

## AGENDA

### APOPKA CITY COUNCIL SPECIAL MEETING

March 27, 2018 @ 5:30 PM

**Apopka Community Center**

**519 S. Central Ave. – Apopka, Florida 32703**

#### CALL TO ORDER

**INVOCATION- Pastor Waldemar Serrano of Remnant Christian Center**

#### PLEDGE

#### PUBLIC HEARING/ORDINANCES/RESOLUTION (Action Item)

1. Ordinance No. 2581 – Second Reading Jim Hitt  
Comprehensive Plan Amendment – Large Scale – Legislative  
Project: New Errol - Apopka - Signature H Group LLC  
Location: North of Old Dixie Highway, south of Lester Road, west of Vick Road
2. Ordinance No. 2638 – First Reading Jim Hitt  
Change of Zoning & Master Plan – Quasi-Judicial  
Project: New Errol - Apopka - Signature H Group LLC  
Location: North of Old Dixie Highway, south of Lester Road, west of Vick Road

#### ADJOURNMENT

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

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



# CITY OF APOPKA CITY COUNCIL

CONSENT AGENDA  
 PUBLIC HEARING  
 SPECIAL REPORTS  
 OTHER:

MEETING OF: March 27, 2018  
 FROM: Community Development  
 EXHIBITS: Land Use Report  
 Vicinity Map  
 Future Land Use Map  
 Adjacent Zoning Map  
 Existing Uses Map  
 Proposed FLUM Map\*  
 Supporting Data & Analysis Report\*  
 New Errol PUD Master Plan (Entire)  
 –provided with Zoning Report  
 Ordinance No. 2581  
*\*Provided by the Applicant*

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

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

**SUMMARY:**

PROPERTY OWNERS: 5<sup>th</sup> Hole Investments  
 APPLICANT: Signature H Property Group  
 CONSULTING PLANNER: GAI Consultants  
 LOCATION: North of Old Dixie Hwy, west of Vick Road, south of Lester Road  
 EXISTING USE: Golf Course and Club House  
 CURRENT ZONING: Park & Recreation  
 PROPOSED DEVELOPMENT: Single family, townhomes, assisted living facility, community parks, commercial amenities complex with hotel, restaurant, aquatic park, and recreation facilities  
 PROPOSED ZONING: Planned Unit Development

**FUNDING SOURCE:**

N/A

**DISTRIBUTION**

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

**SUMMARY (Continued)**



**CITY COUNCIL – MARCH 27, 2018**  
**NEW ERROL – LARGE SCALE - FUTURE LAND USE AMENDMENT**  
**PAGE 2**

TRACT SIZE: 79.09 +/- acres

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

**ADDITIONAL COMMENTS:**

Neighborhood	Acreage	Development Profile	FLUM	Proposed Zoning
A	11.64	70 townhomes	RML	PUD
B-1	9.95	25,000 sq ft clubhouse 40 (21,200 sq ft) room hotel	Commercial	PUD
B-2	5.45	18 townhomes	RML	PUD
C	6.76	46 carriage homes (townhomes)	RML	PUD
D	4.97	26 townhomes	RML	PUD
E- 1 (North)	8.57	9 single family	RL	PUD
E-2 (South)		17 single family	RLS	PUD
F-1 (North)	13.3	22 single family 32 townhomes	RML	PUD
F-2 (South)		21 single family	RL	PUD
G	13.94	180 ALF units (200,000 sq ft) 60 acute care beds (45,0001 sq ft)	RML	PUD

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

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

*Future Land Use Element*

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

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

*Transportation Element*

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

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

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

**ORANGE COUNTY NOTIFICATION:** The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on December 9, 2016.

**PUBLIC HEARING SCHEDULE:**

July 25, 2017 – Planning Commission (6:00 pm)  
August 22, 2017 – City Council (5:30 pm) - 1<sup>st</sup> Reading & Transmittal  
March 27, 2018 – City Council (5:30 pm) 2<sup>nd</sup> Reading

**DULY ADVERTISED:**

July 7 and 14, 2017 – Public Notice and Notification  
August 10, 2017 – Ordinance Heading & Public Notice ¼ Page Ad w/Map  
February 9, 2018 – Notice and Letters  
March 9, 2018– Notice

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**RECOMMENDATION ACTION:**

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

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

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

1. Neighborhood “A”: Residential Medium Low (0-7.5 du/ac)
2. Neighborhood “B”: B-1 – Commercial;  
B-2 – Residential Medium Low Density (0 -7.50 du\ac)

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

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

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

**Recommended Motion:** After a Public Hearing is held, motion to continue the hearing to the Wednesday, April 11, 2018, at 5:30 pm at the Apopka Community Center.

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

## LAND USE REPORT

### I. LAND USE ANALYSIS

#### 1. Neighborhood “A”

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

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

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

#### 2. Neighborhood “B”

FLUM Request: B-1 – Commercial;

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

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

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

#### 3. Neighborhood “C”

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

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

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

#### 4. Neighborhood “D”

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

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

Surrounding Character\Findings: Golf course\vacant land.

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

#### 5. Neighborhood “E”

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

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

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

## 6. Neighborhood “F”

FLUM Request: F-1 (North)- Residential Medium Low Density (up to 7.5 du\ac)

FLUM Request: F-2 (South- Residential Low Density (up to 5.) du\ac)

Master Plan Proposed Density: 4.67 du\ac

Surrounding Character\Findings: Existing single family homes border to the north and south. Townhomes to the south.

## 7. Neighborhood “G” [ALF]

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

Surrounding Character\Findings: Existing single family homes border to the north and south. Future planned multi-family to the east and a development application has been submitted to the City; golf course to the west.

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

### Special Areas:

Wekiva River Protection Area: No

Area of Critical State Concern: No

DRI / FQD: No

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

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

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

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

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

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

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

**POPULATION AND HOUSING:**

PROPOSED: 261 x 2.656 p/h = 694 persons

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

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

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

Sanitary Sewer Analysis

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

Potable Water Analysis

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

Solid Waste

1. Facilities serving the site: City of Apopka
2. Provider: City of Apopka
3. Projected LOS under existing designation: 4 lbs./person/day
4. Projected LOS under proposed designation: 2 lbs./cap/day

5. Improved/expansions already programmed or needed as a result of the proposed amendment: None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

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

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

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

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

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

Recreation

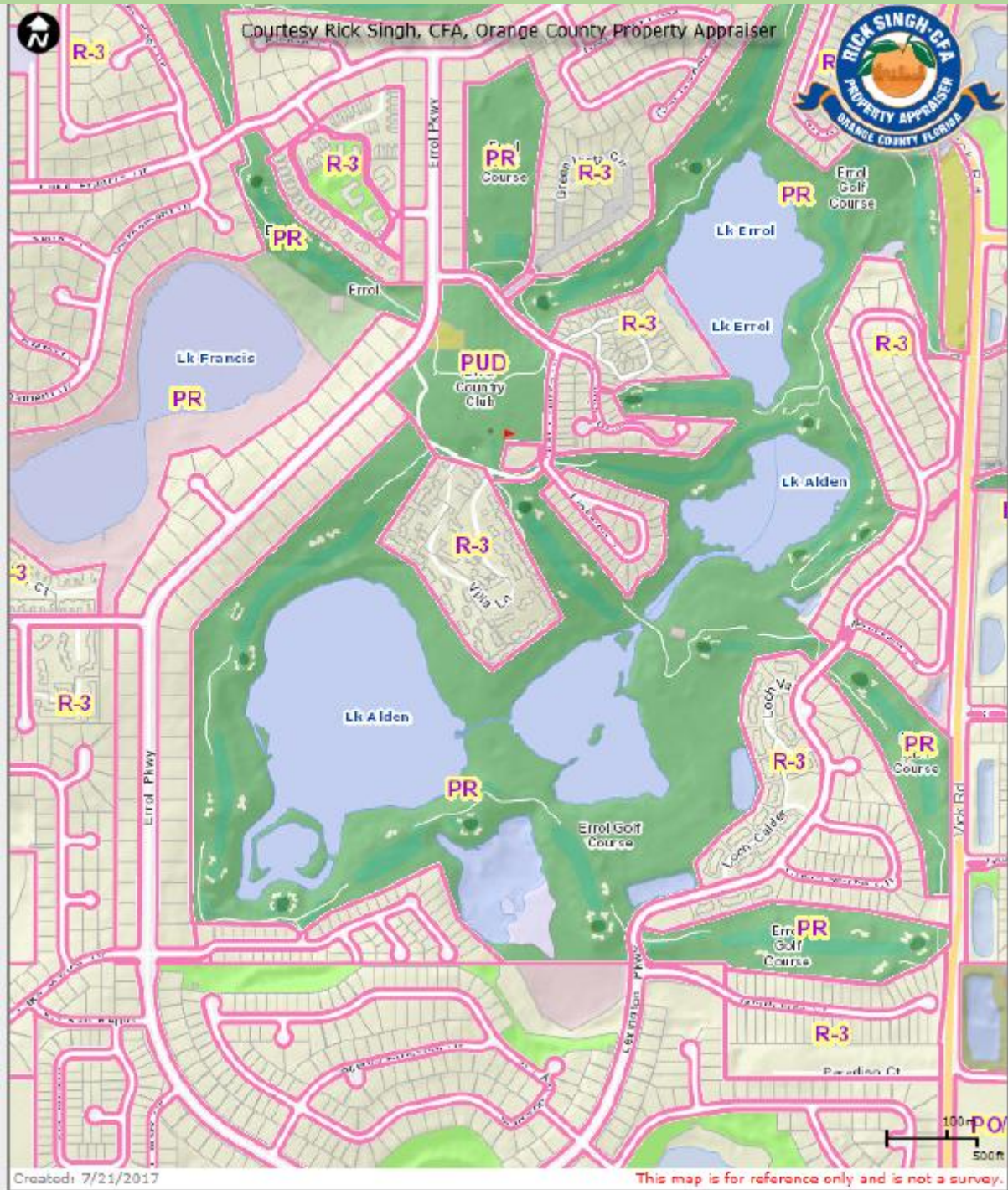
1. Facilities serving the site; LOS standard: Golf course; club house; Northwest Recreation Complex; City of Apopka Parks System; 3 AC/1000 capita
2. Projected facility under existing designation: 3.192 AC
3. Projected facility under proposed designation: 2.082 AC
4. Improvement/expansions already programmed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

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





### ADJACENT ZONING







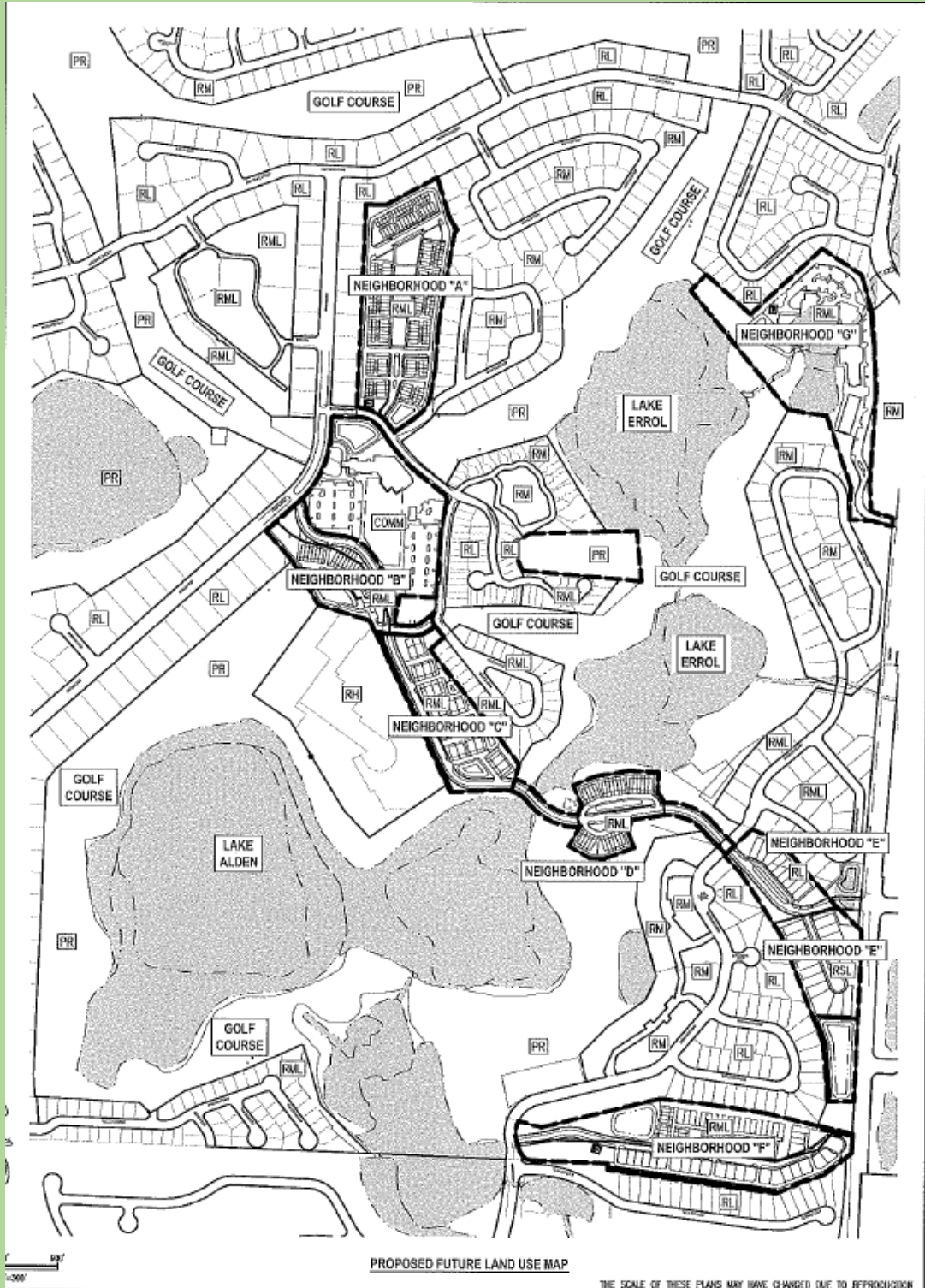
## EXISTING USES







### PROPOSED FUTURE LAND USE MAP













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**gai consultants** **COMMUNITY SOLUTIONS GROUP** **New Errol PUD**

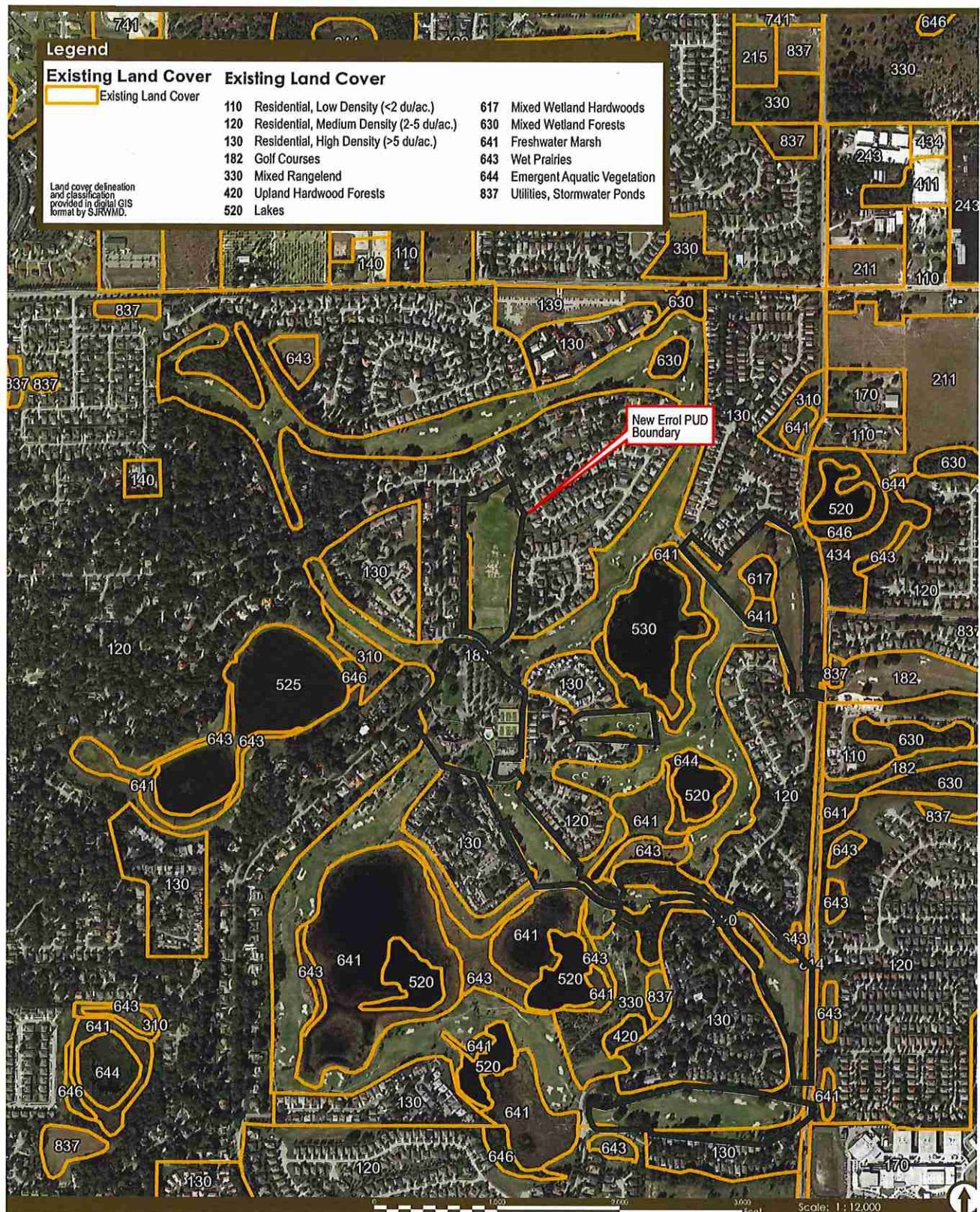
**USGS Topographic Survey Map**

Sec 32, T 20S, R 28E & Sec 5, T 21S, R 28E  
City of Apopka, Orange County, Florida

Drawn by: JGS  
Date: 31 March 2017  
A160186-F1-20170320.MXD

Scale: 1 : 12,000

USGS TOPOGRAPHIC SURVEY MAP



**gai consultants** **COMMUNITY SOLUTIONS GROUP** **New Errol PUD**

**Existing Land Cover Map**

Sec 32, T 20S, R 28E & Sec 5, T 21S, R 28E  
City of Apopka, Orange County, Florida

Drawn by: JGS  
Date: 31 March 2017  
A160186-F1-20170320.MXD

Scale: 1 : 12,000

FLUCFCS MAP - SOURCE: SJRWMD 2009 LAND COVER/ LAND USE

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

EXISTING CONDITION SITE EXHIBIT  
NEW ERROL  
CITY OF APOPKA, FLORIDA

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

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

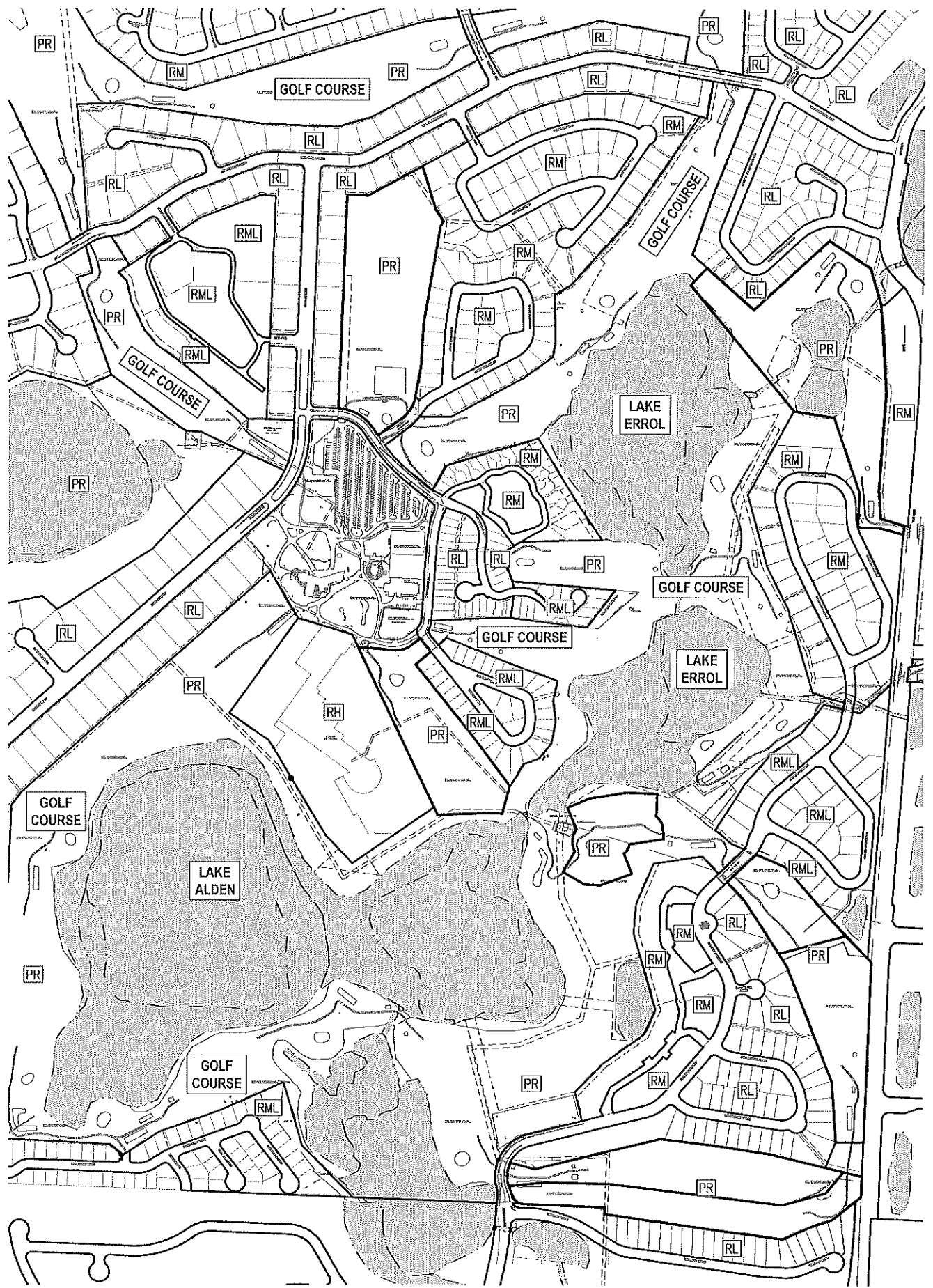
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1.2

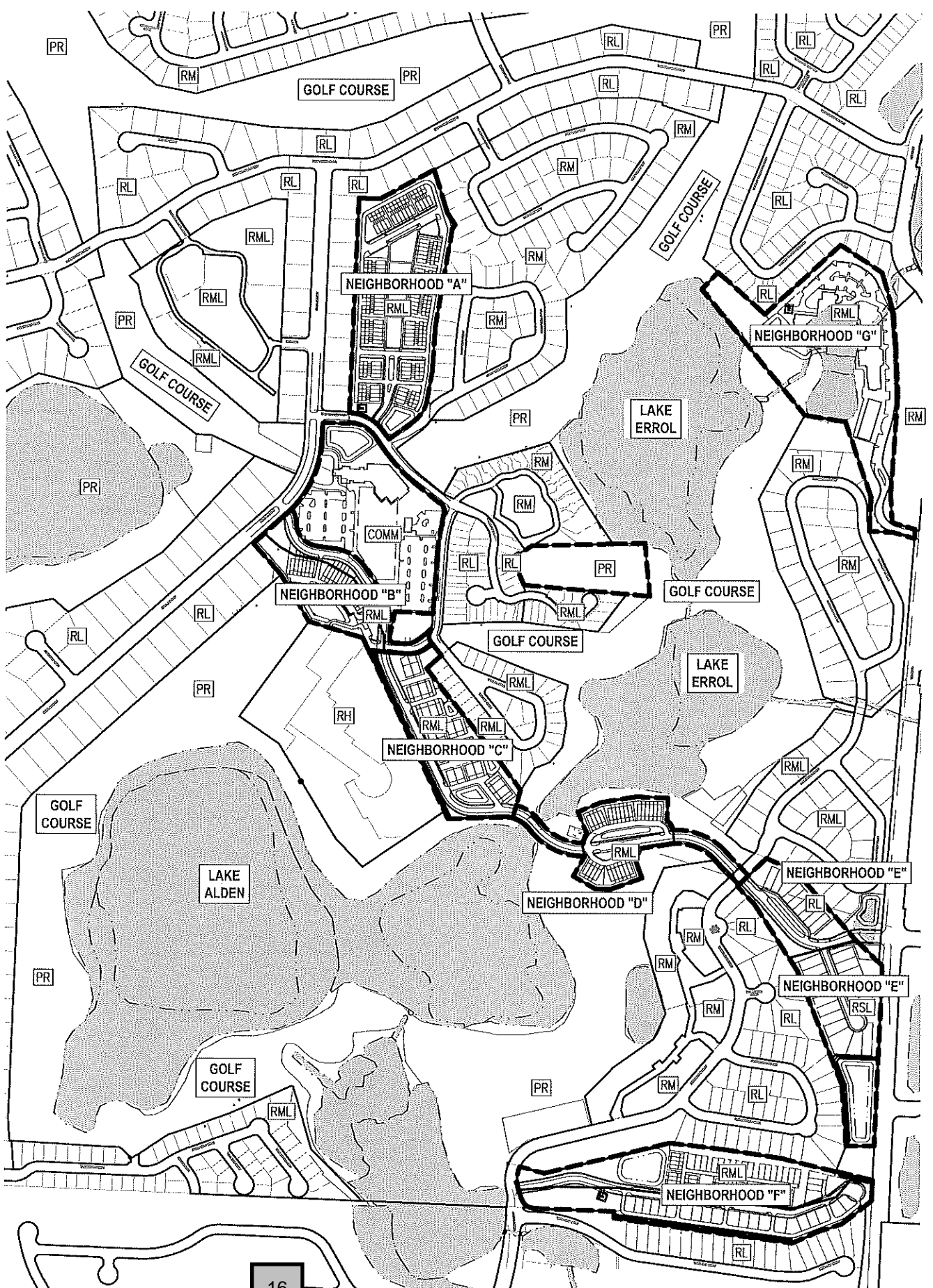
THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION



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EXISTING FUTURE LAND USE MAP



PROPOSED FUTURE LAND USE MAP

SCALE: 1"=300'

16

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

FUTURE LAND USE MAP  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

SEAL  
 RANDALL S. COHEN, P.E.  
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PROJECT NO./DASH NO.  
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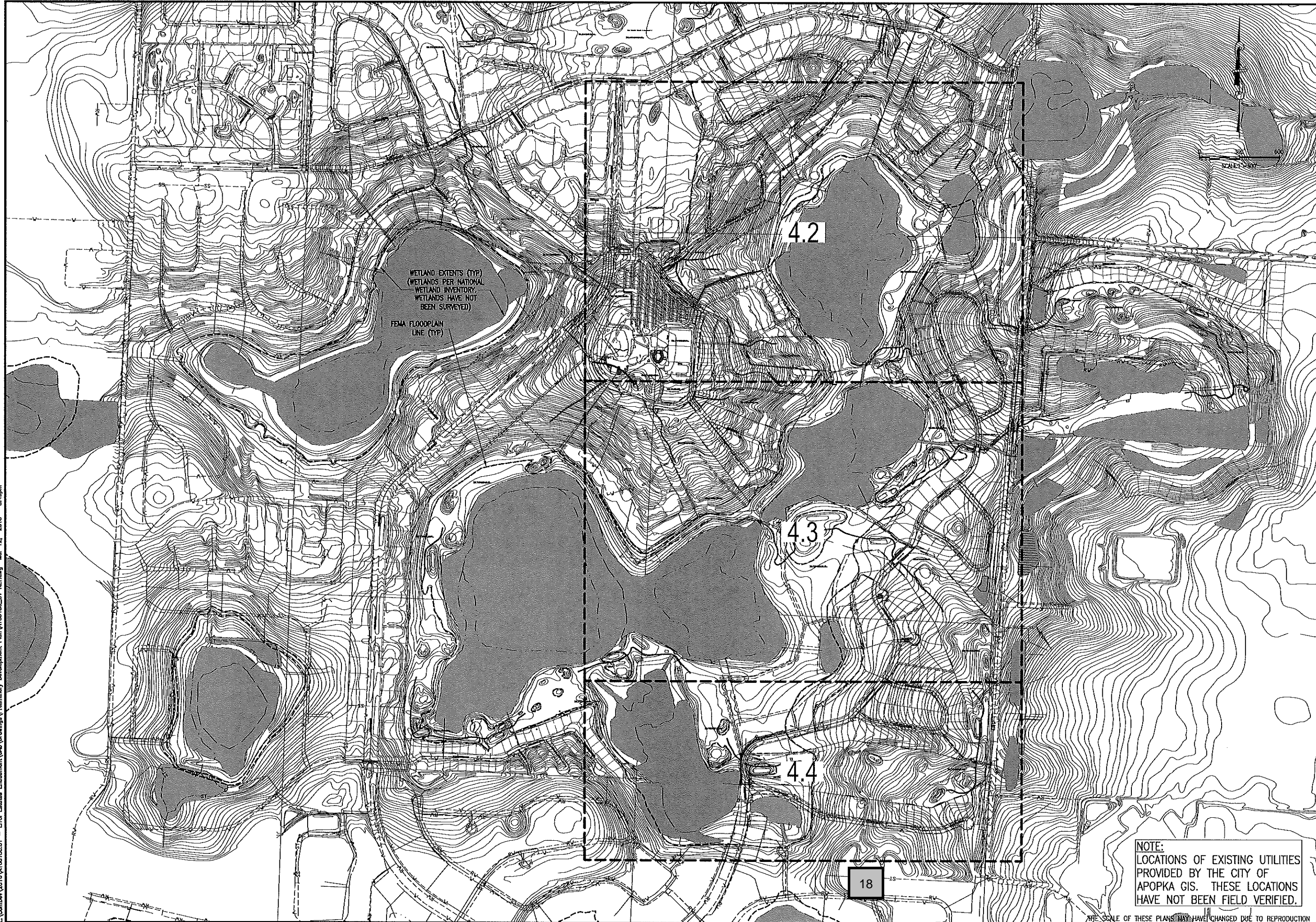
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WETLAND EXTENTS (TYP)  
(WETLANDS PER NATIONAL  
WETLAND INVENTORY;  
WETLANDS HAVE NOT  
BEEN SURVEYED)  
FEMA FLOODPLAIN  
LINE (TYP)

4.2


4.3

4.4

18

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

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

SCALE: AS SHOWN					
DATE: 03-13-2018					
DRAWN: MJC					
CHECKED: RSC					
APPROVED: RSC					
EXISTING CONDITIONS KEY MAP					
NEW ERROL CITY OF APOPKA, FLORIDA					
SEAL					
RANDALL S. COHEN, P.E. No. 58581					
 gai consultants 818 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8328					
PROJECT NO./DASH NO. A160186.01					
SHEET 4.1					
NO.	DATE	BY	CHKD	APPD	DESCRIPTION



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

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

SCALE: 1" = 100'  
 0 100 200

NO.	DATE	BY	CHKD	APP'D	REVISIONS

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

EXISTING CONDITIONS  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

SEAL  
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PROJECT NO./DASH NO.  
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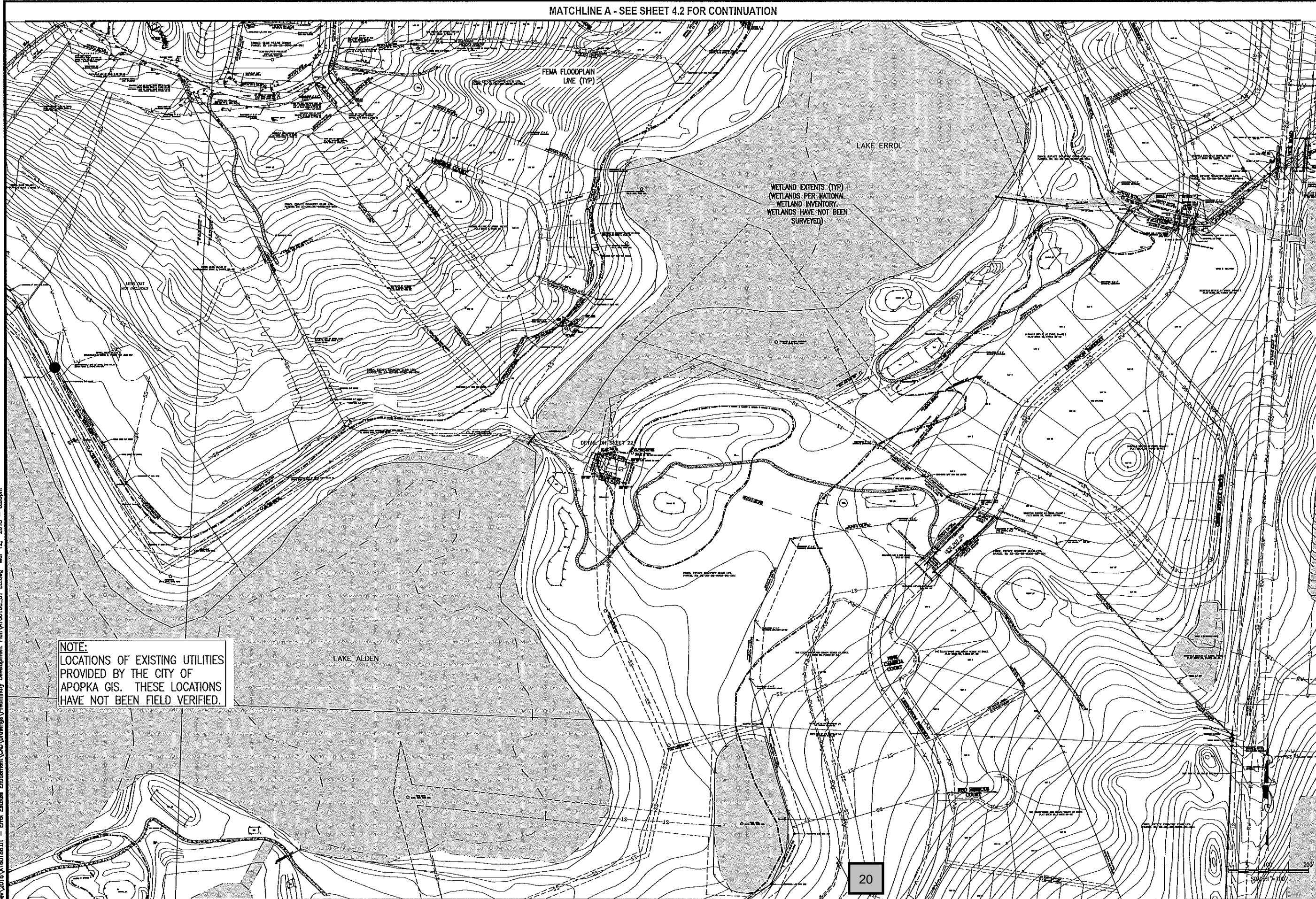
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MATCHLINE A - SEE SHEET 4.3 FOR CONTINUATION

