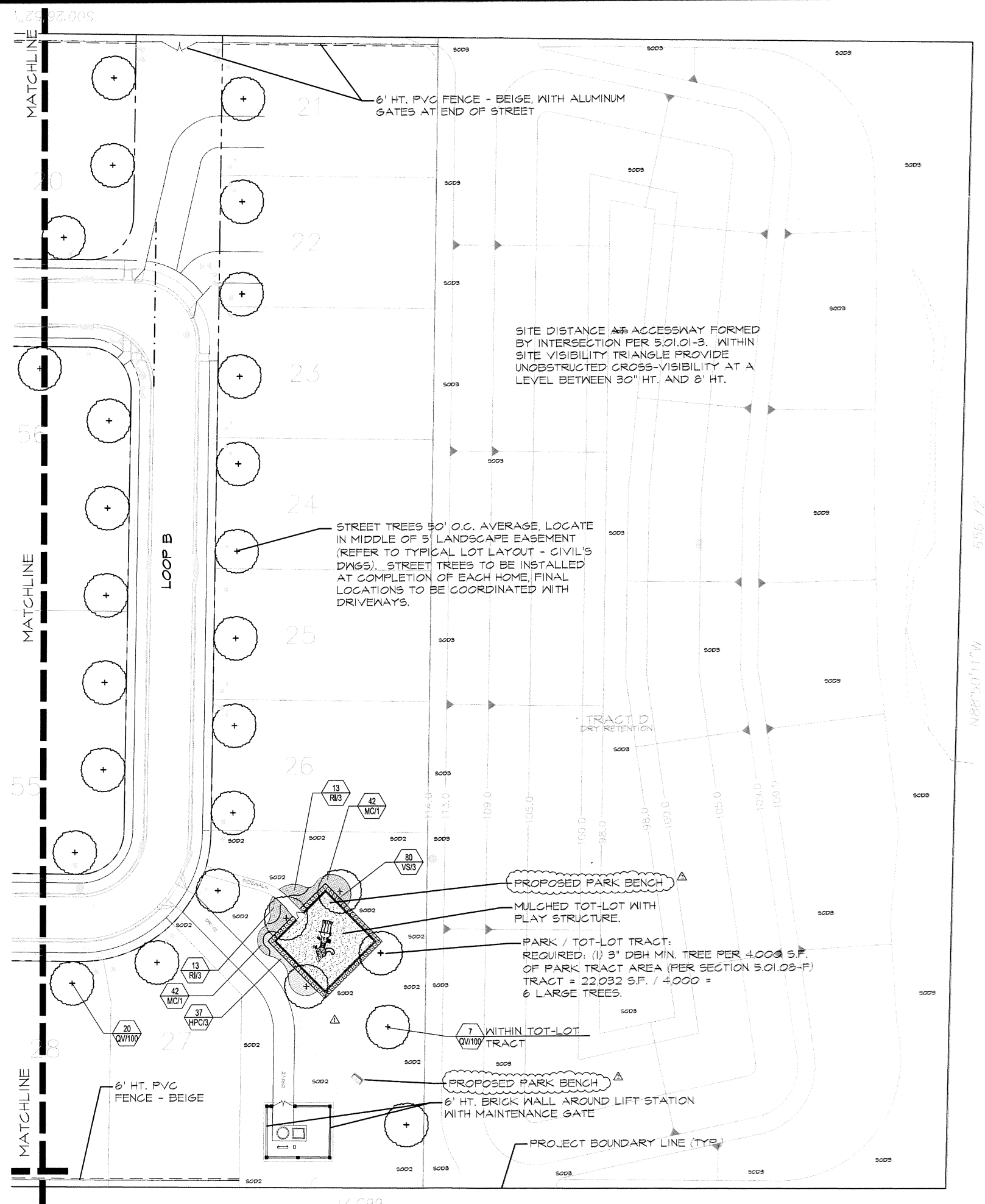
**ROCK SPRINGS ESTATES**  
 CITY OF APOPKA, FLORIDA  
**FINAL DEVELOPMENT PLAN**  
 PREPARED FOR:  
 PULTE GROUP  
**LANDSCAPE PLAN**

Landscape Architect  
 In Charge:  
 Barry H. Ryner  
 Registration # LA0001343  
 Certificate of  
 Authorization LC 26000435  
 Land Resource Design Group

DATE:	04-01-2015
PROJECT NO.:	PUL015-03.01
DRAWN BY:	SAM
DESIGNED BY:	BHR
CHECKED BY:	BHR

SHEET NO.  
**L.02**





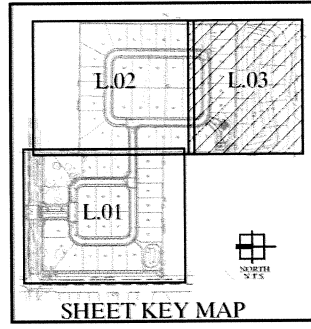
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2	05/12/15	REVISIONS PER CITY OF APOPKA COMMENTS	SAM	BHR

**ROCK SPRINGS ESTATES**  
CITY OF APOPKA, FLORIDA  
**FINAL DEVELOPMENT PLAN**  
PREPARED FOR:  
PULTE GROUP  
**LANDSCAPE PLAN**

Landscape Architect  
In Charge:  
Barry H. Rymer  
Registration # LA0001343  
Certificate of  
Authorization LC 26000435  
Land Resource Design Group

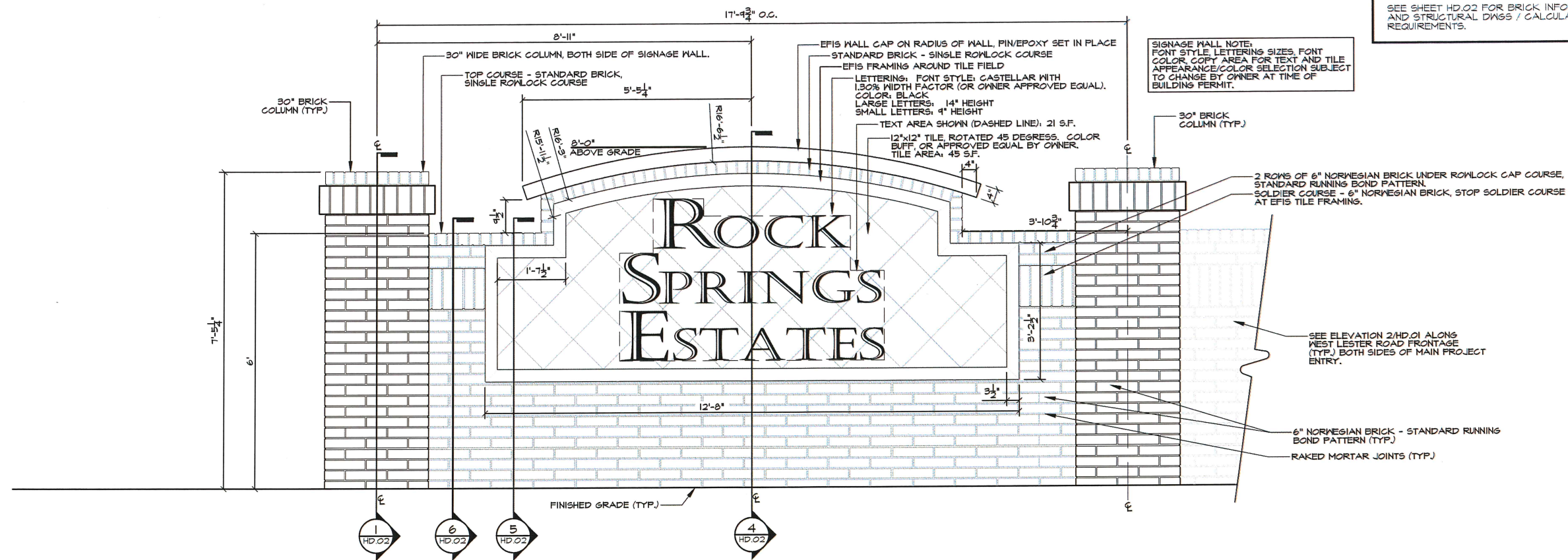
DATE:	04-01-2015
PROJECT NO.:	PUL015-03.01
DRAWN BY:	SAM
DESIGNED BY:	BHR
CHECKED BY:	BHR

SHEET NO.  
**L.03**





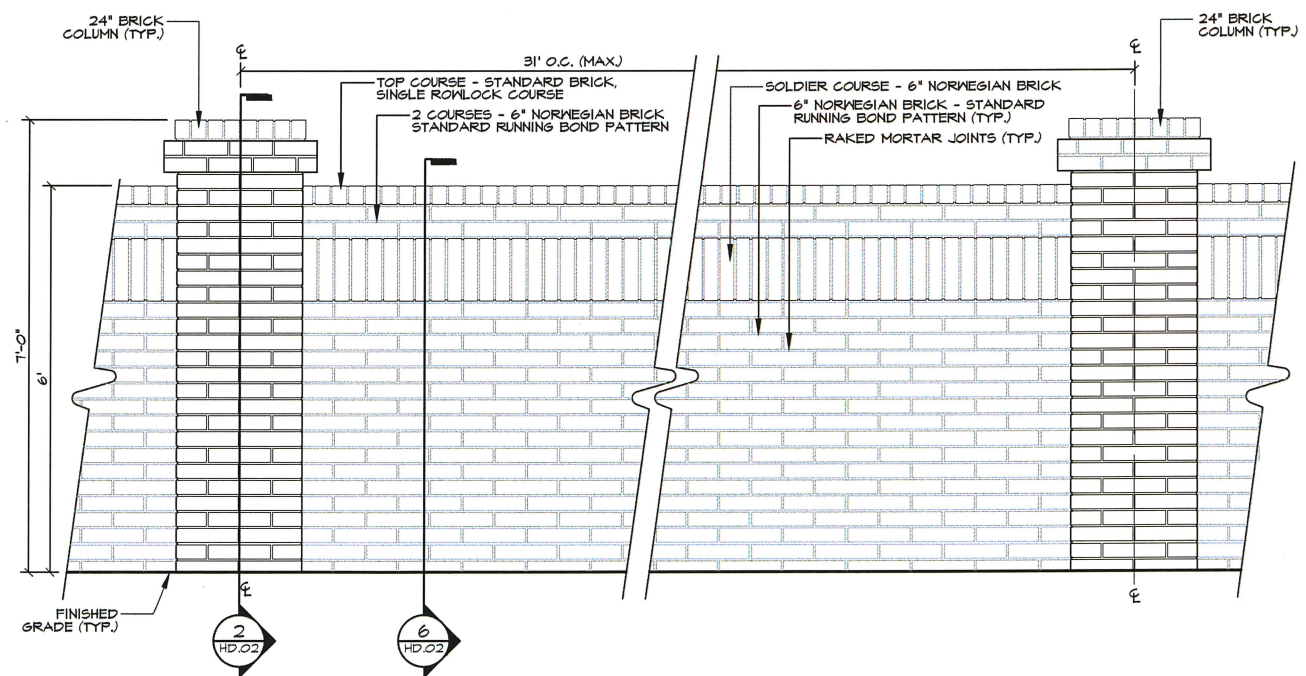




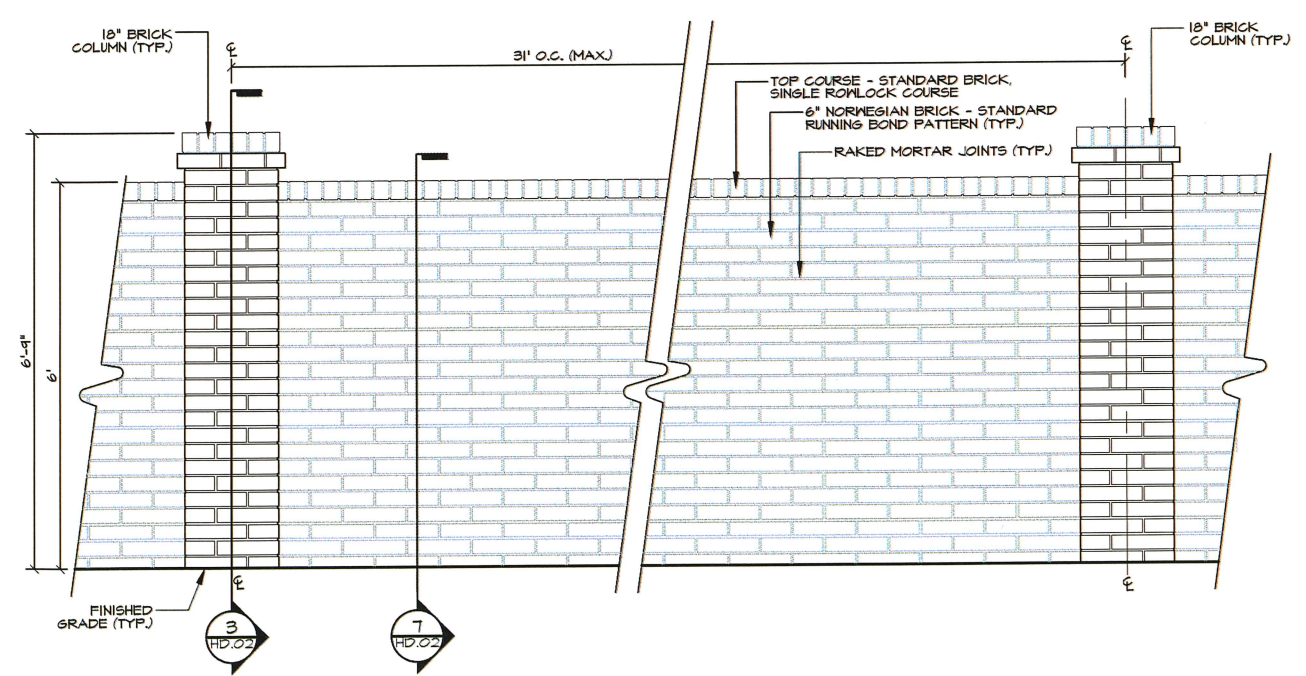
NOTE:  
SEE SHEET HD.02 FOR BRICK INFORMATION  
AND STRUCTURAL DWGS / CALCULATIONS  
REQUIREMENTS.

SIGNAGE WALL NOTE:  
FONT STYLE, LETTERING SIZES, FONT  
COLOR, COPY AREA FOR TEXT AND TILE  
APPEARANCE/COLOR SELECTION SUBJECT  
TO CHANGE BY OWNER AT TIME OF  
BUILDING PERMIT.

Project Entry Brick Signage Wall Elevation  
SCALE: 3/4" = 1'-0" HD.01



6' Brick Project Perimeter Wall Elevation  
SCALE: 3/4" = 1'-0" HD.02



6' Brick Lift Station Wall Elevation  
SCALE: 3/4" = 1'-0" HD.03



NO.	DATE	DESCRIPTION	DRW.	CHK.	BY

**ROCK SPRINGS ESTATES**  
CITY OF APOPKA, FLORIDA  
**FINAL DEVELOPMENT PLAN**  
PREPARED FOR:  
PULTE HOMES  
**BRICK WALL ELEVATIONS**

Landscape Architect  
In Charge:  
Barry H. Rymer  
Registration # LA0001343  
Certificate of  
Authorization LC 26000435  
Laud Resource Design Group

DATE: 04-01-2015  
PROJECT NO.: PUL015-03.01  
DRAWN BY: SAM  
DESIGNED BY: BHR  
CHECKED BY: BHR

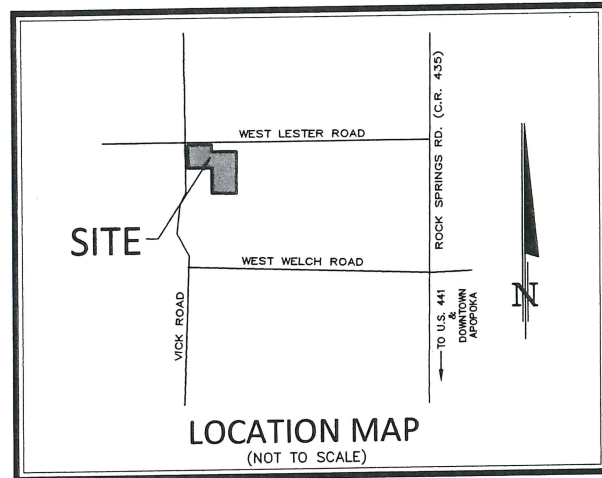
SHEET NO.  
**HD.01**



# ROCK SPRINGS ESTATES

SHEET 1 OF 4

A PORTION OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST,  
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



**DESCRIPTION:**

The East 1/2 of the Northwest 1/4 of the Northwest 1/4, LESS the North 230 feet, in Section 33, Township 20 South, Range 28 East, Orange County, Florida.

**AND:**

The Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 20 South, Range 28 East, Orange County, Florida, LESS road right-of-ways along the West and North.

Containing 25.840 acres more or less.