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION



MATCHLINE A - SEE SHEET 4.2 FOR CONTINUATION



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

MATCHLINE B - SEE SHEET 4.4 FOR CONTINUATION

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

EXISTING CONDITIONS  
NEW ERROL  
CITY OF AOPKA, FLORIDA

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

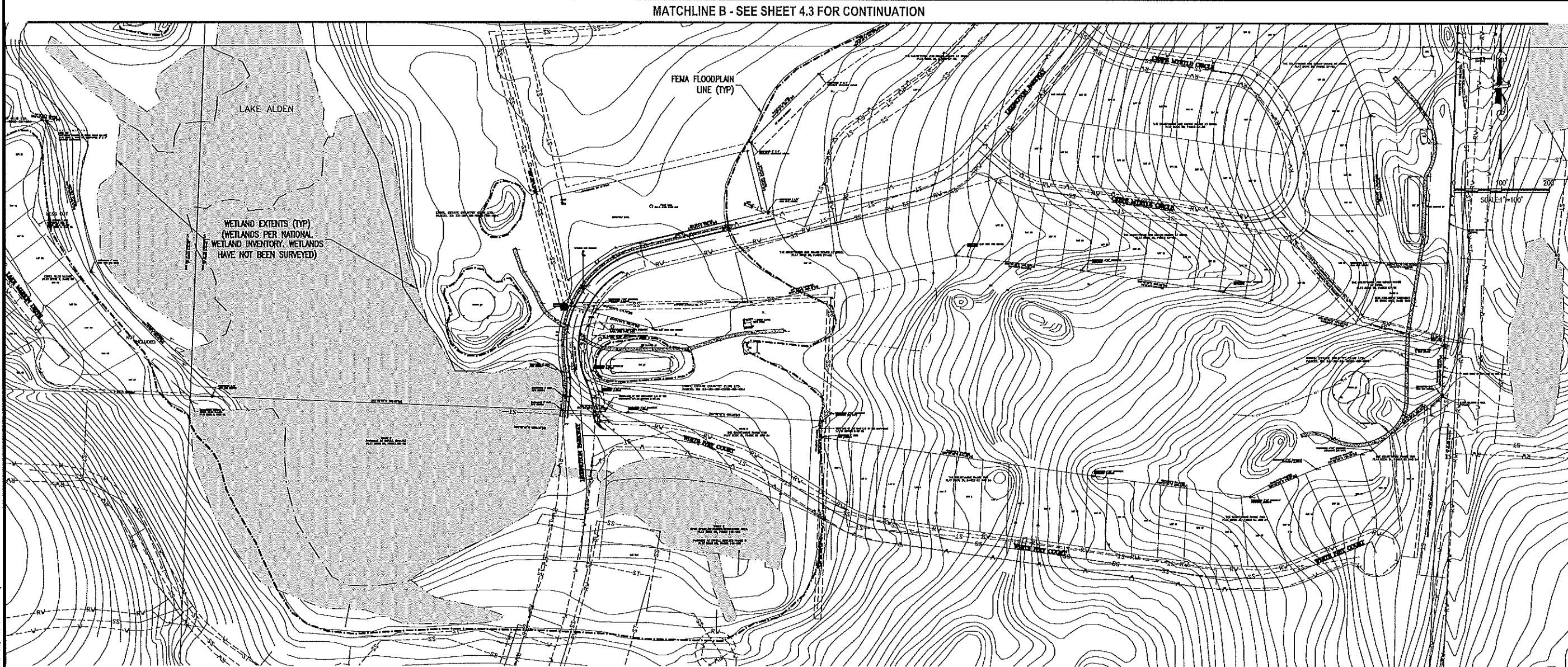
**gai consultants**  
EI 9951  
818 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-9398

PROJECT NO./DASH NO.  
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THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

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MATCHLINE B - SEE SHEET 4.3 FOR CONTINUATION



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

EXISTING CONDITIONS  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

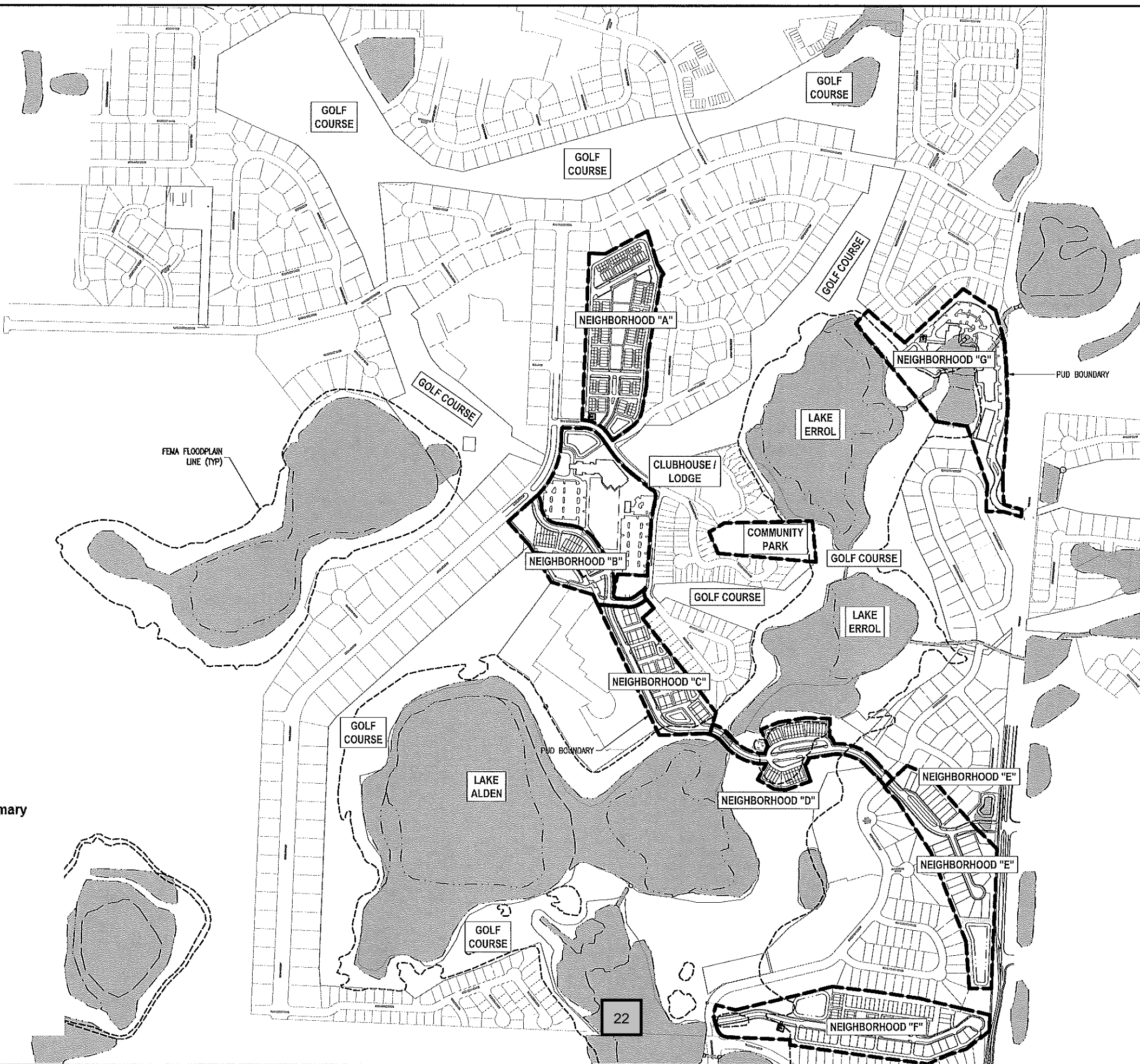
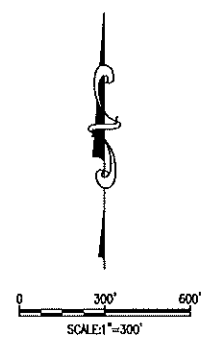
SEAL  
 RANDALL S. COHEN, P.E.  
 No. 58581

**gai consultants**  
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 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8398

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**Table 5.0A - Maximum Development Program Summary**

Neighborhood	Acreage	Program
A	11.64 acres	70 townhomes
B-1	9.95 acres	25,000 sq ft clubhouse 40 (21,200 sq ft) room hotel
B-2	5.45 acres	18 townhomes
C	6.76 acres	46 carriage homes (townhomes)
D	4.97 acres	26 townhomes
E	8.57 acres	26 single family units
F	13.3 acres	32 townhomes 41 single family units
G	13.94 acres	180 ALF units (200,000 sq ft) 60 acute care beds (45,000 sq ft)
Community Park	4.04 acres	Park

Notes 1 Total conditioned space


NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

OVERALL CONCEPT PLAN  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

SEAL

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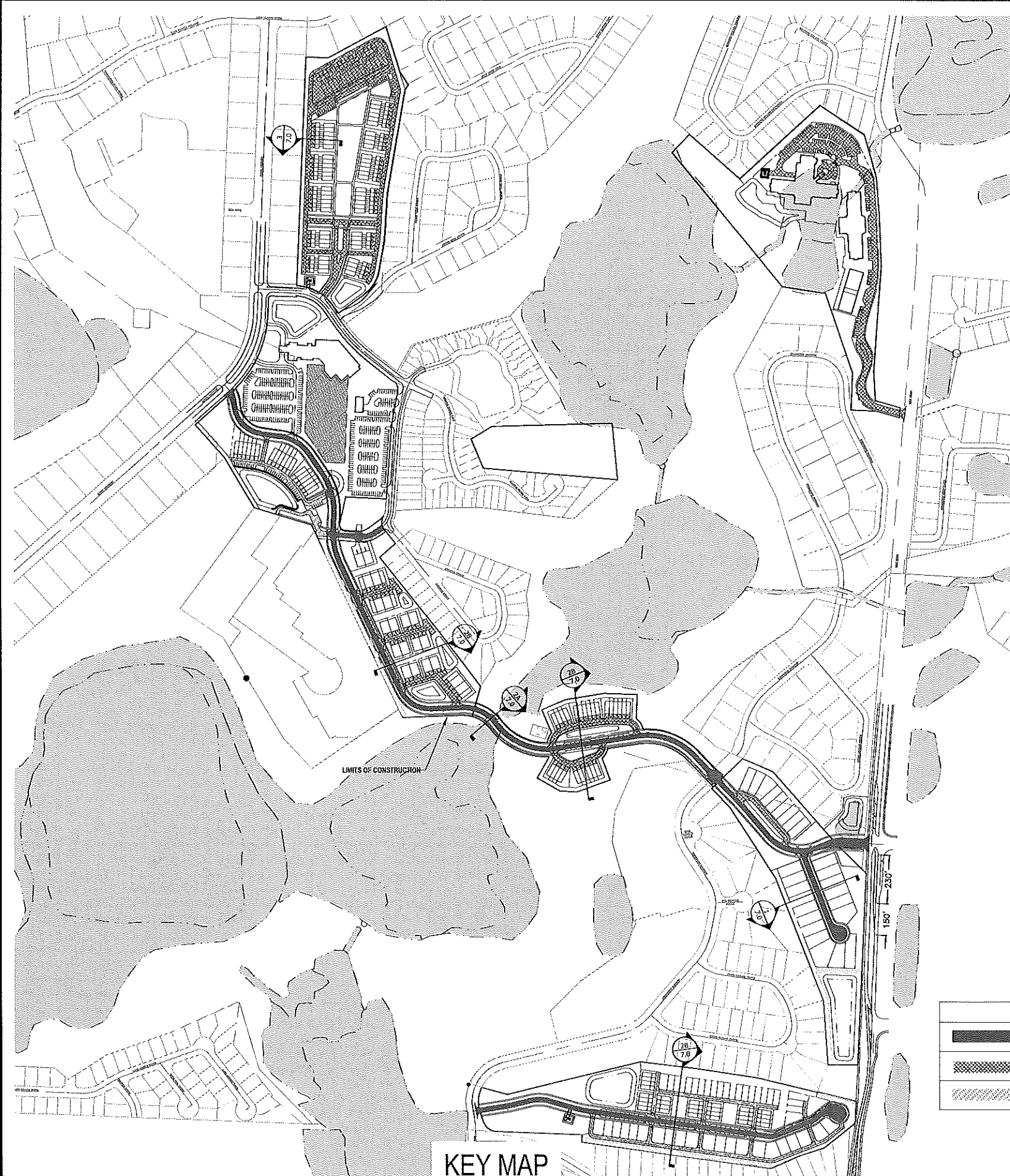
PROJECT NO./DASH NO.  
 A160186.01

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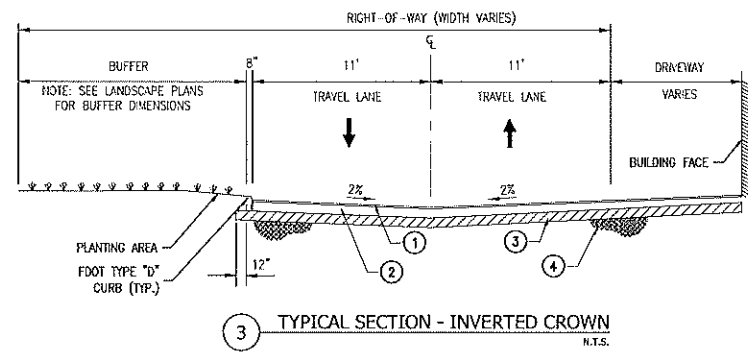
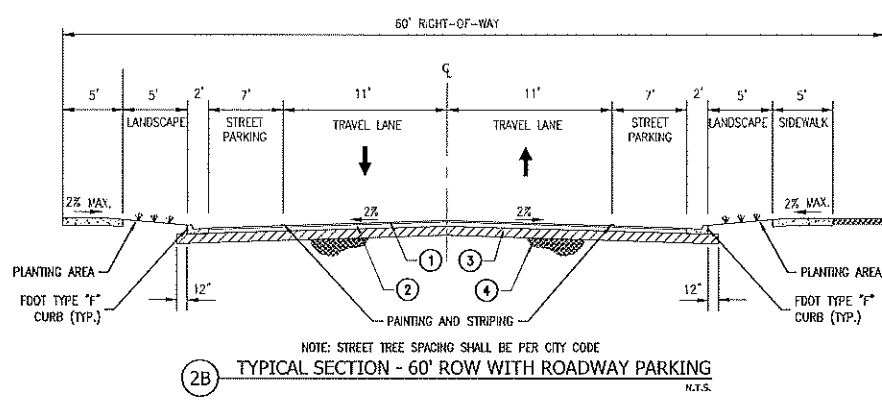
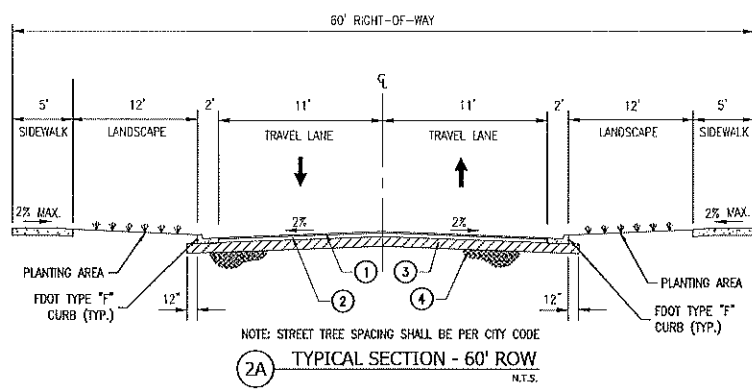
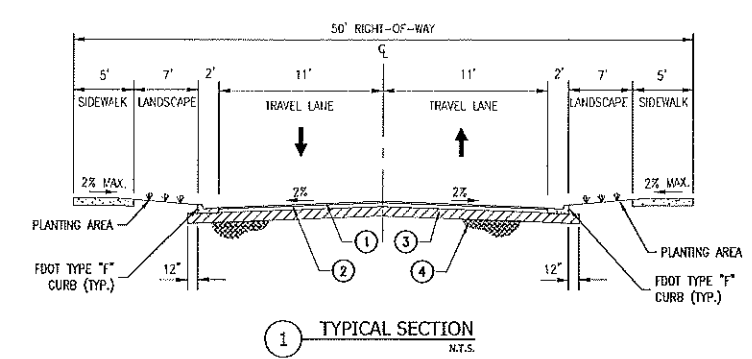
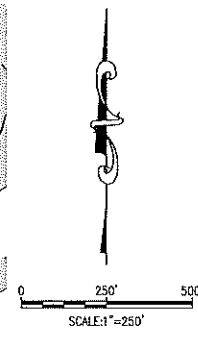




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KEY MAP



**LEGEND**

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

NOTE: NORTH BOUND LEFT TURN SHOWN FOR DISPLAY ONLY.

24

**ASPHALT PAVEMENT KEY NOTES**

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

NO.	DATE	BY	CHKD	APPROV	DESCRIPTION

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

OVERALL TRANSPORTATION PLAN  
NEW ERROL  
CITY OF APOKA, FLORIDA

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PROJECT NO./DASH NO.  
A160186.01

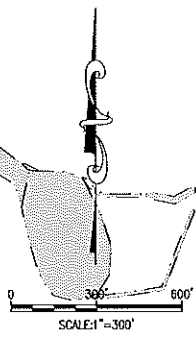
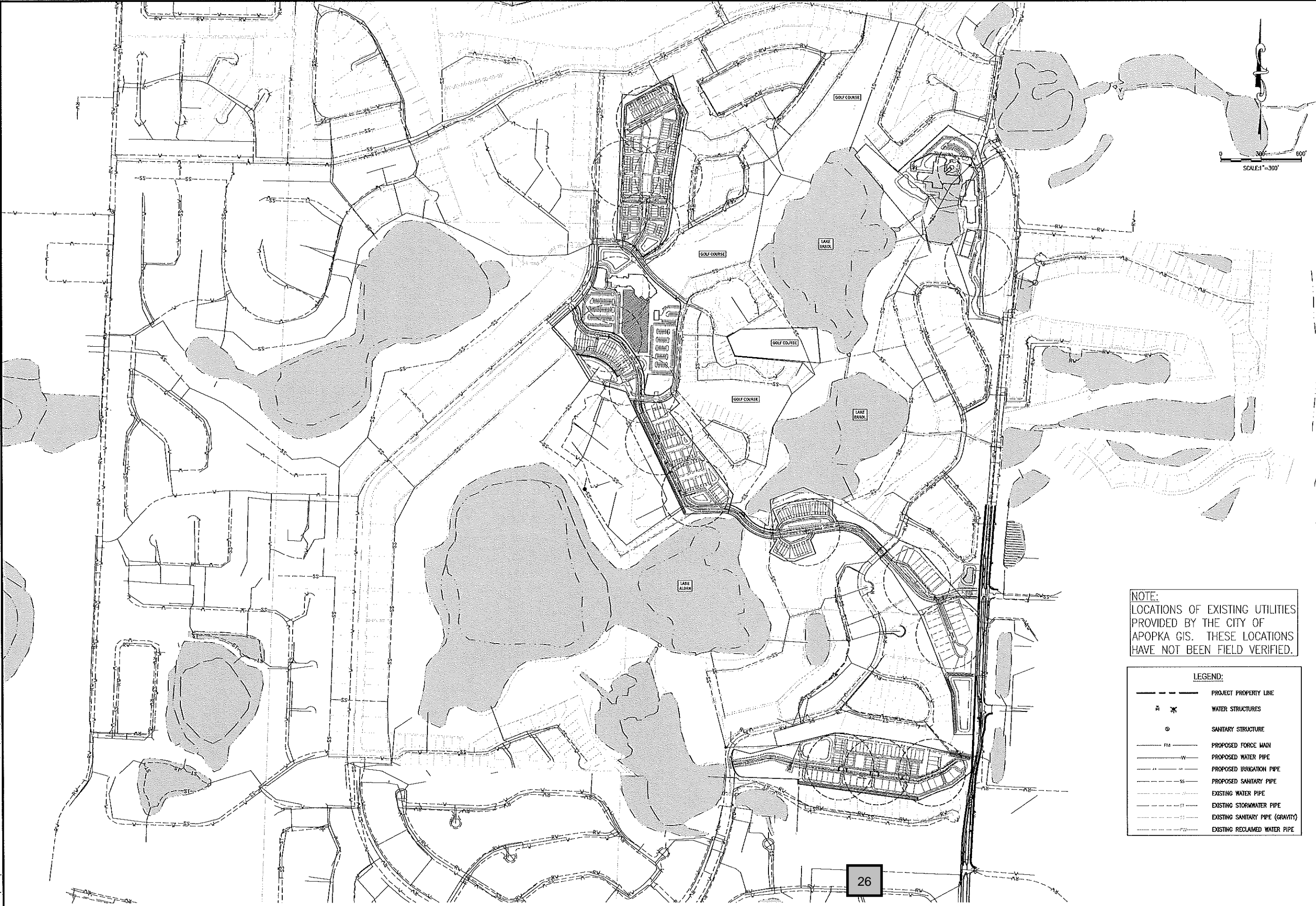
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**NOTE:**  
 LOCATIONS OF EXISTING UTILITIES  
 PROVIDED BY THE CITY OF  
 APOPKA GIS. THESE LOCATIONS  
 HAVE NOT BEEN FIELD VERIFIED.

**LEGEND:**

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

26

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

NO.	DATE	BY	CHKD.	APP'D.	DESCRIPTION

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

OVERALL UTILITY PLAN  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

SEAL  
 RANDALL S. COFFIN, P.E.  
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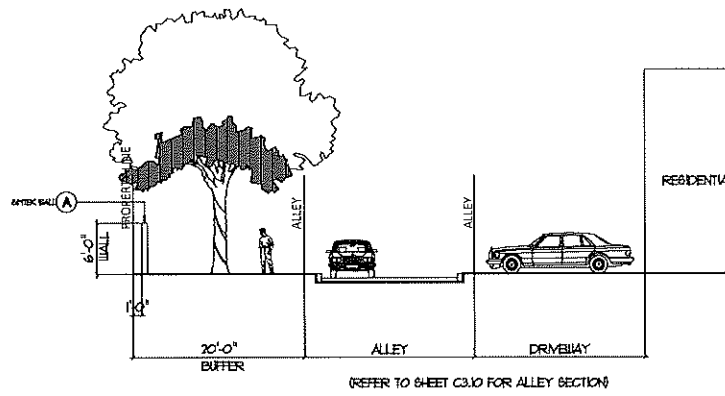
**gai consultants**  
 EG 9951  
 818 EAST SOUTH STREET  
 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
 A160186.01

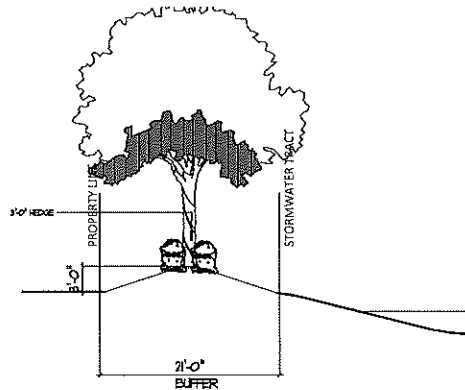
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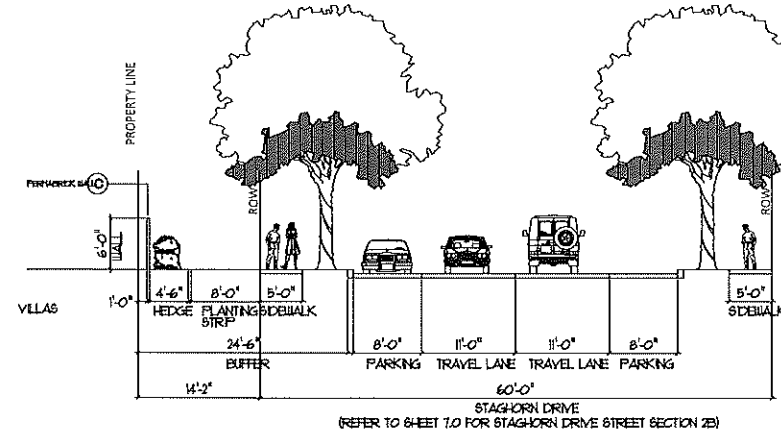
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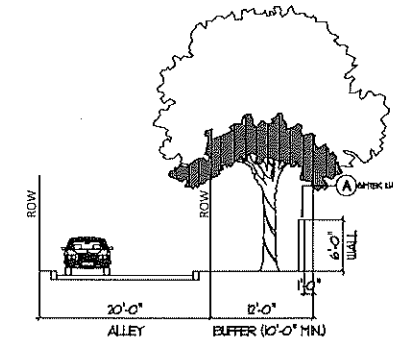
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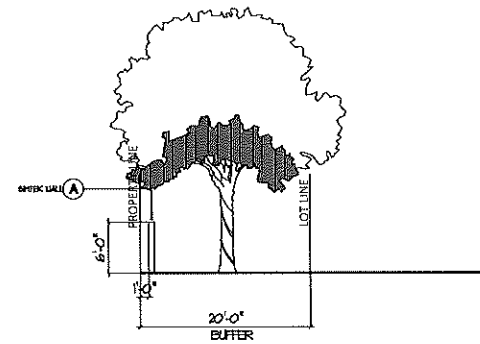
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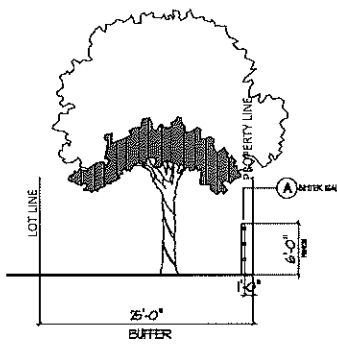
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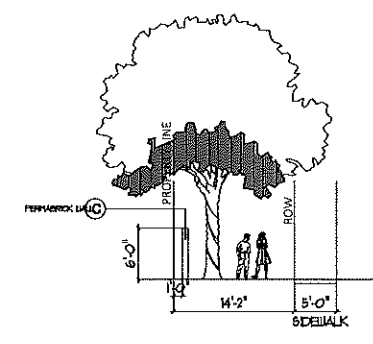
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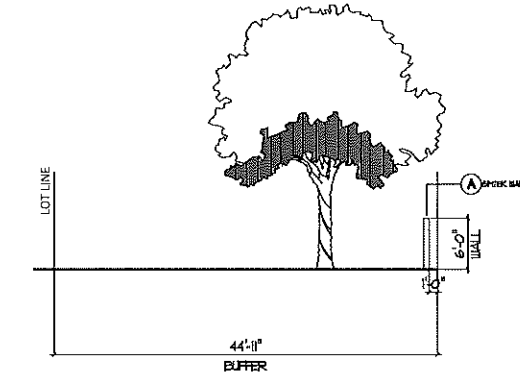
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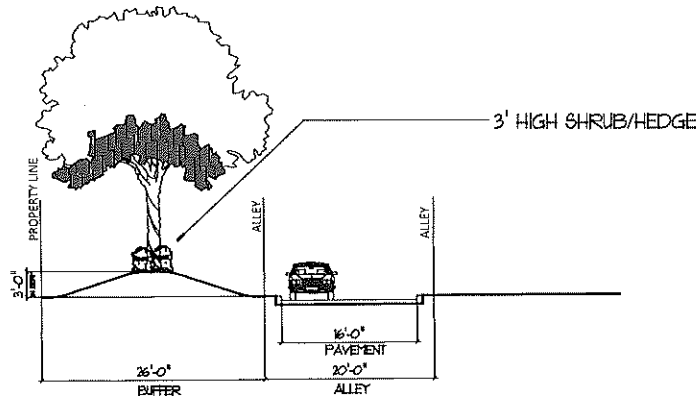
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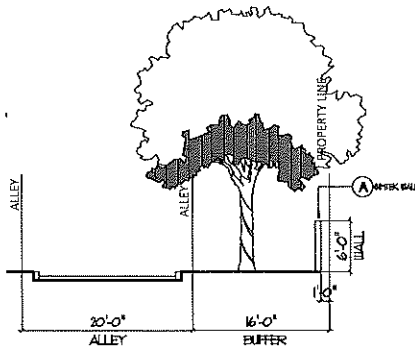
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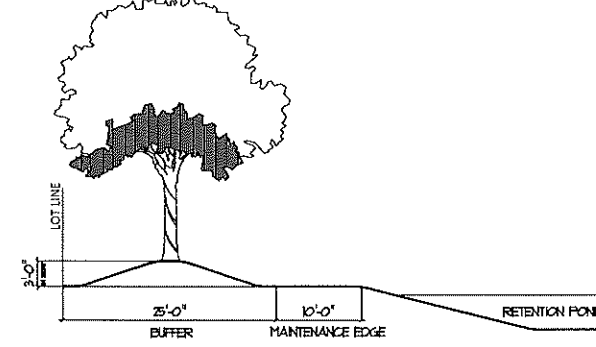
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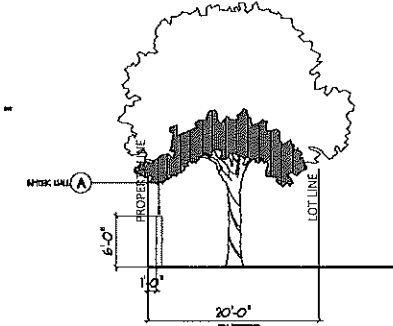
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10 BUFFER J  
12.1 SCALE = 1"=10'



11 BUFFER K  
12.1 SCALE = 1"=10'



12 BUFFER L  
12.1 SCALE = 1"=10'

**BUFFER SECTIONS**

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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

BUFFER SECTIONS  
NEW ERROL  
CITY OF APOKA, FLORIDA

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PROJECT NO./DASH NO.  
A160186.01

SHEET  
12.1

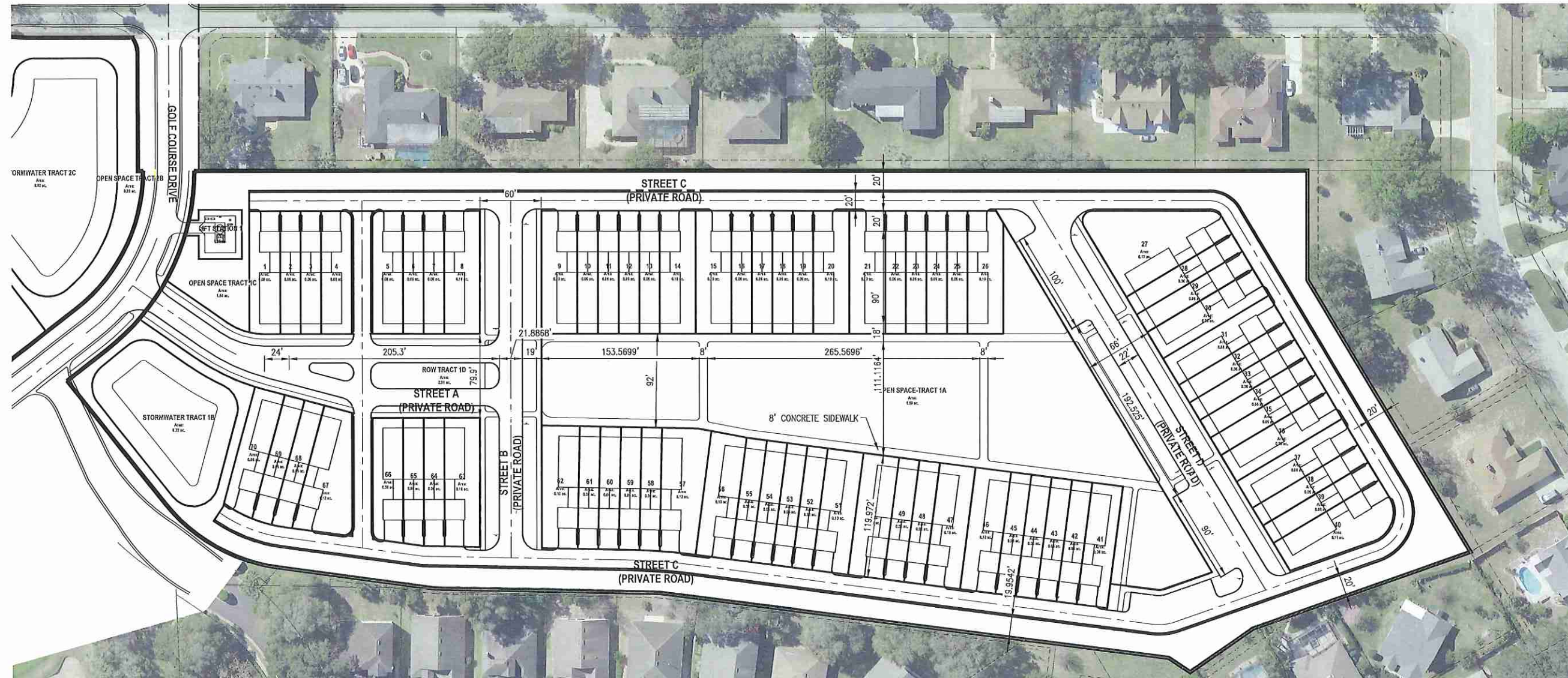
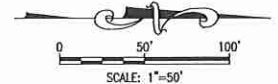








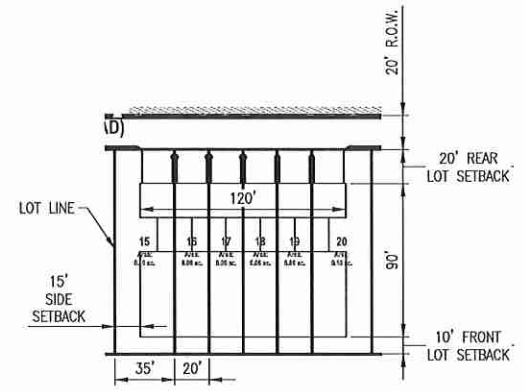
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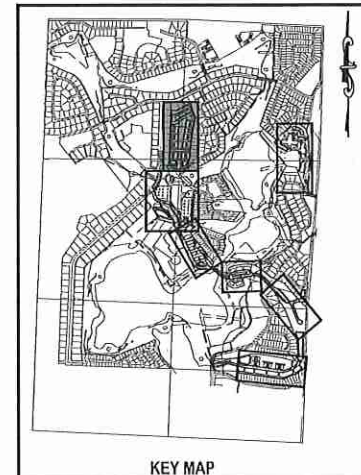
### NEIGHBORHOOD "A"

**Table 13.2A - Neighborhood A Development Standards**

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



TYPICAL LOT DETAIL



KEY MAP

NO.	DATE	BY	CHKD	APPROV	DESCRIPTION

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

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

SEAL

RANDALL S. COHEN, P.E.  
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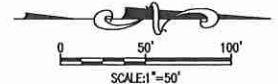
**gai consultants**  
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 618 EAST SOUTH STREET  
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PROJECT NO./DASH NO.  
 A160186.01

SHEET  
 13.2



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REVISIONS		NO.	DATE	BY	APP'D	DESCRIPTION

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

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

TABLE 13.3 A

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

OPEN SPACE LEGEND

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

NEIGHBORHOOD "A"



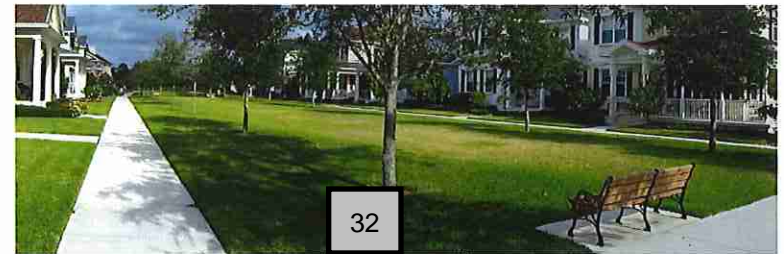
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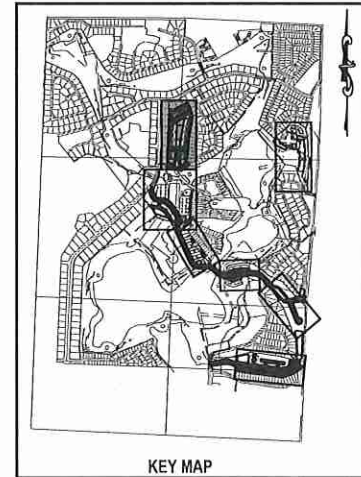
B. PLAZA + SEATING



C. GAZEBO



D. LAWN



KEY MAP

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

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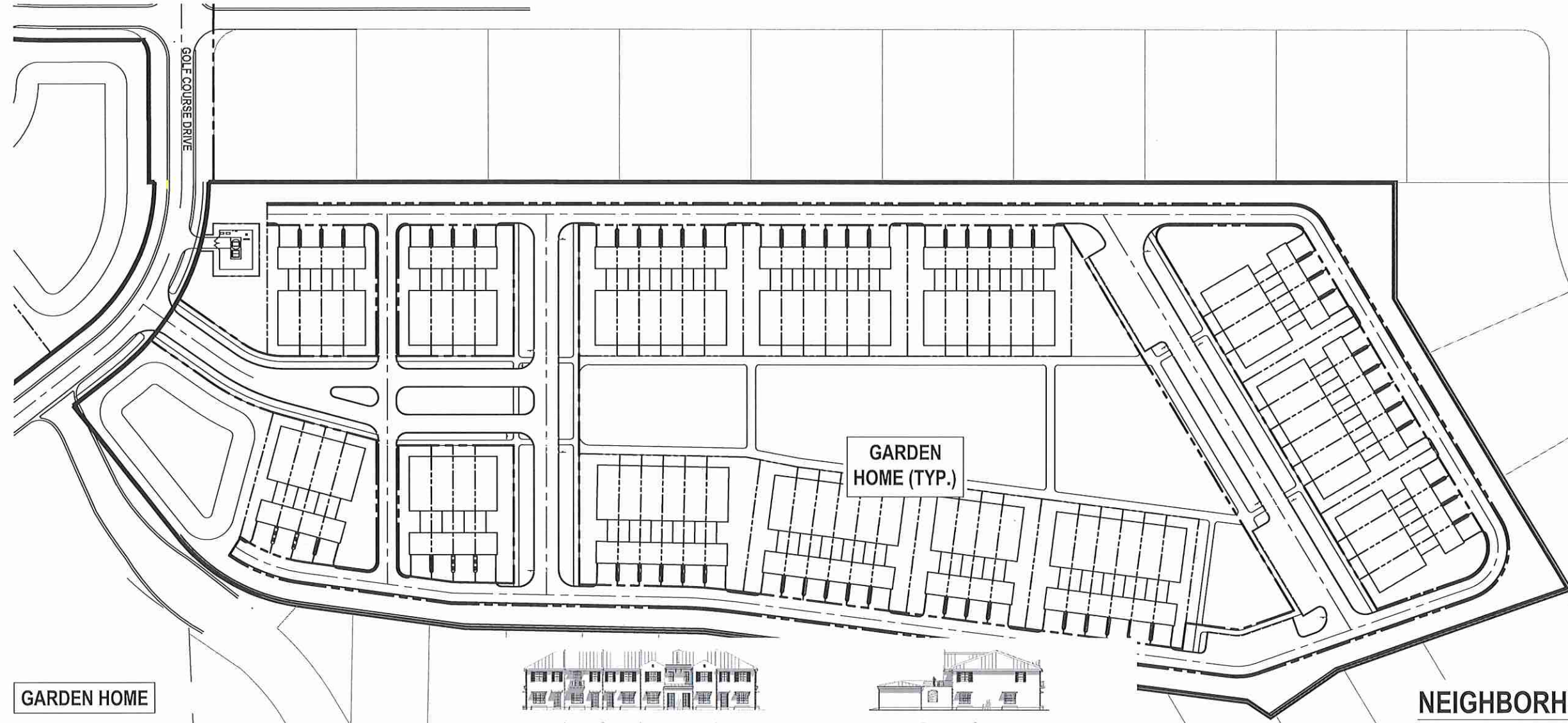
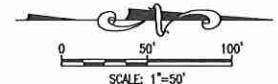
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 A160186.01

SHEET  
 13.3





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NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

ARCHITECTURE - NEIGHBORHOOD A  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

SEAL

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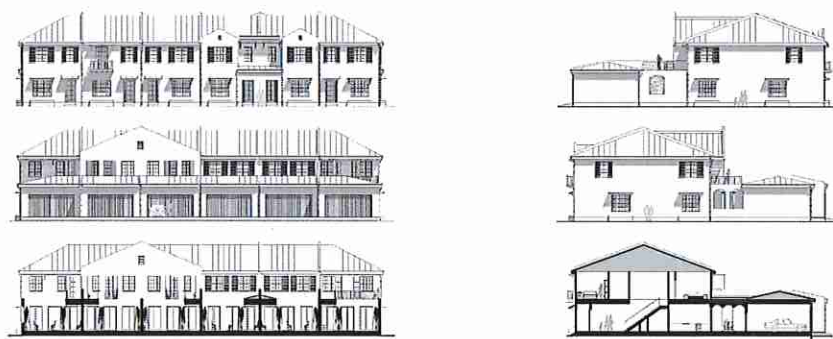
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 A160186.01  
 SHEET  
 13.5

GARDEN HOME



ELEVATION

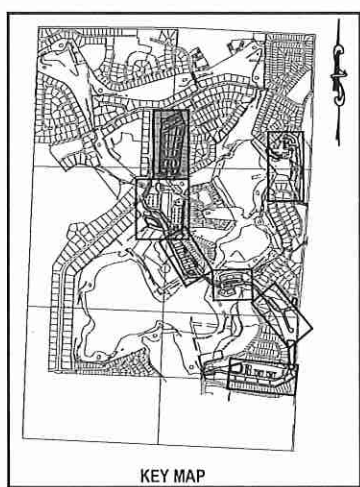


SECTION (N.T.S.)



FLOOR PLAN (N.T.S.)

NEIGHBORHOOD "A"



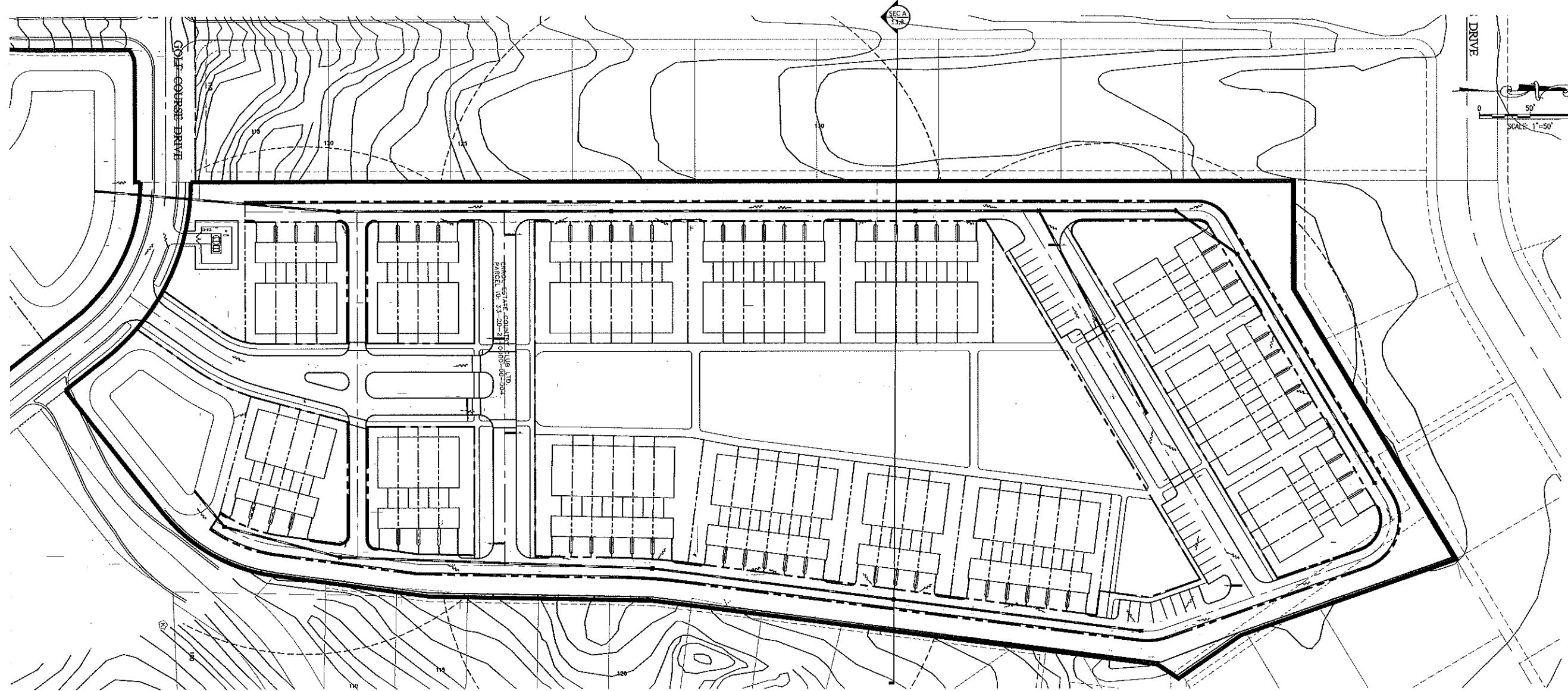
KEY MAP

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

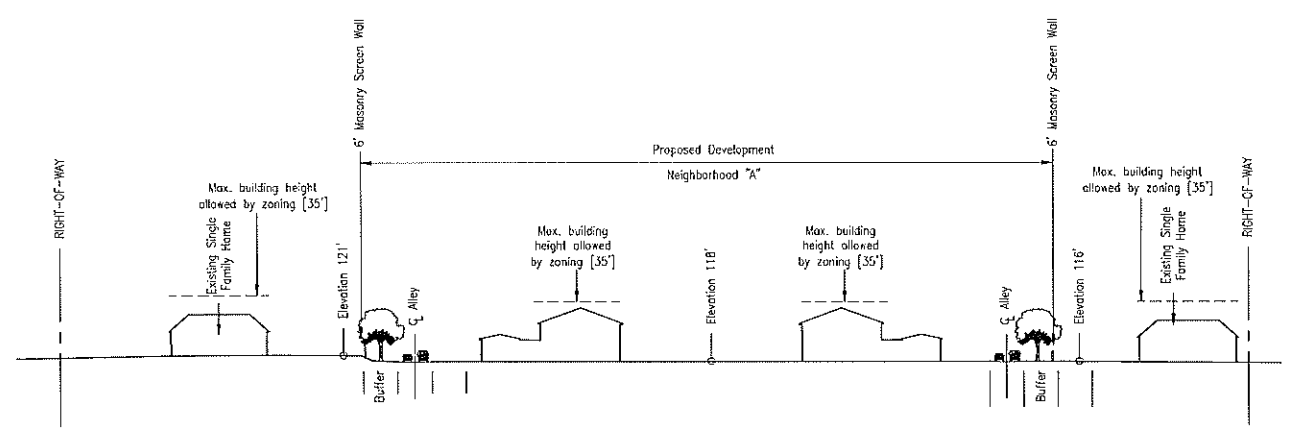




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### NEIGHBORHOOD "A"

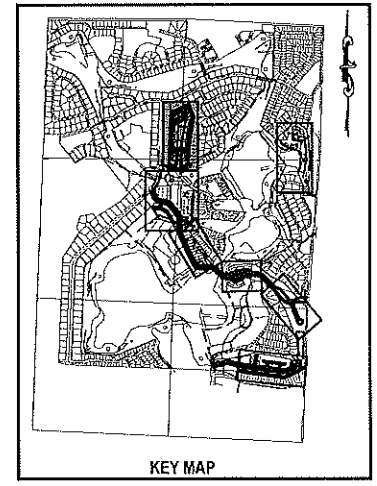


SECTION A  
SCALE: 1"=50'

**LEGEND:**

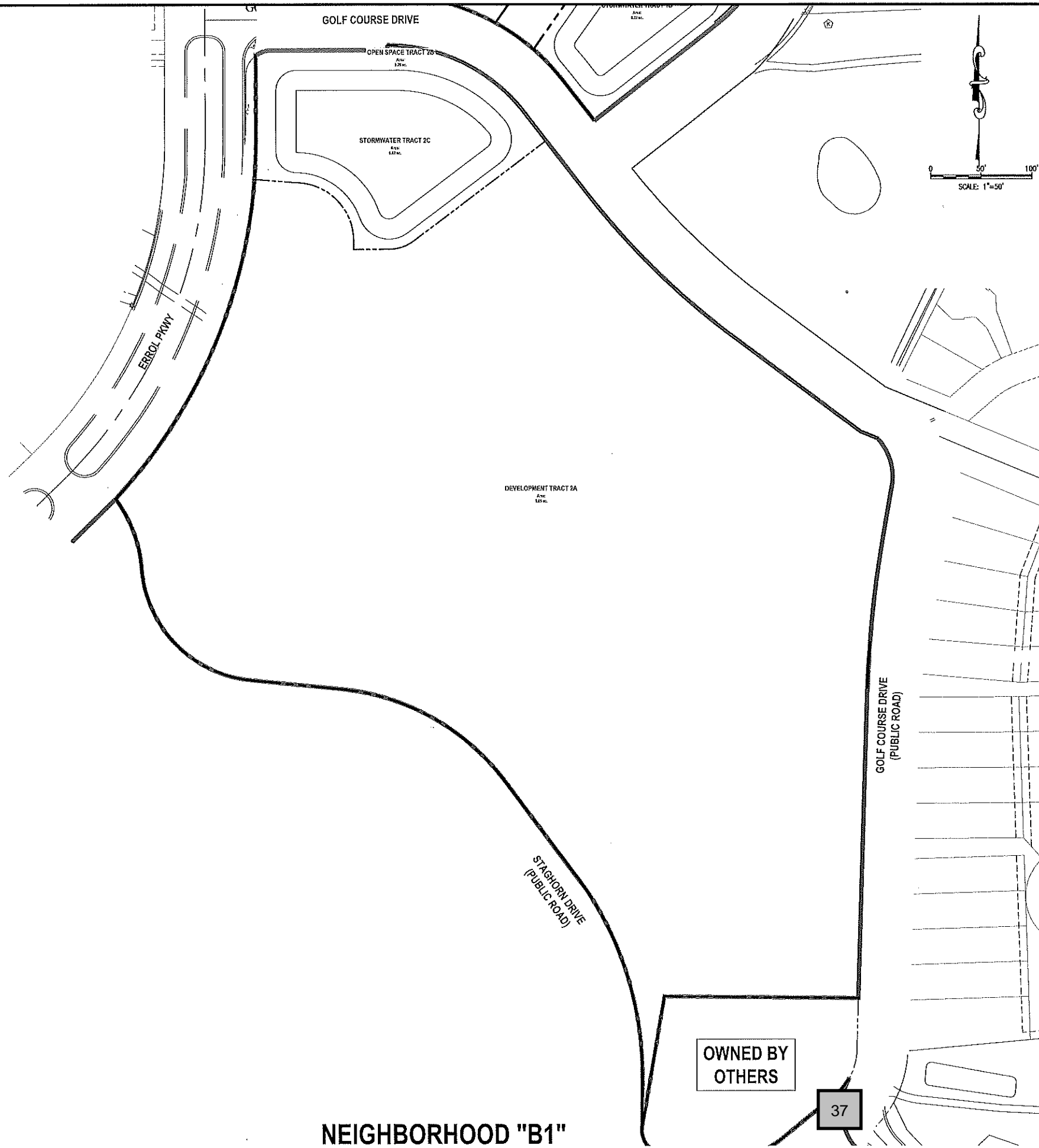
- PROJECT PROPERTY LINE
- STORM STRUCTURES
- PROPOSED STORM PIPE

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



SCALE: AS SHOWN		DATE: 03-13-2018		DRAWN: MJC		CHECKED: RSC		APPROVED: RSC	
PROJECT NO./DASH NO. A160186.01		SHEET 13.8		SEAL		REVISIONS		DESCRIPTION	
GRADING PLAN - NEIGHBORHOOD A		NEW ERROL		CITY OF APOPKA, FLORIDA					
RANDALL S. COHEN, P.E. No. 58581		gai consultants EO 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398							

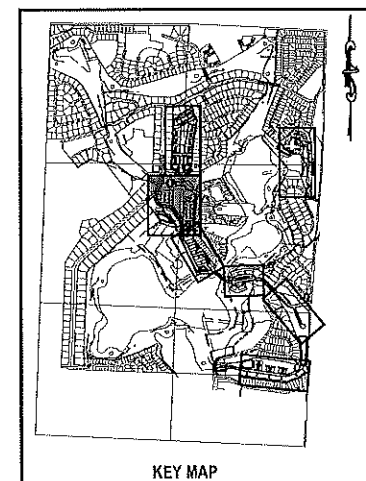
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**NEIGHBORHOOD "B1"**

**TABLE 14.1A  
TRACT ACREAGE TABLE**

NEIGHBORHOOD B1	AREA (AC.)
DEVELOPMENT TRACT 2A	9.05 ACRES
OPEN SPACE TRACT 2B	0.28 ACRES
STORMWATER TRACT 2C	0.62 ACRES
<b>TOTAL</b>	<b>9.95 ACRES</b>



NO.	DATE	BY	CHKD	APPRO	DESCRIPTION

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

TRACT MAP - NEIGHBORHOOD B1  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

SEAL

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 No. 56551

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 515 EAST SOUTH STREET  
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PROJECT NO./DASH NO.  
 A160186.01

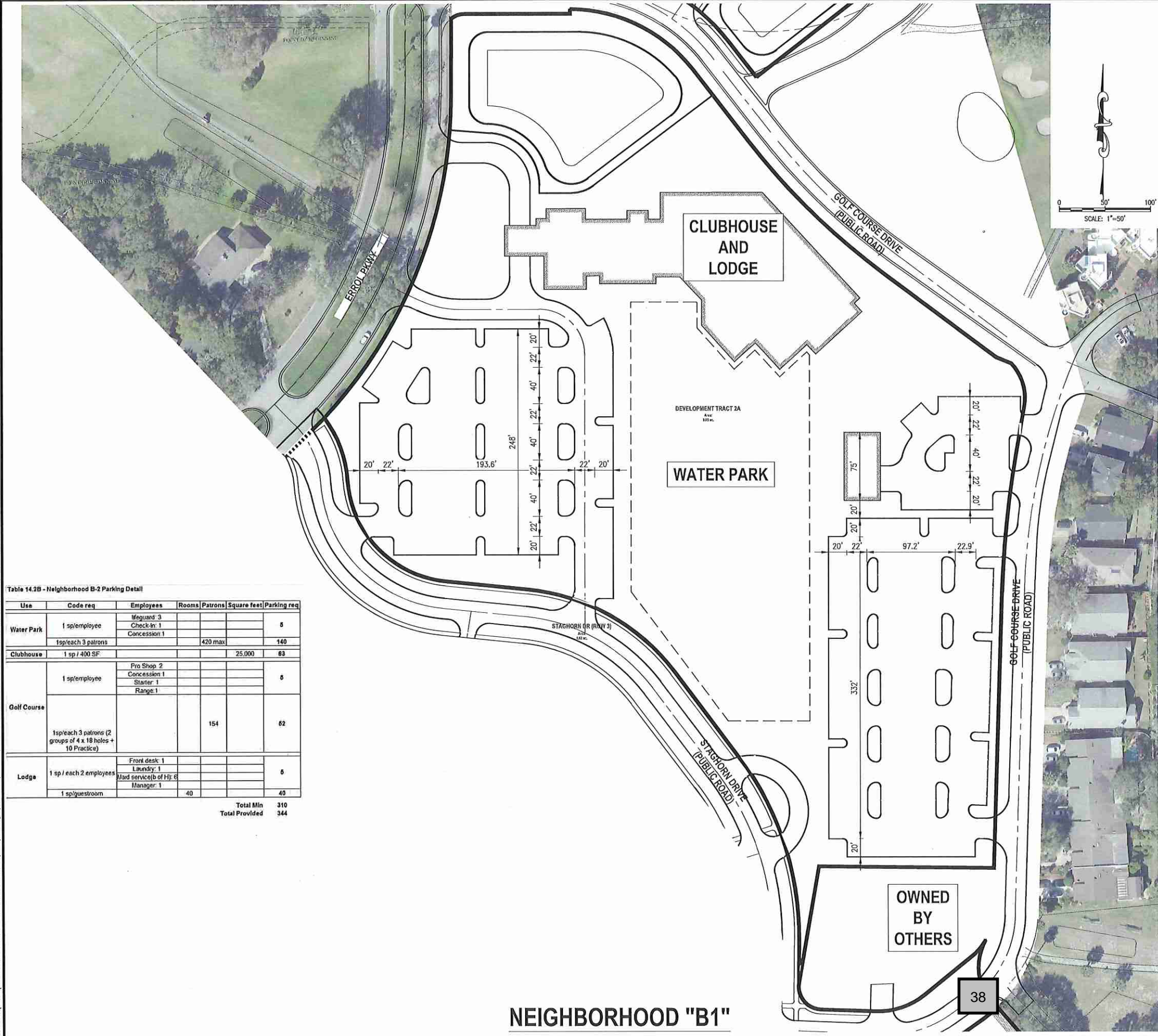
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Table 14.2B - Neighborhood B-2 Parking Detail

Use	Code req	Employees	Rooms	Patrons	Square feet	Parking req
Water Park	1 sp/employee	lifeguard 3 Check-in 1 Concession 1				8
	1sp/each 3 patrons			420 max		140
Clubhouse	1 sp / 400 SF				25,000	63
Golf Course	1 sp/employee	Pro Shop 2 Concession 1 Starter 1 Range 1				6
	1sp/each 3 patrons (2 groups of 4 x 18 holes + 10 Practice)			154		62
Lodge	1 sp / each 2 employees	Front desk 1 Laundry 1 Jad service (b of Hr) 8 Manager 1				6
	1 sp/questroom		40			40
Total Min						310
Total Provided						344

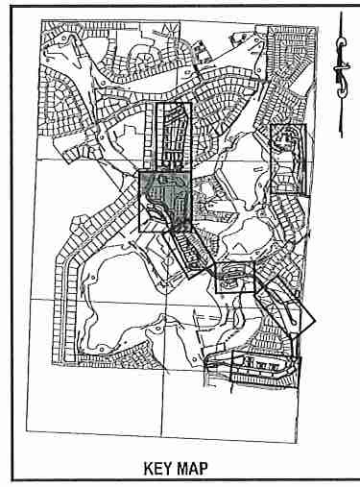


NOTE:  
THE DUMPSTER ENCLOSURE(S) WILL BE PLACED IN AREAS ACCESSIBLE TO A 40-FOOT SANITATION VEHICLE WHICH HAS A 40 FOOT TURNING RADIUS.

Table 14.2A - Neighborhood B-1 Development Standards

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

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



NO.	DATE	BY	CHKD	APP'D	REVISIONS

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

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

SEAL  
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PROJECT NO./DASH NO.  
A160186.01

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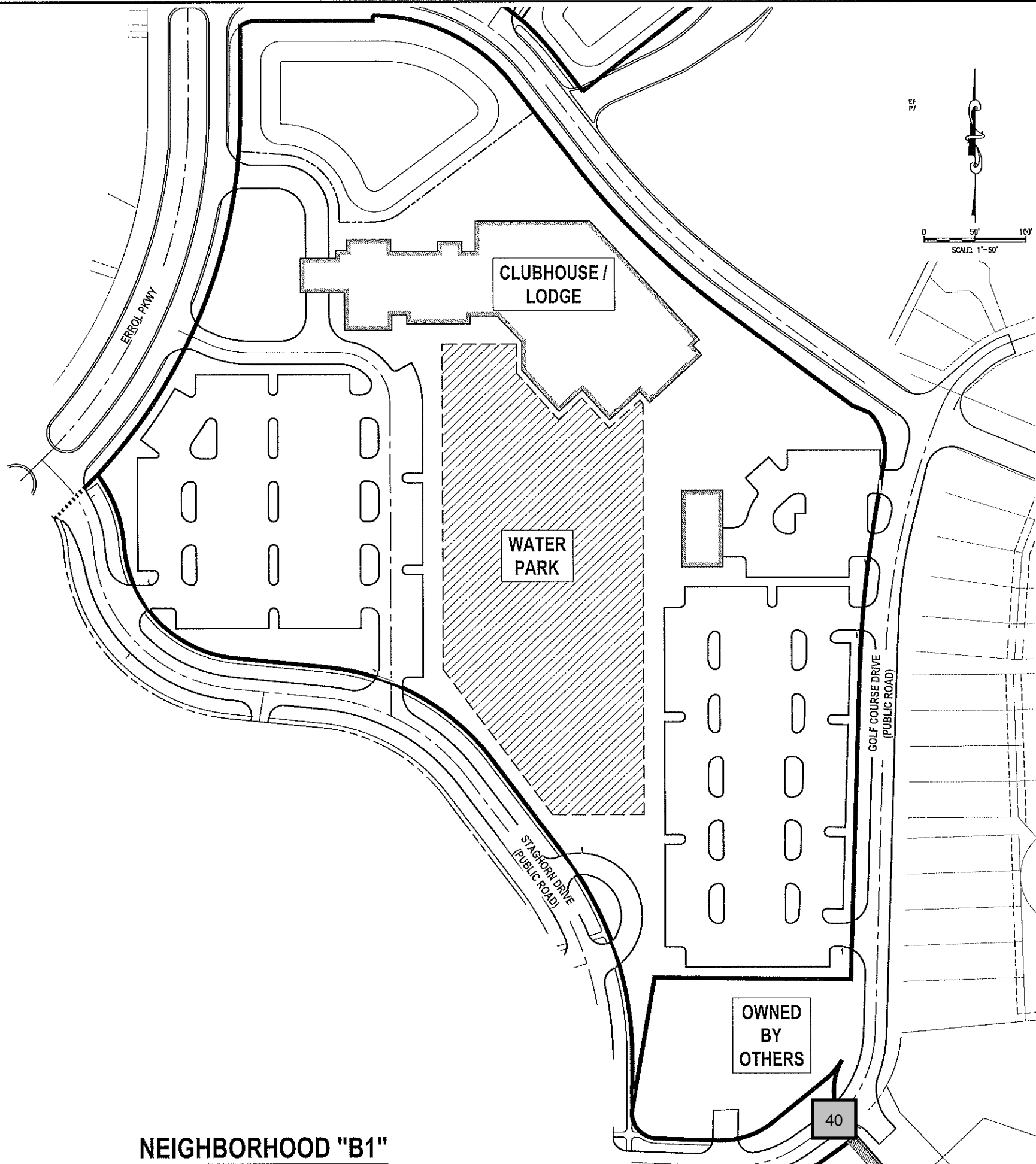
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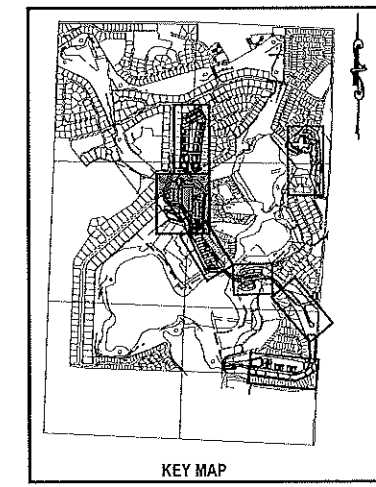
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**NEIGHBORHOOD "B1"**

**NEIGHBORHOOD "B1"  
BUFFER TYPES**

NO BUFFER YARDS SHOWN IN THIS NEIGHBORHOOD



NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

SEAL

RANDALL S. COHEN, P.E.  
No. 58361

**gai consultants**  
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ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01

SHEET  
14.4

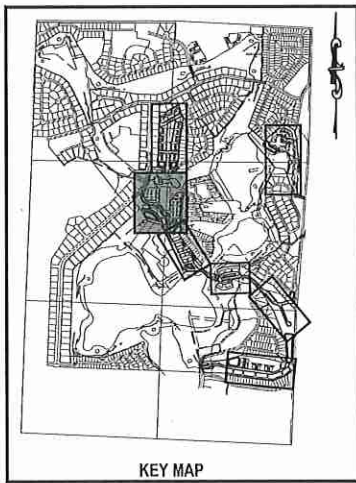
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BUFFER PLAN - NEIGHBORHOOD B1  
NEW ERROL  
CITY OF APOPKA, FLORIDA

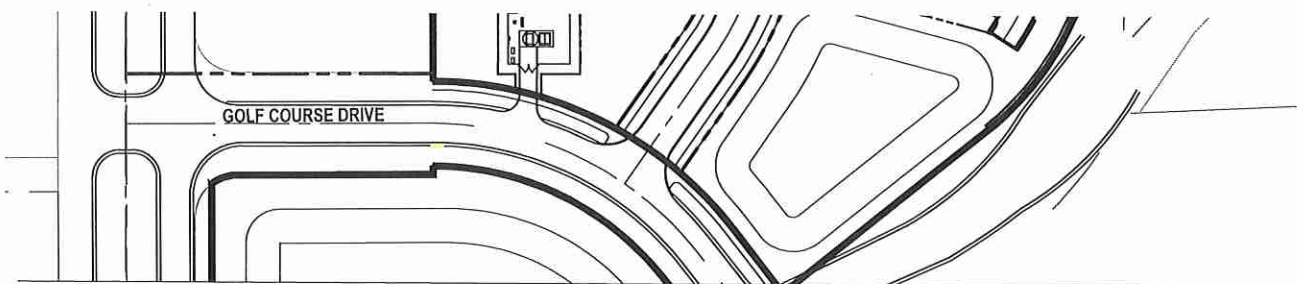
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RANDALL S. COHEN, P.E. No. 58361					
 <b>gai consultants</b> EB 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398					
PROJECT NO./DASH NO. A160186.01					
SHEET 14.4					
BUFFER PLAN - NEIGHBORHOOD B1 NEW ERROL CITY OF APOPKA, FLORIDA					

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**NEIGHBORHOOD B1**



**NOTE:**  
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MATCHLINE A

MATCHLINE A

WATER PARK

CLUBHOUSE AND LODGE

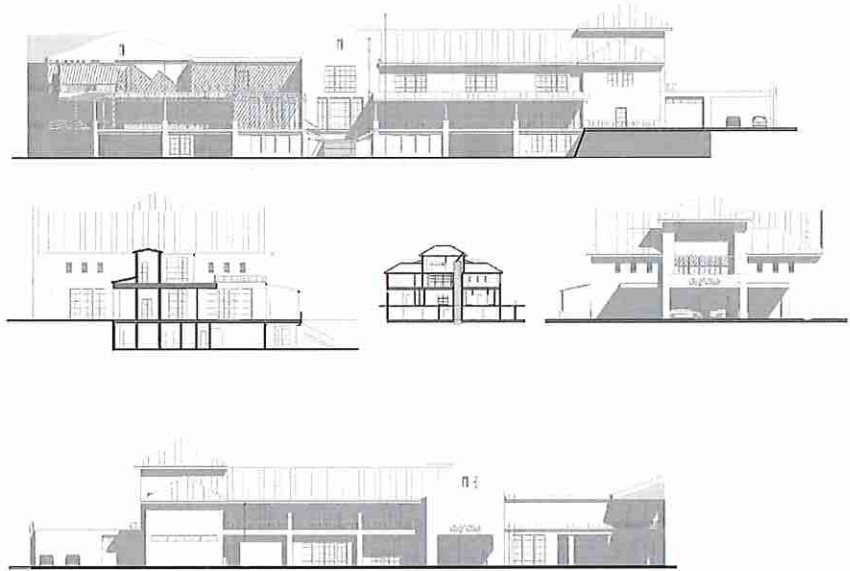
OWNED BY OTHERS

41

**GOLF CLUBHOUSE + LODGE**



**ELEVATION**



**SECTION (N.T.S.)**



**FLOOR PLAN (N.T.S.)**

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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

ARCHITECTURE - NEIGHBORHOOD B1  
NEW ERROL  
CITY OF APOPKA, FLORIDA

SEAL

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

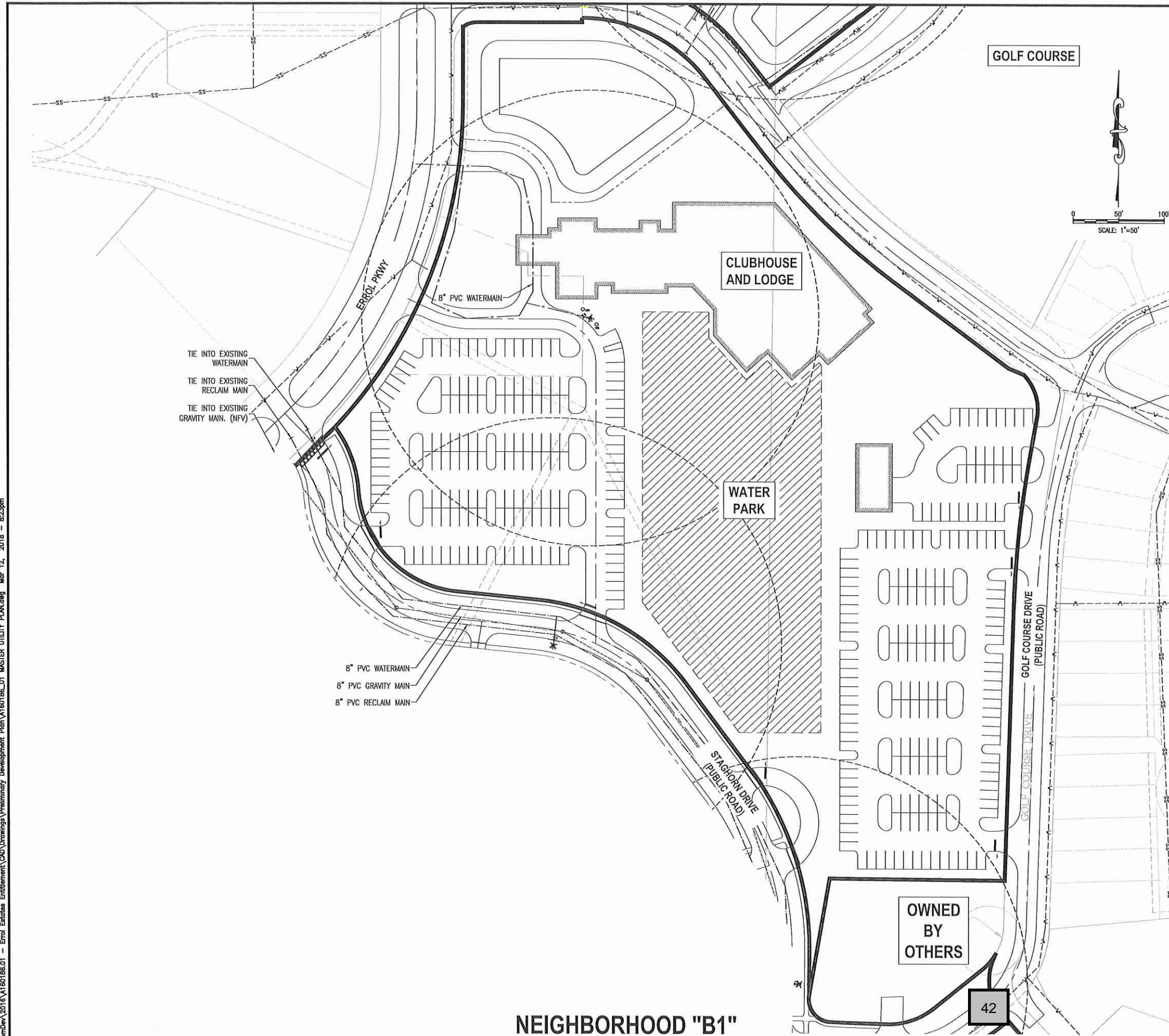


PROJECT NO./DASH NO.  
A160186.01

SHEET  
14.5



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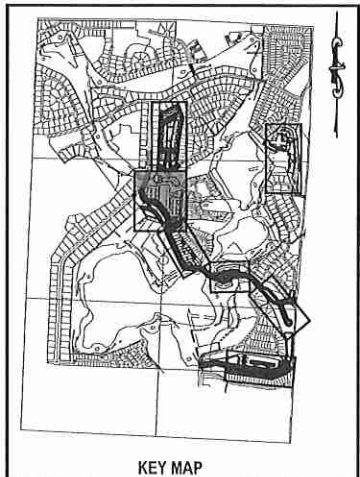


**NOTE:**  
LOCATIONS OF EXISTING UTILITIES PROVIDED BY THE CITY OF APOPKA GIS. THESE LOCATIONS HAVE NOT BEEN FIELD VERIFIED.