- LEGEND**  
(FOR ALL SHEETS)
- Δ= CENTRAL ANGLE
  - R= RADIUS
  - L= ARC LENGTH
  - CB= CHORD BEARING
  - CL= CHORD LENGTH
  - C= CENTERLINE
  - C# CURVE NUMBER (SEE TABLE)
  - L# LINE NUMBER (SEE TABLE)
  - # NUMBER
  - CCR CERTIFIED CORNER RECORD
  - CM CONCRETE MONUMENT
  - C.R. COUNTY ROAD
  - DE DRAINAGE EASEMENT
  - D&AA DRAINAGE AND ACCESS AREA
  - DUE DRAINAGE AND UTILITY EASEMENT FOUND
  - FND FOUND
  - IP IRON PIPE
  - IRC IRON ROD AND CAP
  - LB LICENSED BUSINESS
  - LE LANDSCAPE EASEMENT
  - LS LICENSED SURVEYOR
  - NO ID NO IDENTIFICATION
  - NO NUMBER
  - N&D NAIL AND DISK
  - NT NON-TANGENT
  - (NR) NON-RADIAL
  - NTS NOT TO SCALE
  - ORB OFFICIAL RECORD BOOK
  - PB PLAT BOOK
  - PC POINT OF CURVATURE
  - P-C POINT OF CUSP
  - PCC POINT OF COMPOUND CURVATURE
  - P.D. PLANNED DEVELOPMENT
  - PDE PRIVATE DRAINAGE EASEMENT
  - PG PAGE
  - PGS PAGES
  - POL POINT ON LINE
  - PRC POINT OF REVERSE CURVATURE
  - PRM PERMANENT REFERENCE MONUMENT
  - PT POINT OF TANGENCY
  - (R) RADIAL
  - R/W RIGHT-OF-WAY
  - SEC 33-20-28 SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST
  - SMA STORMWATER MANAGEMENT AREA
  - UE UTILITY EASEMENT
- DENOTES PERMANENT REFERENCE CONTROL POINT (SET NAIL AND DISK STAMPED "LB68 PCP") PER CHAPTER 177, FLORIDA STATUTES. (UNLESS OTHERWISE NOTED)
- DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB68 PRM" PER CHAPTER 177, FLORIDA STATUTES. (UNLESS OTHERWISE NOTED)
- SHEET MATCH LINE

**NOTES:**

1. Bearings based on the West line of the Northwest 1/4 of Section 33, Township 20 South Range 28 East, Orange County, Florida, as being N00°21'23"W (an assumed meridian).
2. All lines intersecting curves are radial unless noted as (NR) = Non-Radial.
3. Per Chapter 177.081 (28) Florida Statutes: All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
4. Tracts A and B (Wall and Landscape Tracts) shall be conveyed to and maintained by the Rock Springs Estates Homeowners Association, Inc.
5. Tract C (Tot Lot and Park) shall be conveyed to and maintained by the Rock Springs Estates Homeowners Association, Inc.
6. Tract D (Stormwater Management Area) shall be conveyed to and maintained by the Rock Springs Estates Homeowners Association, Inc. Said Tract is subject to a Drainage Easement in favor of the City of Apopka, over the entire tract.
7. Tract E (Stormwater Management Area) shall be conveyed to and maintained by the Rock Springs Estates Homeowners Association, Inc. Said Tract is subject to a Drainage Easement in favor of the City of Apopka, over the entire tract.
8. Tract F is additional Right-of-way dedicated by this plat.
9. Tracts G (Landscape) shall be conveyed to and maintained by the Rock Springs Estates Homeowners Association, Inc.
10. Tract H (Drainage and Open Space) shall be conveyed to and maintained by the Rock Springs Estates Homeowners Association, Inc. Said Tract is subject to a Drainage Easement in favor of the City of Apopka, over the entire tract.
11. Tract I (Stormwater Management Area) shall be conveyed to and maintained by the Rock Springs Estates Homeowners Association, Inc. Said Tract is subject to a Drainage Easement in favor of the City of Apopka, over the entire tract.
12. There is a 10.00' Utility easement on the front and street side of all Lots and Tracts, as shown hereon.
13. There is a 5.0' Landscape Easement directly behind and abutting the Utility Easements on the front of all lots, as shown hereon. This easement is for the protection and maintenance of street trees, by the Rock Springs Estates Homeowners Association, Inc.
14. There is a 5.00' Drainage and Utility Easement on all side lot lines and a 7.50' Drainage and Utility Easement on all rear lot lines as shown hereon.
15. The Tract LS-1 Lift Station Access and Utility Easement is dedicated to the City of Apopka.
16. The Drainage and Utility Easements are dedicated to the City of Apopka.
17. The Fence Easements are dedicated to the Rock Springs Estates Homeowners Association, Inc.
18. There are 60 lots and 9 tracts in this subdivision.
19. That portion of Keyhold Loop lying North of Lots 21 and 22 and their respective, heirs and assigns in accordance with the Community Declaration for Rock Springs Estates until such time as the road is extended easterly to provide access to adjacent development, upon such time, the right-of-way maintenance will be the responsibility of the City of Apopka.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT BOOK PAGE

**ROCK SPRINGS ESTATES DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the Limited Liability Company named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes herein expressed and dedicates the streets to the perpetual use of the public and dedicates Tract LS-1 (Lift Station) to the City of Apopka. Recording of this plat shall act as conveyance to the City of Apopka and no further instrument shall be necessary to vest fee simple title to the City of Apopka.

In witness whereof, the undersigned has caused these presents to be signed and acknowledged by the officer named below on date: \_\_\_\_\_

Rock Springs Estates, LLC, a Florida Limited Liability Company  
By, \_\_\_\_\_

Signed, sealed and delivered in the presence of:

\_\_\_\_\_ signature

\_\_\_\_\_ printed name

\_\_\_\_\_ signature

\_\_\_\_\_ printed name

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by \_\_\_\_\_, Rock Springs Estates, LLC, a Florida Limited Liability Company.

In witness whereof, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

My commission expires: \_\_\_\_\_  
Commission #: \_\_\_\_\_

**QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that this plat was prepared under my direction and supervision and that this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Florida.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Rocky Carson  
Florida Registered Surveyor and Mapper  
Certificate No. 4285

DONALD W. McINTOSH ASSOCIATES, INC.  
Certificate of Authorization Number LB 68  
2200 Park Avenue North, Winter Park, FL 32789

**CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION**

THIS IS TO CERTIFY, That on \_\_\_\_\_ the foregoing plat was approved by the Apopka Planning Commission of the City of Apopka.

Chairman: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

THIS IS TO CERTIFY, That on \_\_\_\_\_ the City Council of the City of Apopka approved the foregoing plat.

Attest:

Joe Klshelmer, Mayor City Clerk

**CERTIFICATE OF APPROVAL BY CITY ENGINEER**

Examined and Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
City Engineer: R. Jay Davoll

**CERTIFICATE OF COUNTY COMPTROLLER**

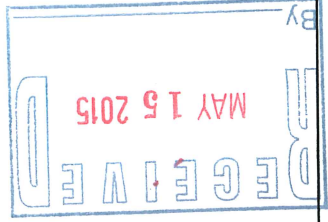
I HEREBY CERTIFY, That the foregoing plat was recorded in the Orange County Official Records on \_\_\_\_\_ as File No. \_\_\_\_\_ County Comptroller in and for Orange County, Florida

**CERTIFICATE OF REVIEW BY CITY SURVEYOR**

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to chapter 177 Part 1 of the Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

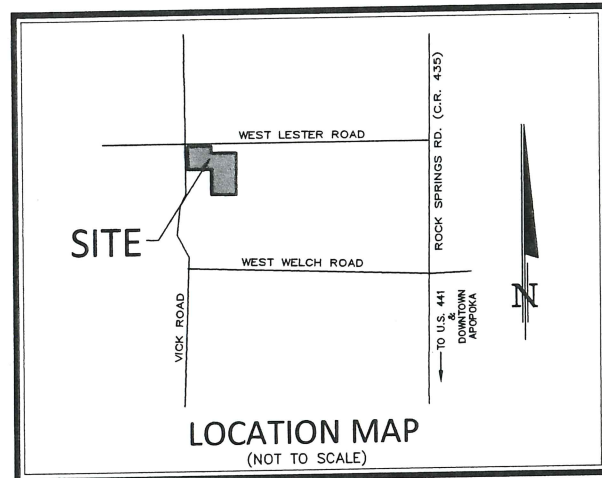
Registration No. \_\_\_\_\_



# ROCK SPRINGS ESTATES

SHEET 1 OF 4

A PORTION OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST,  
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



**DESCRIPTION:**

The East 1/2 of the Northwest 1/4 of the Northwest 1/4, LESS the North 230 feet, in Section 33, Township 20 South, Range 28 East, Orange County, Florida.

**AND:**

The Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 20 South, Range 28 East, Orange County, Florida, LESS road right-of-ways along the West and North.

Containing 25.840 acres more or less.

**LEGEND**  
(FOR ALL SHEETS)

Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
CL	CHORD LENGTH
C	CENTERLINE
C <sub>f</sub>	CURVE NUMBER (SEE TABLE)
L <sub>f</sub>	LINE NUMBER (SEE TABLE)
#	NUMBER
CCR	CERTIFIED CORNER RECORD
CM	CONCRETE MONUMENT
C.R.	COUNTY ROAD
DE	DRAINAGE EASEMENT
D&AA	DRAINAGE AND ACCESS AREA
DUE	DRAINAGE AND UTILITY EASEMENT
FND	FOUND
IP	IRON PIPE
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS
LE	LANDSCAPE EASEMENT
LS	LICENSED SURVEYOR
NO ID	NO IDENTIFICATION
NO	NUMBER
N&D	NAIL AND DISK
NT	NON-TANGENT
(NR)	NON-RADIAL
NTS	NOT TO SCALE
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PC	POINT OF CURVATURE
P-C	POINT OF CUSP
PCC	POINT OF COMPOUND CURVATURE
P.D.	PLANNED DEVELOPMENT
PDE	PRIVATE DRAINAGE EASEMENT
PG	PAGE
PGS	PAGES
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
(R)	RADIAL
R/W	RIGHT-OF-WAY
SEC 33-20-28	SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST
SMA	STORMWATER MANAGEMENT AREA
UE	UTILITY EASEMENT

**NOTES:**

- Bearings based on the West line of the Northwest 1/4 of Section 33, Township 20 South Range 28 East, Orange County, Florida, as being N00°21'23"W (an assumed meridian).
- All lines intersecting curves are radial unless noted as (NR) = Non-Radial.
- Per Chapter 177.091 (28) Florida Statutes: All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- Tracts A and B (Wall and Landscape Tracts) shall be conveyed to and maintained by the Rock Springs Estates Homeowners Association, Inc.
- Tract C (Tot Lot and Park) shall be conveyed to and maintained by the Rock Springs Estates Homeowners Association, Inc.
- Tract D (Stormwater Management Area) shall be conveyed to and maintained by the Rock Springs Estates Homeowners Association, Inc. Said Tract is subject to a Drainage Easement in favor of the City of Apopka, over the entire tract.
- Tract E (Stormwater Management Area) shall be conveyed to and maintained by the Rock Springs Estates Homeowners Association, Inc. Said Tract is subject to a Drainage Easement in favor of the City of Apopka, over the entire tract.
- Tract F is additional Right-of-way dedicated by this plat.
- Tracts G (Landscape) shall be conveyed to and maintained by the Rock Springs Estates Homeowners Association, Inc.
- Tract H (Drainage and Open Space) shall be conveyed to and maintained by the Rock Springs Estates Homeowners Association, Inc. Said Tract is subject to a Drainage Easement in favor of the City of Apopka, over the entire tract.
- Tract LS-1 (Lift Station) is dedicated to the City of Apopka.
- There is a 10.00' Utility easement on the front and street side of all Lots and Tracts, as shown hereon.
- There is a 5.0' Landscape Easement directly behind and abutting the Utility Easements on the front of all lots, as shown hereon. This easement is for the protection and maintenance of street trees, by the Rock Springs Estates Homeowners Association, Inc.
- There is a 5.00' Drainage and Utility Easement on all side lot lines and a 7.50' Drainage and Utility Easement on all rear lot lines as shown hereon.
- The Tract LS-1 Lift Station Access and Utility Easement is dedicated to the City of Apopka.
- The Drainage and Utility Easements are dedicated to the City of Apopka.
- The Fence Easements are dedicated to the Rock Springs Estates Homeowners Association, Inc.
- There are 60 lots and 9 tracts in this subdivision.
- That portion of Keyhold Loop lying North of Lots 21 and 22 will be temporarily maintained by the owners of Lots 21 and 22 and their respective, heirs and assigns in accordance with the Community Declaration for Rock Springs Estates until such time as the road is extended easterly to provide access to adjacent development, upon such time, the right-of-way maintenance will be the responsibility of the City of Apopka.

○ DENOTES PERMANENT REFERENCE CONTROL POINT (SET NAIL AND DISK STAMPED "LB68 PCP") PER CHAPTER 177, FLORIDA STATUTES. (UNLESS OTHERWISE NOTED)

■ DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB68 PRM") PER CHAPTER 177, FLORIDA STATUTES. (UNLESS OTHERWISE NOTED)

--- SHEET MATCH LINE

PREPARED BY:  
**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NUMBER LB68

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PLAT BOOK PAGE

**ROCK SPRINGS ESTATES DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the Limited Liability Company named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes herein expressed and dedicates the streets to the perpetual use of the public and dedicates Tract LS-1 (Lift Station) to the City of Apopka. Recording of this plat shall act as conveyance to the City of Apopka and no further instrument shall be necessary to vest fee simple title to the City of Apopka.

In witness whereof, the undersigned has caused these presents to be signed and acknowledged by the officer named below on date: \_\_\_\_\_

Rock Springs Estates, LLC, a Florida Limited Liability Company  
By, \_\_\_\_\_

Signed, sealed and delivered in the presence of:

\_\_\_\_\_ signature

\_\_\_\_\_ printed name

\_\_\_\_\_ signature

\_\_\_\_\_ printed name

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by \_\_\_\_\_, Rock Springs Estates, LLC, a Florida Limited Liability Company.

In witness whereof, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

My commission expires: \_\_\_\_\_

Commission #: \_\_\_\_\_

**QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that this plat was prepared under my direction and supervision and that this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Florida.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Rocky Carson  
Florida Registered Surveyor and Mapper  
Certificate No. 4285

DONALD W. McINTOSH ASSOCIATES, INC.  
Certificate of Authorization Number LB 68  
2200 Park Avenue North, Winter Park, FL 32789

**CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION**

THIS IS TO CERTIFY, That on \_\_\_\_\_ the foregoing plat was approved by the Apopka Planning Commission of the City of Apopka.

Chairman: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

THIS IS TO CERTIFY, That on \_\_\_\_\_, the City Counsel of the City of Apopka approved the foregoing plat.

Attest:

Joe Kilsheimer, Mayor City Clerk

**CERTIFICATE OF APPROVAL BY CITY ENGINEER**

Examined and Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
City Engineer: R. Jay Davall

**CERTIFICATE OF COUNTY COMPTROLLER**

I HEREBY CERTIFY, That the foregoing plat was recorded in the Orange County Official Records on \_\_\_\_\_ as File No. \_\_\_\_\_ County Comptroller in and for Orange County, Florida

**CERTIFICATE OF REVIEW BY CITY SURVEYOR**

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to chapter 177 Part 1 of the Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Registration No. \_\_\_\_\_

# ROCK SPRINGS ESTATES

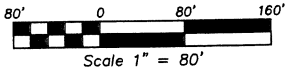
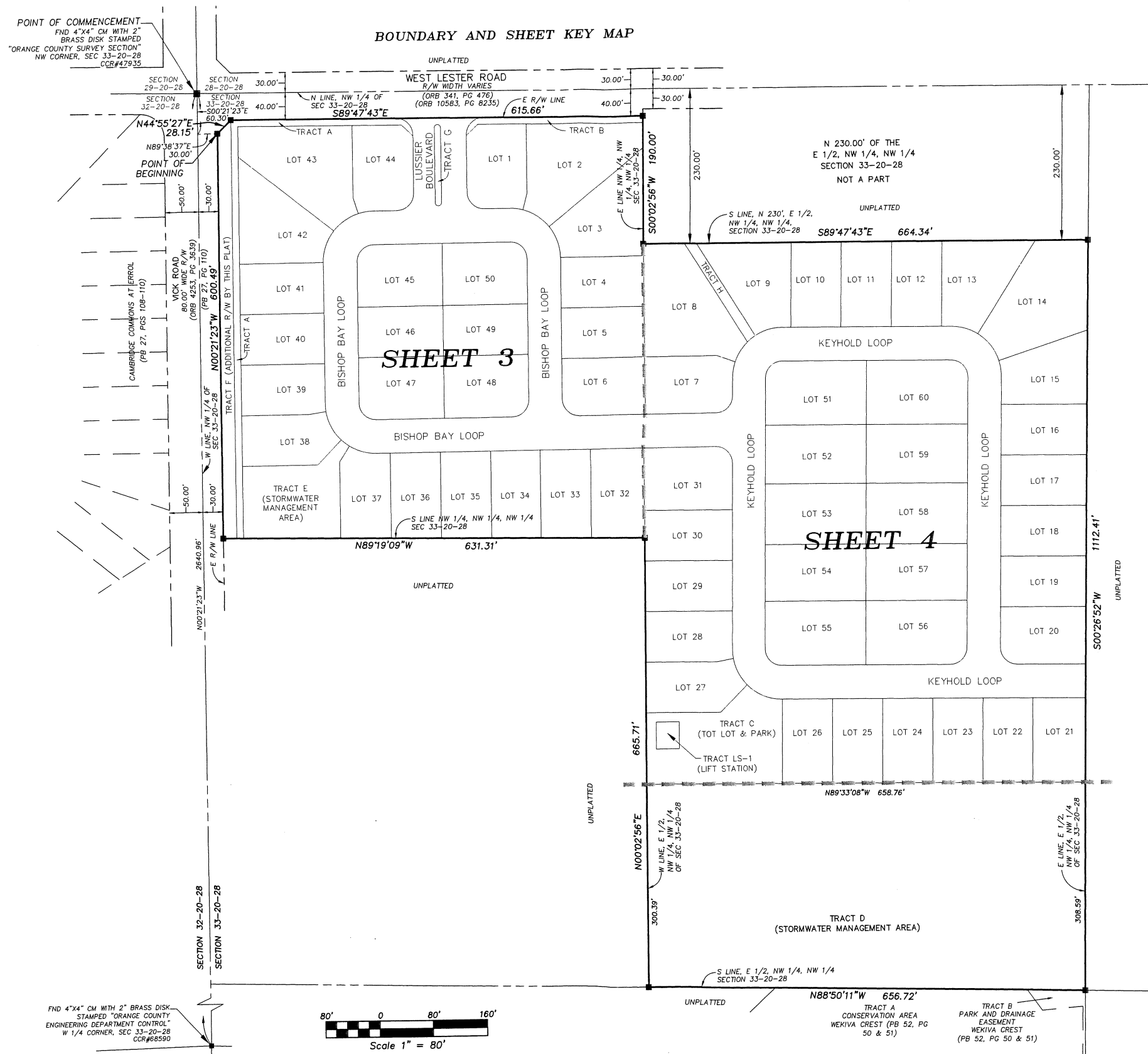
A PORTION OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST,  
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 2 OF 4