**LEGEND:**

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

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



**NEIGHBORHOOD "B1"**

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

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

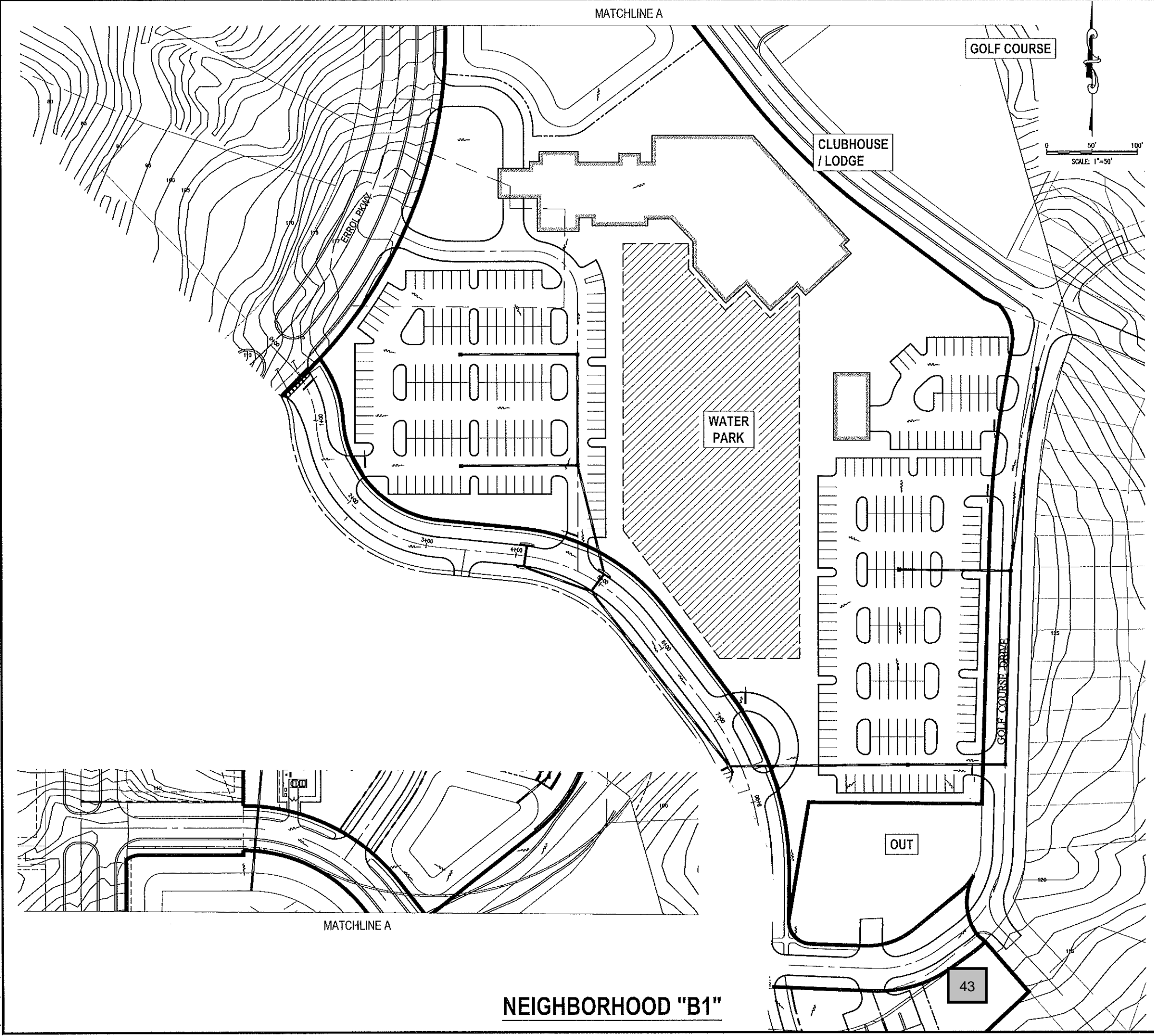
SEAL  
RANDALL S. COHEN, P.E.  
No. 58581

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18 9951  
618 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01

SHEET  
14.7

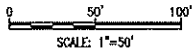
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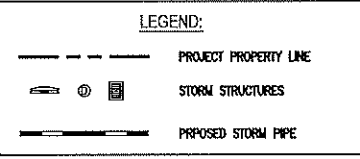
GOLF COURSE

CLUBHOUSE / LODGE

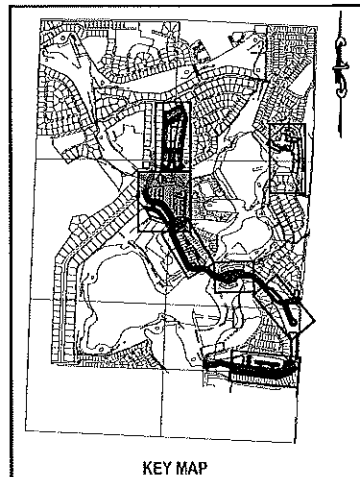
WATER PARK



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



**TYPICAL LOT DETAIL**



NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

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

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

SEAL

RANDALL S. COHEN, P.E.  
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 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8398

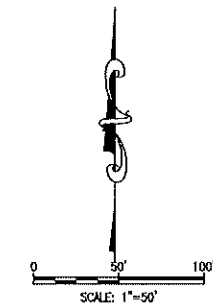
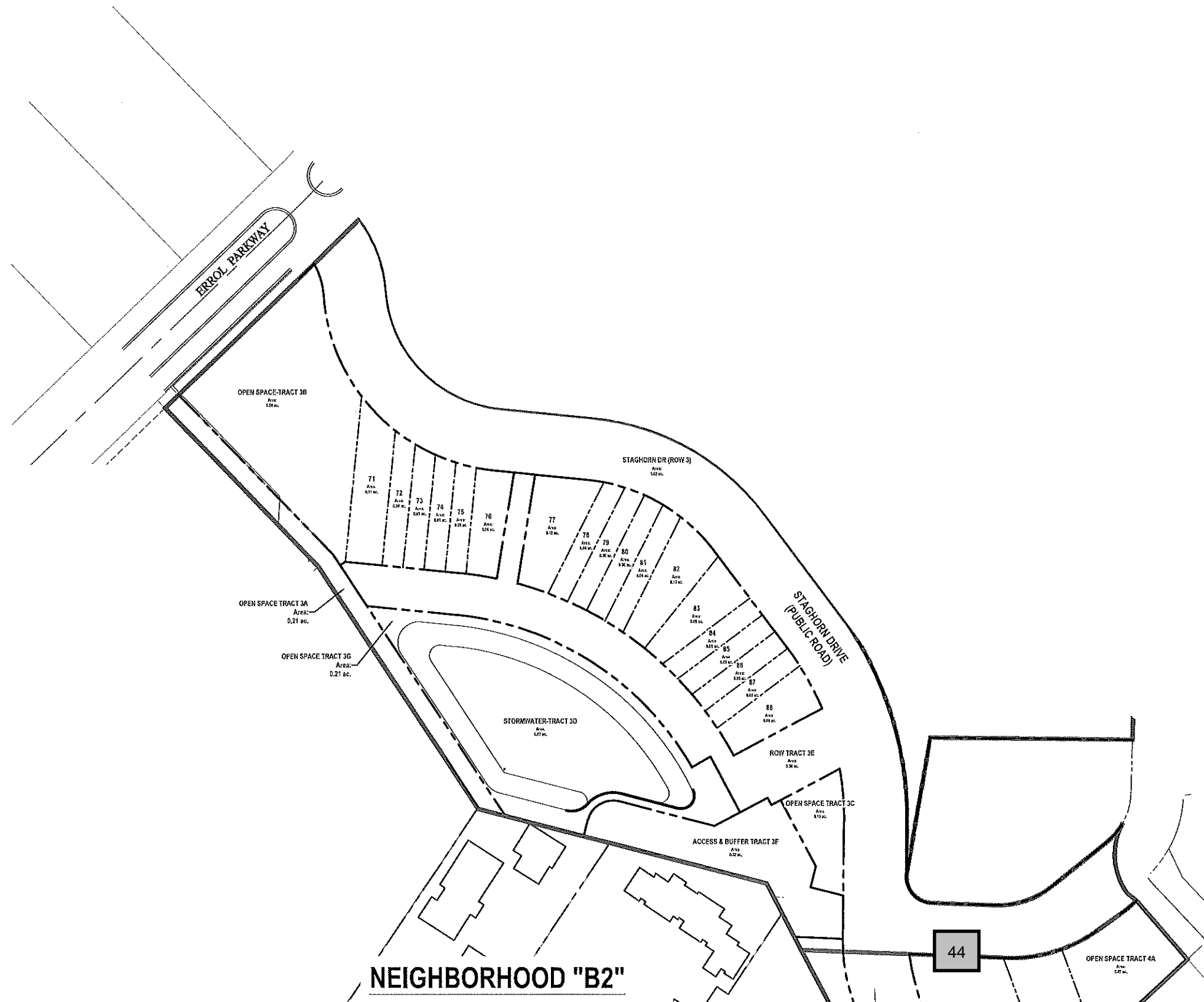
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 A160186.01

SHEET  
 14.8

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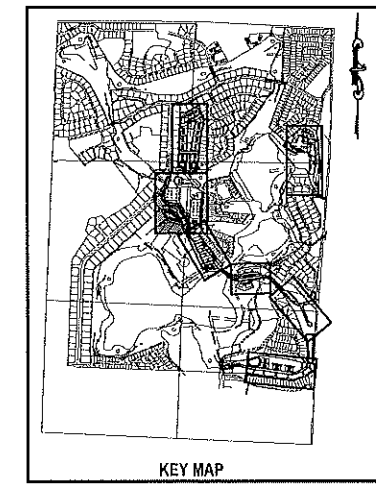



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**TABLE 15.1 A  
TRACT ACREAGE TABLE**

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



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



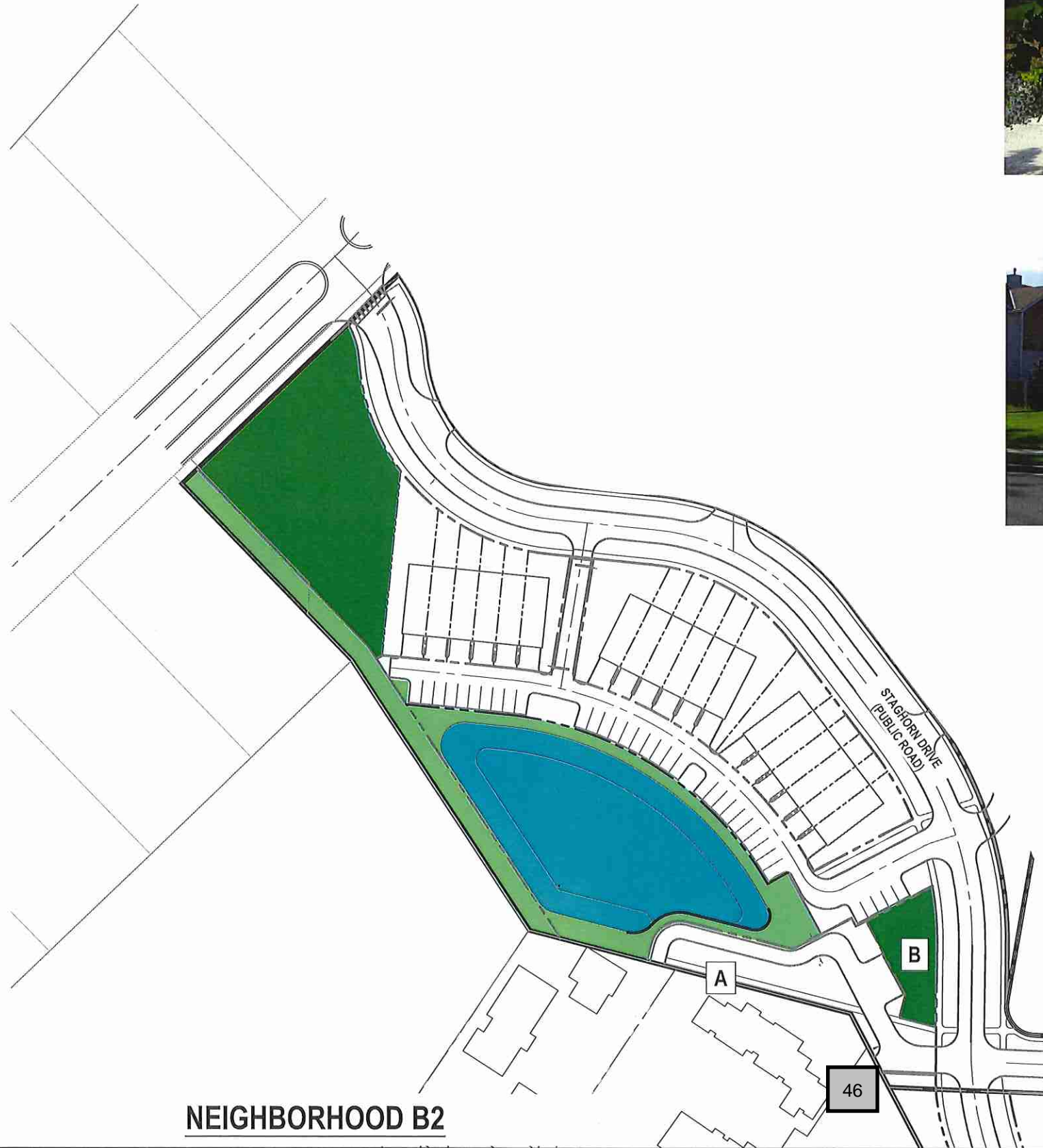


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- OPEN SPACE LEGEND**
- PARKS and PROGRAMMED OPEN SPACES
  - BUFFERS and UNPROGRAMMED OPEN SPACES
  - ENVIRONMENTAL OPEN SPACE
  - STORMWATER (not included in total unless noted)

**TABLE 15.3 A  
OPEN SPACE ACREAGE**

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



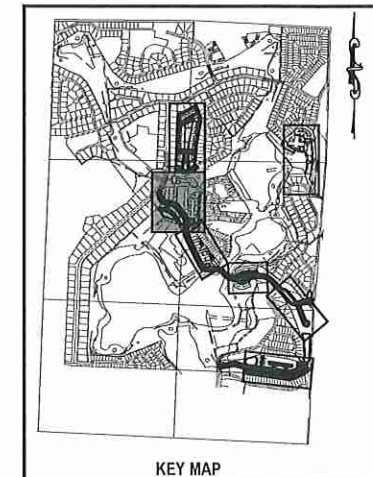
**NEIGHBORHOOD B2**



**A. WALKING TRAIL**



**B. NEIGHBORHOOD PARK**



**KEY MAP**

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

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

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

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

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PROJECT NO./DASH NO.  
A160186.01  
SHEET  
15.3

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## NEIGHBORHOOD "B2" BUFFER TYPES

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

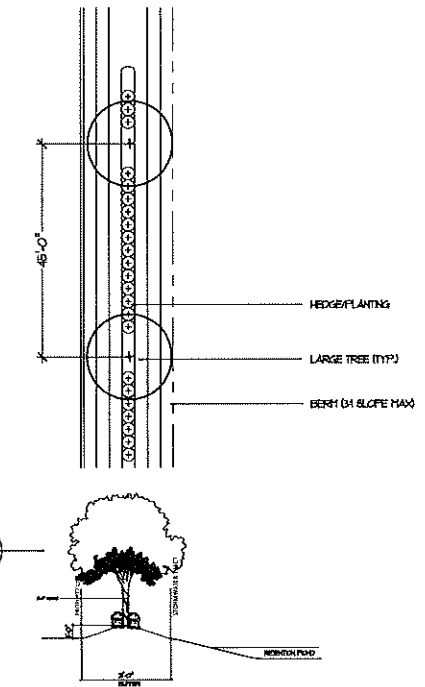
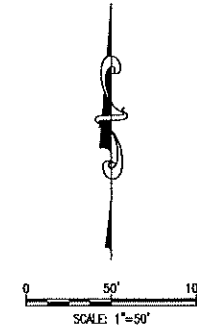
WALLS / FENCES - CAN MEANDER IN THE BUFFERYARD, HOWEVER AT LEAST 25% MUST BE LOCATED WITHIN 1'-0" OF THE INTERIOR EXTENT OF THE BUFFERYARD

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

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

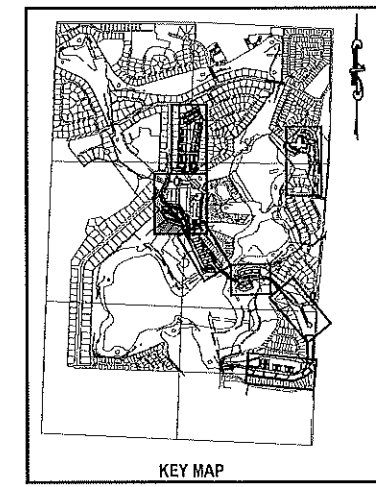
GROUNDCOVER: MINIMUM OF 25% OF THE BUFFERYARD AREA.

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



SECTION 2  
E 12.1

1  
15.4  
SCALE: 1"=20'



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APPROVED: RSC

SEAL

BUFFER PLAN - NEIGHBORHOOD B2  
NEW ERROL  
CITY OF APOPKA, FLORIDA

RANDALL S. COHEN, P.E.  
No. 98561

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PROJECT NO./DASH NO.  
A160186.01  
SHEET  
15.4



**CLUB HOMES**



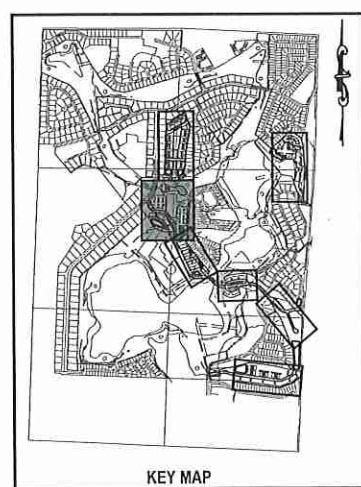
**ELEVATION**



**FLOOR PLAN (N.T.S.)**

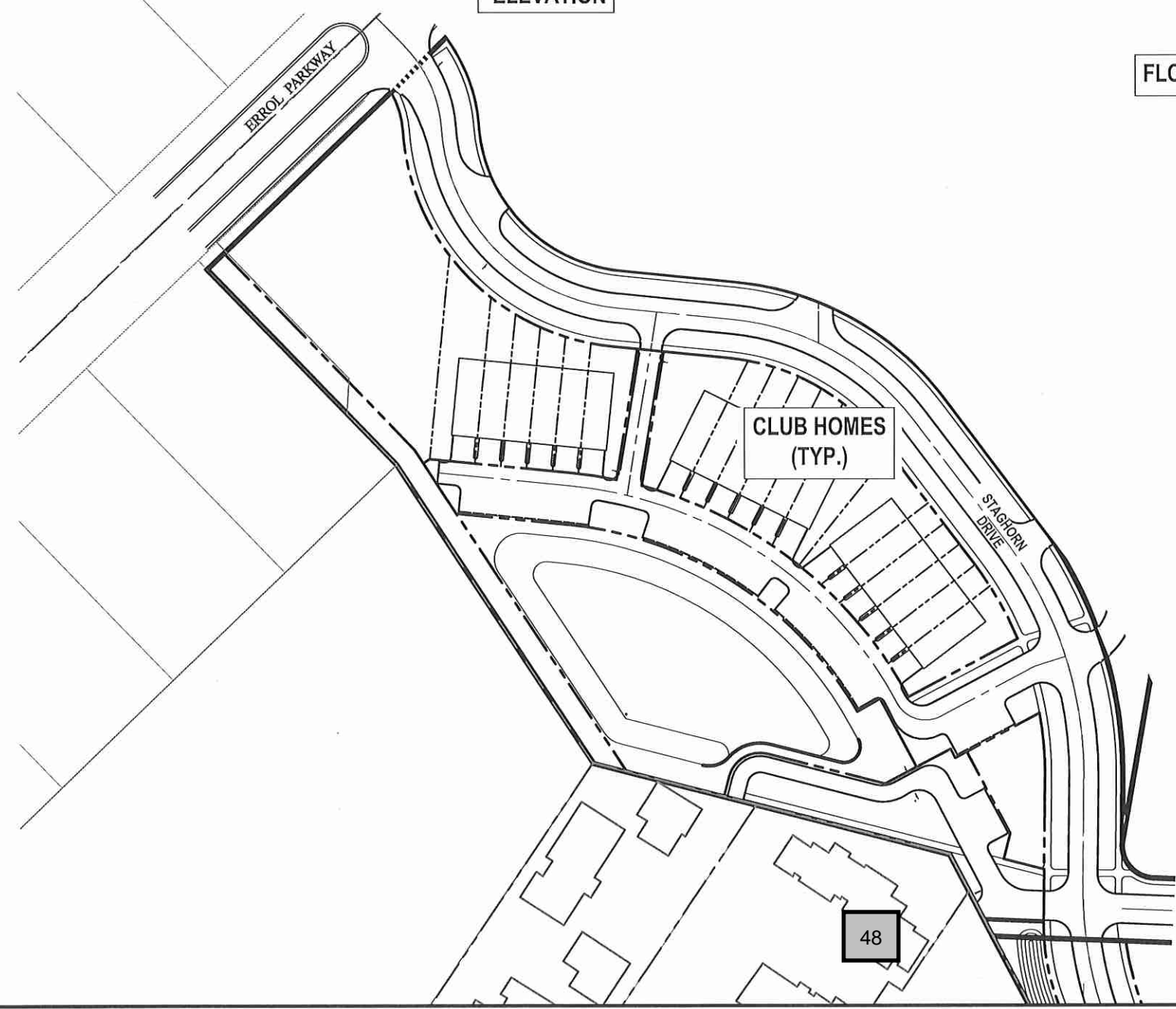


**NEIGHBORHOOD B2**



**KEY MAP**

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



**CLUB HOMES (TYP.)**

48

ARCHITECTURE - NEIGHBORHOOD B2		REVISIONS	
SCALE:	AS SHOWN	NO.	DATE
DATE:	03-13-2018	BY	
DRAWN:	MJC	CHKD	
CHECKED:	RSC	APPD	
APPROVED:	RSC		
RANDALL S. COHEN, P.E. No. 58591		SEAL	
		gai consultants EB 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398	
PROJECT NO./DASH NO.		SHEET	
A160186.01		15.5	

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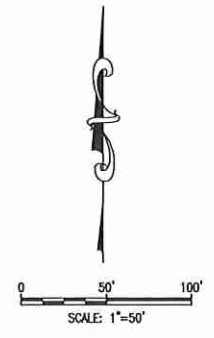
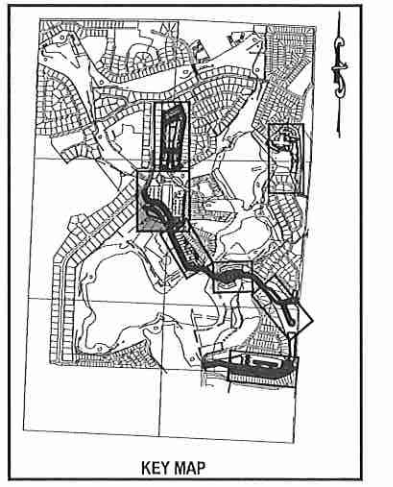



**NOTE:**  
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**LEGEND:**

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

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



UTILITY PLAN - NEIGHBORHOOD B2																			
NEW ERROL CITY OF APOPKA, FLORIDA																			
SEAL																			
RANDALL S. COHEN, P.E. No. 58581																			
 gai consultants EB 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398																			
PROJECT NO./DASH NO. A160186.01																			
SHEET 15.7																			
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NO.	DATE	BY	CHKD	APP'D	DESCRIPTION														

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION



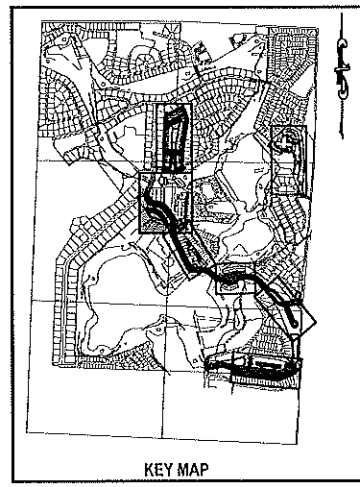
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NOTE:  
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LEGEND:

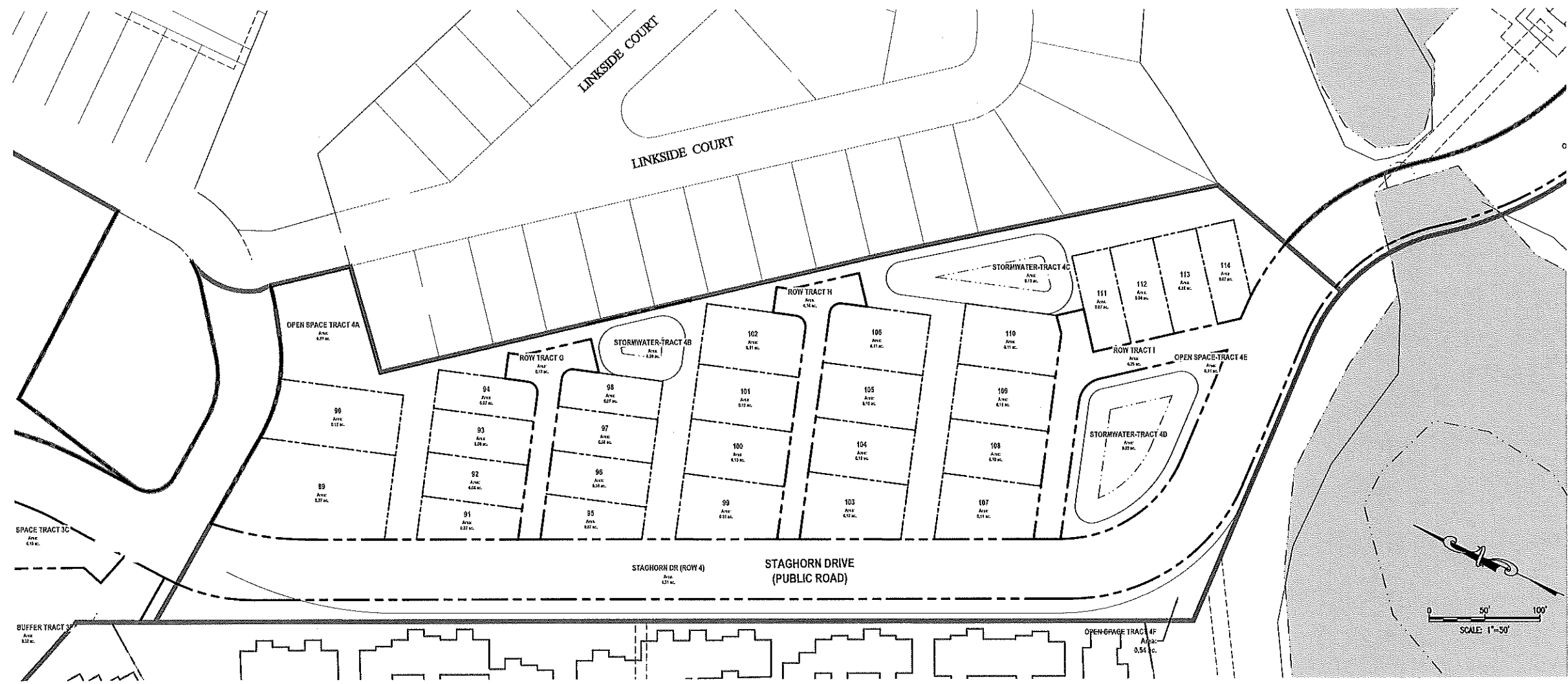
	PROJECT PROPERTY LINE
	STORM STRUCTURES
	PROPOSED STORM PIPE



THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

SCALE: AS SHOWN					
DATE: 03-13-2018					
DRAWN: MJC					
CHECKED: RSC					
APPROVED: RSC					
GRADING PLAN - NEIGHBORHOOD B2					
NEW ERROL					
CITY OF APOPKA, FLORIDA					
SEAL					
RANDALL S. COHEN, P.E. No. 59391					
gai consultants EB 9951 818 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398					
PROJECT NO./DASH NO. A160186.01					
SHEET 15.8					
NO.	DATE	BY	CHKD	APPD	DESCRIPTION

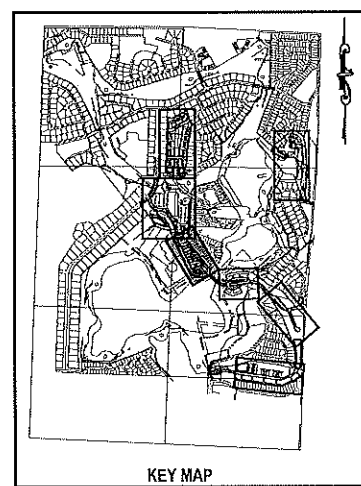
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**NEIGHBORHOOD "C"**

**TABLE 16.1 A  
TRACT ACREAGE TABLE**

NEIGHBORHOOD C	AREA (AC.)
DEVELOPMENT	2.68 ACRES
OPEN SPACE	1.62 ACRES
TRACT 3A	0.97 ACRES
TRACT 3E	0.11 ACRES
TRACT 3F	0.54 ACRES
STORMWATER RETENTION	0.49 ACRES
TRACT 3B	0.08 ACRES
TRACT 3C	0.19 ACRES
TRACT 3D	0.22 ACRES
RIGHT-OF-WAY	0.46 ACRES
TRACT 3G	0.12 ACRES
TRACT 3H	0.14 ACRES
TRACT 3I	0.20 ACRES
RIGHT-OF-WAY (STAGHORN DR)	1.51 ACRES
<b>TOTAL</b>	<b>6.76 ACRES</b>



KEY MAP

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

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

SEAL  
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No. 95591

**gai consultants**  
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ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

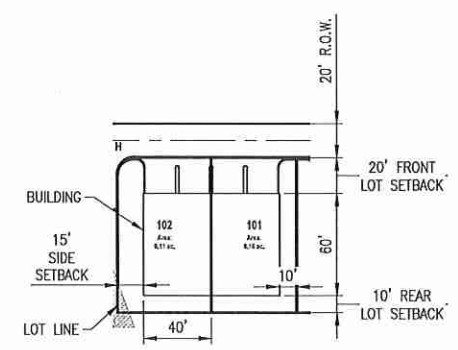
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A160186.01  
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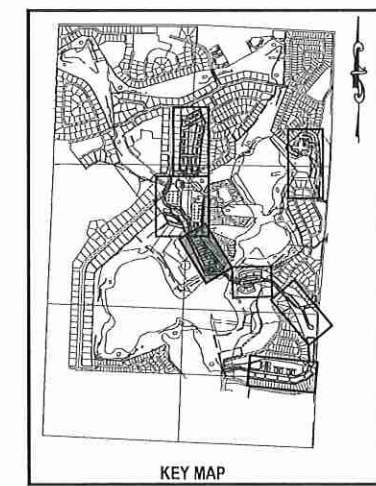
### NEIGHBORHOOD "C"




TYPICAL LOT DETAIL

**Table 16.2A - Neighborhood C Development Standards**

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



KEY MAP

SUBDIVISION PLAN - NEIGHBORHOOD C  NEW ERROL CITY OF APOPKA, FLORIDA	SEAL  RANDALL S. COHEN, P.E. No. 58581   <b>gai consultants</b> ED 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398																														
REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>APPRD</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	BY	CHKD	APPRD	DESCRIPTION																								
NO.	DATE	BY	CHKD	APPRD	DESCRIPTION																										
SCALE: AS SHOWN DATE: 03-13-2018 DRAWN: MJC CHECKED: RSC APPROVED: RSC																															
PROJECT NO./DASH NO. A160186.01 SHEET 16.2																															



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### NEIGHBORHOOD "C"

**TABLE 16.3 A  
OPEN SPACE ACREAGE**

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

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



**A. LAWN**



**B. PLAZA + SEATING**



**C. MULTI-USE TRAIL**



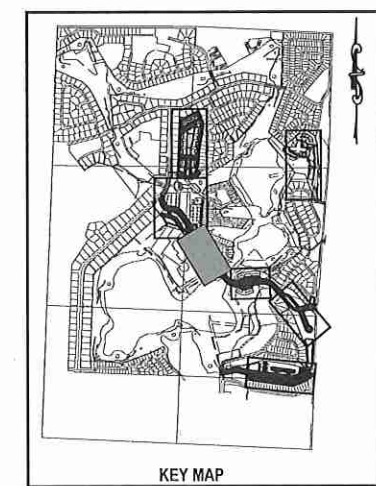
**D. ENTRY PARK**



**E. 53 KIOSK / GARDEN**

**OPEN SPACE LEGEND**

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



KEY MAP

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

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

SEAL

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

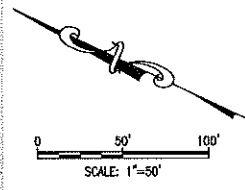
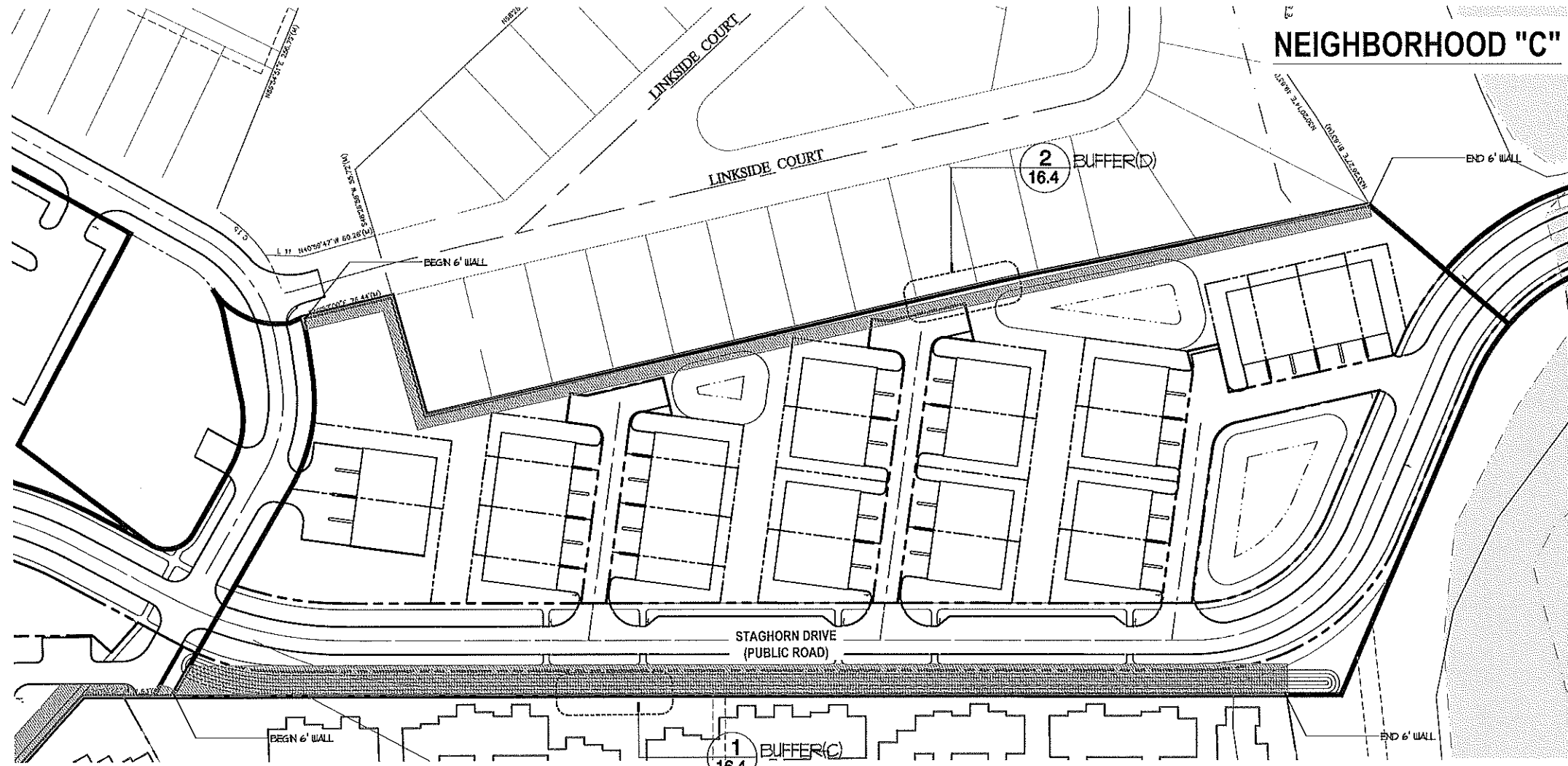
**gai consultants**  
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618 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

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A160186.01

SHEET  
16.3



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## NEIGHBORHOOD "C" BUFFER TYPES

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

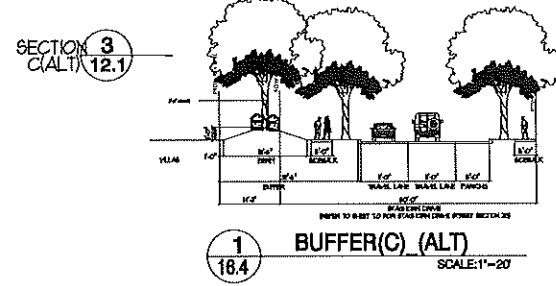
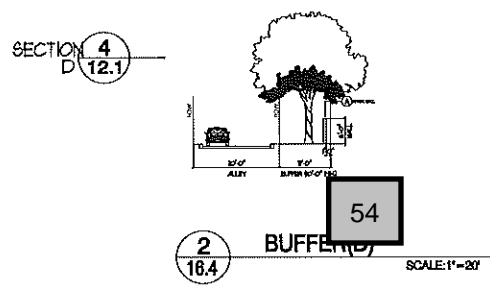
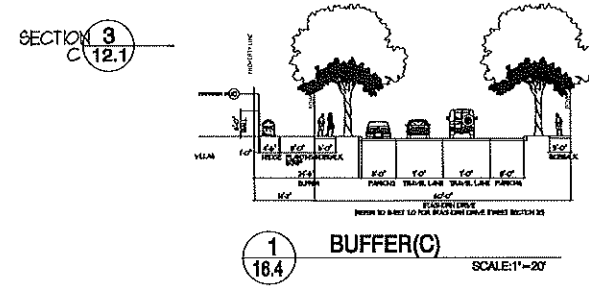
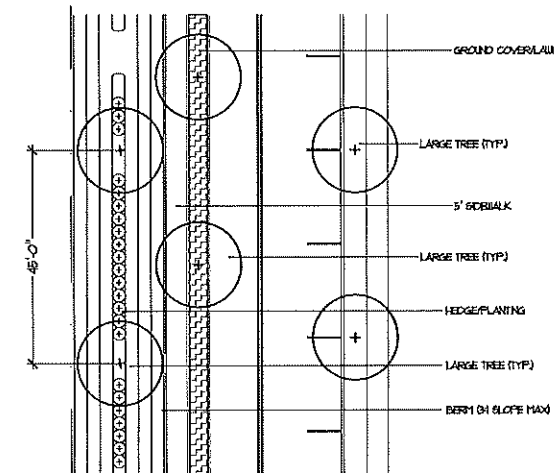
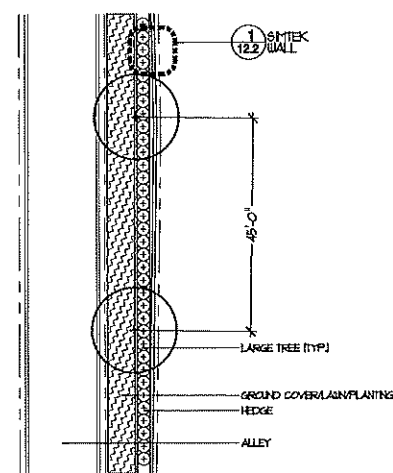
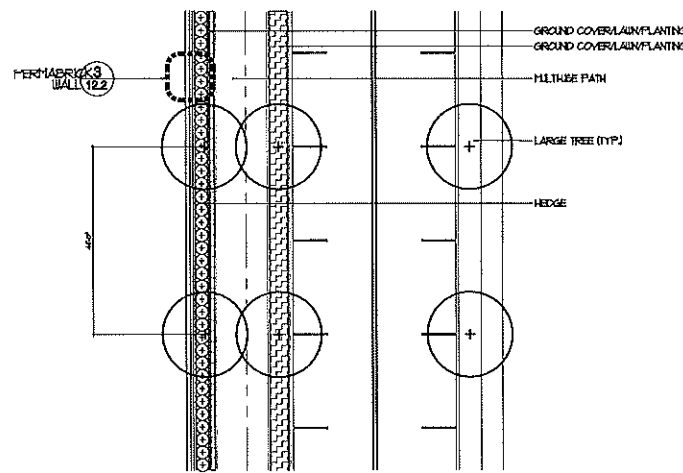
WALLS / FENCES -- CAN MEANDER IN THE BUFFERYARD, HOWEVER AT LEAST 25% MUST BE LOCATED WITHIN 1'-0" OF THE INTERIOR EXTENT OF THE BUFFERYARD

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

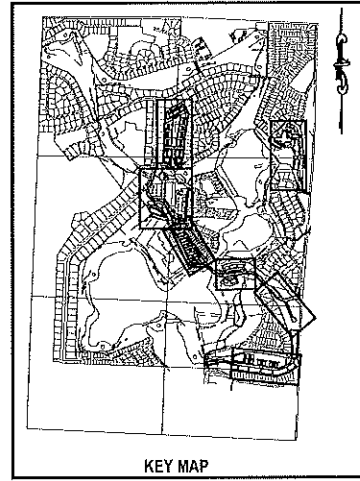
BERMS: MIN OF 3'-0" TALL / MAX SLOPE = 3:1

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

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



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



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DATE: 03-13-2018

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CHECKED: RSC

APPROVED: RSC

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

SEAL

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PROJECT NO./DASH NO.  
A160186.01

SHEET  
16.4



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CARRIAGE HOME

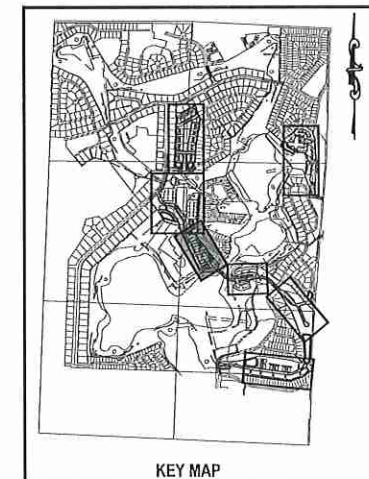


ELEVATION



55 FLOOR PLAN (N.T.S.)

NEIGHBORHOOD "C"



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

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

ARCHITECTURE - NEIGHBORHOOD C  
NEW ERROL  
CITY OF APOPKA, FLORIDA

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

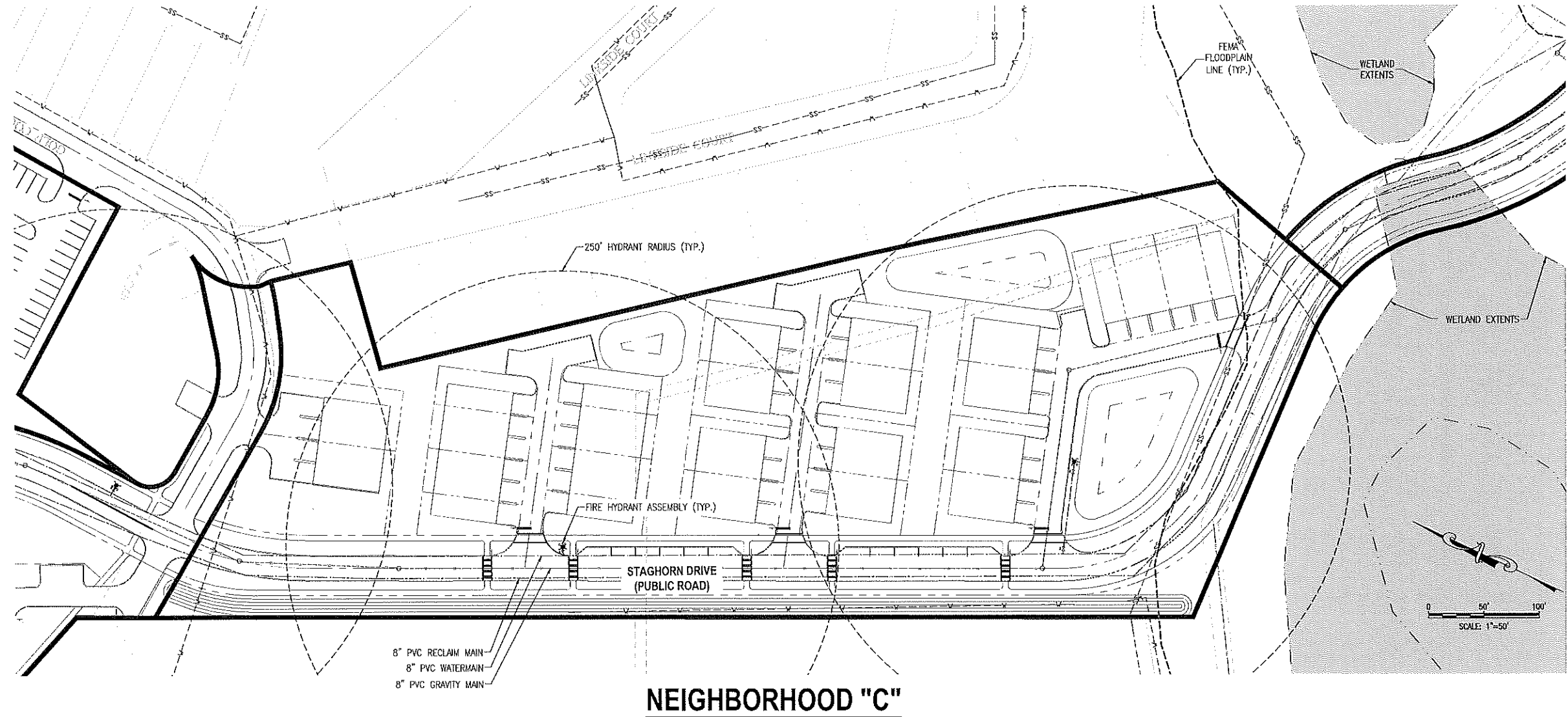
**gai consultants**  
EB 9851  
618 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01

SHEET  
16.5



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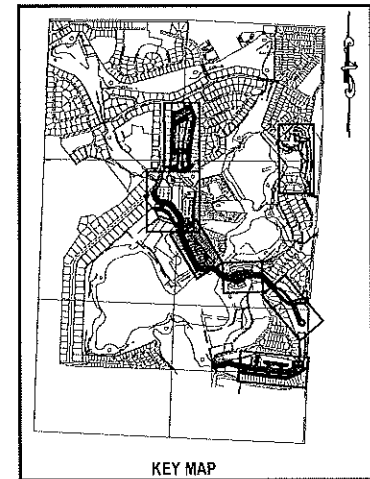
**NEIGHBORHOOD "C"**

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

**LEGEND:**

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

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



NO.	DATE	BY	CHKD.	APPD.	DESCRIPTION

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

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

SEAL  
RANDALL S. COHEN, P.E.  
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ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

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

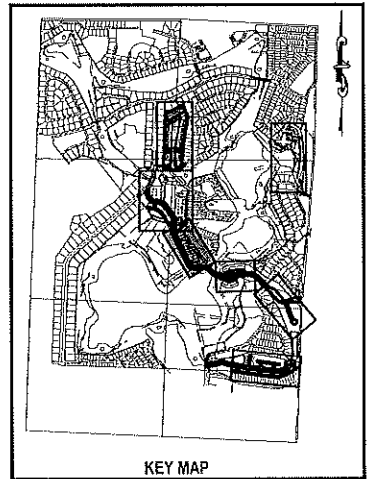
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**NEIGHBORHOOD "C"**

**LEGEND:**

	PROJECT PROPERTY LINE
	STORM STRUCTURES
	PROPOSED STORM PIPE



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

57

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

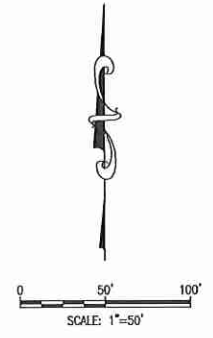
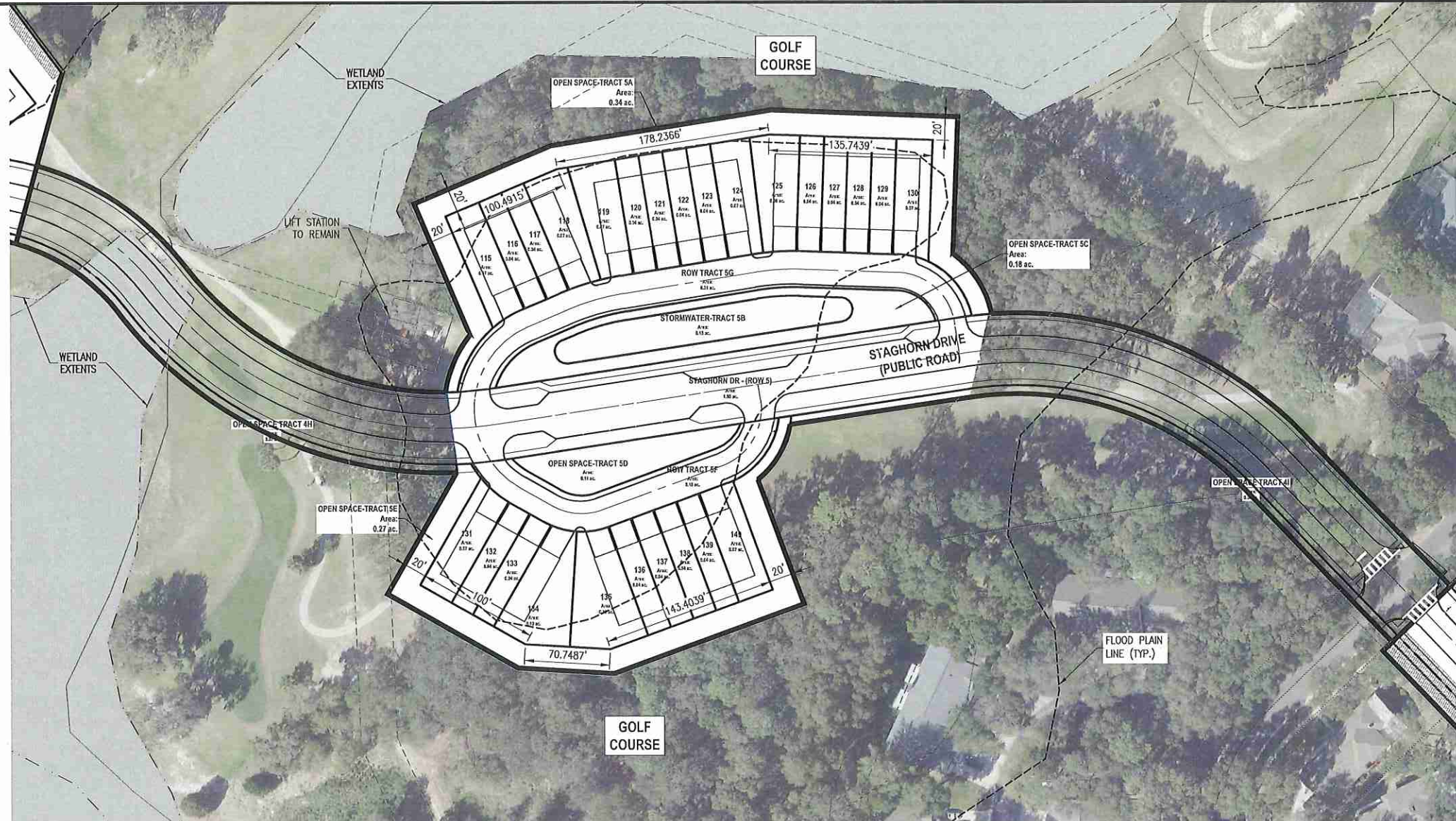
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DRAWN: MJC					
CHECKED: RSC					
APPROVED: RSC					
GRADING PLAN - NEIGHBORHOOD C NEW ERROL CITY OF APOPKA, FLORIDA					
SEAL					
RANDALL S. COHEN, P.E. No. 58581					
 <b>gai consultants</b> 619 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8298					
PROJECT NO./DASH NO. A160186.01					
SHEET 16.8					
NO.	DATE	BY	CHKD	APPD	DESCRIPTION



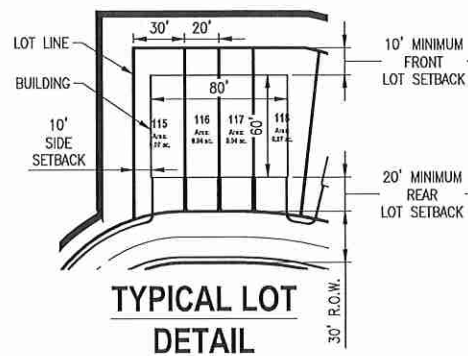




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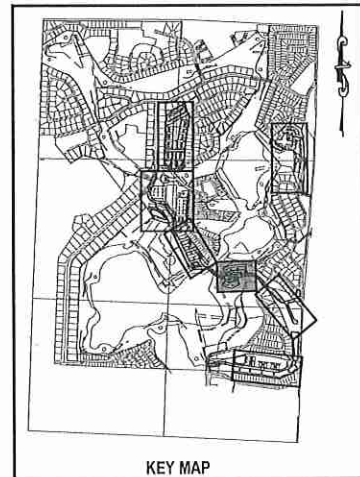


### NEIGHBORHOOD "D"



**Table 17.2A - Neighborhood D Development Standards**

Allowable Uses	Attached Residential (townhouse) Parks
Max Residential Units	28
Neighborhood Acreage	4.97 acres
Gross Neighborhood Density	5.29 du/acre
Proposed Parking Count	52 enclosed spaces (rear loaded) 14 on-street spaces
<b>Lot Standards</b>	
Min Lot Width	20'
Min Lot Depth	80'
<b>Minimum Setbacks</b>	
Front (from common area)	10'
Side	10'
Corner Side	15'
Rear	20'
Minimum Attached Building Separation	20'
<b>Building Height</b>	
Max Stories	3
Max Height	45'
Minimum Living Area	1,350 sq ft
Minimum Parking	2 enclosed spaces per unit



REVISIONS			
NO.	DATE	BY	DESCRIPTION

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

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

SEAL

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

**gai consultants**  
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 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
 A160186.01

SHEET  
 17.2

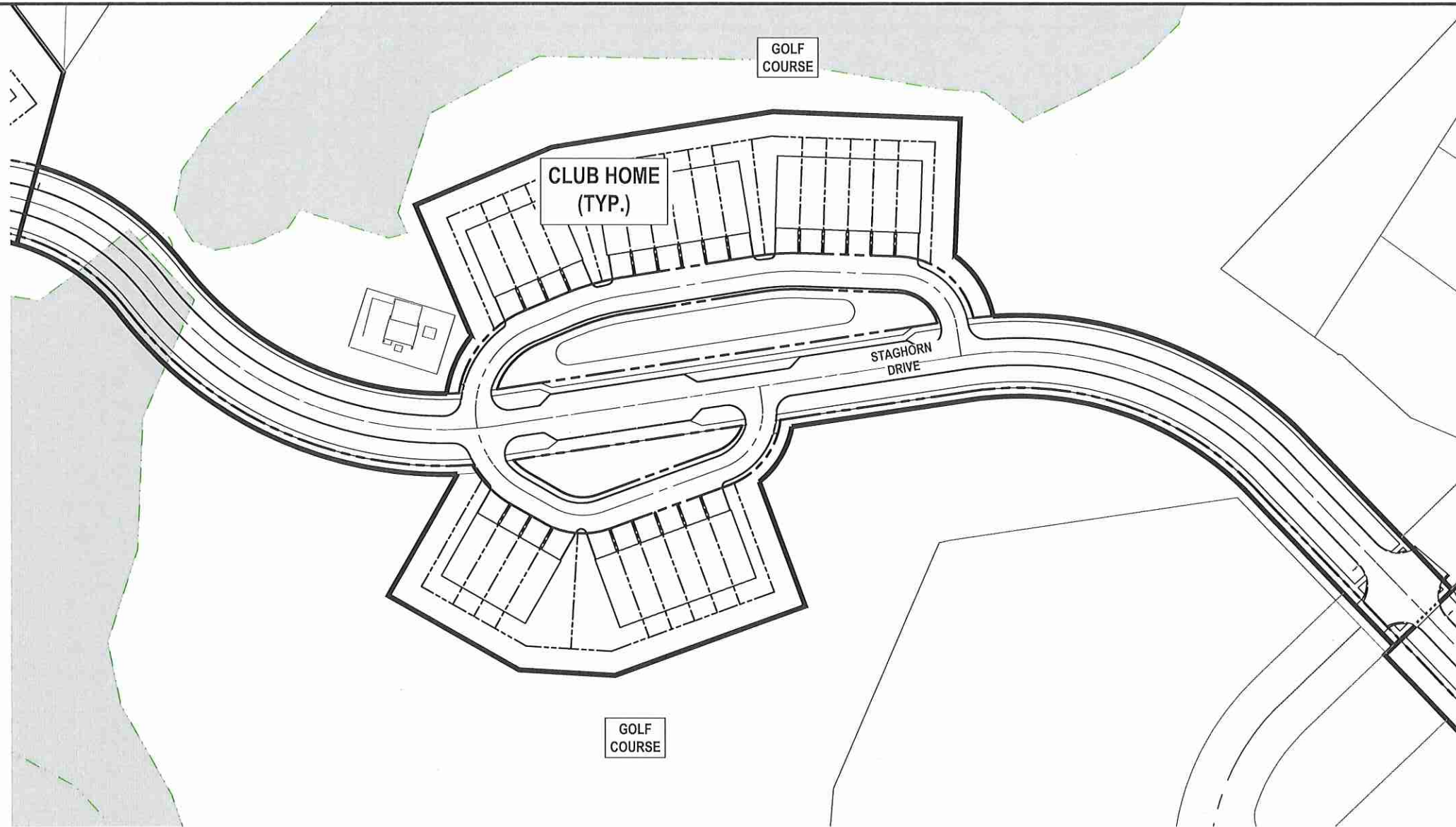








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CLUB HOME

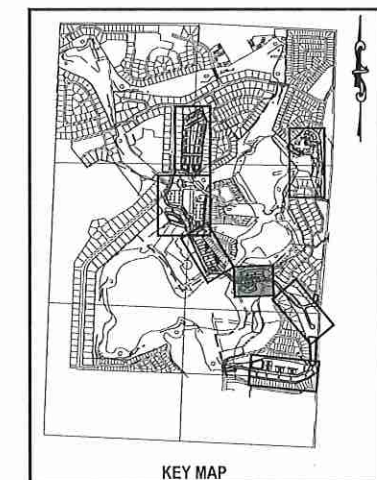


ELEVATION



FLOOR 62 PLAN (N.T.S.)

NEIGHBORHOOD "D"



KEY MAP

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

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

ARCHITECTURE - NEIGHBORHOOD D  
NEW ERROL  
CITY OF APOPKA, FLORIDA

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

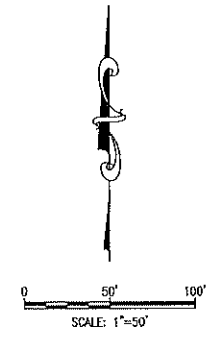
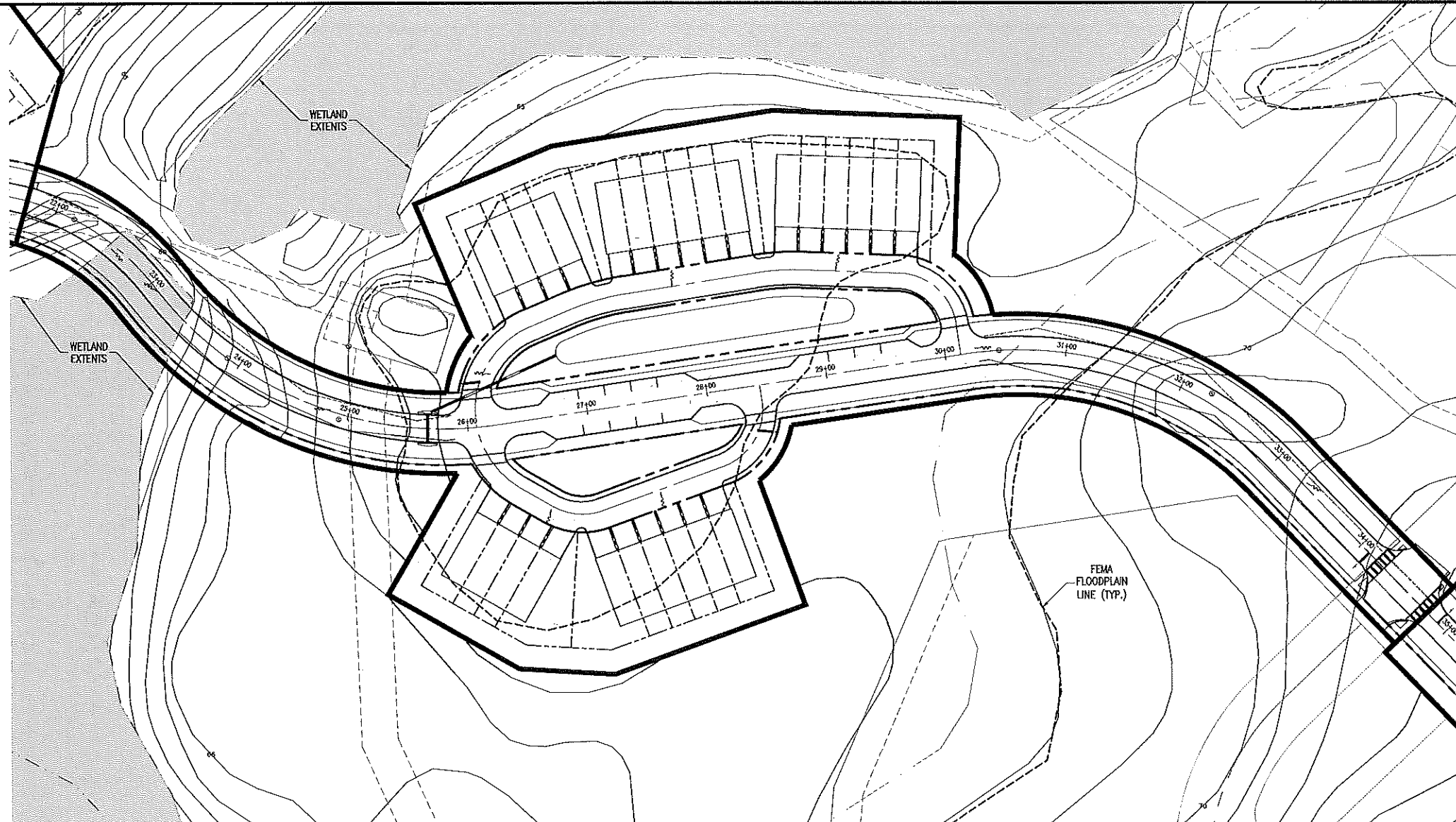
**gai consultants**  
EB 9951  
618 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

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





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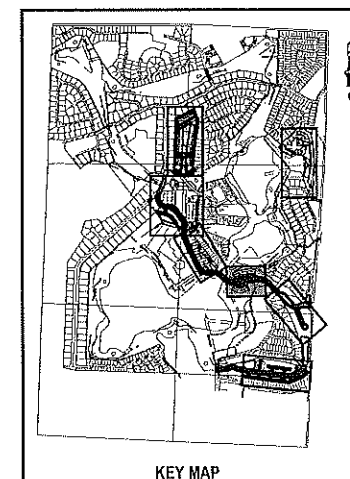


### NEIGHBORHOOD "D"

LEGEND:	
	PROJECT PROPERTY LINE
	STORM STRUCTURES
	PROPOSED STORM PIPE

**NOTE:**

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



KEY MAP

64

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

REVISIONS	
NO.	DESCRIPTION

SCALE: AS SHOWN  
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 APPROVED: RSC

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

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

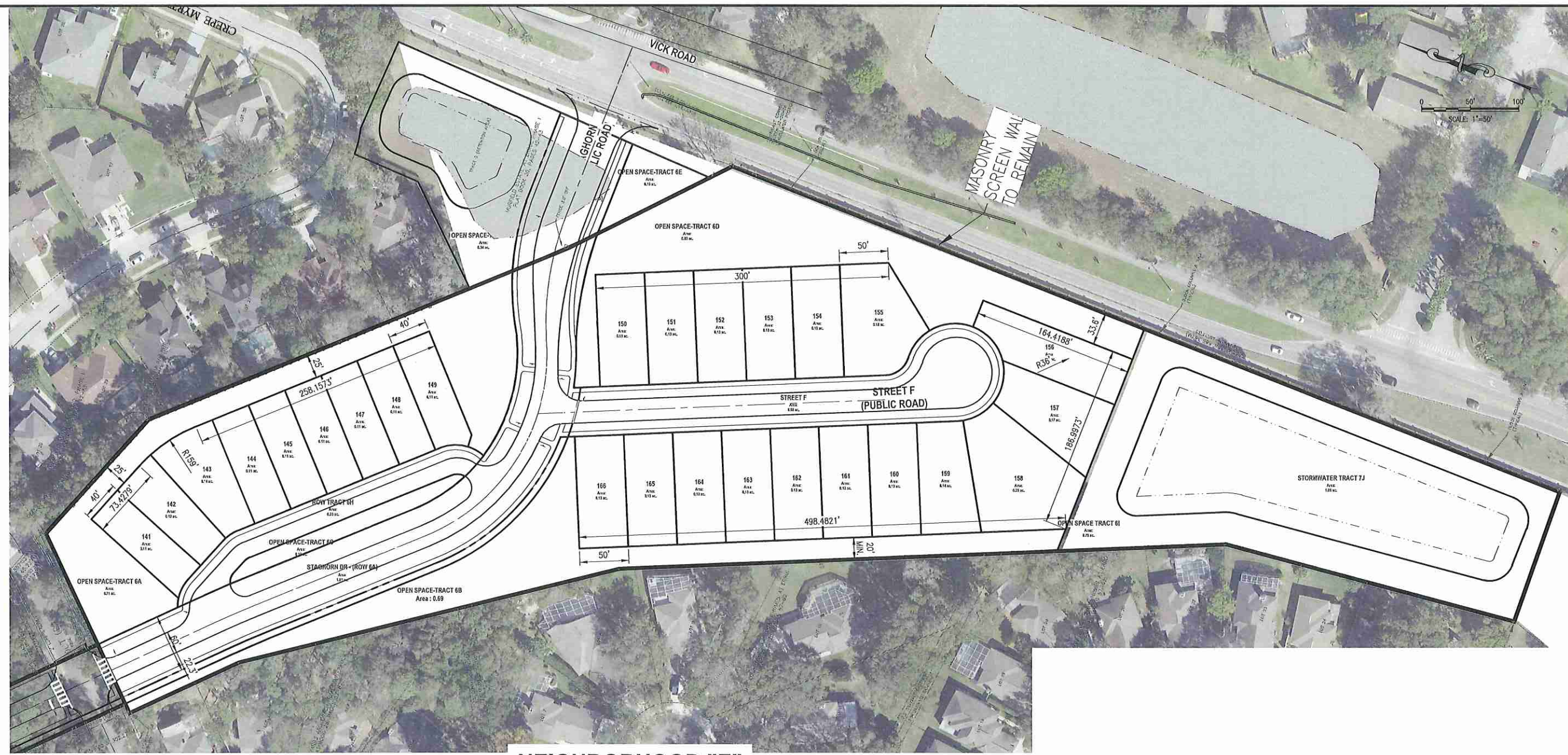
**gai consultants**  
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 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8199

PROJECT NO./DASH NO.  
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 SHEET  
 17.8





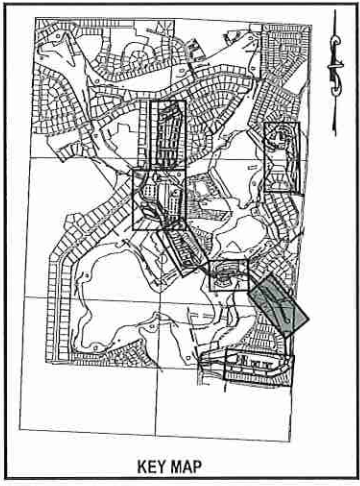
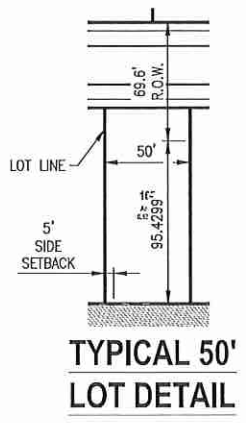
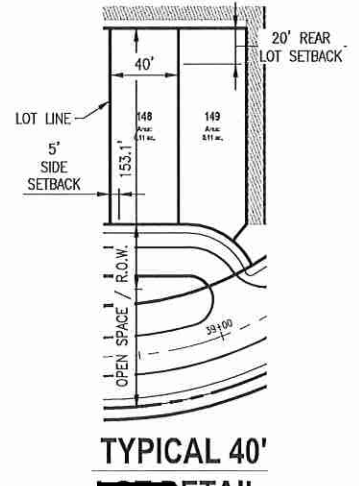
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### NEIGHBORHOOD "E"

**Table 18.2A - Neighborhood E Development Standards**

<b>Allowable Uses</b>	Single Family Detached Parks
<b>Max Residential Units</b>	10 (40'x115' lots) 16 (50'x115' lots)
<b>Neighborhood Acreage</b>	8.57 acres
<b>Gross Neighborhood Density</b>	3.03 du/acre
<b>Proposed Parking Count</b>	52 enclosed spaces
<b>Lot Standards</b>	
Min Lot Width	40'
Min Lot Depth	100'
<b>Minimum Setbacks</b>	
Front	20'
Side	5'
Corner Side	10'
Rear	20'
Front-Facing Garage	30'
<b>Building Height</b>	
Max Stories	2
Max Height	35'
Minimum Living Area	1,500 sq ft
Minimum Parking	2 enclosed spaces per unit



NO.	DATE	BY	CHKD	APPROV	DESCRIPTION

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DATE: 03-13-2018  
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APPROVED: RSC

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

SEAL

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ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01  
SHEET  
18.2

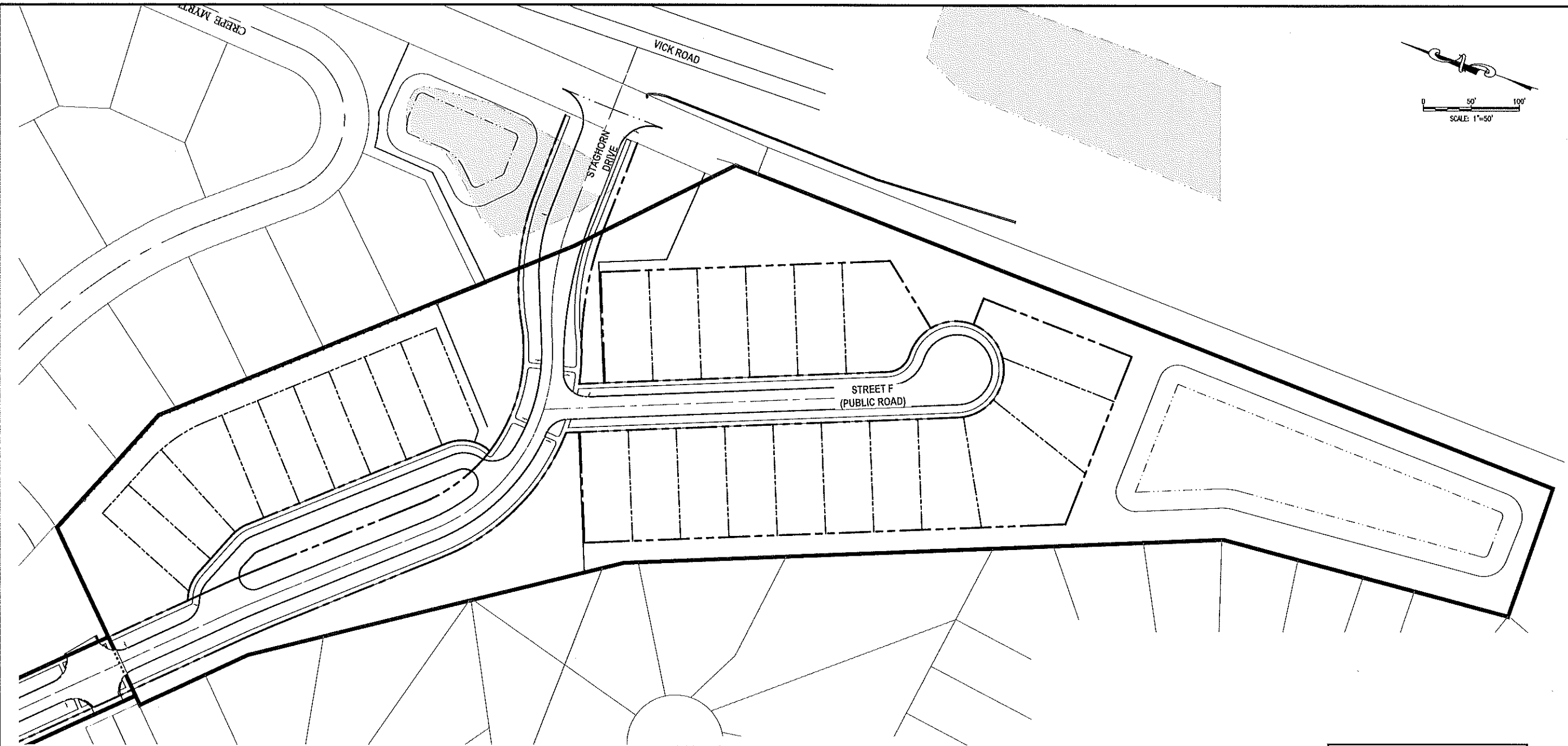






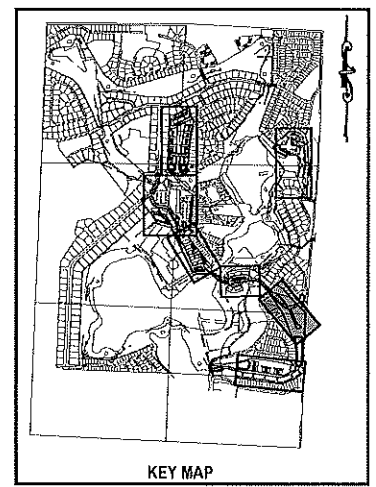


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## NEIGHBORHOOD "E"

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



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

SCALE: AS SHOWN		DATE: 03-13-2018		DRAWN: MJC		CHECKED: RSC		APPROVED: RSC	
ARCHITECTURE - NEIGHBORHOOD E		NEW ERROL		CITY OF APOPKA, FLORIDA		SEAL		RANDALL S. COHEN, P.E. No. 88881	
PROJECT NO./DASH NO. A160186.01		SHEET 18.5		REVISIONS		NO.		DATE	
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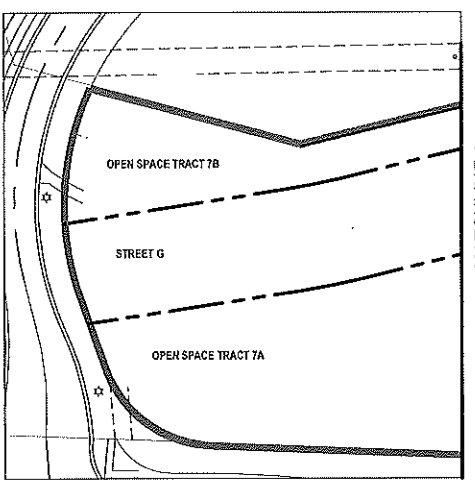
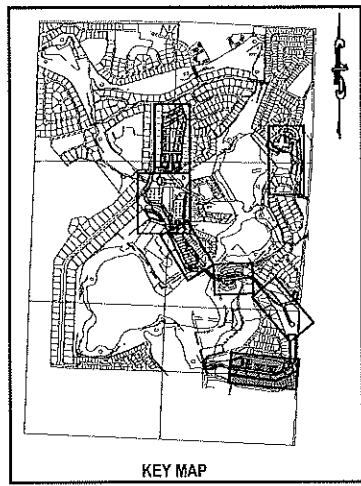