PLAT BOOK

PAGE

## BOUNDARY AND SHEET KEY MAP



PREPARED BY:  
**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NUMBER LB69

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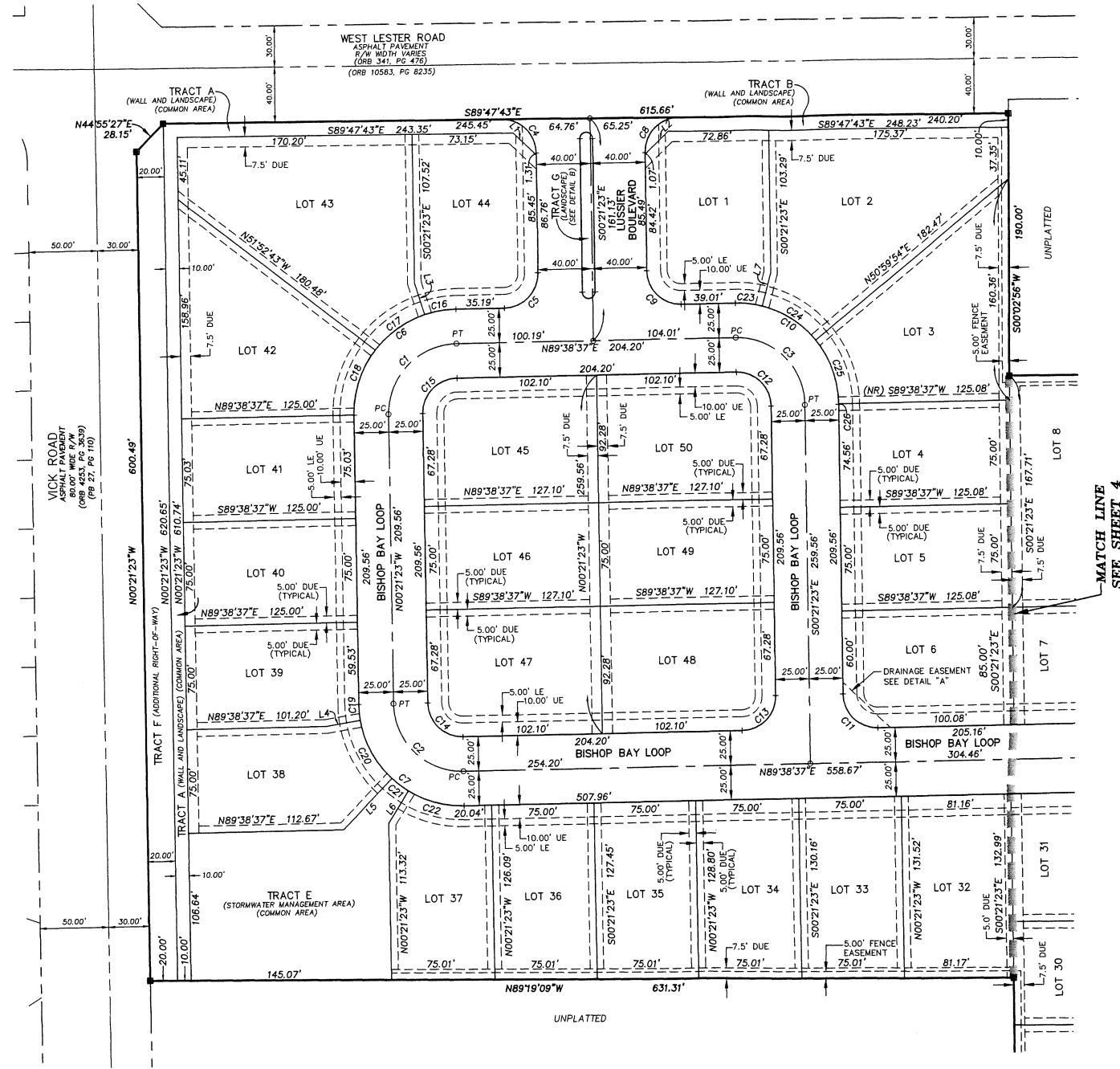
# ROCK SPRINGS ESTATES

A PORTION OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST,  
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 4

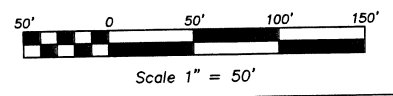
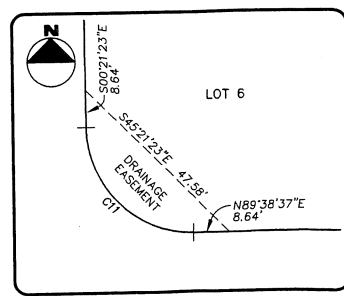
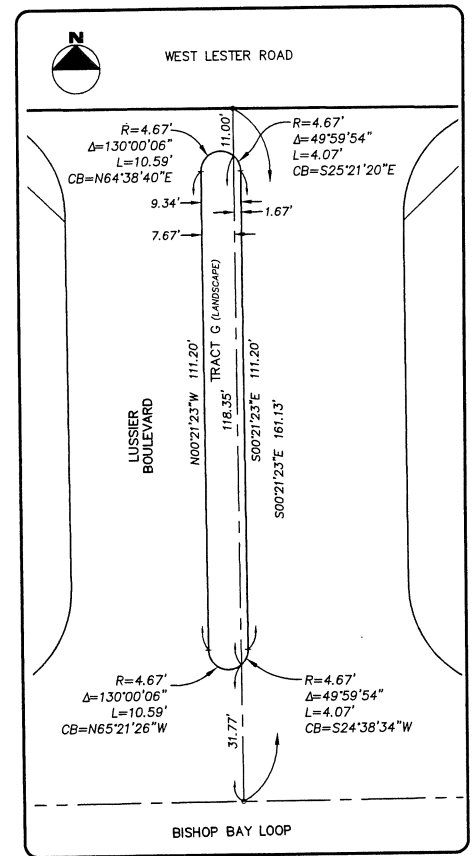
PLAT BOOK

PAGE



NUMBER	BEARING	DISTANCE
L1	S46°26'04"E	23.40'
L2	S46°21'37"W	23.55'
L3	S17°47'50"E	24.45'
L4	S80°39'33"W	25.00'
L5	S43°38'05"W	50.74'
L6	S32°05'52"W	27.41'
L7	S14°42'30"W	25.00'

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	50.00'	90°00'00"	78.54'	70.71'	S44°38'37"W
C2	50.00'	90°00'00"	78.54'	70.71'	S45°21'23"E
C3	50.00'	90°00'00"	78.54'	70.71'	N45°21'23"W
C4	25.00'	89°26'20"	39.03'	35.18'	N45°04'33"W
C5	25.00'	90°00'00"	39.27'	35.36'	N44°38'37"E
C6	75.00'	90°00'00"	117.81'	106.07'	S44°38'37"W
C7	75.00'	90°00'00"	117.81'	106.07'	S45°21'23"E
C8	25.00'	90°33'40"	39.51'	35.53'	S44°55'27"W
C9	25.00'	90°00'00"	39.27'	35.36'	S45°21'23"E
C10	75.00'	90°00'00"	117.81'	106.07'	N45°21'23"W
C11	25.00'	90°00'00"	39.27'	35.36'	S45°21'23"E
C12	25.00'	90°00'00"	39.27'	35.36'	N45°21'23"W
C13	25.00'	90°00'00"	39.27'	35.36'	N44°38'37"E
C14	25.00'	90°00'00"	39.27'	35.36'	S45°21'23"E
C15	25.00'	90°00'00"	39.27'	35.36'	S44°38'37"W
C16	75.00'	17°26'27"	22.83'	22.74'	S80°55'24"W
C17	75.00'	34°04'53"	44.61'	43.96'	S55°09'44"W
C18	75.00'	38°28'40"	50.37'	49.43'	S18°52'57"W
C19	75.00'	8°52'03"	11.61'	11.60'	S04°47'24"E
C20	75.00'	37°08'30"	48.62'	47.77'	S27°47'40"E
C21	75.00'	11°32'13"	15.10'	15.08'	S52°08'02"E
C22	75.00'	32°27'15"	42.48'	41.92'	S74°07'45"E
C23	75.00'	15°03'53"	19.72'	19.66'	N62°49'26"W
C24	75.00'	36°17'24"	47.50'	46.71'	N57°08'48"W
C25	75.00'	38°18'46"	50.15'	49.22'	N19°50'43"W
C26	75.00'	0°19'58"	0.44'	0.44'	N00°31'21"W



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PREPARED BY:  
**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NUMBER LB88

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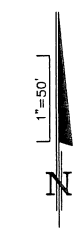
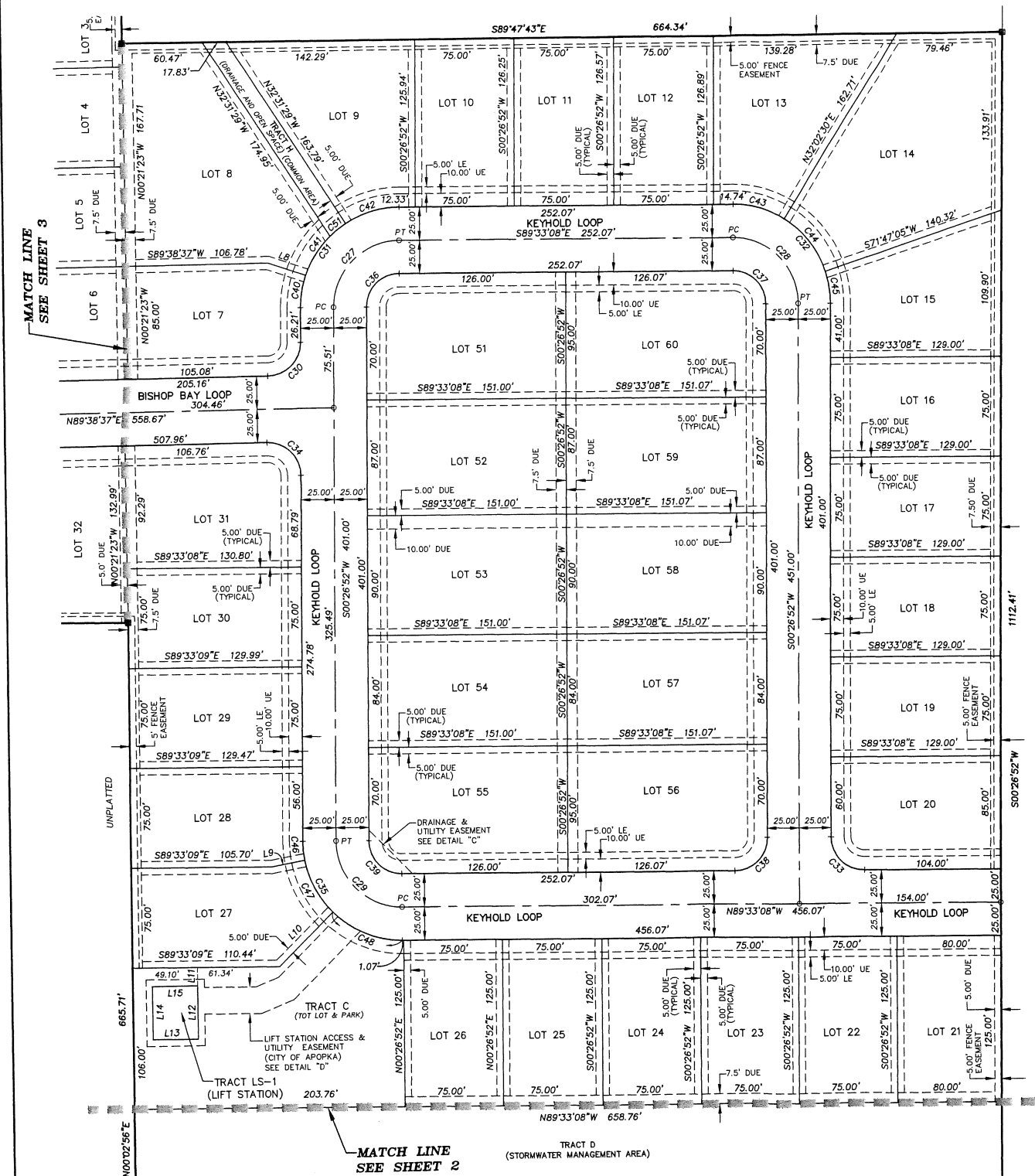
# ROCK SPRINGS ESTATES

A PORTION OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST,  
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 4 OF 4

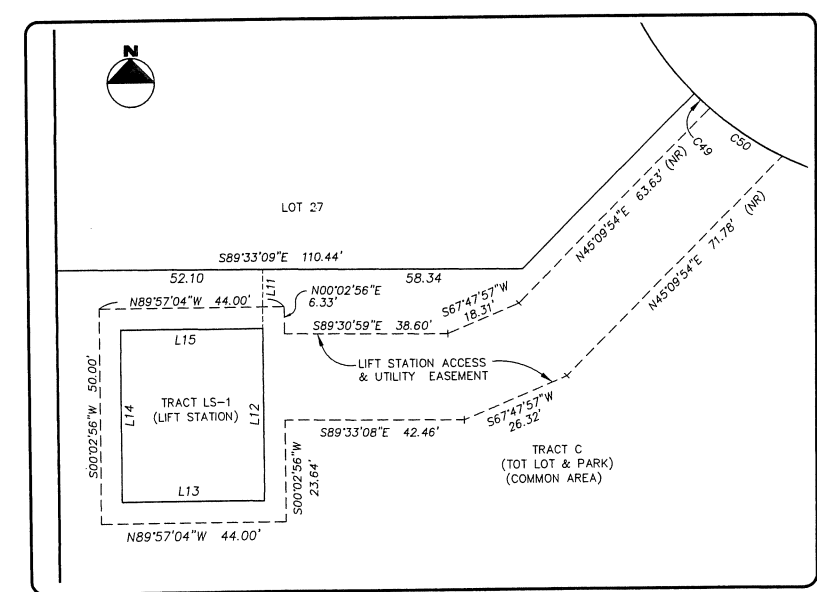
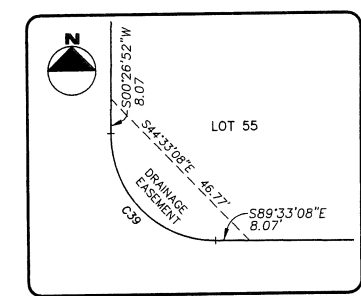
PLAT BOOK

PAGE



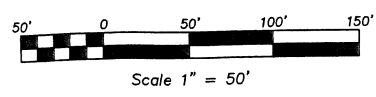
LINE TABLE		
NUMBER	BEARING	DISTANCE
L8	N70°43'21"W	29.75'
L9	N79°29'33"E	25.07'
L10	N45°09'54"E	57.23'
L11	S00°26'51"W	13.68'
L12	S00°02'56"W	40.00'
L13	N89°57'04"W	34.00'
L14	S00°02'56"W	40.00'
L15	N89°57'04"W	34.00'

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C27	50.00'	90°00'00"	78.54'	70.71'	S45°26'52"W
C28	50.00'	90°00'00"	78.54'	70.71'	N44°33'08"E
C29	50.00'	90°00'00"	78.54'	70.71'	S44°33'08"E
C30	25.00'	89°11'46"	38.92'	35.11'	N45°02'44"E
C31	75.00'	90°00'00"	117.81'	106.07'	S45°26'52"W
C32	75.00'	90°00'00"	117.81'	106.07'	N44°33'08"W
C33	25.00'	90°00'00"	39.27'	35.36'	S44°33'08"E
C34	25.00'	90°48'14"	39.62'	35.60'	N44°57'16"W
C35	75.00'	90°00'00"	117.81'	106.07'	S44°33'08"E
C36	25.00'	90°00'00"	39.27'	35.36'	S45°26'52"W
C37	25.00'	90°00'00"	39.27'	35.36'	N44°33'08"W
C38	25.00'	90°00'00"	39.27'	35.36'	N45°26'52"E
C39	25.00'	90°00'00"	39.27'	35.36'	S44°33'08"E
C40	75.00'	18°49'48"	24.65'	24.54'	S09°51'45"W
C41	75.00'	26°39'38"	34.90'	34.58'	S32°36'29"W
C42	75.00'	32°58'21"	43.16'	42.57'	S73°57'41"W
C43	75.00'	31°35'39"	41.36'	40.83'	N73°45'19"W
C44	75.00'	39°44'35"	52.02'	50.99'	N38°05'12"W
C45	75.00'	18°39'47"	24.43'	24.32'	N08°53'02"W
C46	75.00'	10°56'42"	14.33'	14.31'	S05°01'30"E
C47	75.00'	34°23'16"	45.01'	44.34'	S27°41'28"E
C48	75.00'	44°40'02"	58.47'	57.00'	S67°13'07"E
C49	75.00'	3°49'21"	5.00'	5.00'	S46°47'47"E
C50	75.00'	15°39'05"	20.49'	20.42'	S56°32'01"E
C51	75.00'	11°32'13"	15.10'	15.08'	S51°42'24"W



PREPARED BY:  
**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NUMBER LB68

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 08:56AM  
 Thu May 14 2015



**Backup material for agenda item:**

3. PLAT REVISION – Maudehelen, Ph. 3, owned by GK Maudehelen, LLLP; applicant/engineer Morris Engineering and Consulting, LLC, c/o Matthew J. Morris, P.E., for property located at 455 South Binion Road. (Parcel ID Nos. 07-21-28-0000-00-004; 07-21-28-0000-00-052)



# CITY OF APOPKA CITY COUNCIL

PUBLIC HEARING  
 SPECIAL REPORTS  
 PLAT APPROVAL  
 OTHER:

MEETING OF: June 17, 2015  
FROM: Community Development  
EXHIBITS: Vicinity Map  
Plat

**PROJECT: MAUDEHELEN, PHASE 3 PLAT REVISIONS**

**Request: APPROVAL OF THE MAUDEHELEN, PHASE 3 PLAT REVISIONS; AND ISSUE THE FINAL DEVELOPMENT ORDER**

**SUMMARY:**

OWNER: GK Maudehelen, LLLP  
APPLICANT/ENGINEER: Morris Engineering and Consulting, LLC  
c/o Matthew J. Morris, P.E.  
LOCATION: 455 South Binion Road  
PARCEL ID NUMBERS: 07-21-28-0000-00-004; 07-21-28-0000-00-052  
FUTURE LAND USE: Residential Low (0-5 du/ac)  
ZONING: R-2  
EXISTING USE: Vacant Land  
PROPOSED USE: Single Family Residential Subdivision (48 Lots)  
TRACT SIZE: 17.36 +/- Acres  
DENSITY: Proposed Phase 3: 2.73 units per gross acre

**DISTRIBUTION**

Mayor Kilsheimer  
Commissioners (4)  
City Administrator Irby  
Community Dev. Director

Finance Director  
HR Director  
IT Director  
Police Chief

Public Ser. Director  
City Clerk  
Fire Chief

**RELATIONSHIP TO ADJACENT PROPERTIES:**

Direction	Land Use	Zoning	Present Use
North (City)	Parks/Recreation	A-1	YMCA Camp
East (City)	Residential Low (0-5 du/ac)	R-2	Maudehelen, Phase 1 & 2
South (City)	Residential Low (0-5 du/ac)	R-2	Vacant Land
West (City)	Residential Low (0-5 du/ac)	R-1AA	Clear Lake Estates

**ADDITIONAL COMMENTS:**

The Maudehelen, Phase 3, is a portion of the overall Maudehelen Subdivision that proposed four phases. The original Maudehelen, Phase 1 plat was recorded on January 26, 2006. Subsequently, the Phase 2 plat was recorded on September 27, 2007. The Final Development Plan for Phases 3 and 4, containing 63 lots, was approved by City Council on February 18, 2009. A revised Final Development Plan for Phase 3 (48 lots) and Phase 4 (15 lots) was approved by City Council on December 18, 2013.

Project Use: The Maudehelen, Phase 3 Minor Plat Revision proposes the development of 48 single family residential lots. The typical minimum lot width in Phase 3 is 80 feet with a minimum lot size of 9,200 square feet. The proposed minimum living area for Phase 3 is 1,800 square feet with a minimum requirement of 1,350 square feet as set forth in Chapter 2 of the Land Development Code. The minimum setbacks applicable to this project are:

Setback	Min. Standard
Front	25’*
Side	7.5’
Rear	20’
Corner	25’

\*Front load garage 30’

Access: Ingress/egress for the development will be via South Binion Road.

Stormwater: The retention ponds have been designed to meet the City’s Land Development Code requirements.

Recreation: The developer has provided two active and passive recreation areas totaling 122,275 square feet. The parks will serve the entire residential community and will be owned and maintained by the homeowners association.

Environmental: A habitat management plan was submitted by the applicant. Based on the results of this study, the developer must obtain approval from the Florida Department of Environmental Protection prior to commencing any site construction activity.

Buffer/Tree Program and Landscaping: Buffers provided are consistent with the Land Development Code. A ten-foot wide landscape buffer is proposed along South Binion Road with a six-foot high brick or masonry wall. Wall design must be approved by the Community Development Department prior to issuance of a building permit.

SCHOOL CAPACITY REPORT: Affected Schools: Apopka Elementary, Apopka Memorial Middle and Apopka High School. No construction activity can occur, nor a plat recorded, until such time that a concurrency mitigation agreement has been approved by OCPS.

ORANGE COUNTY NOTIFICATION: The County was notified at the time of the land use amendment and rezoning application for this property, and coordination occurred with County planning staff regarding impact on adjacent parcels.

**PUBLIC HEARING SCHEDULE:**

June 9, 2015 - Planning Commission, 5:01 p.m.

June 17, 2015 - City Council, 7:00 p.m.

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**RECOMMENDED ACTION:**

The **Development Review Committee (DRC)** recommends approval of the Maudehelen, Phase 3 - Plat Revision, subject to the findings of this staff report.

The **Planning Commission**, at its meeting on June 9, 2015, recommended approval (6-0) of the Maudehelen, Phase 3 - Plat Revision, subject to the findings of this staff report.

Approve the Maudehelen, Phase 3 - Plat Revision, subject to the findings of this staff report and issue the Final Development Order.

**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.**

**MAUDEHELEN, PHASE 3**

**Plat Revision**

**Owner: GK Maudehelen LLLP**

**Applicant/Engineer: Morris Engineering and Consulting, Inc., c/o Matthew J. Morris, P.E.**

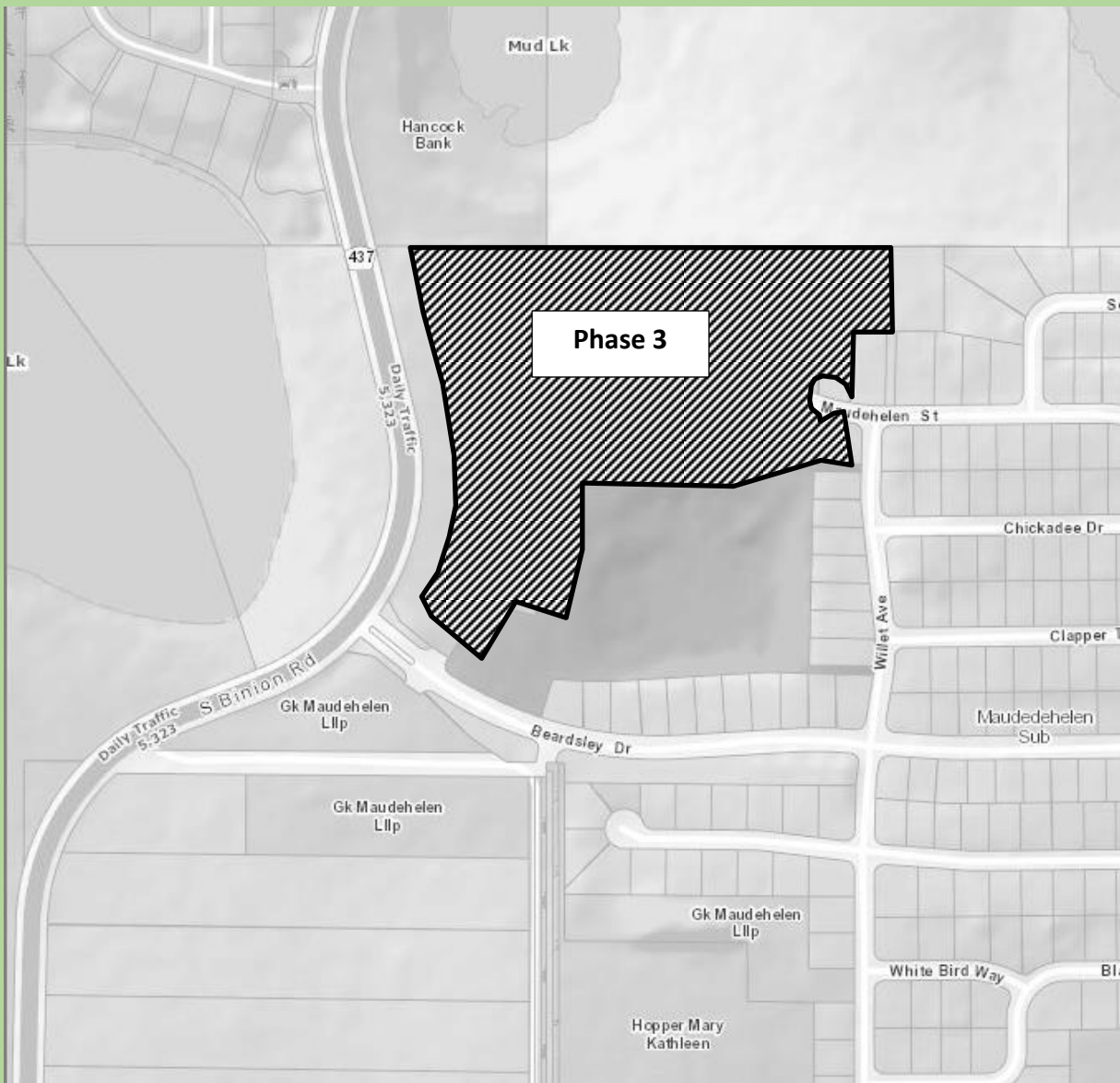
**17.36 +/- Acres**

**Proposed Maximum Allowable Development: 48 Single Family Lots**

**Parcel ID #s: 07-21-28-0000-00-004; 07-21-28-0000-00-052**



**VICINITY MAP**



# MAUDEHELEN SUBDIVISION PHASE 3

A REPLAT OF A PORTION OF MAUDEHELEN PHASE 1, PLAT BOOK 64, PAGES 83 THROUGH 86, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A PORTION OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 4

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

### LEGAL DESCRIPTION

A parcel of land comprising a portion of MAUDEHELEN SUBDIVISION PHASE 1, as recorded in Plat Book 64, Pages 83 through 86 of the Public Records of Orange County together with a portion of Section 7, Township 21 South, Range 28 East, Orange County, Florida.

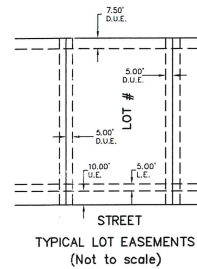
Being more particularly described as follows.

COMMENCE at the East 1/4 corner of Section 7, thence run North 89° 49' 16" West along the North line of the South 1/2 of aforesaid Section 7 for a distance of 543.69 feet to the POINT OF BEGINNING; thence departing said North line run South 00° 05' 37" East for a distance of 209.40 feet to a point on the Northerly line of aforesaid Plat of MAUDEHELEN SUBDIVISION PHASE 1; thence run North 88° 41' 51" West along said Northerly line for a distance of 83.98 feet to the Northwest corner of Lot 20 of said Plat; thence run South 01° 18' 15" West along the West line of said Lot 20 for a distance of 164.83 feet to the Southwest corner of said Lot, also being a point on the Northerly right-of-way line of Maudehelen Street according to said Plat, and according to Official Records Book 10858, Page 5333 of aforesaid Public Records of Orange County, also being a point on a non tangent curve concave Northeasterly having a radius of 500.00 feet, with a chord bearing of North 70° 07' 34" West, and a chord distance of 3.63 feet; thence run Northwesterly along said Northerly right-of-way line and the arc of said curve through a central angle of 00° 24' 56" for an arc distance of 3.63 feet to a point of tangency; thence run North 69° 55' 06" West for a distance of 4.44 feet to the point of curvature of a curve concave Southwesterly having a radius of 200.00 feet, with a chord bearing of North 79° 22' 02" West, and a chord distance of 65.67 feet; thence run Westerly through a central angle of 18° 53' 52" along the arc of said curve for an arc distance of 65.97 feet to a point of reverse curvature of a curve concave Northeasterly having a radius of 25.00 feet, with a chord bearing of North 51° 22' 26" West, and a chord distance of 30.40 feet; thence run Northwesterly through a central angle of 74° 53' 05" along the arc of said curve for an arc distance of 32.67 feet to a point on the Westerly right-of-way line of Maudehelen Street according to said Plat, also being a point on a non tangent curve concave Easterly having a radius of 50.00 feet, with a chord bearing of South 03° 24' 48" West, and a chord distance of 70.97 feet; thence run Southerly through a central angle of 90° 24' 50" along the arc of said curve for an arc distance of 78.90 feet to a point on the Southerly right-of-way line of Maudehelen Street according to said Plat, and according to aforesaid Official Records Book 10858, Page 5333, also being a point of a non tangent curve concave Southerly having a radius of 150.00 feet, with a chord bearing of South 84° 31' 54" East, and a chord distance of 75.69 feet; thence run Easterly along said Southerly right-of-way line and the arc of said curve through a central angle of 29° 13' 37" for an arc distance of 76.52 feet to a point of tangency; thence run South 69° 55' 06" East for a distance of 4.44 feet to the point of curvature of a curve concave Southwesterly having a radius of 550.00 feet, with a chord bearing of South 70° 37' 49" East, and a chord distance of 13.67 feet, thence run Southeasterly along the arc of said curve through a central angle of 01° 25' 26" for an arc distance of 13.67 feet to a point on a non tangent line, also being the Northwest corner of Lot 19, of said MAUDEHELEN SUBDIVISION PHASE 1; thence run South 01° 18' 14" West along the West line of said Lot 19 for a distance of 124.08 feet to the Southwest corner of said Lot 19; thence departing said West line run the following courses; North 88° 41' 46" West for a distance of 69.66 feet; thence run South 73° 07' 17" West for a distance of 84.38 feet; thence run South 72° 19' 48" West for a distance of 102.30 feet; thence run South 86° 22' 57" West for a distance of 98.92 feet; thence run North 88° 41' 51" West for a distance of 325.55 feet to a point on the Westerly line of Tract 6 said MAUDEHELEN SUBDIVISION PHASE 1; thence run the following courses along said Westerly line: South 00° 01' 54" West for a distance of 149.85 feet; thence run South 08° 49' 20" West for a distance of 80.00 feet; thence run South 09° 44' 43" West for a distance of 105.70 feet; thence run North 73° 55' 54" West for a distance of 147.34 feet to a point on a non tangent curve concave Northwesterly having a radius of 820.00 feet, with a chord bearing of South 28° 06' 38" West, and a chord distance of 166.46 feet; thence run Southwesterly along the arc of said curve through a central angle of 11° 39' 04" for an arc distance of 166.75 feet to a point on the Northerly right-of-way line of Beardsley Drive according to said Plat; thence run North 56° 03' 51" West along said Northerly right-of-way line for a distance of 51.12 feet to the most Easterly corner of Tract 1, of said MAUDEHELEN SUBDIVISION PHASE 1; thence run the following two courses along the Northerly line of said Tract 1: North 50° 40' 20" West for a distance of 101.94 feet; thence run North 28° 54' 39" West for a distance of 65.75 feet to a point on the Easterly right-of-way line of Binion Road (County Road 437) according to State Road Book 1, Page 40 of said Public Records, also being a point on a non-tangent curve concave Westerly having a radius of 612.96 feet, with a chord bearing of North 08° 55' 51" East, and a chord distance of 464.39 feet; thence run the following two courses along said Easterly right-of-way line: Northerly along the arc of said curve through a central angle of 44° 31' 12" for an arc distance of 476.28 feet to a point of tangency; thence run North 13° 19' 46" West for a distance of 444.79 feet to a point on the aforesaid Northerly line of the South 1/2 of Section 7; thence run South 89° 49' 16" East along said North line for a distance of 1203.71 feet to the POINT OF BEGINNING.