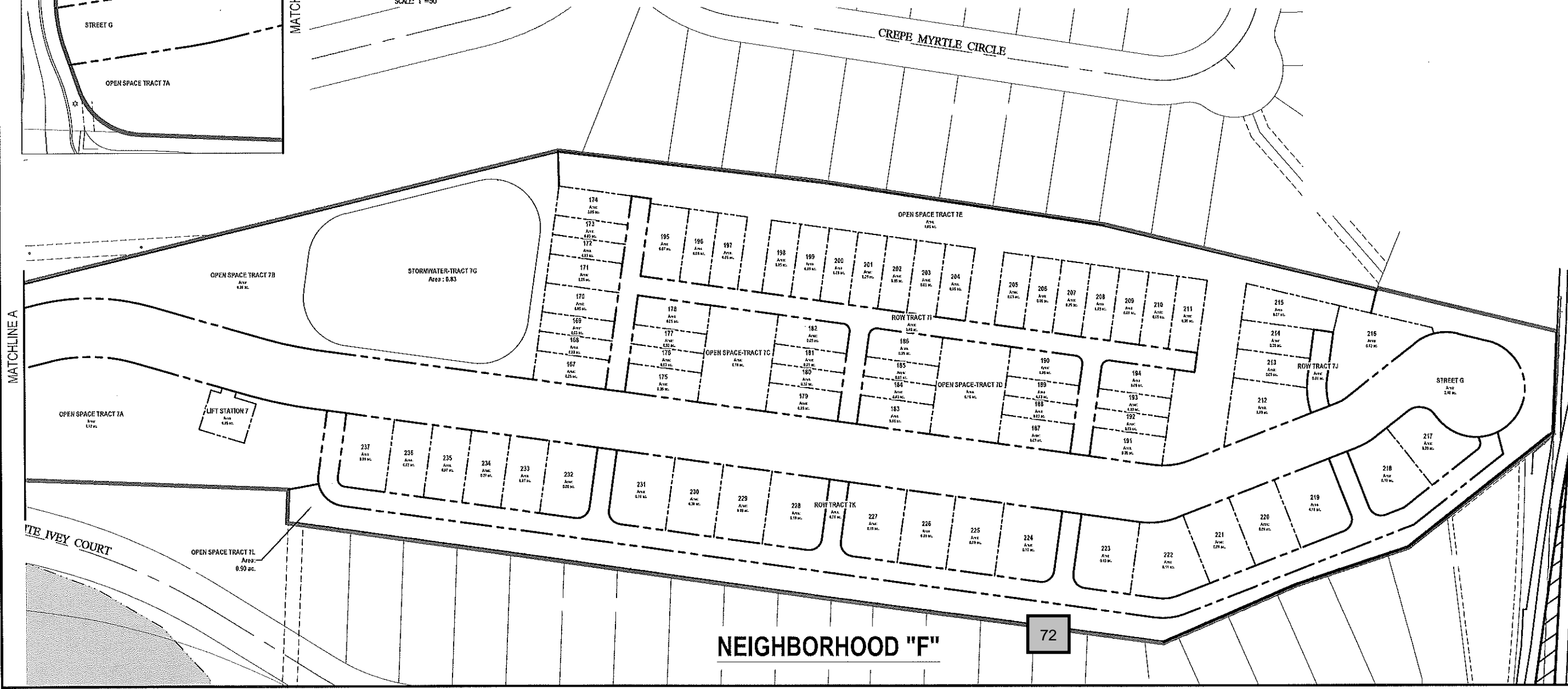
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**TABLE 19.1 A**

**TRACT ACREAGE TABLE**

NEIGHBORHOOD F	AREA (AC.)
DEVELOPMENT	4.40 ACRES
OPEN SPACE	4.29 ACRES
TRACT 7A	1.12 ACRES
TRACT 7B	0.90 ACRES
TRACT 7C	0.16 ACRES
TRACT 7D	0.16 ACRES
TRACT 7E	1.05 ACRES
TRACT 7L	0.90 ACRES
STORMWATER RETENTION	0.83 ACRES
TRACT 7G	0.83 ACRES
RIGHT-OF-WAY	1.25 ACRES
TRACT 7I	0.45 ACRES
TRACT 7J	0.04 ACRES
TRACT 7K	0.76 ACRES
RIGHT-OF-WAY STREET G	2.48 ACRES
LIFT STATION	0.05 ACRES
<b>TOTAL</b>	<b>13.30 ACRES</b>



**NEIGHBORHOOD "F"**

72

NO.	DATE	BY	CHKD.	APPROD.	DESCRIPTION

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

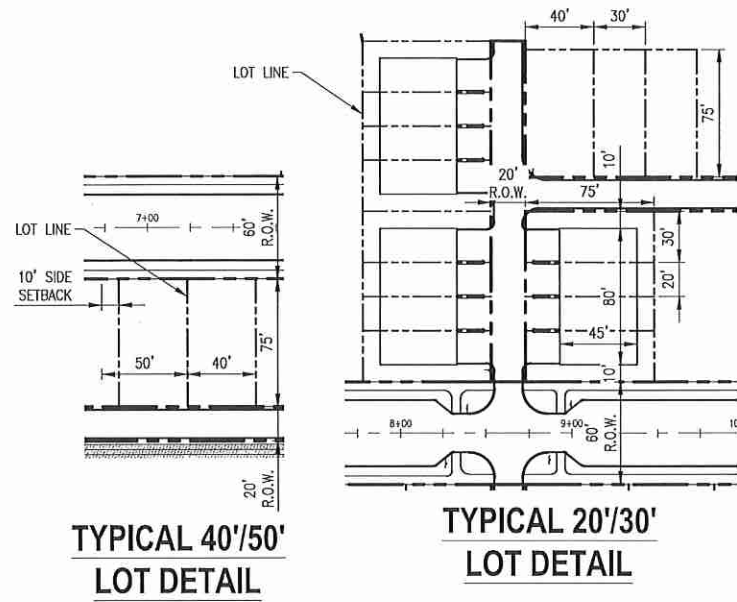
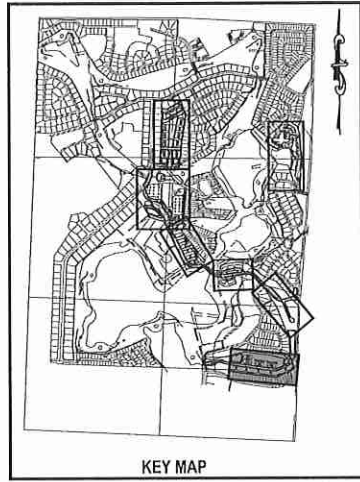
TRACT MAP - NEIGHBORHOOD F  
 NEW EROL  
 CITY OF APOPKA, FLORIDA

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

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

PROJECT NO./DASH NO.  
 A160186.01  
 SHEET  
 19.1

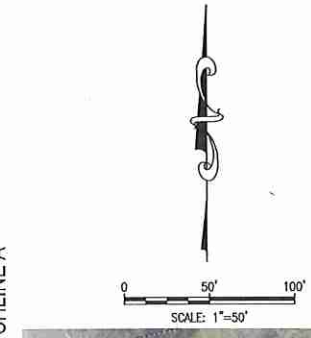
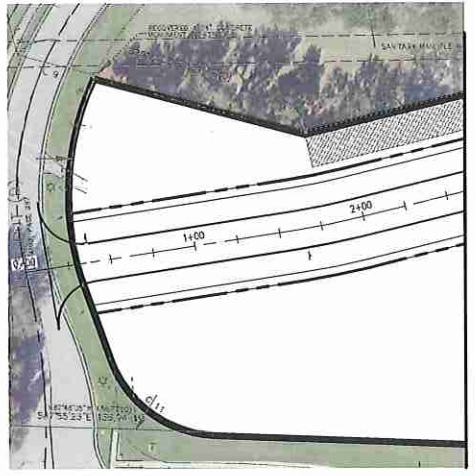




**Table 19.2A - Neighborhood F Development Standards**

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

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



NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

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

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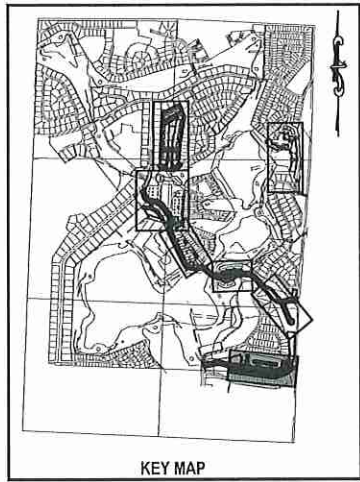
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A160186.01  
SHEET  
19.2

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THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION



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**TABLE 19.3 A**  
**OPEN SPACE ACREAGE**

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

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



**A. BBQ AMENITIES**



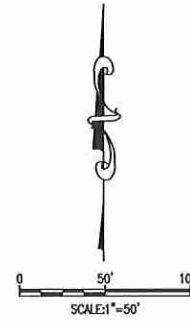
**B. PICNIC PAVILION**



**C. NEIGHBORHOOD PARK + TRAIL**



**D. PLAYGROUND**



**OPEN SPACE LEGEND**

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



**NEIGHBORHOOD "F"**

74

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

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

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

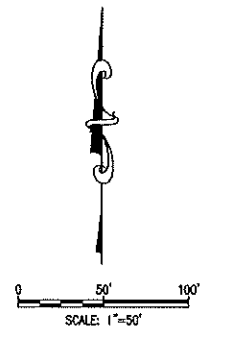
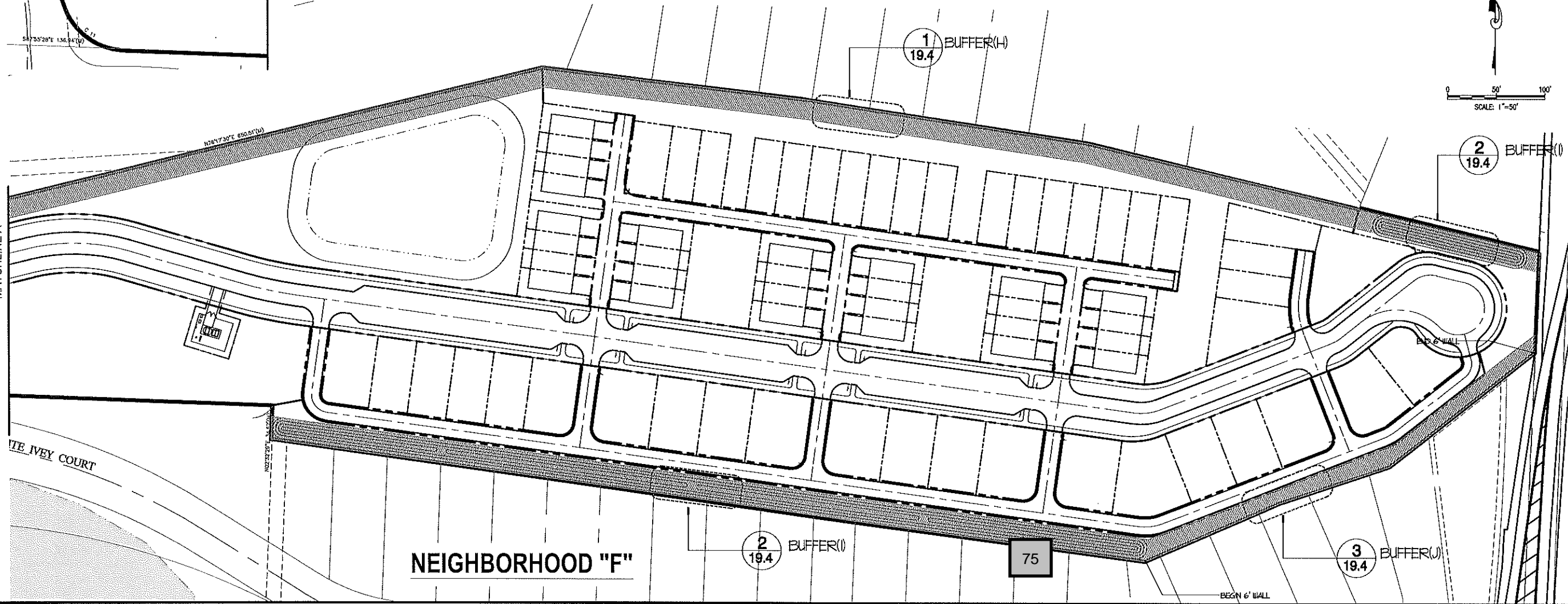
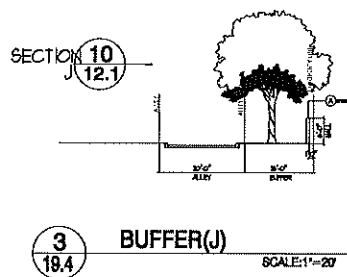
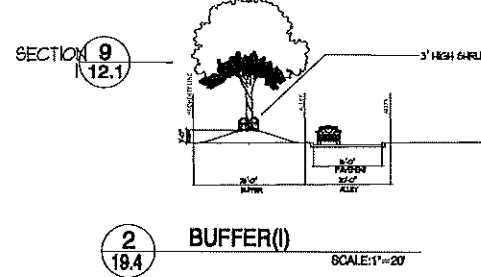
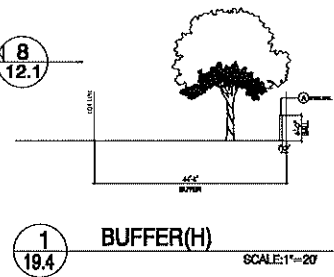
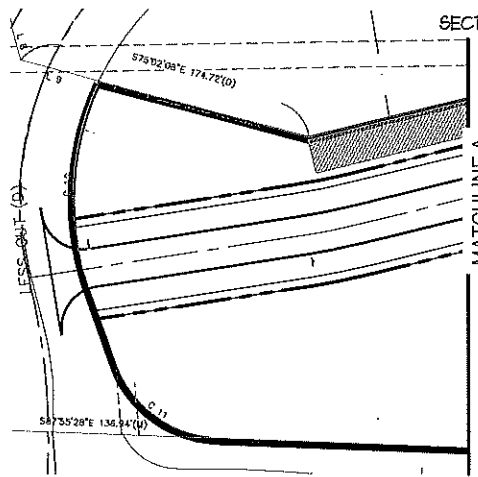
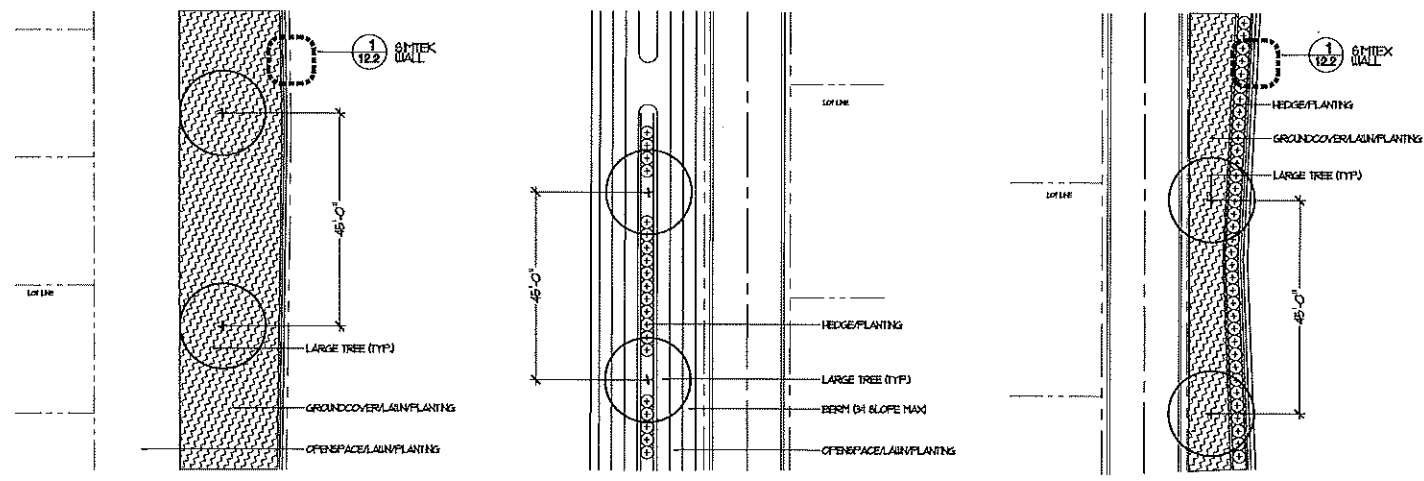
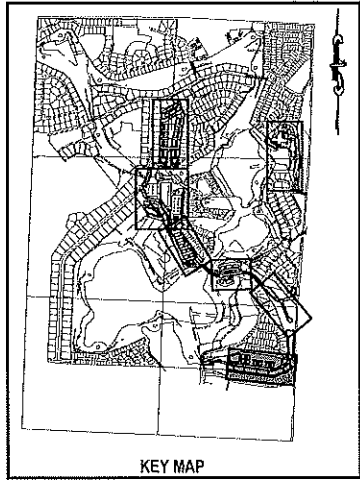
**gai consultants**  
EST 1991  
818 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01

SHEET  
19.3



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REVISIONS			
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 DATE: 03-13-2018  
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 CHECKED: RSC  
 APPROVED: RSC

SEAL

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 616 EAST SOUTH STREET  
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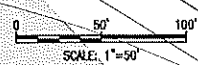
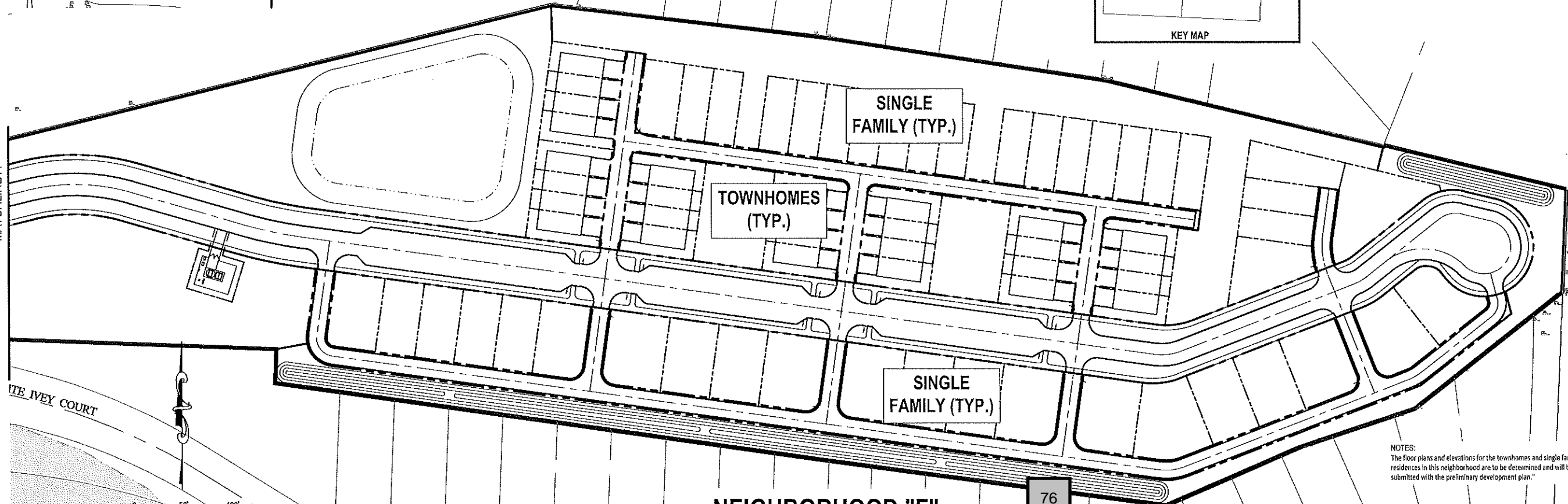
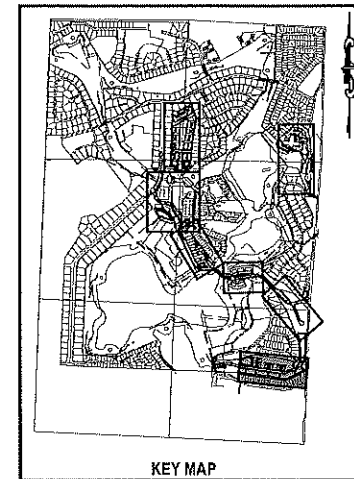
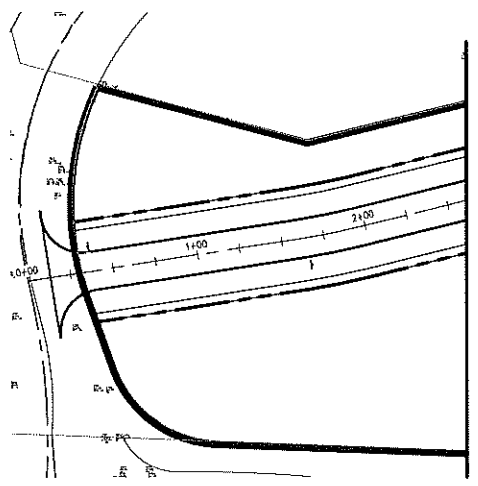
PROJECT NO./DASH NO.  
 A160186.01

SHEET  
 19.4

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



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

NO.	DATE	BY	CHKD	APPROV	DESCRIPTION

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

ARCHITECTURE - NEIGHBORHOOD F  
NEW ERROL  
CITY OF APOPKA, FLORIDA

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

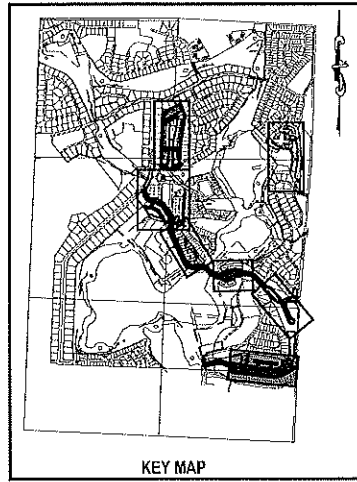
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gai consultants  
EB 9951  
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ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01

SHEET  
19.5

NEIGHBORHOOD "F"

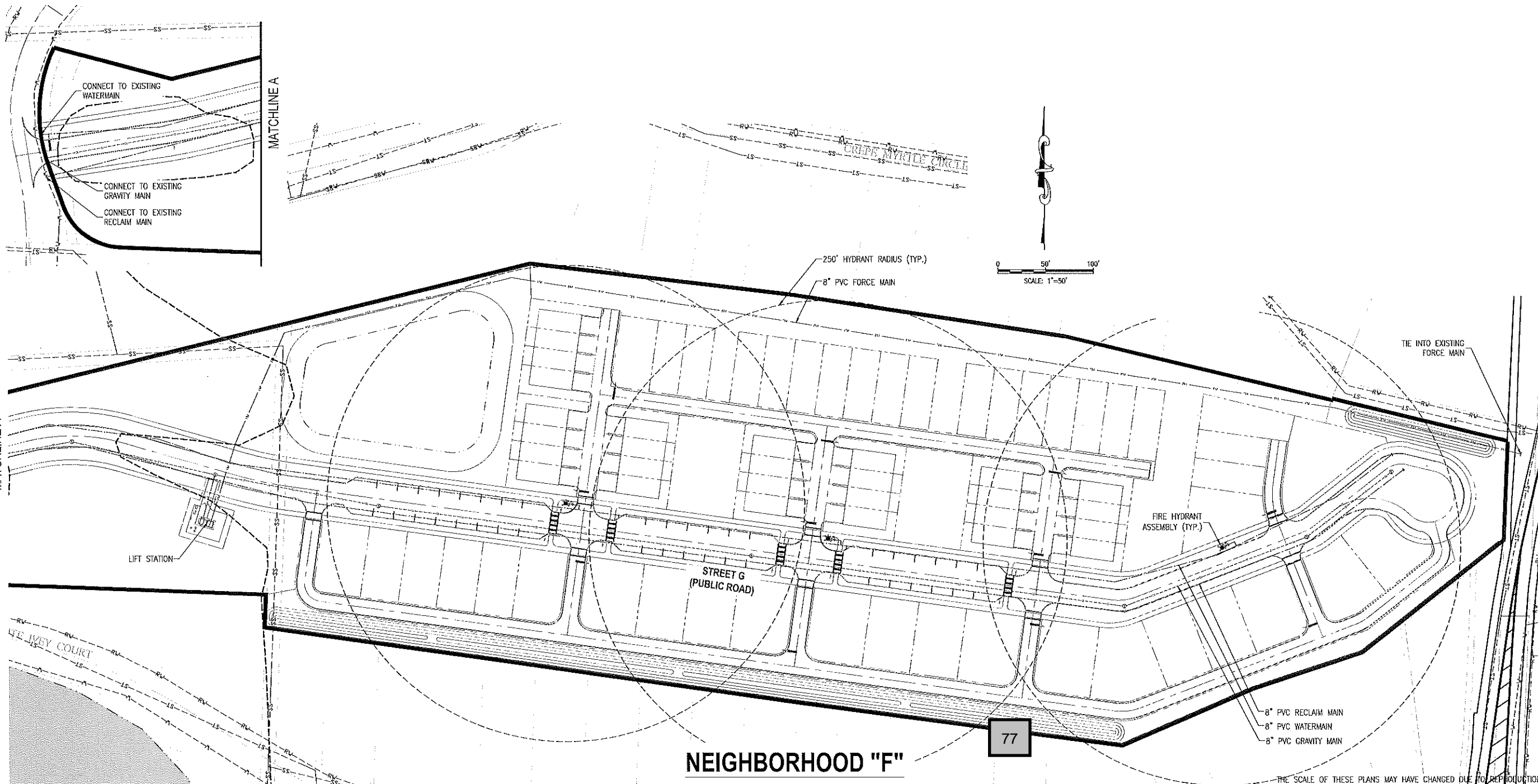
76



**LEGEND:**

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

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



NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

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

SEAL

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ORLANDO, FLORIDA 32801  
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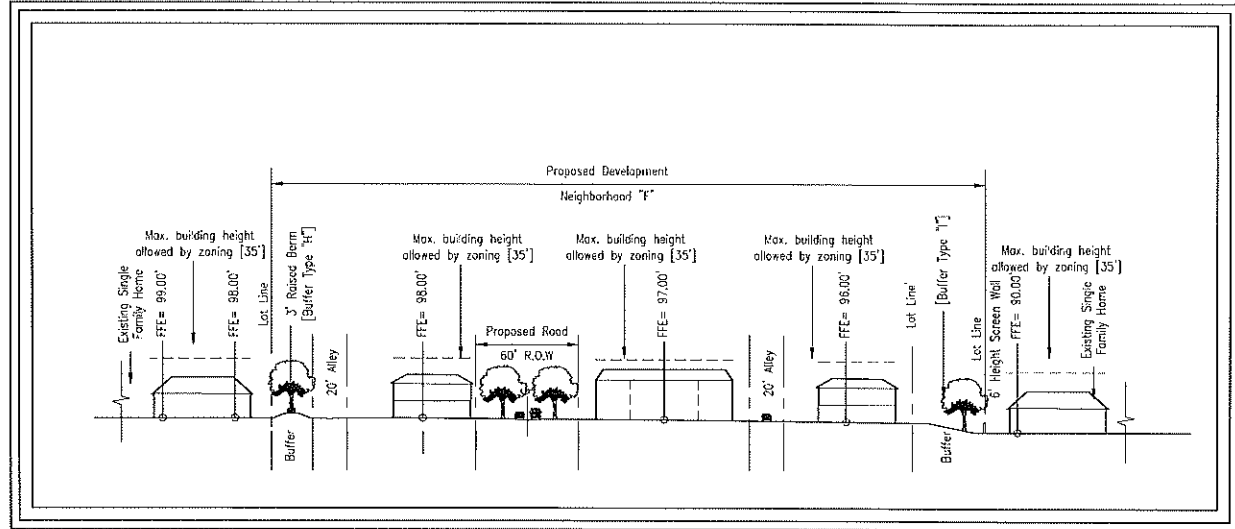
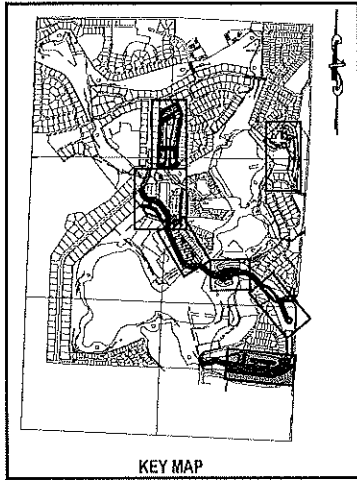
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SHEET  
19.7

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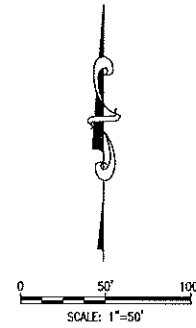
THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION



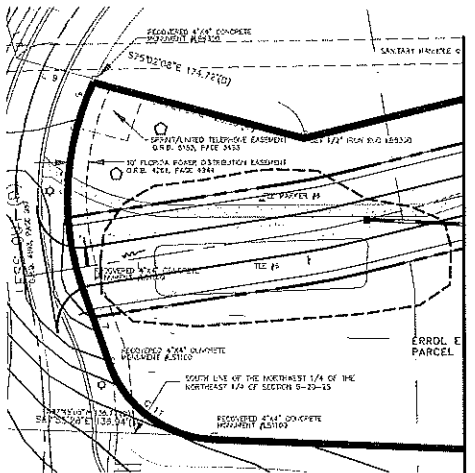
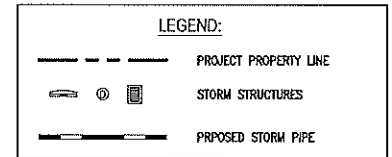


SECTION F

SCALE: 1"=50'



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



NEIGHBORHOOD "F"

78

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

GRADING PLAN - NEIGHBORHOOD F  
NEW ERROR  
CITY OF APOKA, FLORIDA

SEAL  
RANDALL S. COHEN, P.E.  
No. 58991

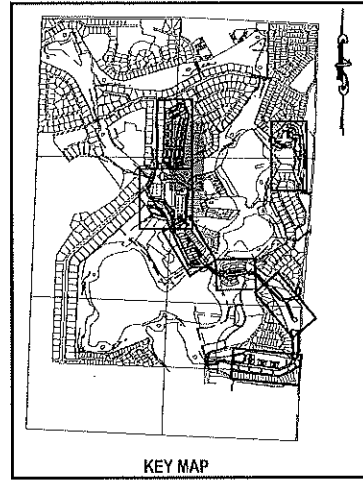


PROJECT NO./DASH NO.  
A160186.01  
SHEET  
19.8

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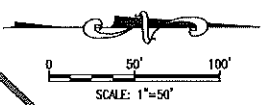
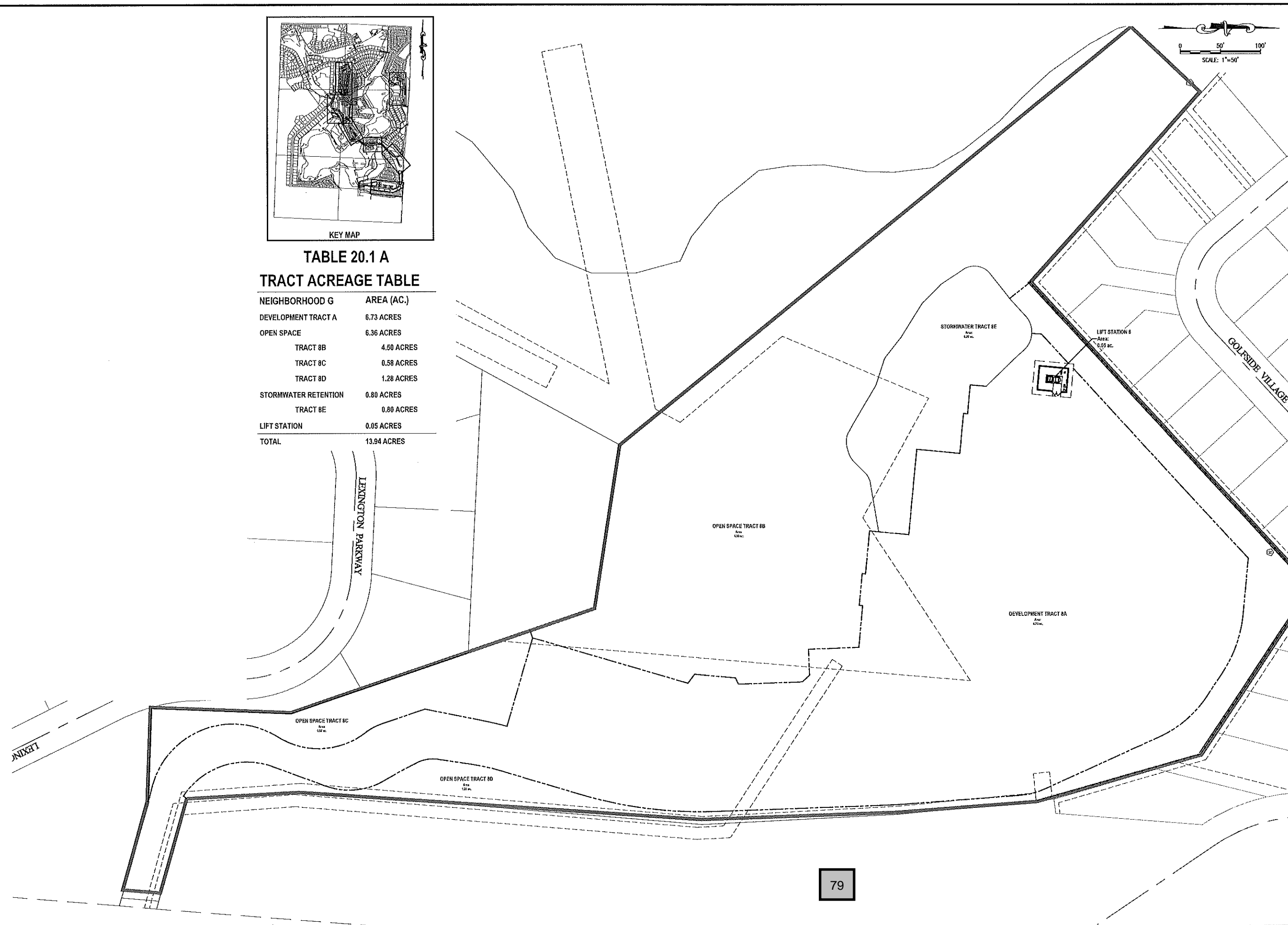
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**TABLE 20.1 A  
TRACT ACREAGE TABLE**

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



NO.	DATE	BY	CHKD	APPROV	DESCRIPTION

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

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

SEAL

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



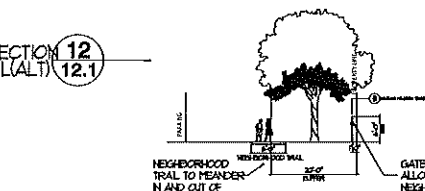
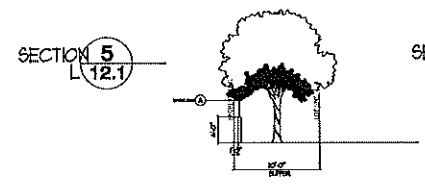
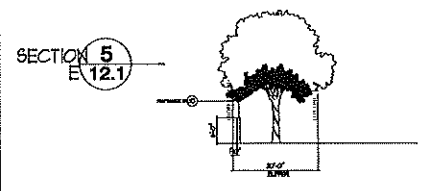
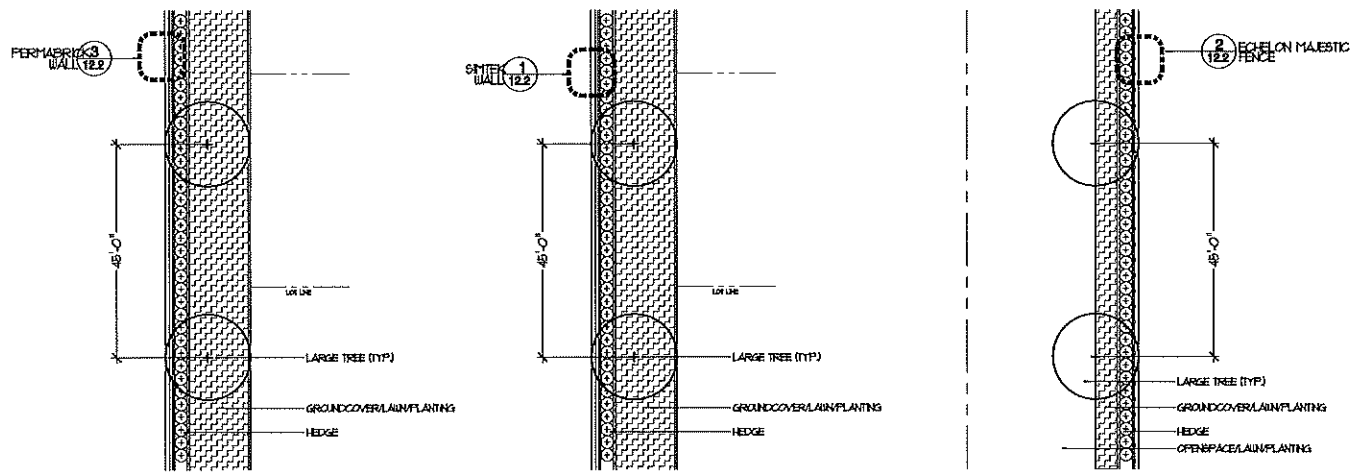