Contains 17.36 acres more or less.

### SURVEYOR'S NOTES:

- Bearings shown hereon are assumed and based on the North line of the South 1/2 of Section 7-21-28 being an assumed bearing of South 89°49'16" East for angular designation only.
- All lot lines are radial, unless otherwise noted non-radial ( N.R. ).
- All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television and data services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- Tracts 23 and 25 as shown on the preliminary plans for this project have been combined and now comprise Tract 23 ( Wall/Landscape Buffer tract ).
- Tract 23 ( Wall/Landscape Buffer Tract ) shall be owned and maintained by the Association.
- Tract 24 ( Stormwater Retention Tract ) shall be owned and maintained by the Maudehelen Homeowners Association, Inc. ( the "Association" ) with an easement to the City of Apopka for operation and maintenance of the stormwater conveyance system.
- Tract 26 ( Stormwater Area ) shall be owned and maintained by the Association with an easement to the City of Apopka for operation and maintenance of the stormwater conveyance system.
- There is a 5.00' wide landscape easement on each Lot located behind the front 10.00' utility easement. The Landscape Easement is for the purpose of street tree protection and maintenance.
- All Lots are subject to a 10.00' utility easement adjacent to public rights-of-way.
- All Lots are subject to a 5.00' side utility and drainage easement and a 7.50' utility and drainage easement along the rear Lot line.
- No trees shall be planted in the rights-of-way due to the City of Apopka's underground utility mains.



### SHEET INDEX

- SHEET 1 of 4 - legal description, dedication, Surveyor's notes & legend
- SHEET 2 of 4 - boundary
- SHEET 3 through 4 of 4 - geometry

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION**  
 Examined and Approved \_\_\_\_\_  
 Chairman Date

**CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR**  
 Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part 1 of the Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.  
 Signed: \_\_\_\_\_ Date \_\_\_\_\_  
 NIETO WHITTAKER SURVEYING, LLC.  
 Registration Number 6025

### MAUDEHELEN SUBDIVISION PHASE 3 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the limited liability company named below, being the owner in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, utility & drainage easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, GK MAUDEHELEN, LLLP a Florida limited liability limited partnership, has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this \_\_\_\_ day of \_\_\_\_\_ 2015.

GK MAUDEHELEN, LLLP  
 a Florida limited liability limited partnership  
 By: \_\_\_\_\_  
 Printed Name of Witness \_\_\_\_\_  
 Title \_\_\_\_\_

STATE OF FLORIDA  
 COUNTY OF ORANGE

I HEREBY CERTIFY, that on this day, before me personally appeared \_\_\_\_\_ as \_\_\_\_\_ of GK MAUDEHELEN, LLLP a Florida limited liability limited partnership who is ( ) personally known to me or ( ) produced \_\_\_\_\_ as identification, and did/did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized.

WITNESS my hand and official seal this \_\_\_\_ day of \_\_\_\_\_ 2015.

Signature of Notary Public \_\_\_\_\_  
 Printed Name of Notary Public \_\_\_\_\_  
 Notary Public in and for the county and state of Florida  
 My Commission Expires: \_\_\_\_\_  
 Commission Number: \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved \_\_\_\_\_  
 R. Jay Davoll Date

### CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on \_\_\_\_\_ as File No. \_\_\_\_\_  
 County Comptroller in and for Orange County, Florida.  
 By \_\_\_\_\_

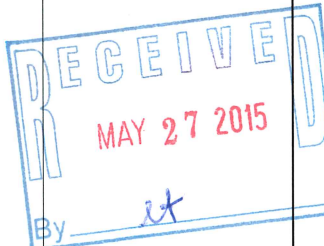
### QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on February 16, 2015 I completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Orange County, Florida.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 James L. Rickman P.S.M. # 5633  
 Allen & Company  
 Licensed Business # 6723  
 16 East Plant Street,  
 Winter Garden, Florida 34787

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

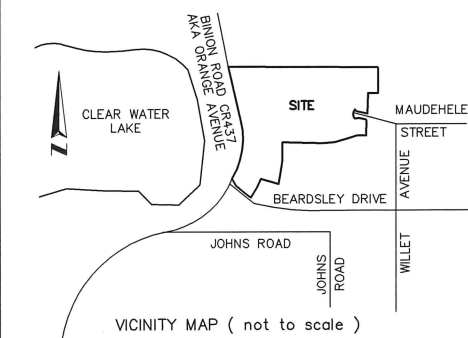
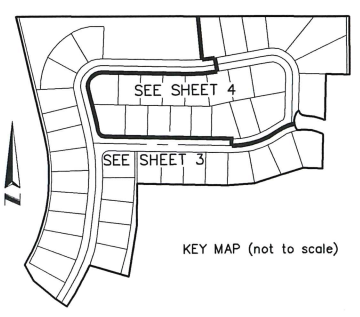
THIS IS TO CERTIFY, that on \_\_\_\_\_ the foregoing plat was approved by the Municipality.  
 Mayor \_\_\_\_\_  
 Attest: \_\_\_\_\_  
 City Clerk



### LEGEND:

- |                                                        |                                                                                    |                                            |
|--------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------|
| AKA denotes also know as                               | ■ denotes set 4" x 4" concrete monument LB 6723 permanent reference monument (PRM) | Ⓢ denotes centerline                       |
| L.B. denotes licensed business                         | N.R. denotes non-radial (see note 2)                                               | LLC denotes limited liability company      |
| U.E. denotes utility easement                          | D.E. denotes drainage easement                                                     | O.R. denotes Official Records Book         |
| Δ denotes interior angle                               | N.T. denotes non tangent                                                           | P.C. denotes page                          |
| R denotes radius                                       | L.W.E. denotes landscape/wall easement                                             | P.C. denotes point of curvature            |
| L denotes arc length                                   | CB denotes chord bearing                                                           | P.T. denotes point of tangency             |
| CH denotes chord length                                | P.C.C. denotes point of compound curvature                                         | P.I. denotes point of intersection         |
| R/W denotes right-of-way                               | P.B. denotes Plat Book                                                             | PGS. denotes Pages                         |
| — denotes change in direction along right-of-way lines | ⊙ denotes set nail & disk LB 6723 permanent control point (PCP)                    | P.R.C. denotes point of reverse curvature  |
| C.C.R. # denotes Certified Corner Record Number        |                                                                                    | D.U.E. denotes drainage & utility easement |

**ALLEN & COMPANY**  
 Professional Surveyors & Mappers  
 16 EAST PLANT STREET  
 WINTER GARDEN, FLORIDA 34787  
 (407) 654-5355

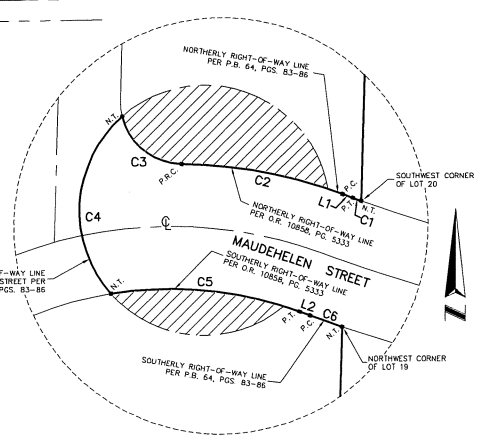
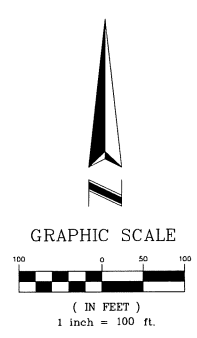
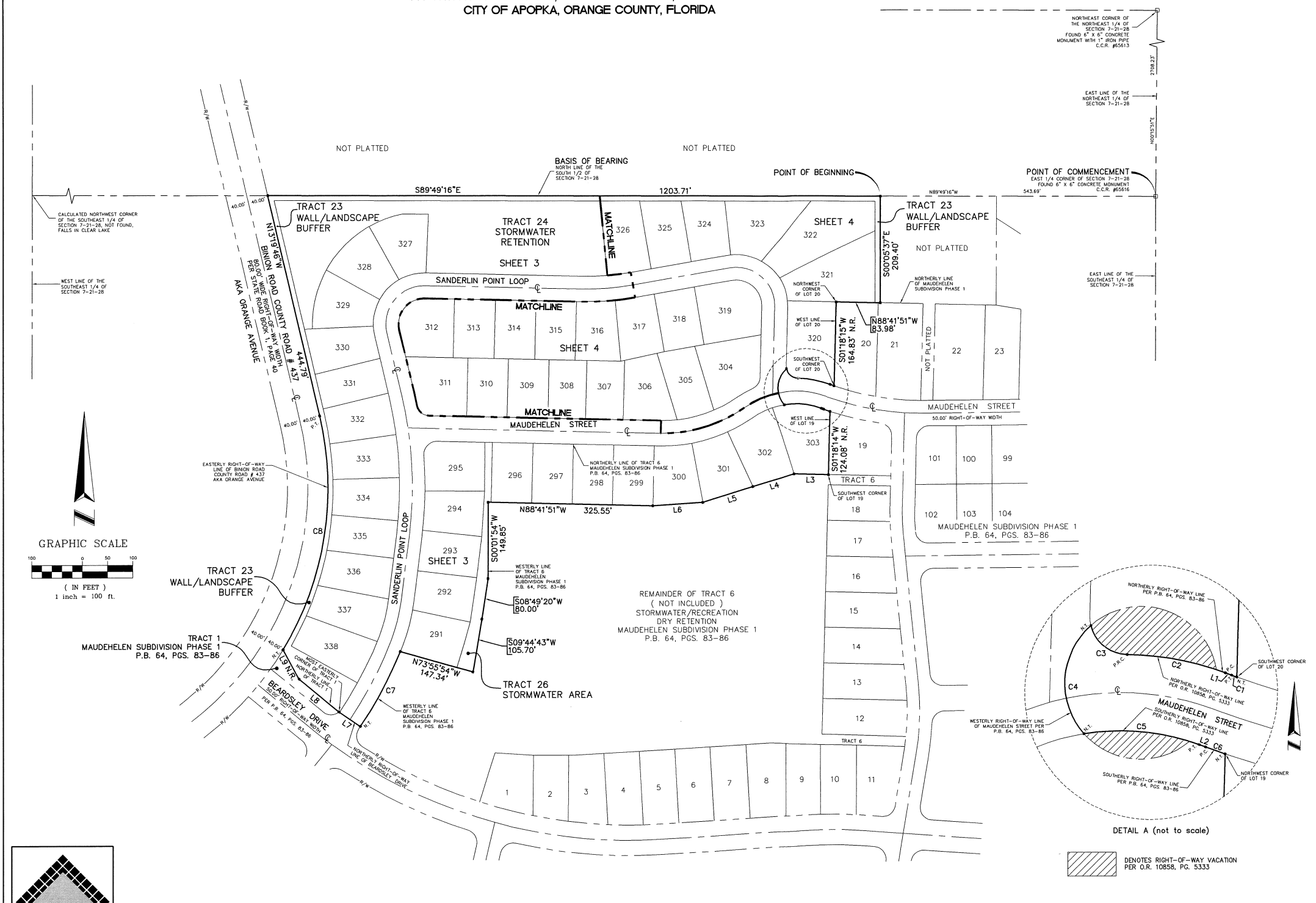


# MAUDEHELEN SUBDIVISION PHASE 3

A REPLAT OF A PORTION OF MAUDEHELEN PHASE 1, PLAT BOOK 64, PAGES 83 THROUGH 86, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A PORTION OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 2 OF 4



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	500.00'	3.63'	3.63'	N70°07'34"W	00°24'56"
C2	200.00'	65.97'	65.67'	N79°22'02"W	18°53'52"
C3	25.00'	32.67'	30.40'	N51°22'26"W	74°53'05"
C4	50.00'	78.90'	70.97'	S03°24'48"W	90°24'50"
C5	150.00'	76.52'	75.69'	S84°31'54"E	29°13'37"
C6	550.00'	13.67'	13.67'	S70°37'49"E	01°28'26"
C7	820.00'	166.75'	166.46'	S28°06'38"W	11°39'04"
CB	612.96'	476.28'	464.39'	N08°55'51"E	44°31'12"

SHEET INDEX  
SHEET 1 of 4 - legal description, dedication, Surveyor's notes & legend  
SHEET 2 of 4 - boundary  
SHEET 3 through 4 of 4 - geometry

LINE	LENGTH	BEARING
L1	4.44'	N69°55'06"W
L2	4.44'	S69°55'06"E
L3	69.66'	N88°41'46"W
L4	84.36'	S72°07'17"W
L5	102.30'	S72°19'48"W
L6	98.92'	S86°22'57"W
L7	51.12'	N56°03'51"W
L8	101.94'	N50°40'20"W
L9	65.75'	N28°43'39"W

**ALLEN & COMPANY**  
Professional Surveyors & Mappers

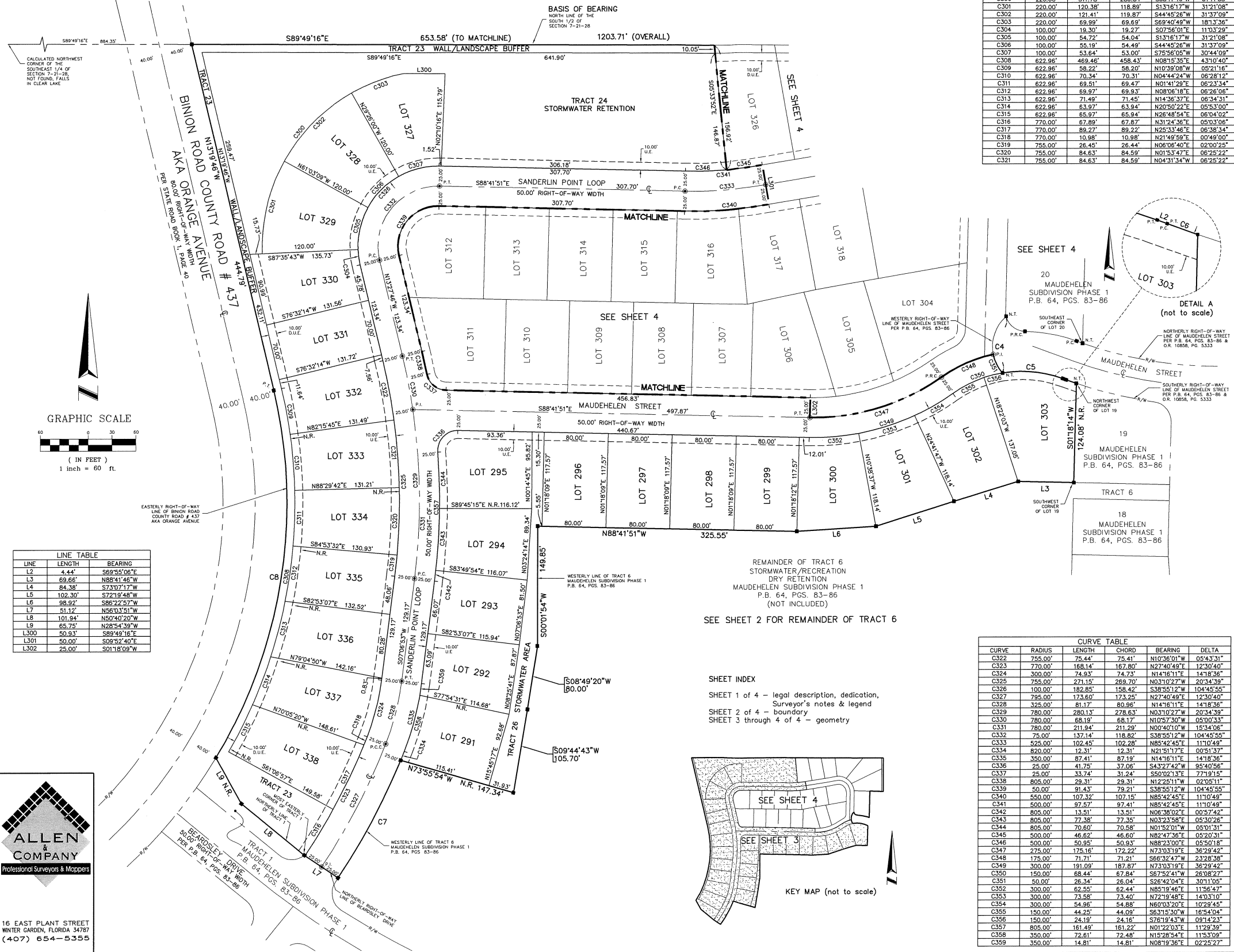
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355

# MAUDEHELEN SUBDIVISION PHASE 3

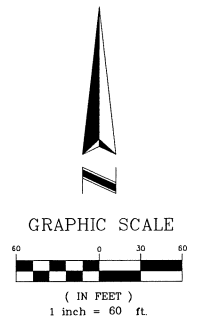
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SHEET 3 OF 4 PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