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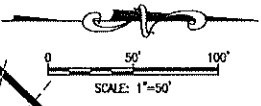
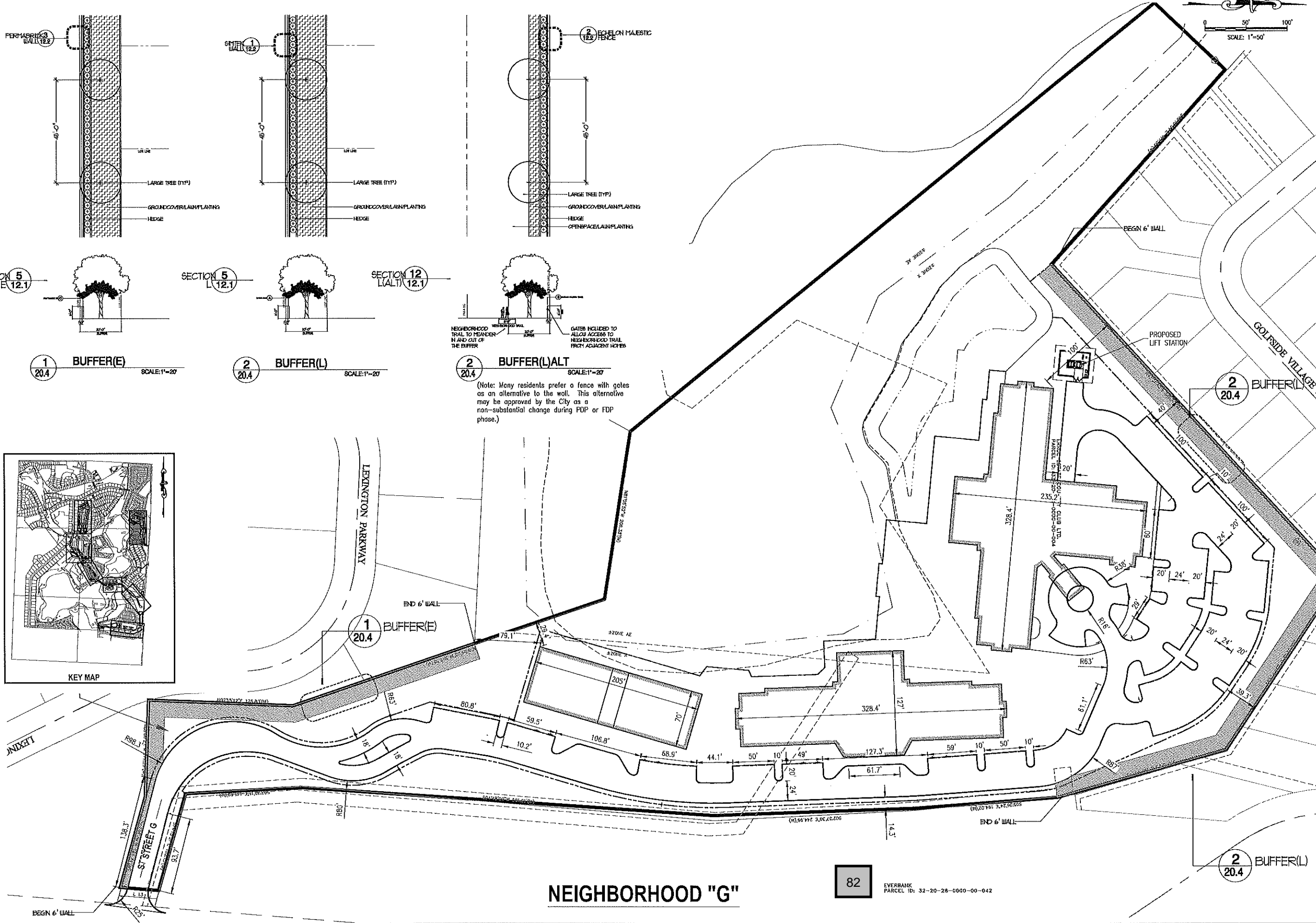
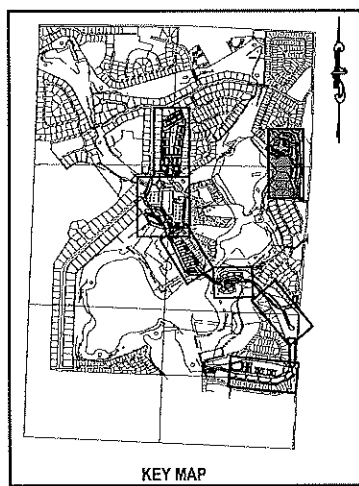


1 BUFFER(E) SCALE: 1"=20'

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

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

(Note: Many residents prefer a fence with gates as an alternative to the wall. This alternative may be approved by the City as a non-substantial change during FDP or FDP phase.)



NO.	DATE	BY	CHKD	APPROV	DESCRIPTION

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

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

SEAL

RANDALL S. COHEN, P.E.  
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PROJECT NO./DASH NO.  
A160186.01

SHEET

20.4

NEIGHBORHOOD "G"

82

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

ASSISTED LIVING FACILITY

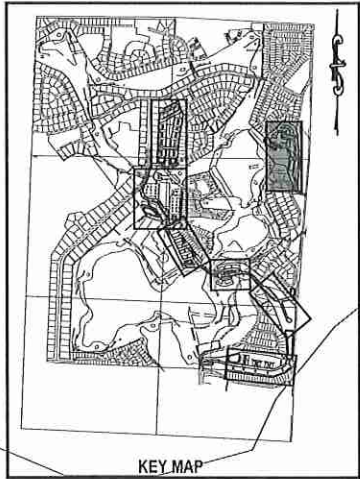


REAR ELEVATION

ACUTE CARE FACILITY

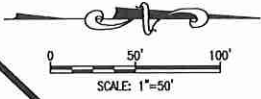


ELEVATION



KEY MAP

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



NEIGHBORHOOD "G"

83

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

ARCHITECTURE - NEIGHBORHOOD G  
NEW ERROL  
CITY OF APOPKA, FLORIDA

SEAL

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



PROJECT NO./DASH NO.  
A160186.01

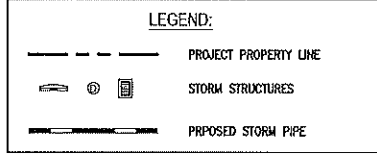
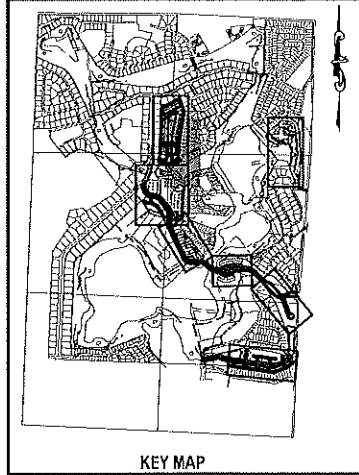
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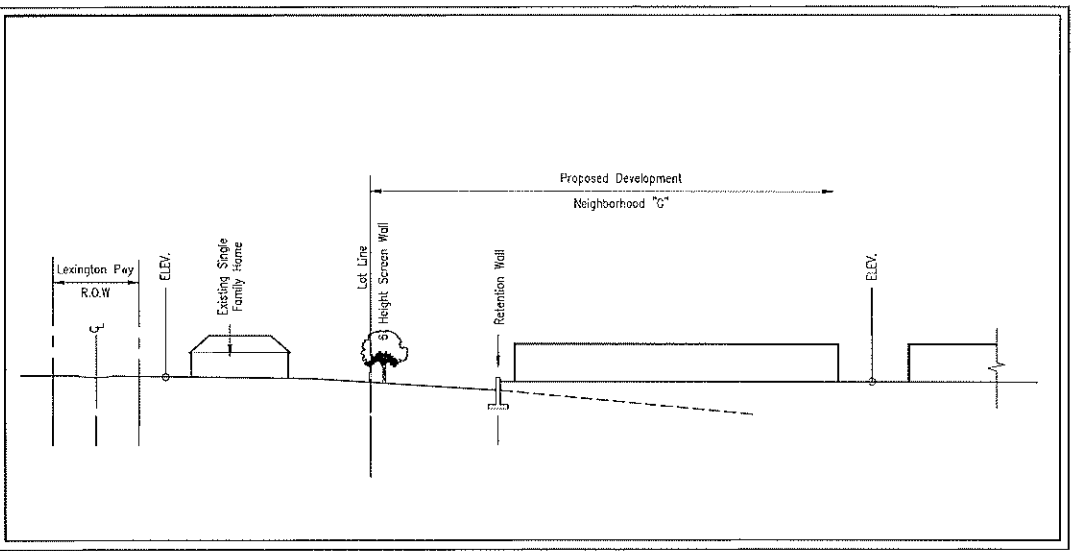




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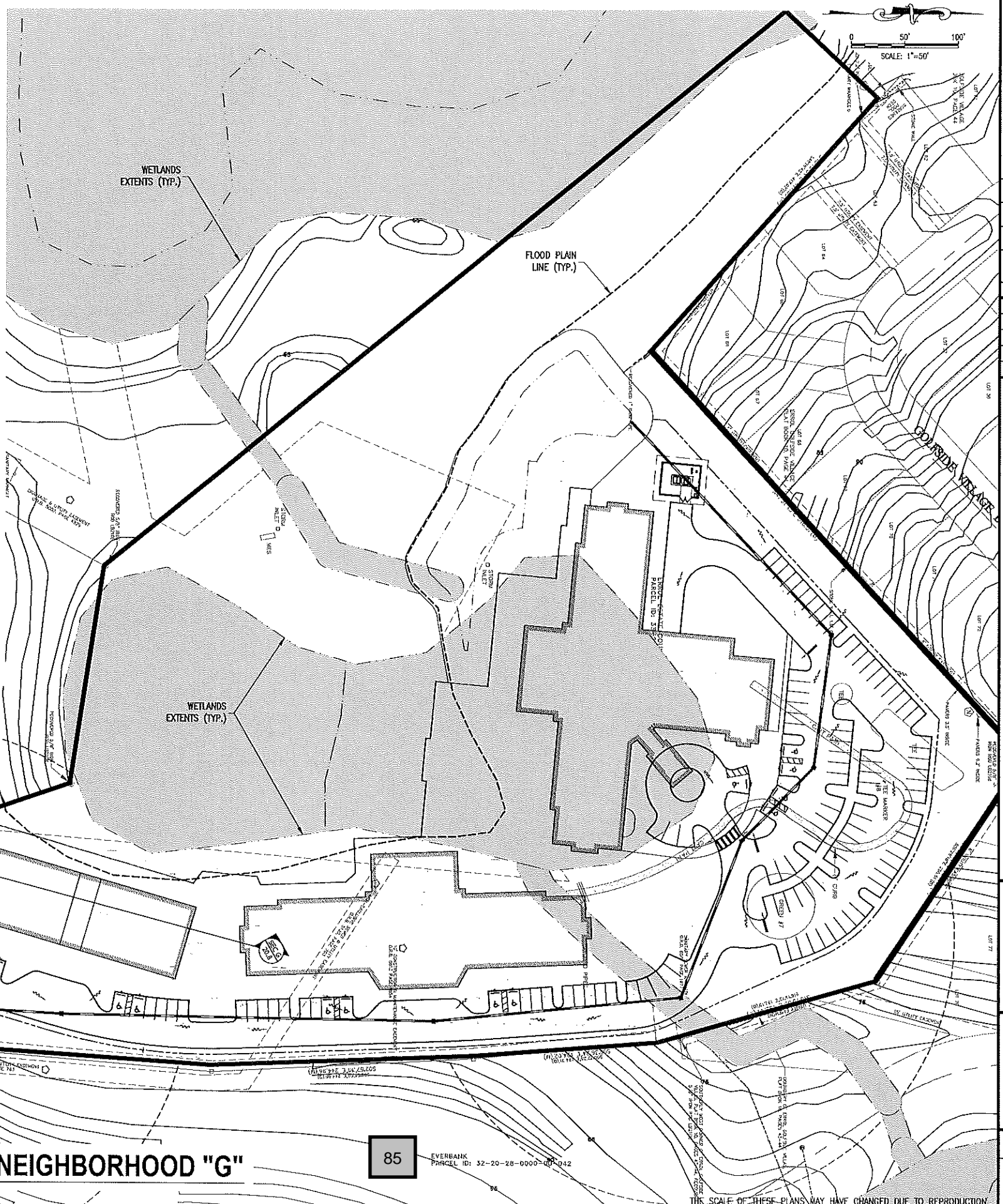


**NOTE:**  
 ADDITIONAL CROSS SECTIONS MAY BE REQUIRED AT PRELIMINARY DEVELOPMENT PLAN INCLUDING BUILDING HEIGHTS AND SIGHT ANGLES TO ADJACENT RESIDENTIAL NEIGHBORHOODS. INCREASED LANDSCAPING MAY BE REQUIRED TO MITIGATE VISUAL IMPACTS CAUSED BY FUTURE MULTI-STORY BUILDINGS WITHIN NEW ERROL.



SCALE: 1"=50'

SECTION G



**NEIGHBORHOOD "G"**

85

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

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

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

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

SEAL  
 RANDALL S. COHEN, P.E.  
 No. 34881



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



**ORDINANCE NO. 2581**

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

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

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

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

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

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

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

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

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

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

**ORDINANCE NO. 2581**  
**PAGE 2**

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

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2018.

READ FIRST TIME: August 22, 2017

READ SECOND TIME March 9, 2018  
AND ADOPTED: \_\_\_\_\_

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

ATTEST:

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

APPROVED AS TO FORM:

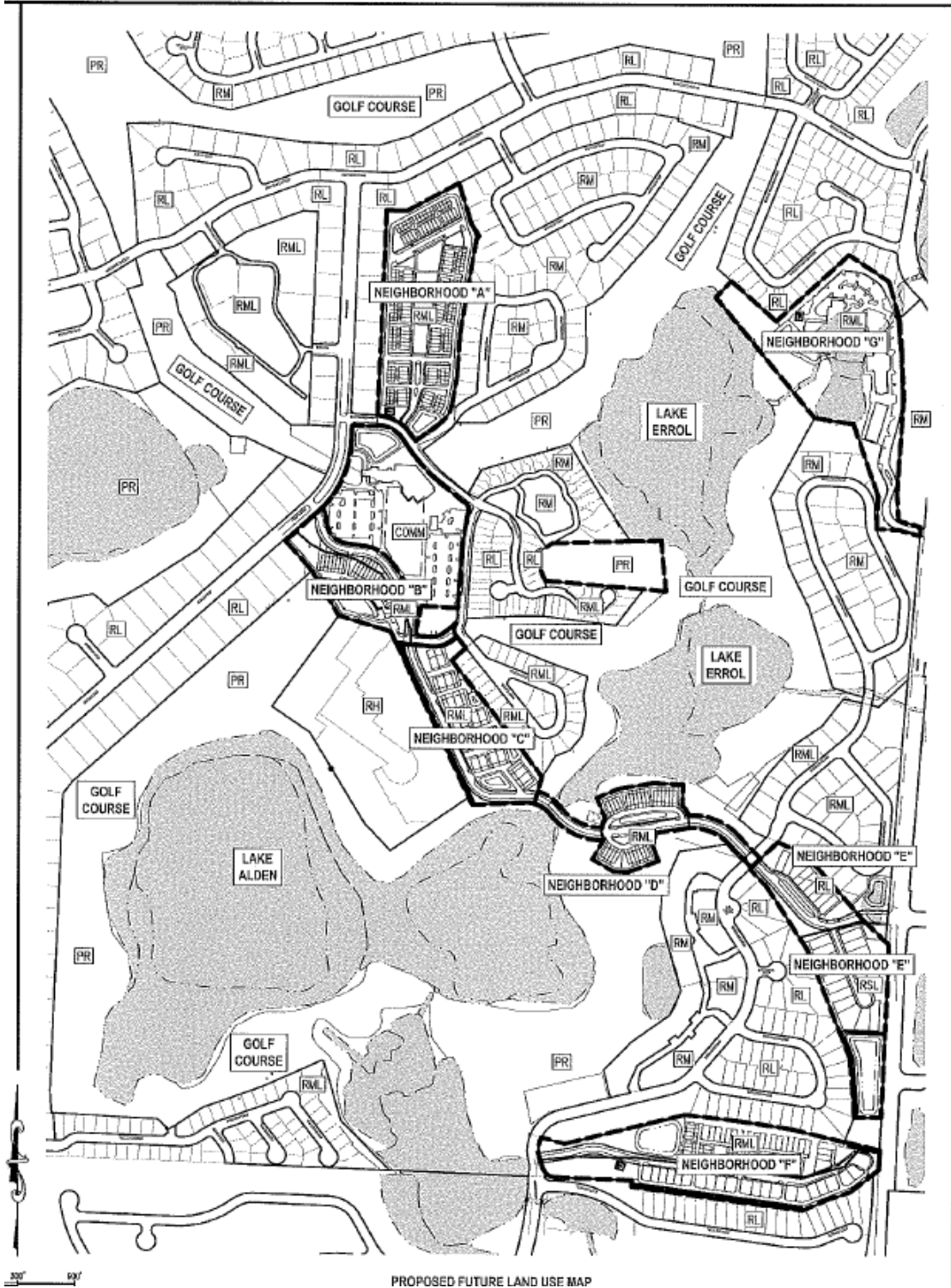
\_\_\_\_\_  
Clifford B. Shepard, City Attorney

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



# EXHIBIT "A"

## General FLUM Amendment \ Future Land Use Designations



**EXHIBIT "A"**

**Neighborhood "A"**

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



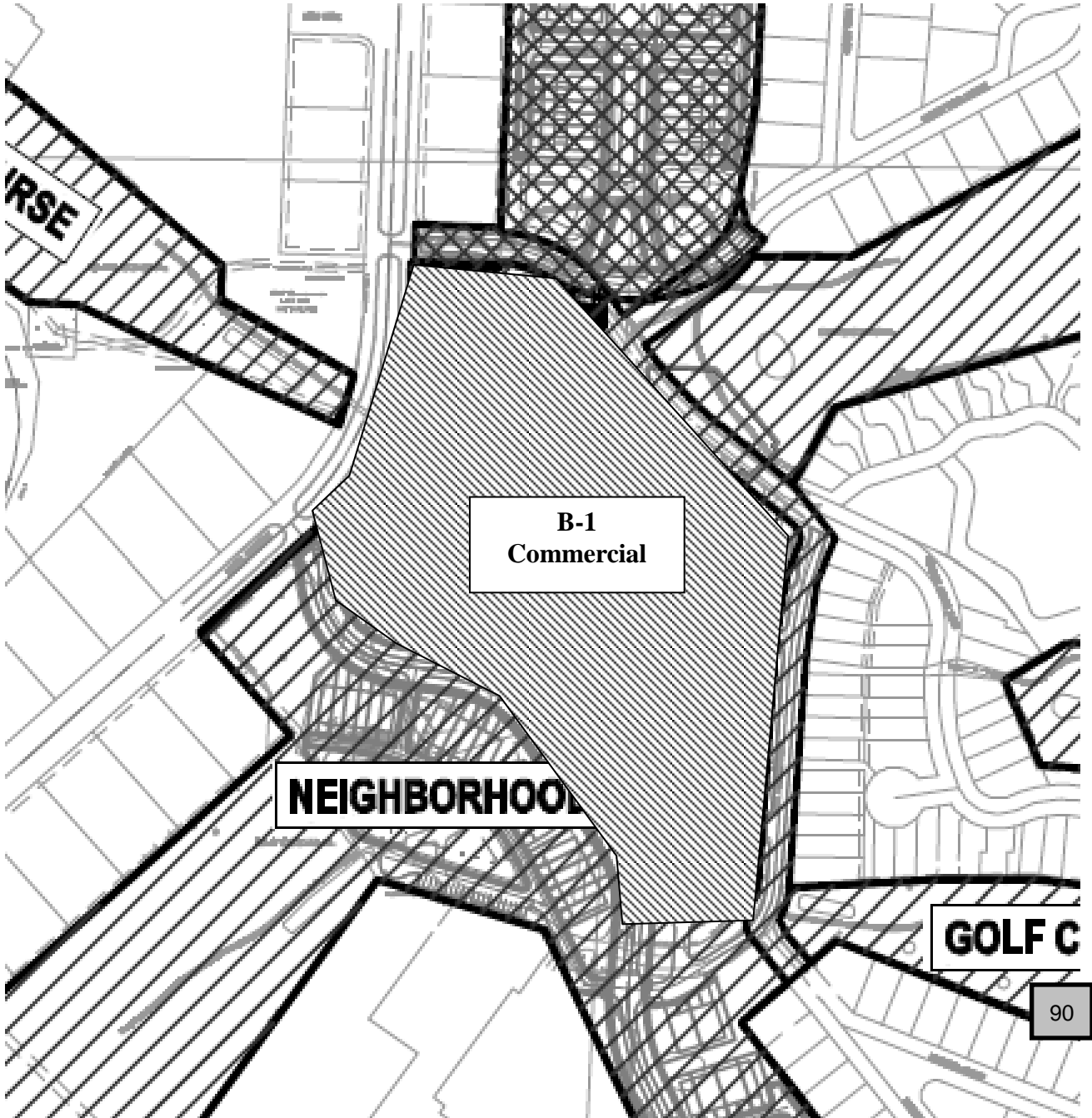


**EXHIBIT "A"**

**Neighborhood "B-1"**

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

**EXHIBIT "A"**



# Neighborhood "B-2"

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

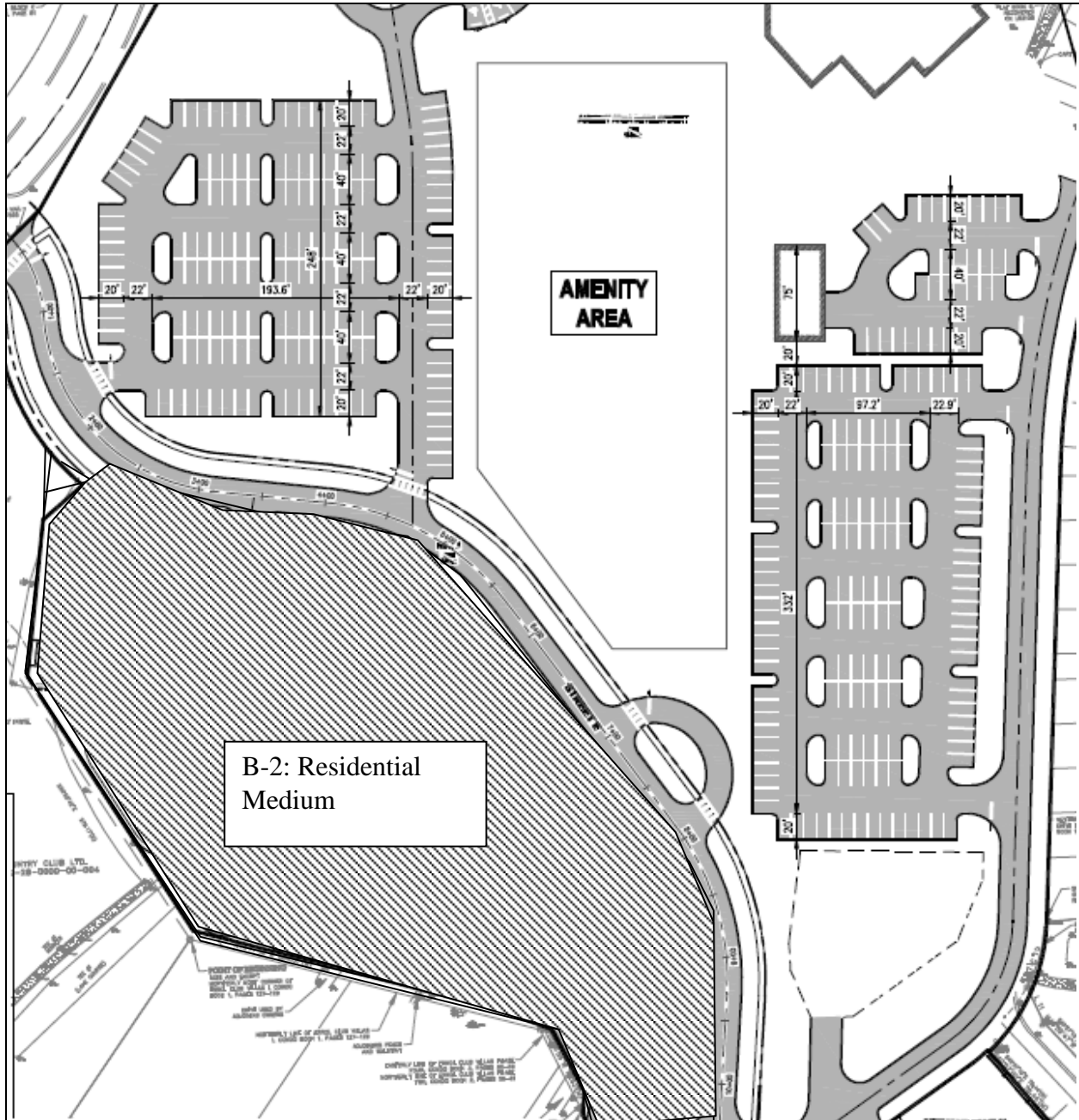


EXHIBIT "A"



# Neighborhood "C"

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

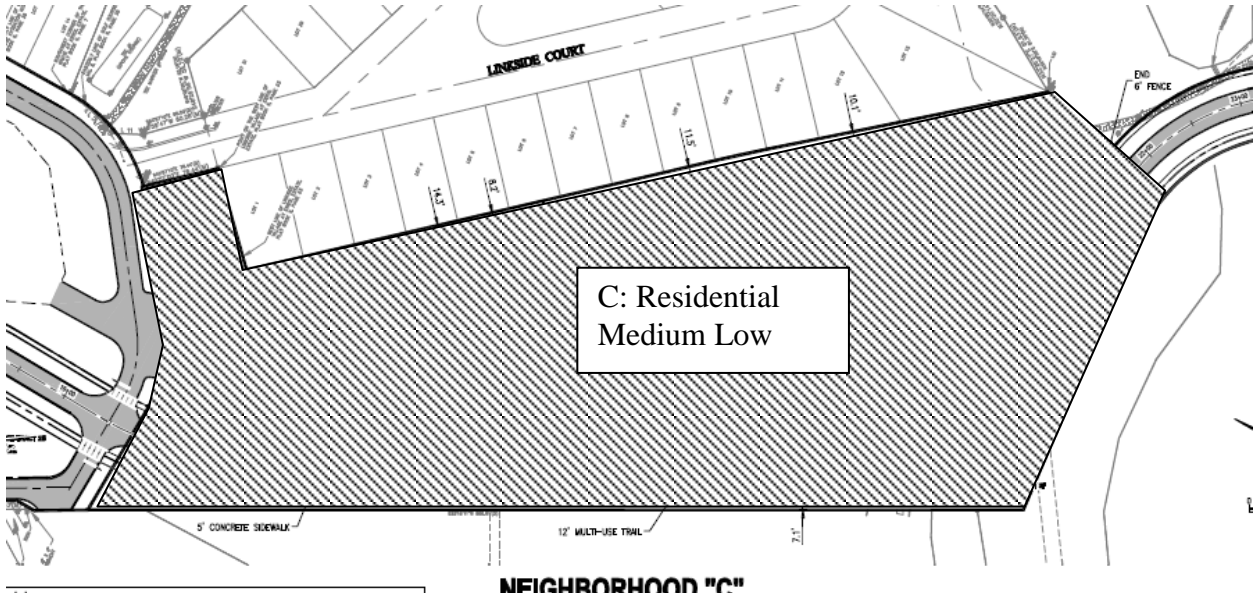
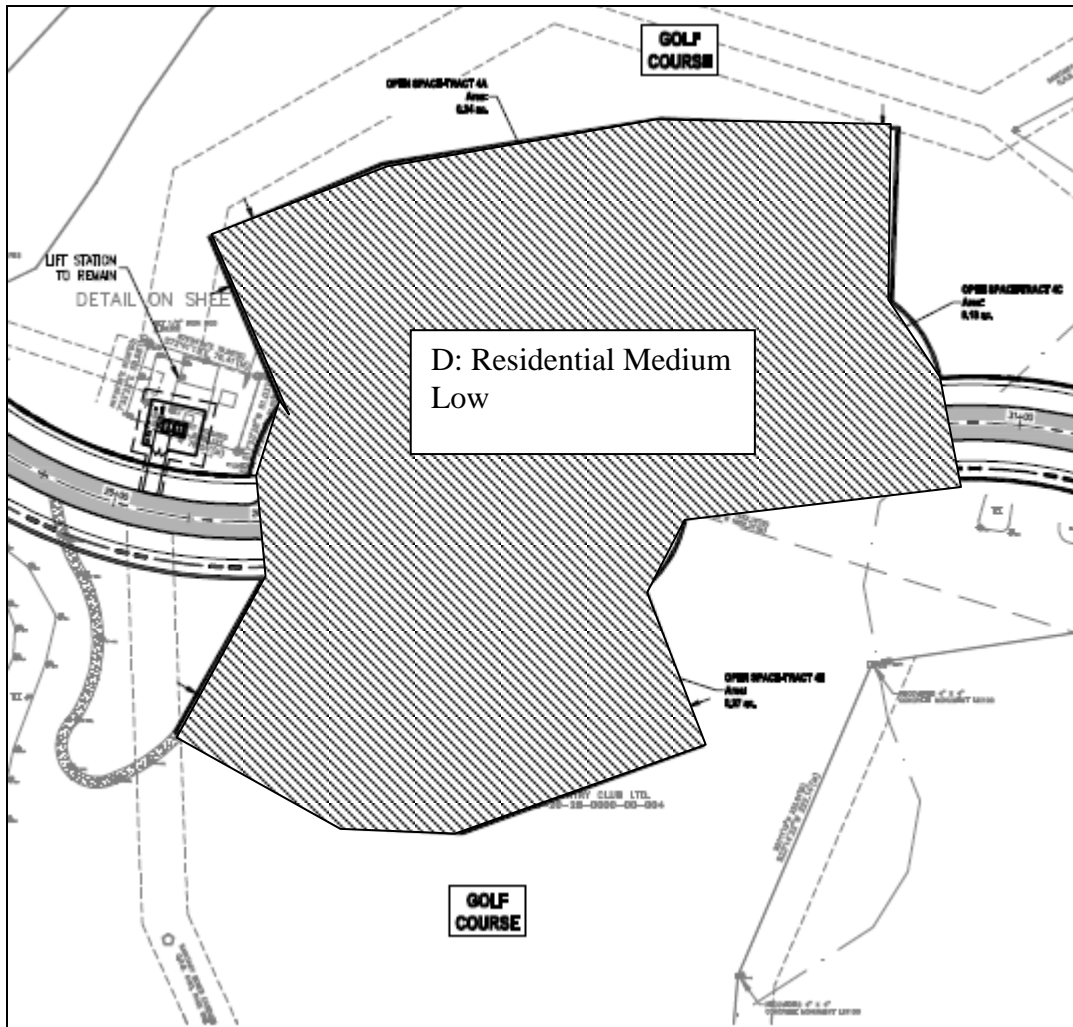


EXHIBIT "A"

## Neighborhood “D”

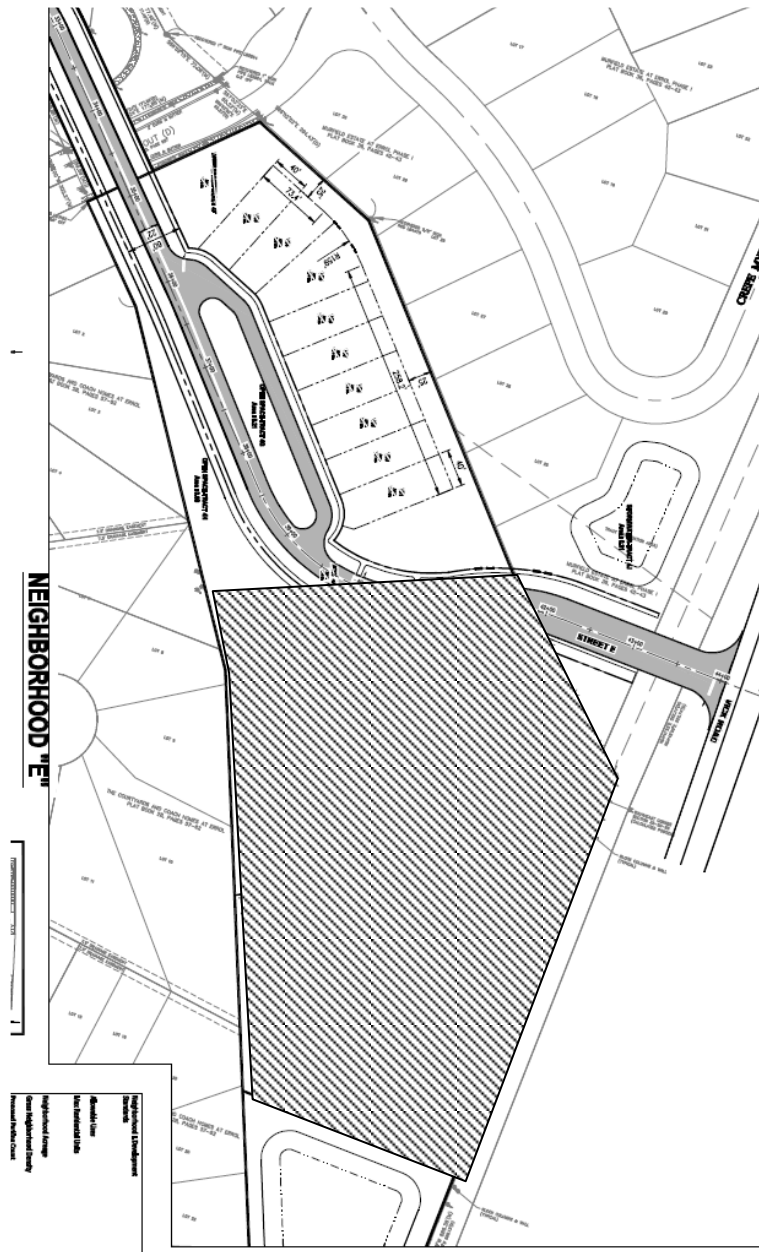
Future Land Use Designation: Residential Medium Low  
(up to 7.50 du/ac)





Neighborhood "E South"