CLEAR LAKE ESTATES  
PLAT BOOK 56,  
PAGES 142-143

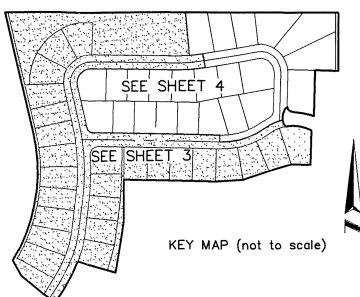


CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C4	50.00'	76.90'	70.97'	S03°24'48"W	90°24'50"
C5	150.00'	76.52'	75.89'	N84°31'54"W	29°33'37"
C6	550.00'	13.67'	13.67'	S70°37'49"E	01°28'26"
C7	820.00'	166.75'	166.46'	N28°06'38"E	11°39'04"
C8	612.96'	476.28'	464.39'	N08°55'51"E	44°31'12"
C300	220.00'	311.78'	286.34'	S38°11'40"W	81°11'53"
C301	220.00'	120.38'	118.89'	S13°16'17"W	31°21'08"
C302	220.00'	121.41'	119.87'	S44°45'26"W	31°37'09"
C303	220.00'	69.99'	69.69'	S69°40'49"W	18°13'36"
C304	100.00'	19.30'	19.27'	S07°56'01"E	11°03'29"
C305	100.00'	54.72'	54.04'	S13°16'17"W	31°21'08"
C306	100.00'	55.19'	54.49'	S44°45'26"W	31°37'09"
C307	100.00'	53.64'	53.00'	S75°56'05"W	30°44'09"
C308	622.96'	469.46'	458.43'	N08°15'35"E	43°10'40"
C309	622.96'	58.22'	58.20'	N10°39'08"W	05°21'16"
C310	622.96'	70.34'	70.31'	N04°44'24"W	06°28'12"
C311	622.96'	69.51'	69.47'	N01°41'29"E	06°23'14"
C312	622.96'	69.97'	69.93'	N08°06'18"E	06°28'08"
C313	622.96'	71.49'	71.45'	N14°36'37"E	06°34'31"
C314	622.96'	63.97'	63.94'	N20°50'22"E	05°53'00"
C315	622.96'	65.97'	65.94'	N26°48'54"E	06°04'02"
C316	770.00'	67.89'	67.87'	N31°24'36"E	05°33'04"
C317	770.00'	89.27'	89.22'	N25°33'46"E	06°38'34"
C318	770.00'	10.98'	10.98'	N21°49'59"E	00°49'00"
C319	755.00'	26.45'	26.44'	N06°06'40"E	02°00'25"
C320	755.00'	84.63'	84.59'	N01°53'47"E	06°25'22"
C321	755.00'	84.63'	84.59'	N04°31'34"W	06°25'22"



LINE	LENGTH	BEARING
L2	4.44'	S69°55'06"E
L3	69.66'	N88°41'46"W
L4	84.38'	S73°07'17"W
L5	102.30'	S72°19'48"W
L6	98.92'	S82°22'57"W
L7	51.12'	N56°03'51"W
L8	101.94'	N50°40'20"W
L9	65.75'	N28°44'38"W
L300	50.83'	S89°49'16"E
L301	50.00'	S09°52'40"E
L302	25.00'	S01°18'09"W

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C322	755.00'	75.44'	75.41'	N10°36'01"W	05°43'31"
C323	770.00'	168.14'	167.80'	N27°40'49"E	12°30'40"
C324	300.00'	74.93'	74.73'	N14°16'11"E	14°18'36"
C325	755.00'	271.15'	268.70'	N03°10'27"W	20°34'39"
C326	100.00'	182.85'	158.42'	S38°55'12"W	104°45'55"
C327	795.00'	173.60'	173.25'	N27°40'49"E	12°30'40"
C328	325.00'	81.17'	80.96'	N14°16'11"E	14°18'36"
C329	780.00'	280.13'	278.63'	N03°10'27"W	20°34'39"
C330	780.00'	68.14'	68.12'	N10°37'30"W	05°00'33"
C331	780.00'	211.94'	211.29'	N00°40'10"W	15°34'06"
C332	75.00'	137.14'	118.82'	S38°55'12"W	104°45'55"
C333	525.00'	102.45'	102.28'	N85°42'45"E	11°10'48"
C334	820.00'	12.31'	12.31'	N21°51'17"E	00°51'37"
C335	150.00'	68.41'	67.19'	N14°16'11"E	14°18'36"
C336	25.00'	41.75'	37.06'	S43°27'42"W	95°40'56"
C337	25.00'	33.74'	31.24'	S50°02'13"E	77°19'15"
C338	805.00'	29.31'	29.31'	N12°25'11"W	02°05'11"
C339	50.00'	81.43'	79.21'	S36°55'12"W	104°45'55"
C340	500.00'	107.32'	107.15'	N85°42'45"E	11°10'49"
C341	500.00'	97.57'	97.41'	N85°42'45"E	11°10'49"
C342	805.00'	13.51'	13.51'	N06°36'02"E	00°57'42"
C343	805.00'	77.38'	77.35'	N03°23'58"E	05°30'26"
C344	805.00'	70.60'	70.58'	N01°52'01"W	05°01'31"
C345	150.00'	44.95'	46.60'	N82°47'36"E	05°29'31"
C346	500.00'	50.95'	50.93'	N88°23'00"E	05°50'18"
C347	275.00'	175.16'	172.22'	N73°03'19"E	36°29'42"
C348	175.00'	71.71'	71.21'	S66°32'47"W	23°28'38"
C349	300.00'	191.09'	187.87'	N73°03'19"E	36°29'42"
C350	150.00'	68.44'	67.84'	S67°52'41"W	26°08'27"
C351	50.00'	26.34'	26.04'	S26°42'04"E	30°11'05"
C352	300.00'	62.55'	62.44'	N85°19'46"E	11°56'47"
C353	300.00'	73.58'	73.40'	N72°19'48"E	14°03'10"
C354	300.00'	54.96'	54.88'	N60°03'20"E	10°29'45"
C355	150.00'	44.95'	44.09'	S63°15'00"W	16°54'04"
C356	150.00'	24.19'	24.16'	S76°19'43"W	09°14'23"
C357	805.00'	161.49'	161.22'	N01°22'03"E	11°29'39"
C358	350.00'	72.81'	72.48'	N15°28'54"E	11°53'09"
C359	350.00'	14.81'	14.81'	N08°19'36"E	02°25'27"



**SHEET INDEX**  
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**ALLEN & COMPANY**  
Professional Surveyors & Mappers

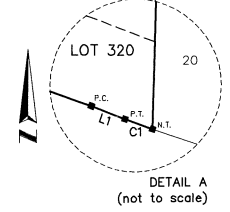
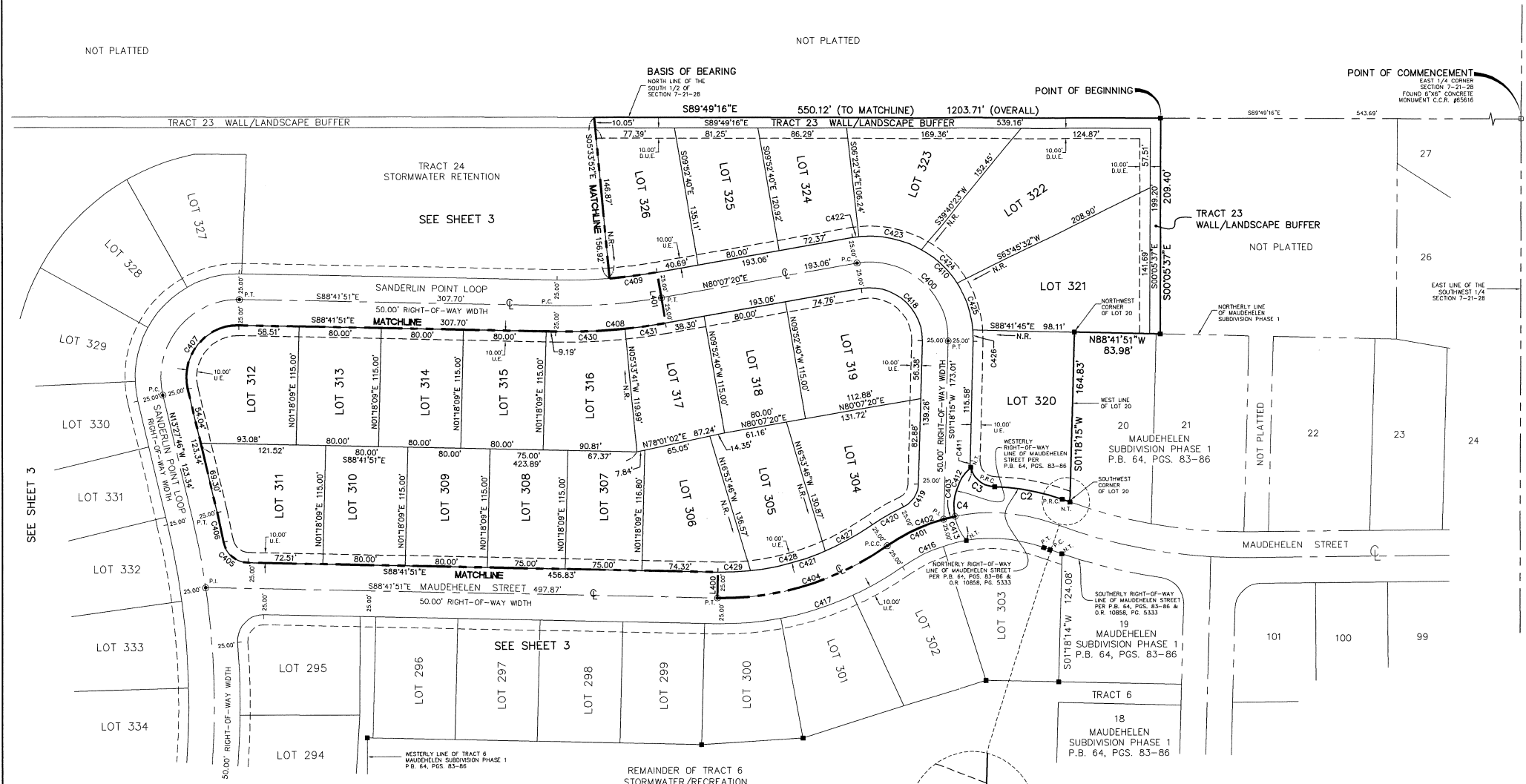
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WINTER GARDEN, FLORIDA 34787  
(407) 654-5355



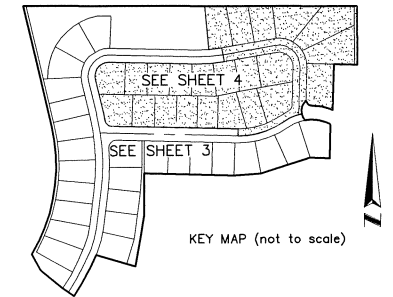
# MAUDEHELEN SUBDIVISION PHASE 3

SHEET 4 OF 4 PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

A REPLAT OF A PORTION OF MAUDEHELEN PHASE 1, PLAT BOOK 64, PAGES 83 THROUGH 86, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND A PORTION OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST CITY OF APOPKA, ORANGE COUNTY, FLORIDA

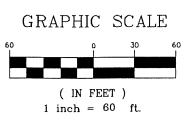


SEE SHEET 2 FOR REMAINDER OF TRACT 6



LINE	LENGTH	BEARING
L1	4.44'	N69°55'06"W
L400	25.00'	S01°18'09"W
L401	50.00'	N09°52'40"W

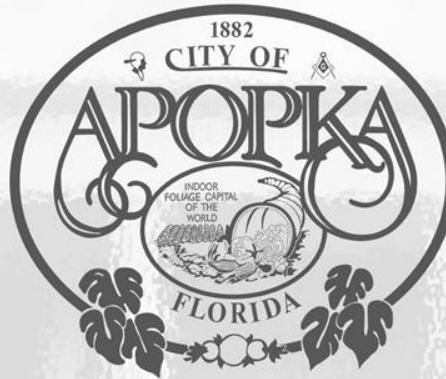
SHEET INDEX  
 SHEET 1 of 4 - legal description, dedication, Surveyor's notes & legend  
 SHEET 2 of 4 - boundary  
 SHEET 3 through 4 of 4 - geometry



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	500.00'	3.63'	3.63'	N70°07'34"W	09°24'56"
C2	200.00'	65.97'	65.67'	N79°22'02"W	18°53'52"
C3	25.00'	32.87'	30.40'	N51°22'26"W	74°53'05"
C4	50.00'	78.90'	70.97'	S03°24'48"W	90°24'50"
C400	75.00'	132.45'	115.90'	N49°17'12"W	101°10'55"
C401	175.00'	71.71'	71.21'	S86°32'47"W	23°28'38"
C402	175.00'	60.27'	59.97'	S64°40'28"W	19°44'00"
C403	175.00'	11.43'	11.43'	S76°24'47"W	03°44'37"
C404	275.00'	175.16'	172.22'	N73°03'19"E	36°29'42"
C405	75.00'	33.74'	31.24'	S50°02'37"E	77°19'15"
C406	805.00'	29.31'	29.31'	N12°29'11"W	02°05'11"
C407	50.00'	91.43'	79.21'	S38°55'12"W	104°45'55"
C408	550.00'	107.32'	107.15'	N85°42'45"E	11°10'49"
C409	500.00'	46.62'	46.60'	N82°47'38"E	05°20'31"
C410	100.00'	176.60'	154.53'	N49°17'12"W	101°10'55"
C411	25.00'	6.96'	6.94'	S06°40'12"E	15°56'54"
C412	50.00'	52.56'	50.17'	S18°30'21"W	60°13'45"
C413	50.00'	26.34'	26.04'	S26°42'04"E	30°11'05"
C416	150.00'	68.44'	67.84'	S67°52'41"W	26°08'27"
C417	300.00'	191.09'	182.87'	N73°03'19"E	36°29'42"
C418	50.00'	88.30'	77.26'	N48°17'12"W	101°10'55"
C419	25.00'	27.20'	26.30'	S33°02'35"E	63°28'40"
C420	200.00'	34.82'	34.77'	S69°47'41"W	09°58'28"
C421	250.00'	159.24'	156.58'	N73°03'19"E	36°29'42"
C422	100.00'	6.11'	6.11'	S81°52'33"W	03°30'06"
C423	100.00'	62.50'	61.48'	N78°28'22"W	35°48'25"
C424	100.00'	48.47'	48.00'	N46°40'57"W	27°46'23"
C425	100.00'	48.47'	48.00'	N18°54'34"W	27°46'23"
C426	100.00'	11.04'	11.04'	N01°51'34"W	06°19'38"
C427	250.00'	52.16'	52.07'	N60°47'06"E	11°57'17"
C428	250.00'	75.34'	75.06'	N75°23'47"E	17°16'04"
C429	250.00'	31.73'	31.71'	N87°39'59"E	07°16'20"
C430	550.00'	67.44'	67.40'	N87°47'23"E	07°01'33"
C431	550.00'	39.88'	39.87'	N82°11'58"E	04°09'16"

**Backup material for agenda item:**

1. Administrative Report - Glenn A. Irby - City Administrator



# Administrative Report

June 17, 2015

To: Mayor and City Council  
From: Glenn Irby, City Administrator

# Finance - May

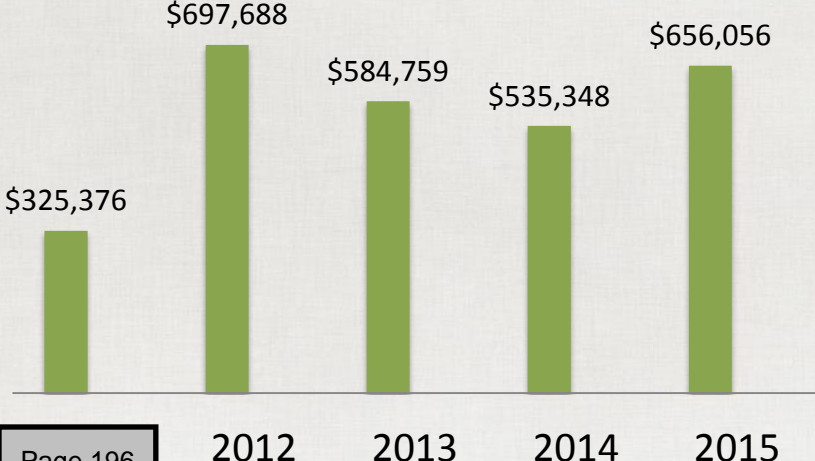
## Sewer Impact



## Water Impact



## Transportation Impact

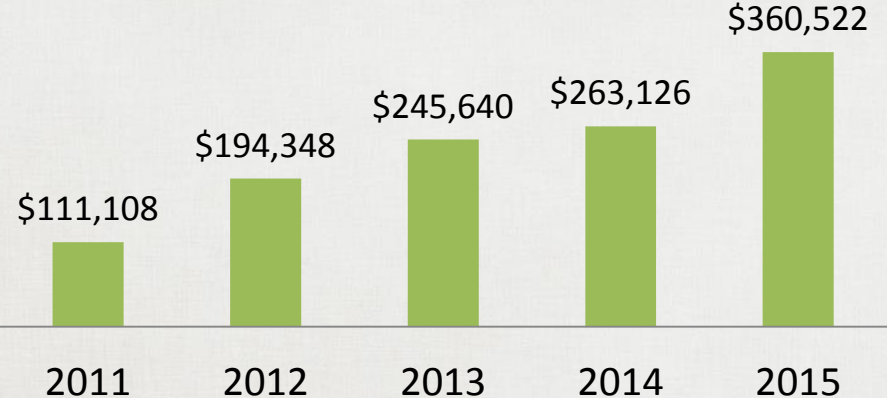


## School Impact



# Finance - May

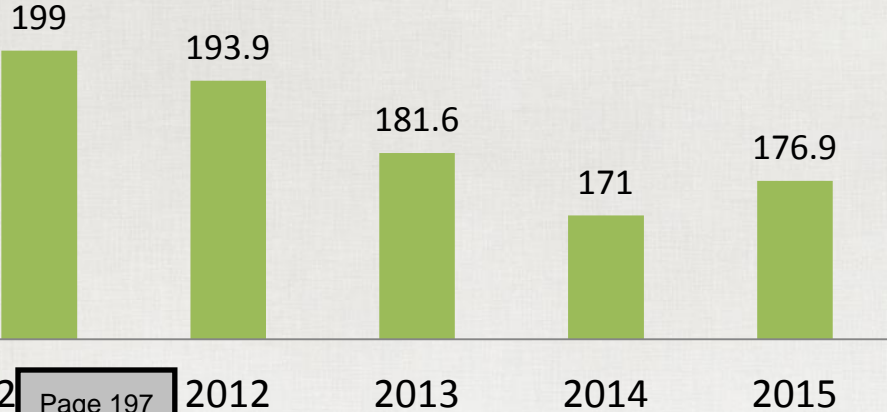
## Reuse Impact



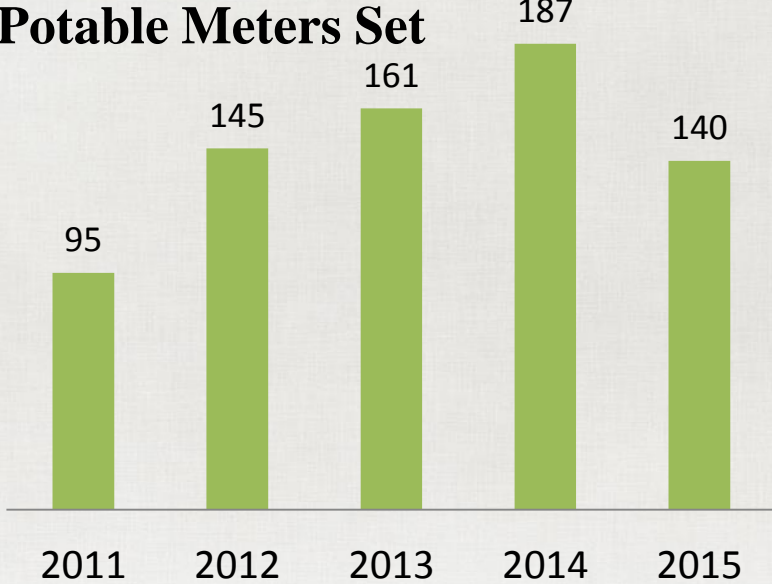
## Recreation Impact



## Average Potable Water Billed

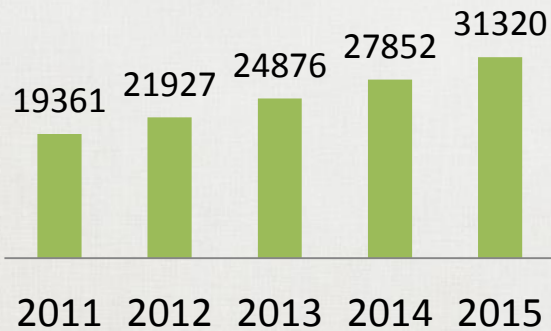


## Potable Meters Set

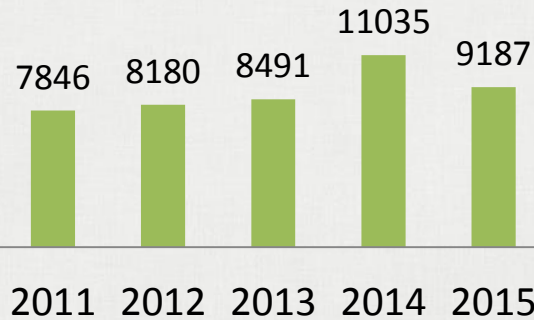


# Finance / Utility Billing - May

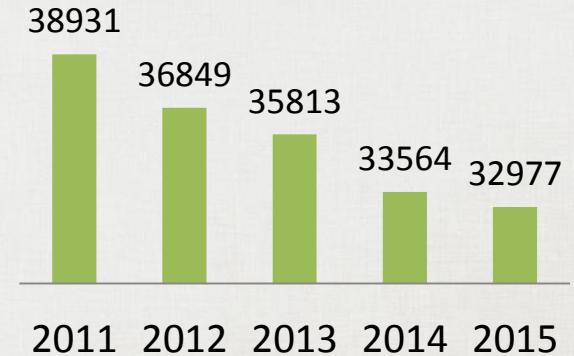
## Web



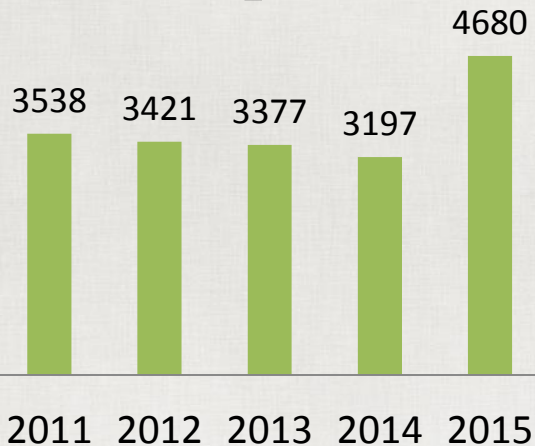
## Office Window



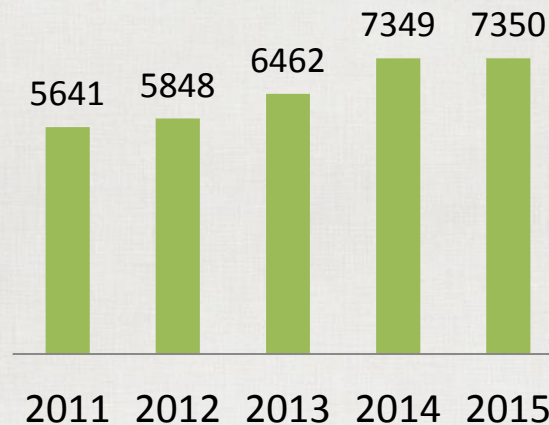
## Mailed



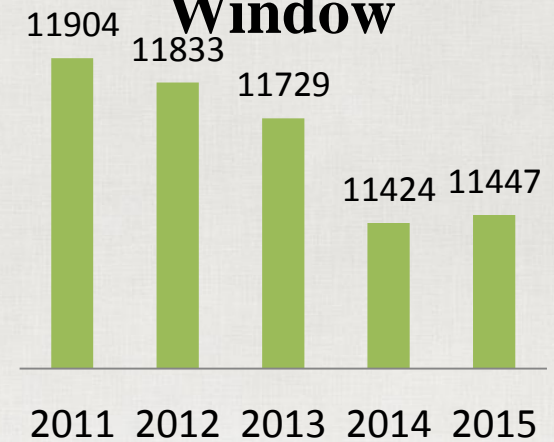
## Drop Box



## ACH

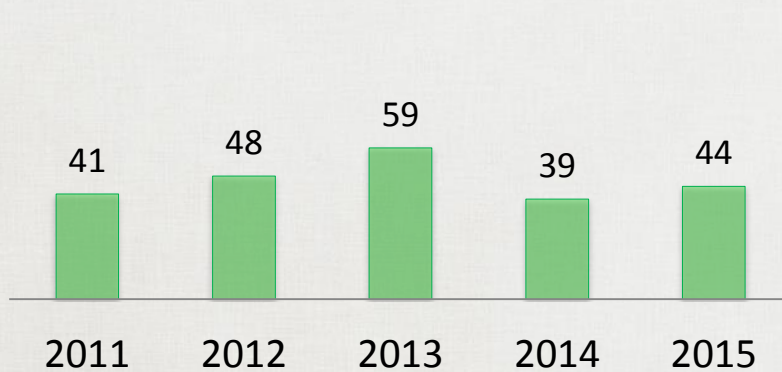


## Drive-Up Window



# Community Development - May

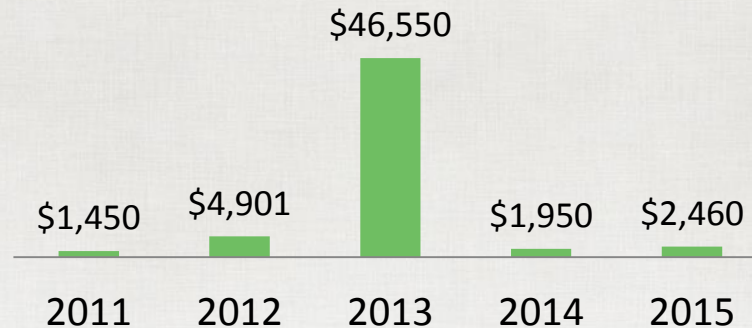
## Arbor Permits



## Arbor Revenues



## Tree Bank Revenues

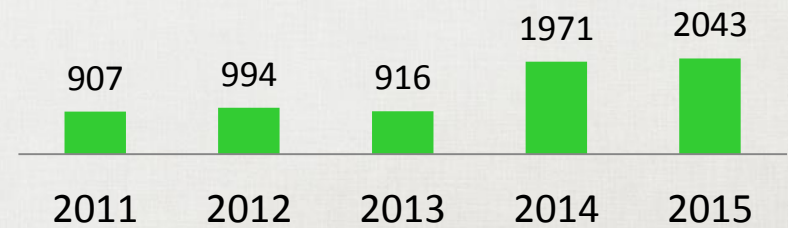


# Community Development / Building - May

## Automated Phone System Requests



## Internet Inspection Requests



## Office Inspection Requests



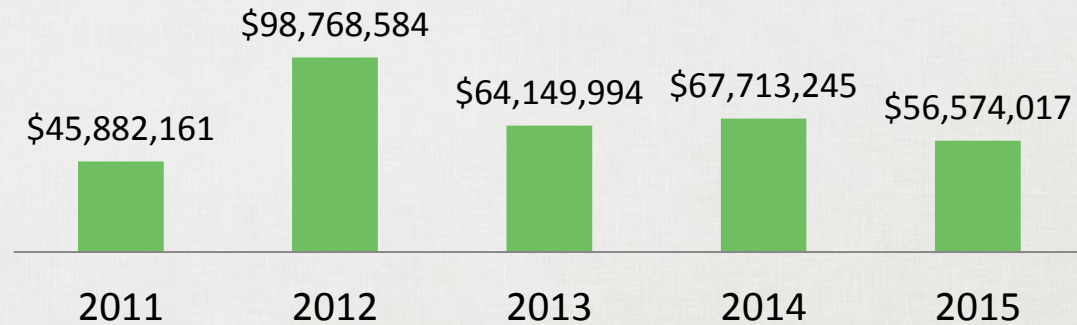


# Community Development / Building - May

## Permits Issued



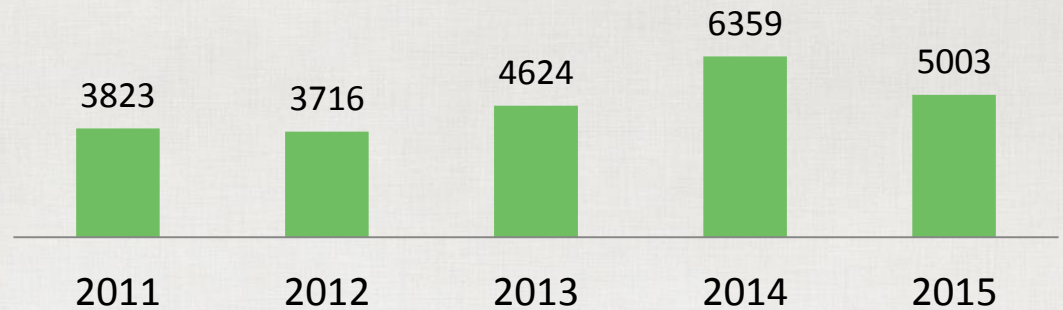
## Value of Construction



## Certificates of Occupancy Issued

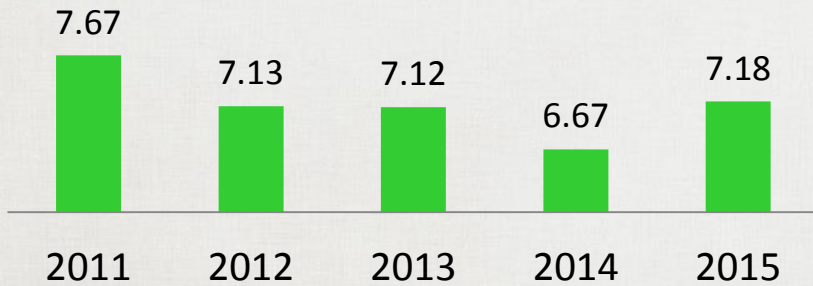


## Inspections Performed



# Public Services / Water Plants - May

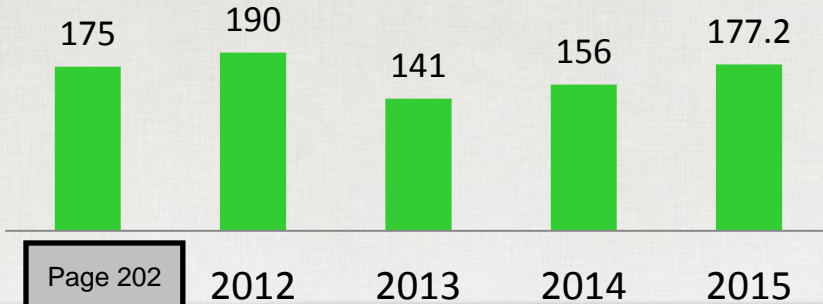
## Water Plant – Average Daily Flow



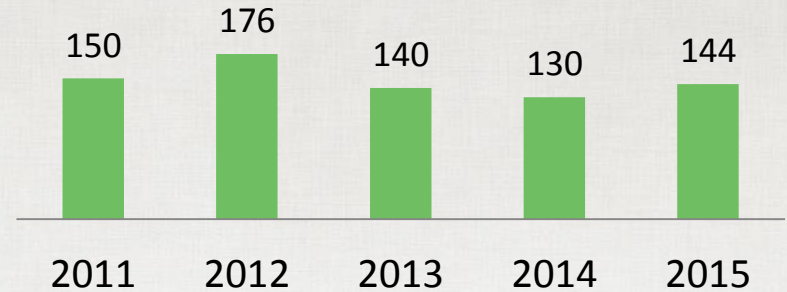
## Wastewater Plant Average Daily Flow



## Reclaimed Gallons Produced

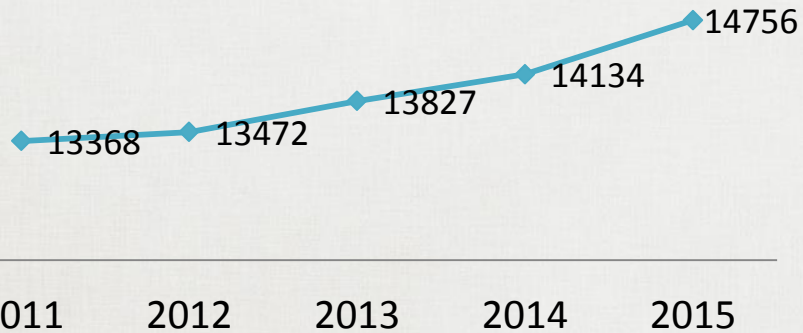


## Reclaimed Gallons Used

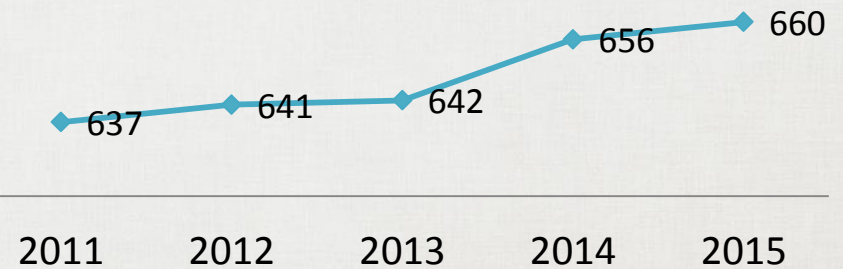


# Public Services / Sanitation - May

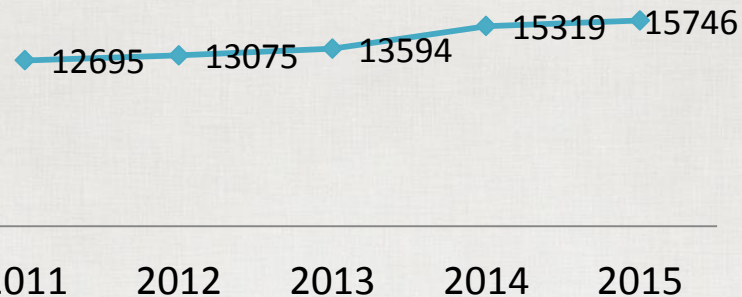
## Residential Customers



## Commercial Customers



## Recycling Customers

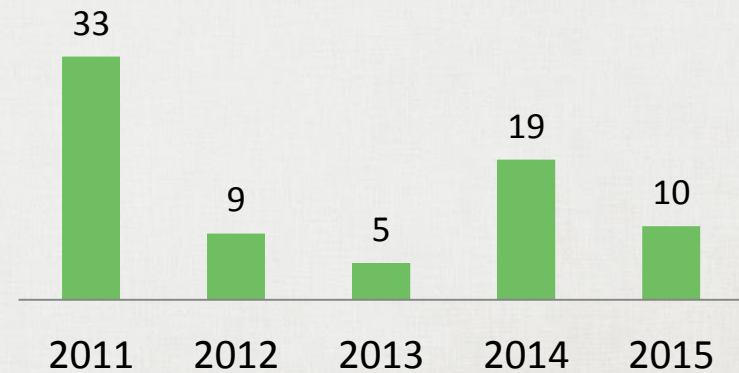


# Public Services / Water Conservation - May

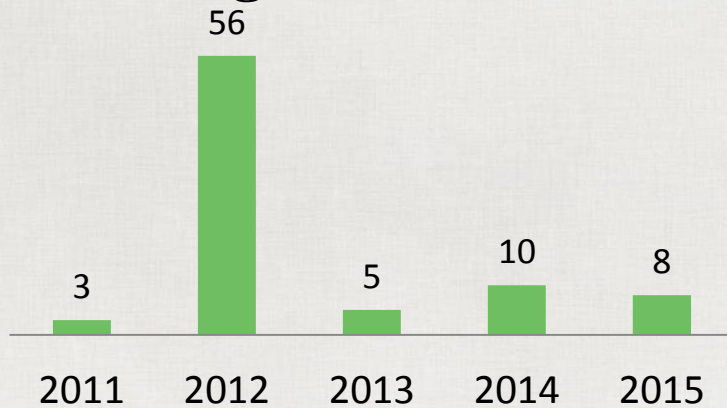
## System Evaluations



## Rain Sensors Issued



## Program Rebates



## Rebate Value



# Public Services / Recreation - May

## Program Events



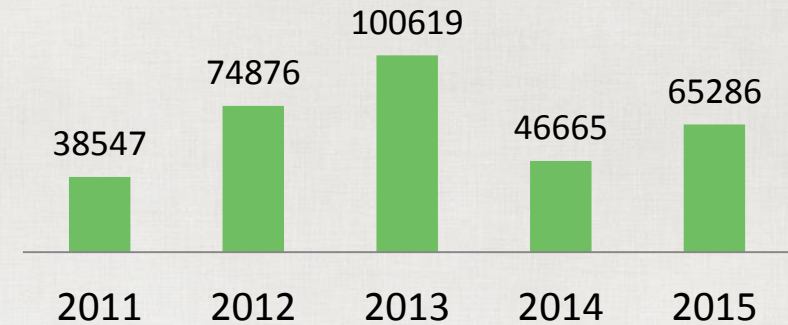
## Senior Programs



## Facility Rentals

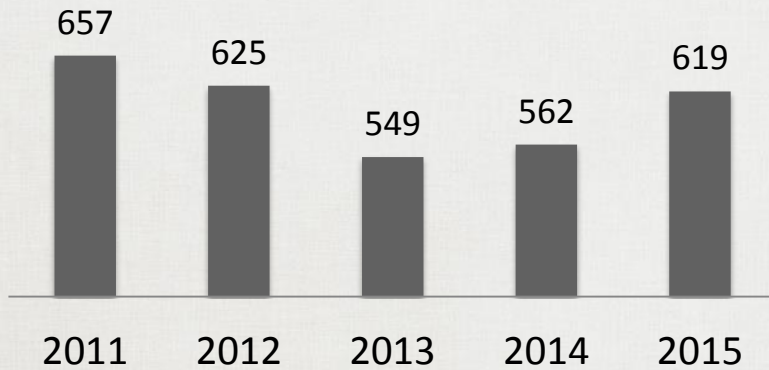


## Event Attendees

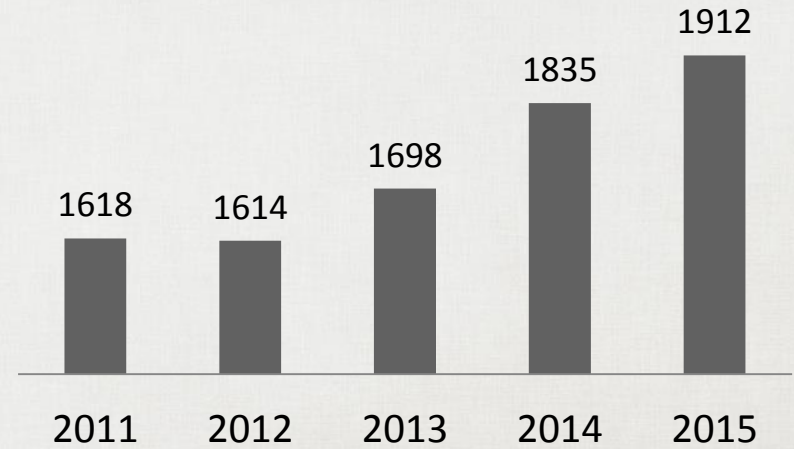


# Fire - May

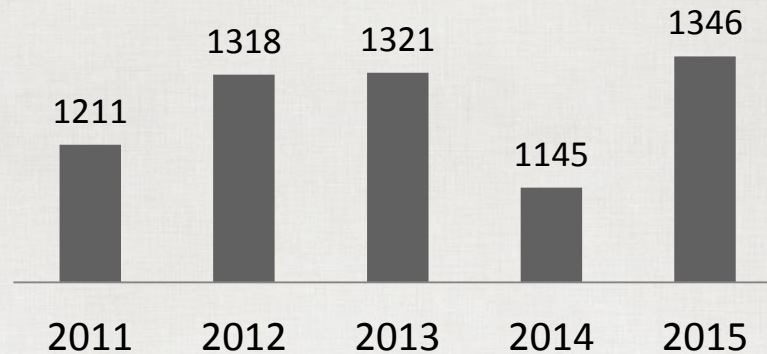
## NFIRS Calls For Service



## EMS Calls For Service

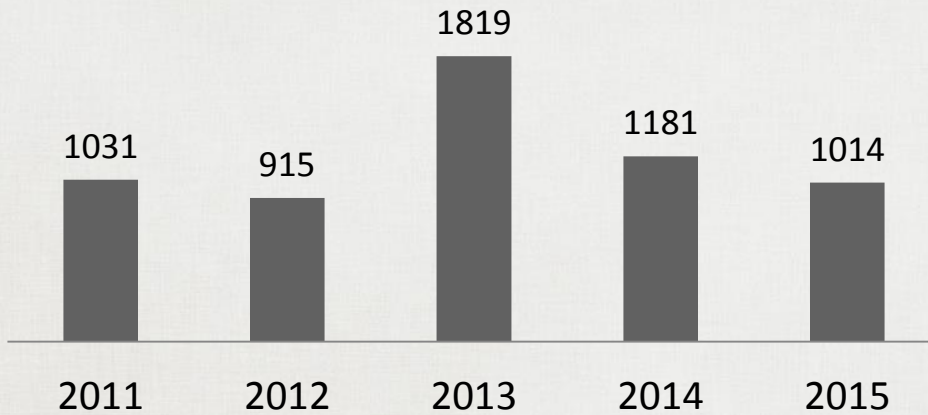


## Annual Inspections

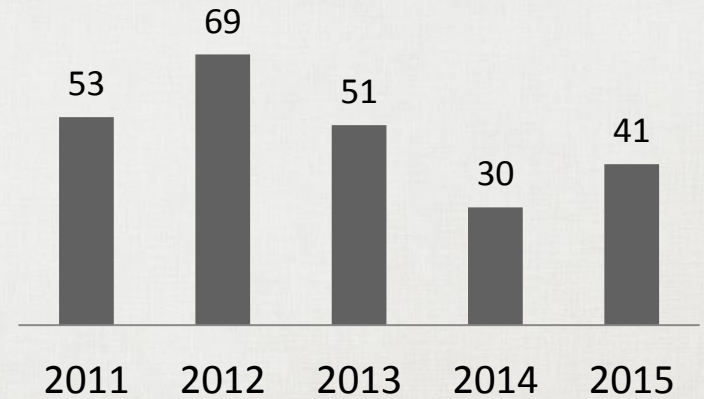


# Police - May

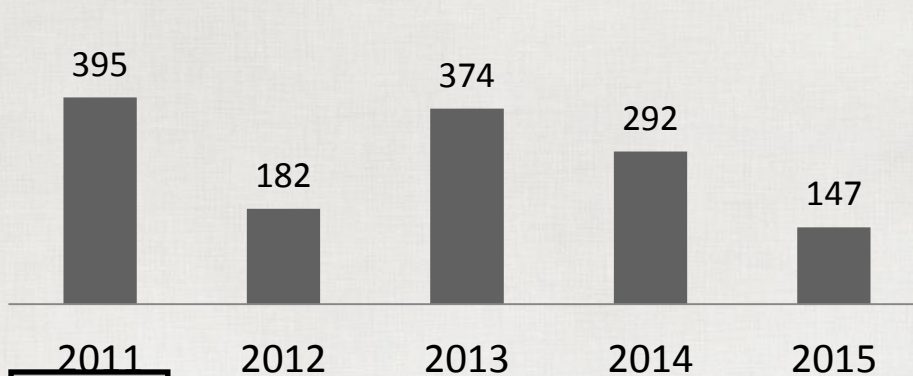
## Uniform Traffic Citations



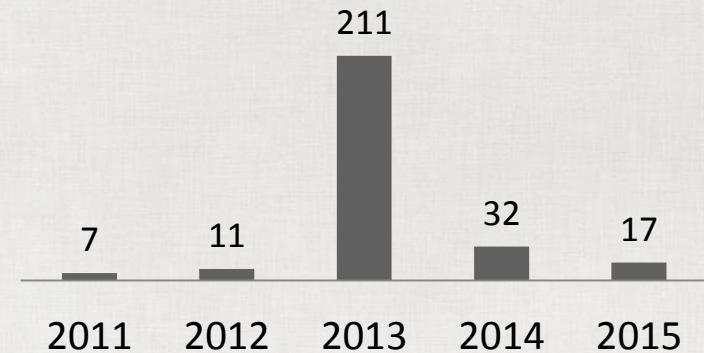
## DUI Arrests



## Warning Citations

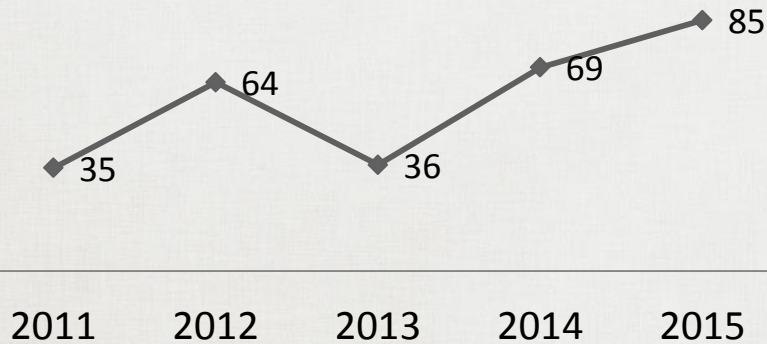


## Parking Citations

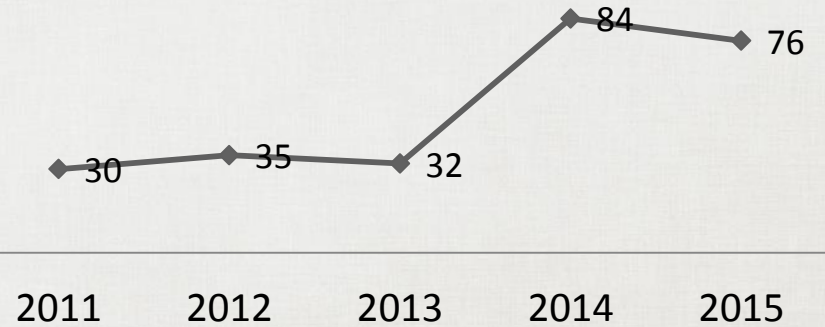


# Police / Code Enforcement - May

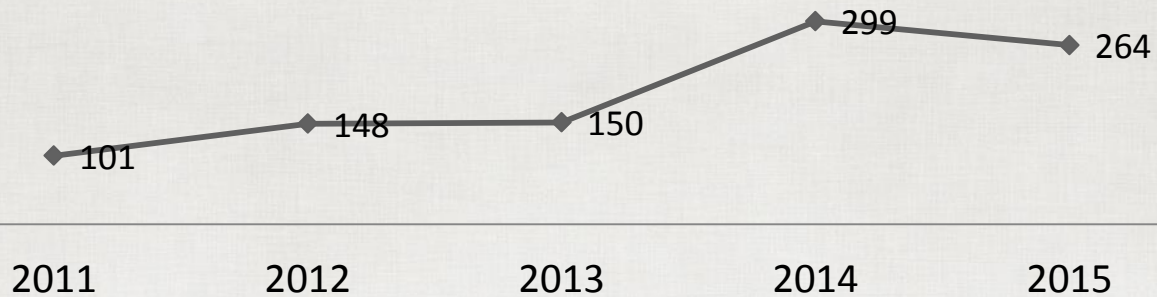
## Unkempt Cases



## Disabled Vehicle Cases



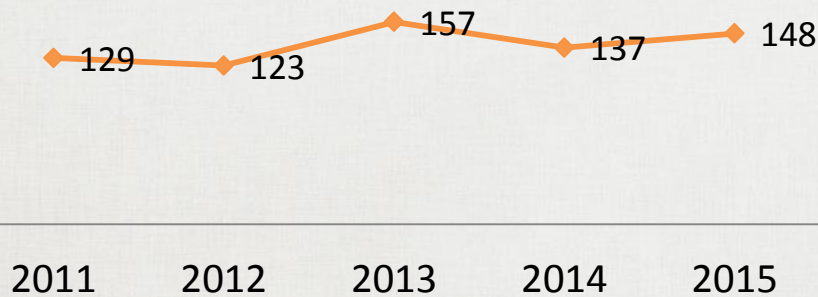
## Total Code Enforcement Cases



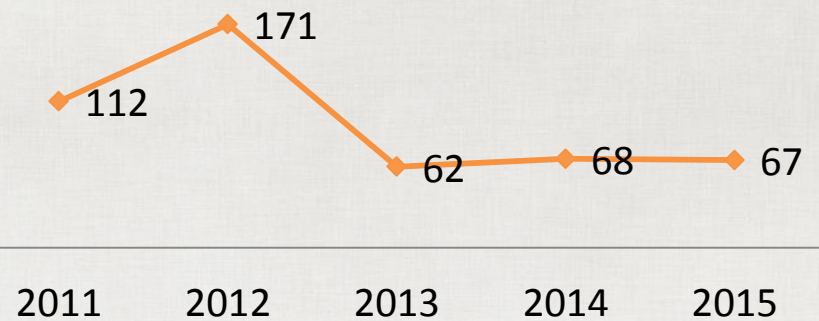


# Community Development - May

## New Business Tax



## Business Tax Renewals



# A.S.K. Apopka Service Kiosk January - May

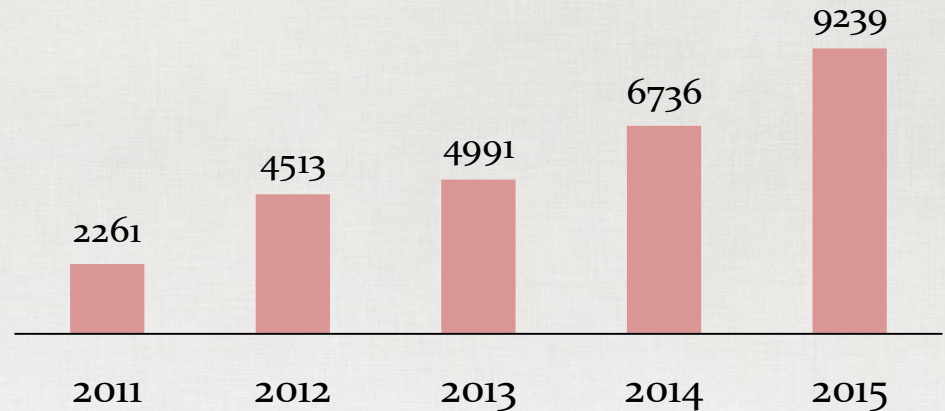


# Information Technology - May

## Homepage Visits



## Building Webpage Visits



# Thank You

For questions, call (407) 703-1750