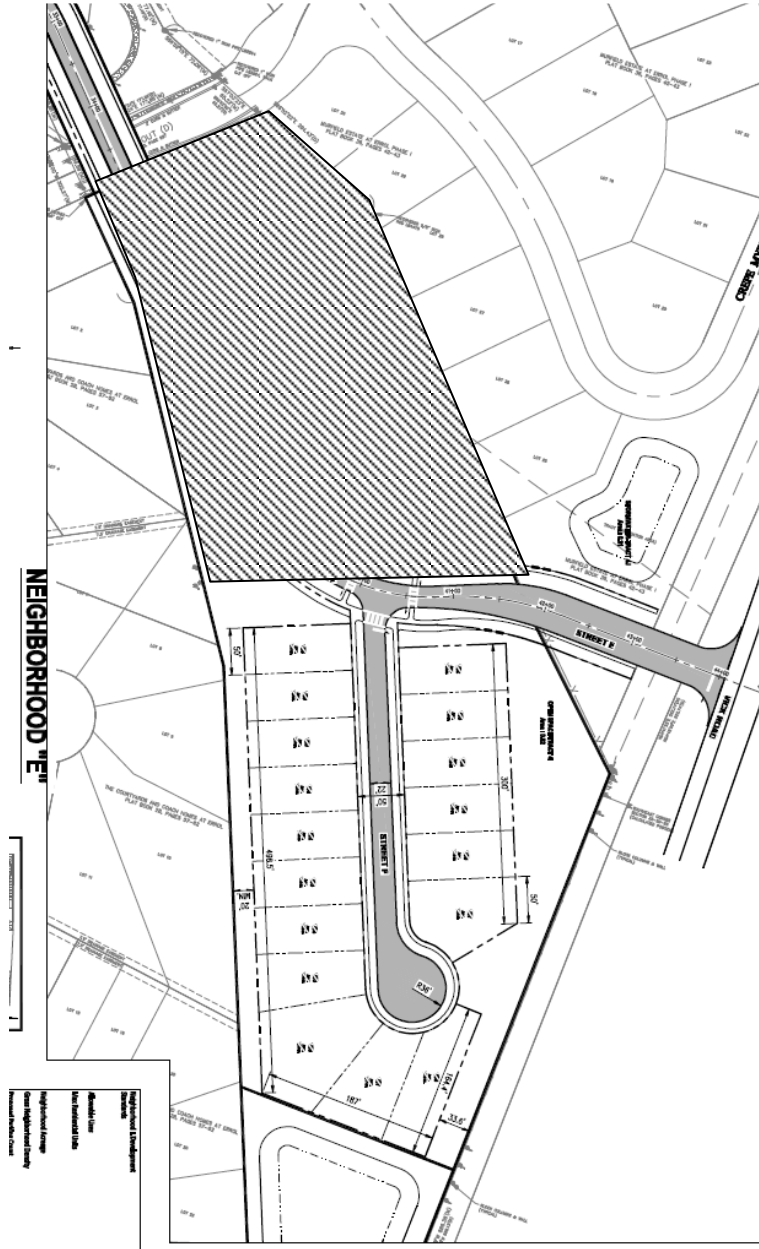
Future Land Use Designation: Residential Low Suburban  
(up to 3.5 du/ac)



# EXHIBIT "A"

## Neighborhood "E North"

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

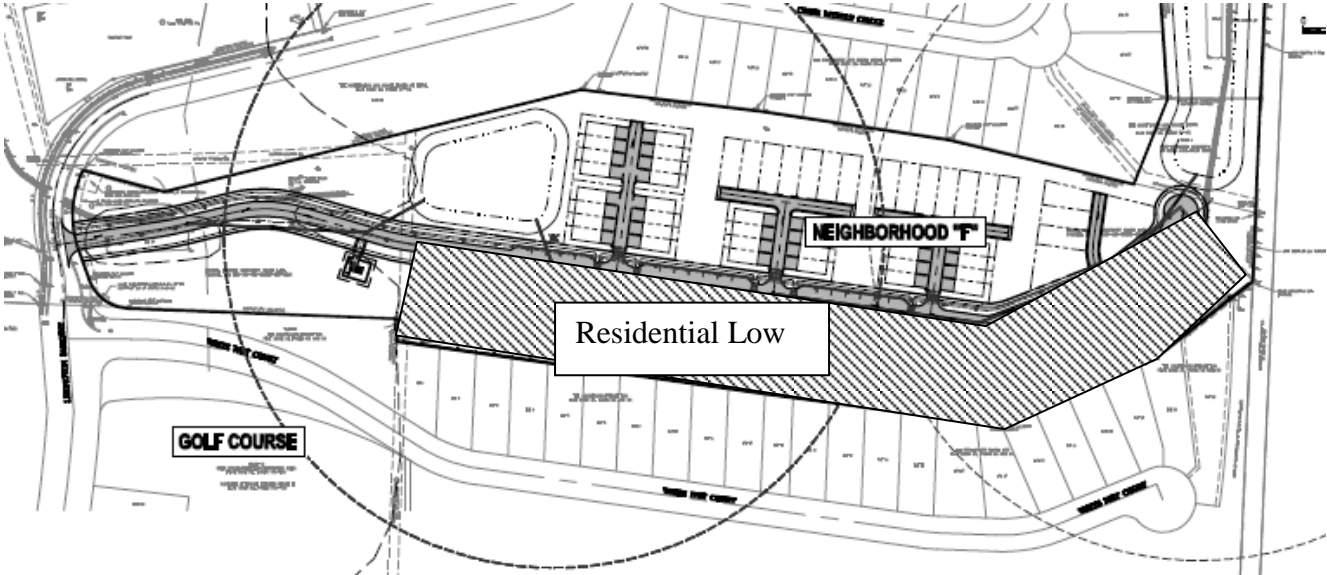




**EXHIBIT "A"**

**Neighborhood "F South"**

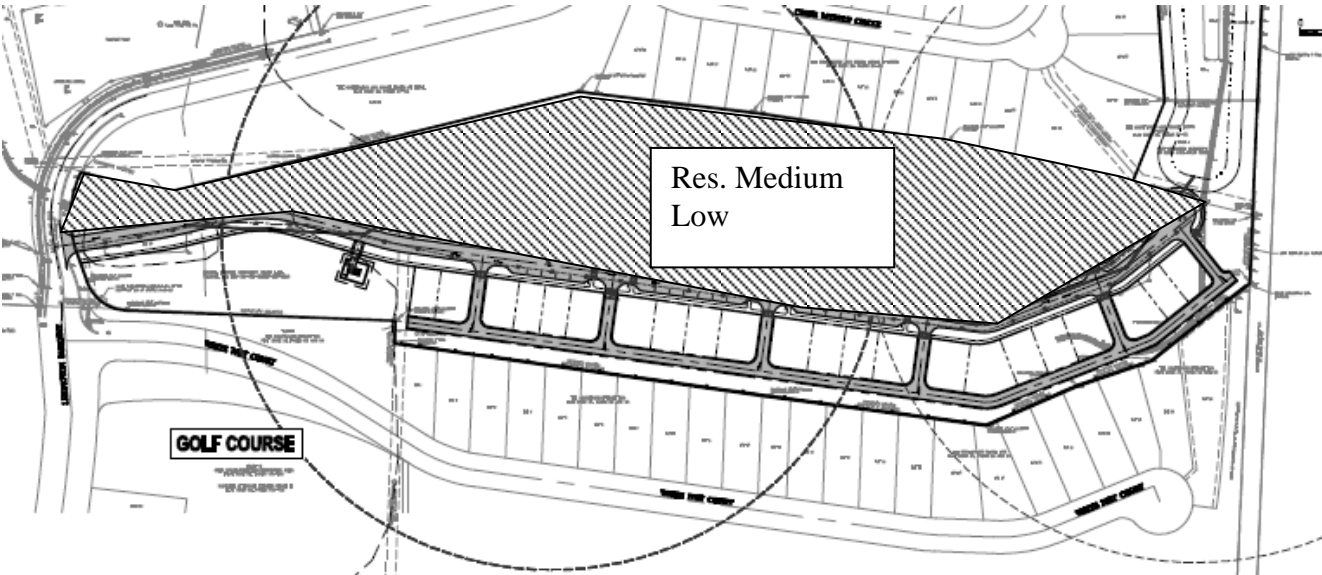
**Future Land Use Designation: Residential Low  
(up to 5.0 du/ac)**



**EXHIBIT "A"**

**Neighborhood "F North"**

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

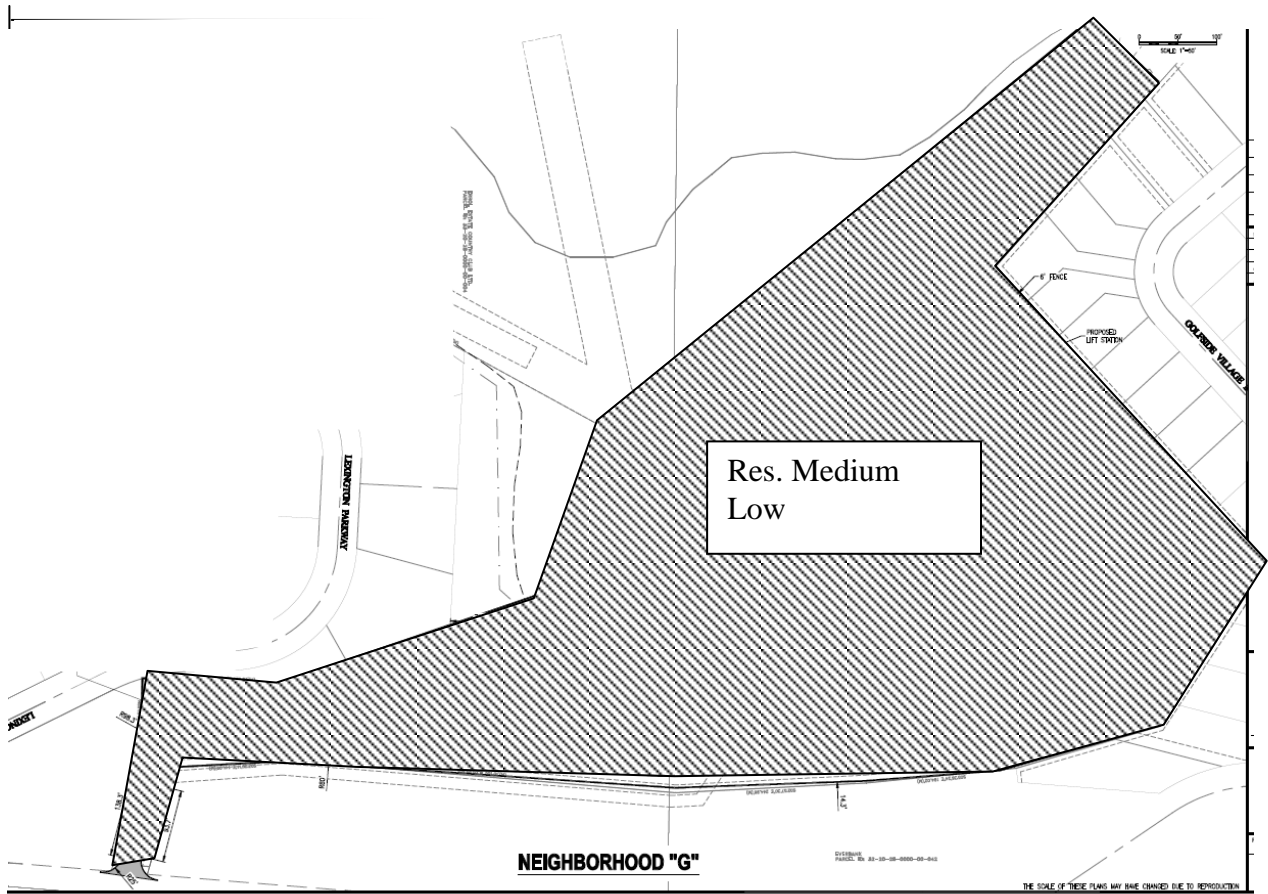




# EXHIBIT "A"

## Neighborhood "G"

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



# SKETCH OF DESCRIPTION 4

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

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

**SURVEYOR NOTES:**

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

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF X

JOB NUMBER: 170632		DATE: 07/11/17	
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DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



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







# SKETCH OF DESCRIPTION 5

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

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

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 3

**SURVEYOR NOTES:**

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

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DATE	REVISION HISTORY		



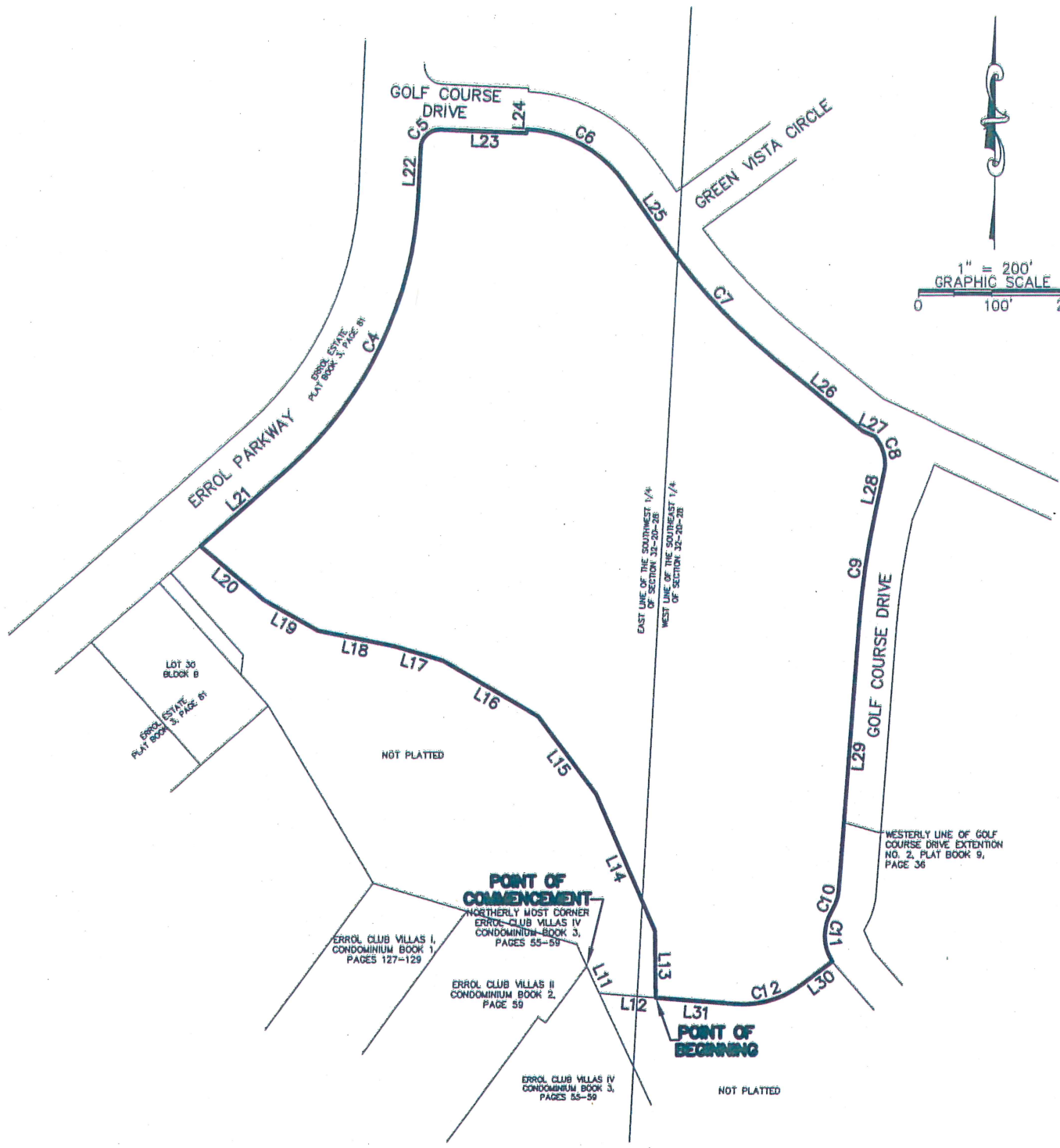
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MICHAEL W. SOLITRO, PSM #4458  
 FOR THE FIRM OF  
 REPUBLIC NATIONAL #LB 6300



SKETCH OF DESCRIPTION 5



THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 3

**SURVEYOR NOTES:**

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

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

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SKETCH OF DESCRIPTION 5  
LINE & CURVE TABLES

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

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

THIS IS NOT A BOUNDARY SURVEY

SHEET 3 OF 3

**SURVEYOR NOTES:**

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

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APPROVED BY: MWS			
DATE	REVISION HISTORY		



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FAX: (407) 862-6229



# SKETCH OF DESCRIPTION 6

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

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

**SURVEYOR NOTES:**

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

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

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



## REPUBLIC NATIONAL

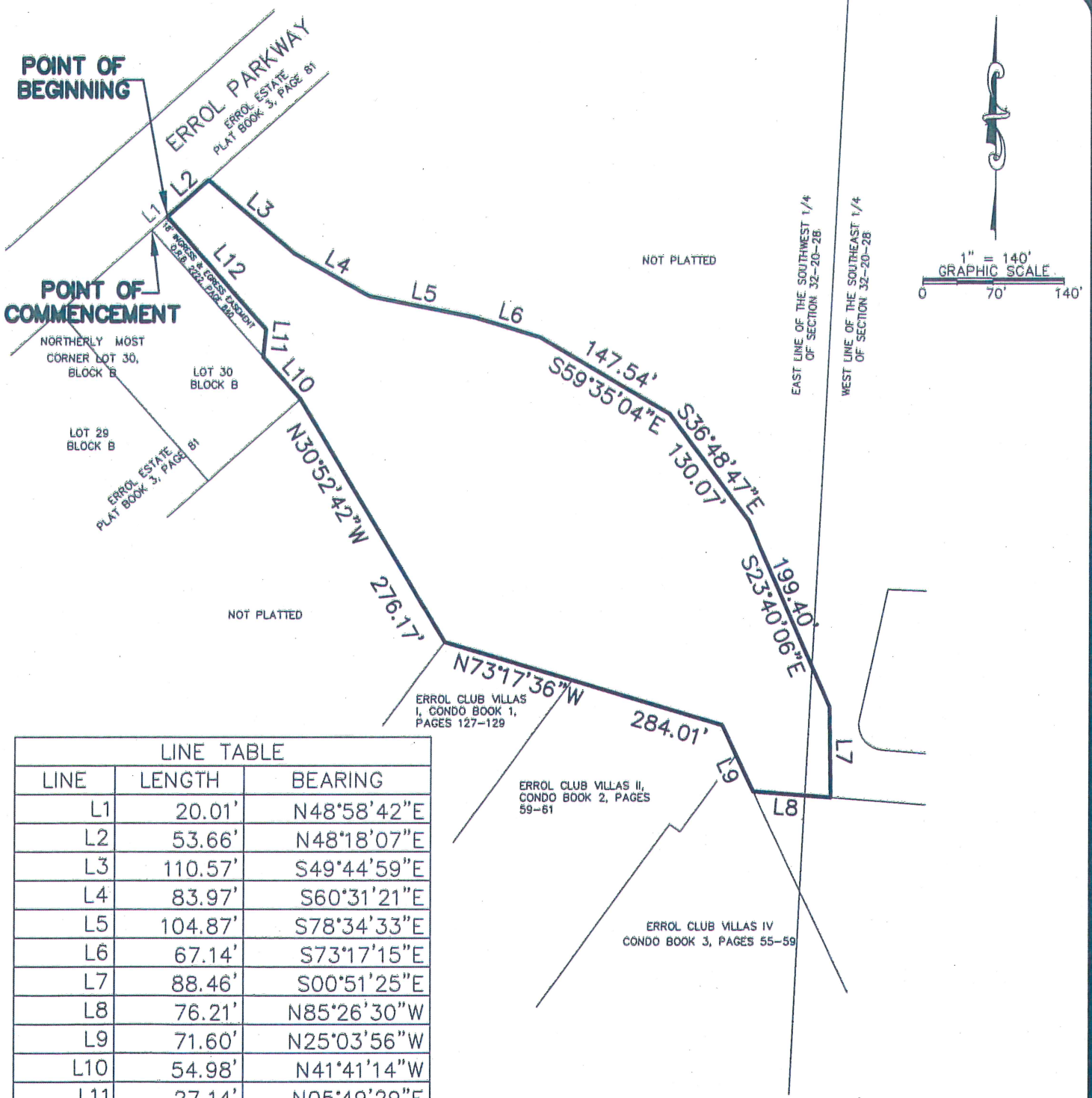


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MICHAEL W. SOLITRO, PSM #4458  
FOR THE FIRM OF  
REPUBLIC NATIONAL #LB 6300

SKETCH OF DESCRIPTION 6



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

THIS IS NOT A BOUNDARY SURVEY SHEET 2 OF 2

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

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SCALE: 1"=140'	
DRAWN BY: UB/DMD	
APPROVED BY: MWS	
DATE	REVISION HISTORY

**REPUBLIC NATIONAL**

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# SKETCH OF DESCRIPTION 7

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

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

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

**SURVEYOR NOTES:**

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

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

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

SKETCH OF DESCRIPTION 7

**POINT OF COMMENCEMENT**

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

ERROL CLUB VILLAS II  
CONDOMINIUM BOOK 2  
PAGE 59

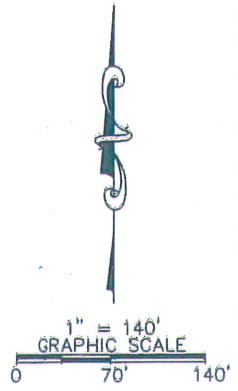
ERROL CLUB VILLAS IV  
CONDOMINIUM BOOK 3,  
PAGES 55-59

POINT OF BEGINNING

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

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

GOLF COURSE  
DRIVE



CURVE TABLE

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

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

C3

S49°23'09"W  
99.03'

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14  
LOT 15

LINKSIDE COURT

LINKSIDE VILLAGE AT ERROL ESTATE  
PLAY BOOK 9, PAGE 53  
LINKSIDE COURT

477.92'

S36°45'51"E

298.97'

S15°56'53"W  
144.88'

S87°34'13"W  
277.87'

936.56'

THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 2

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# SKETCH OF DESCRIPTION 2

"D"

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

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

**SURVEYOR NOTES:**

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

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF X

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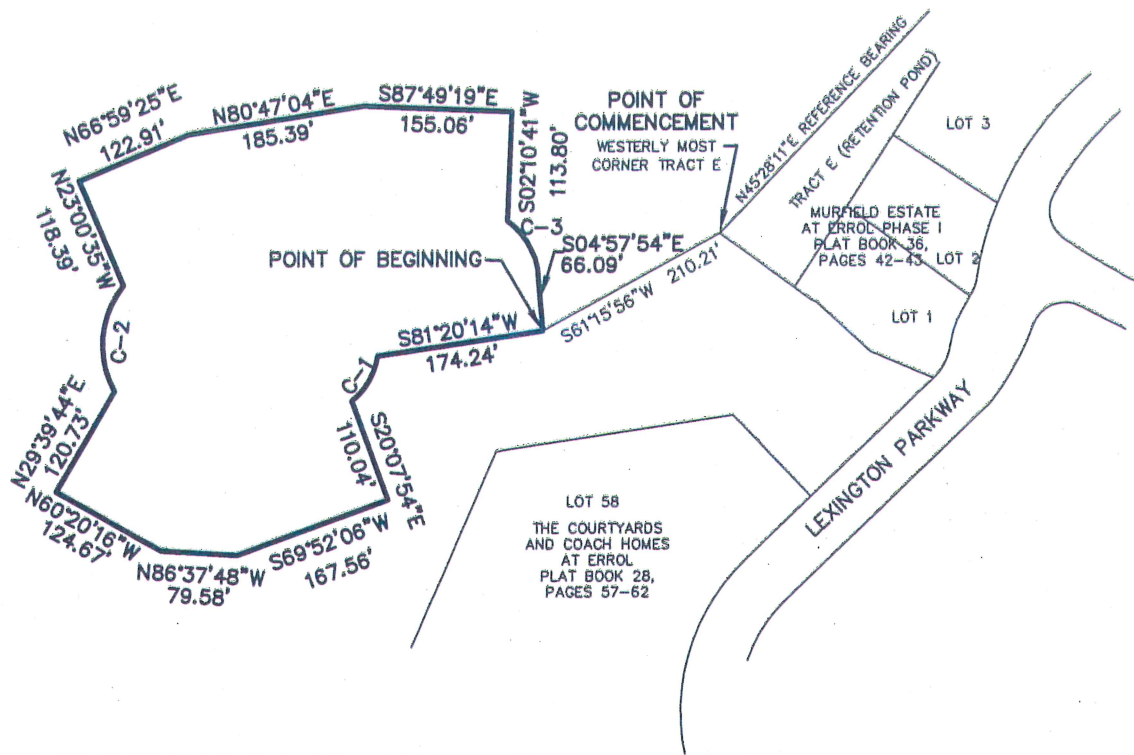
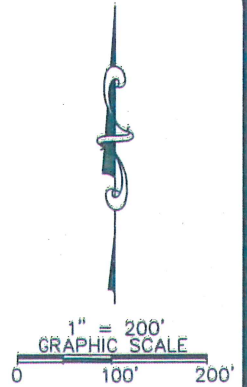
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MICHAEL W. SOUTRO, PSM #4458  
FOR THE FIRM OF  
REPUBLIC NATIONAL #LB 6300

# SKETCH OF DESCRIPTION 2

"D"



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

THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 2

**SURVEYOR NOTES:**

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

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# SKETCH OF DESCRIPTION 1B

"E-1"

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

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

**SURVEYOR NOTES:**

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

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 02/05/18	
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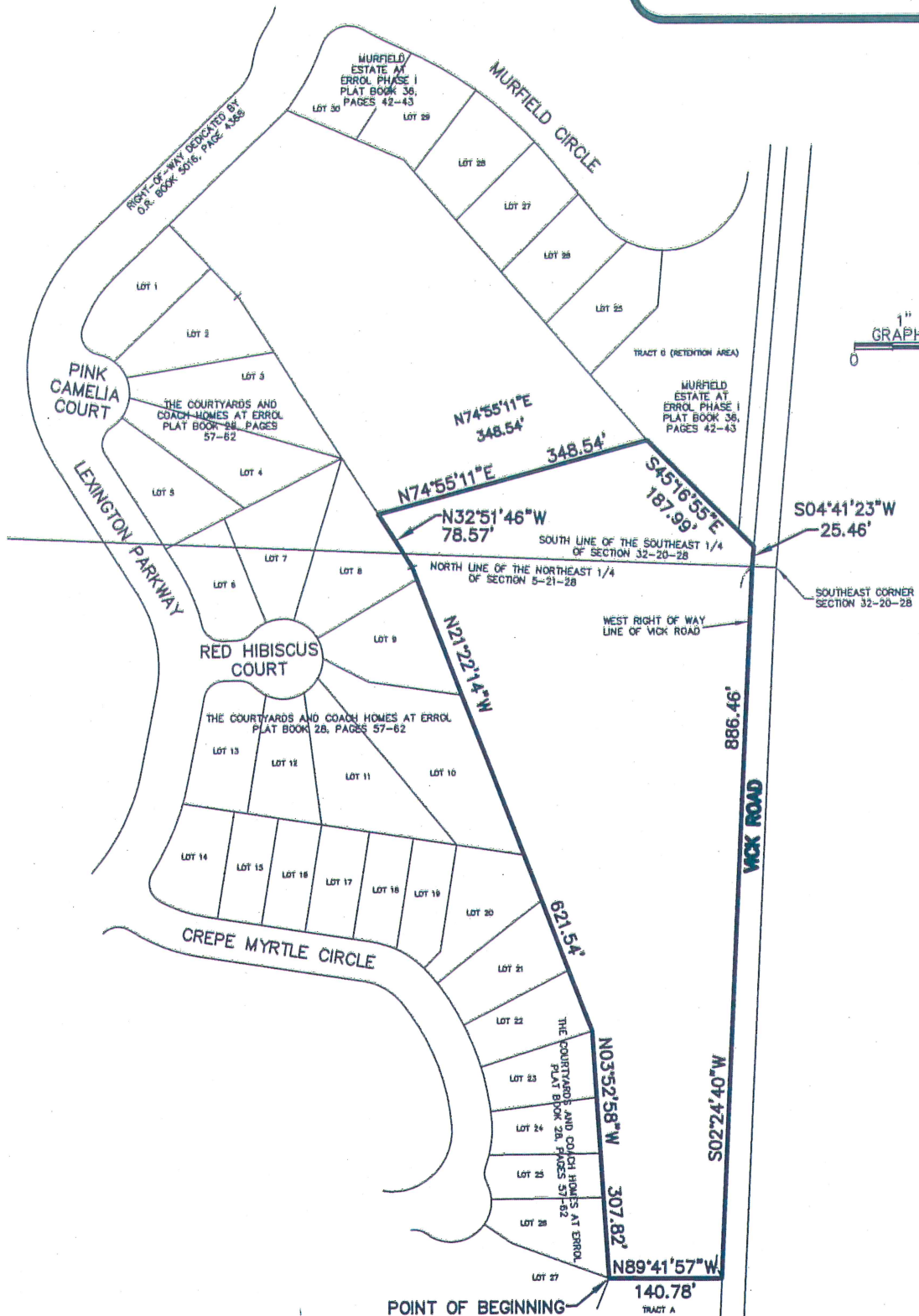
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MICHAEL W. SOLITRO, PSM #4458  
FOR THE FIRM OF  
REPUBLIC NATIONAL #LB 6300

# SKETCH OF DESCRIPTION 1B

"E-1"



THIS IS NOT A BOUNDARY SURVEY SHEET 2 OF 2

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

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# SKETCH OF DESCRIPTION 1A

"E-2"

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

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

**SURVEYOR NOTES:**

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

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 02/05/18	
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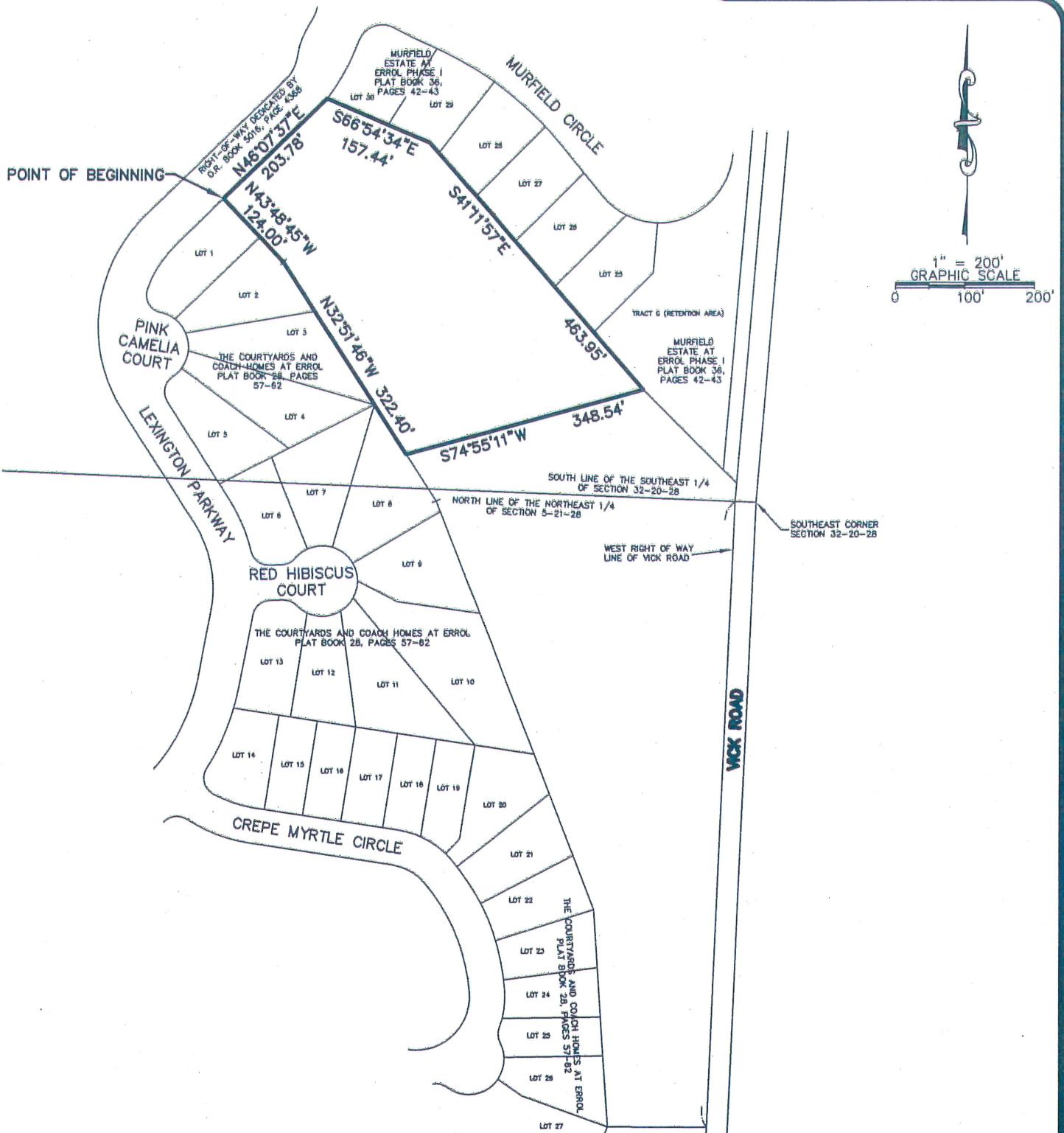
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MICHAEL W. SOLITRO, PSM #4458  
FOR THE FIRM OF  
REPUBLIC NATIONAL #LB 6300

# SKETCH OF DESCRIPTION 1A

"E-2"



THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 2

**SURVEYOR NOTES:**

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

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# SKETCH OF DESCRIPTION 8B

"F-1"

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

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

**SURVEYOR NOTES:**

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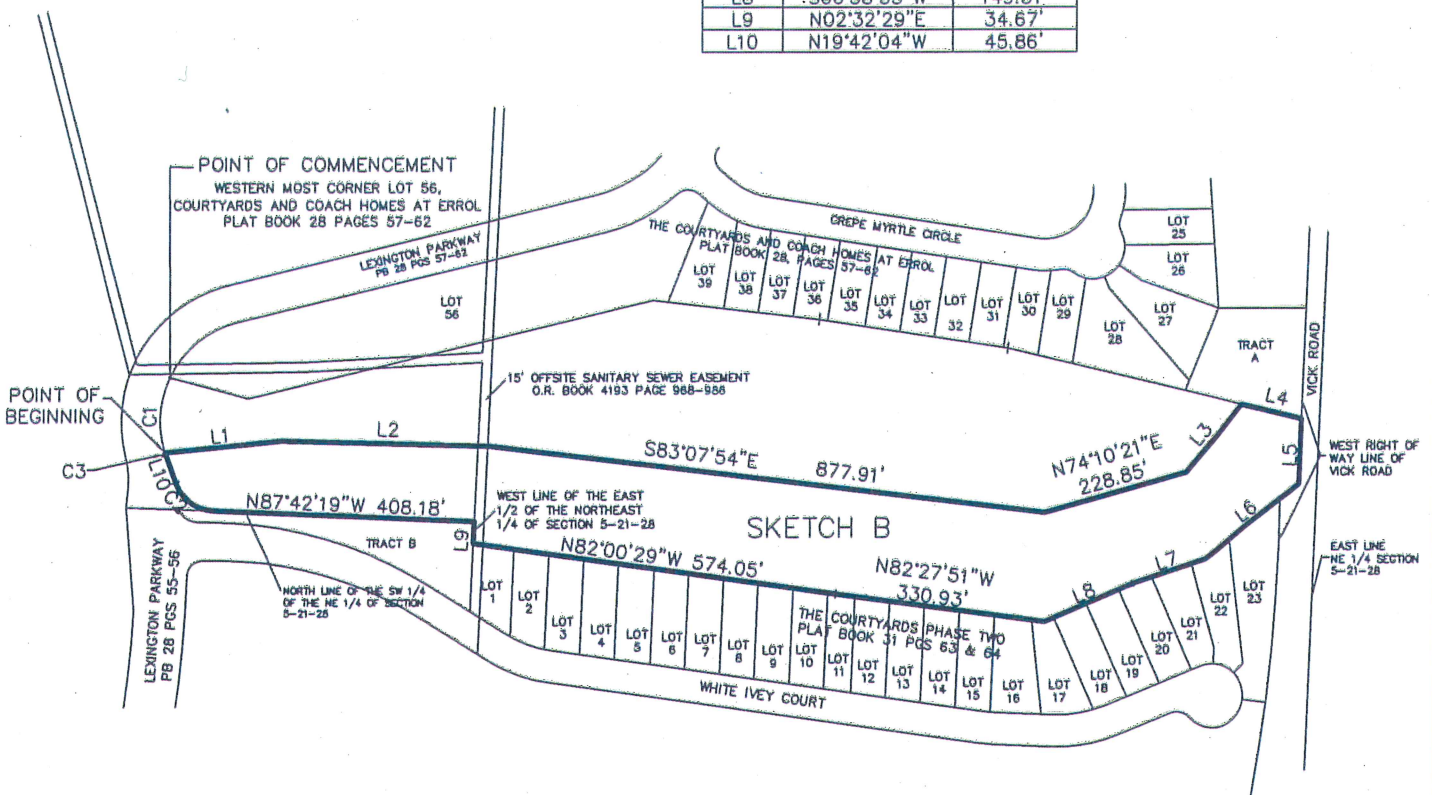
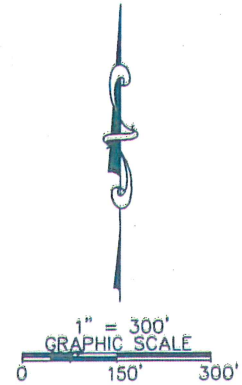
MICHAEL W. SOLITRO, PSM #4458  
FOR THE FIRM OF  
REPUBLIC NATIONAL #LB 6300

# SKETCH OF DESCRIPTION 8B

"F-1"

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

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



**LEGEND**

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

**SURVEYOR NOTES:**

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SHEET 2 OF 2

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# SKETCH OF DESCRIPTION 8A

"F-2"

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

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

**SURVEYOR NOTES:**

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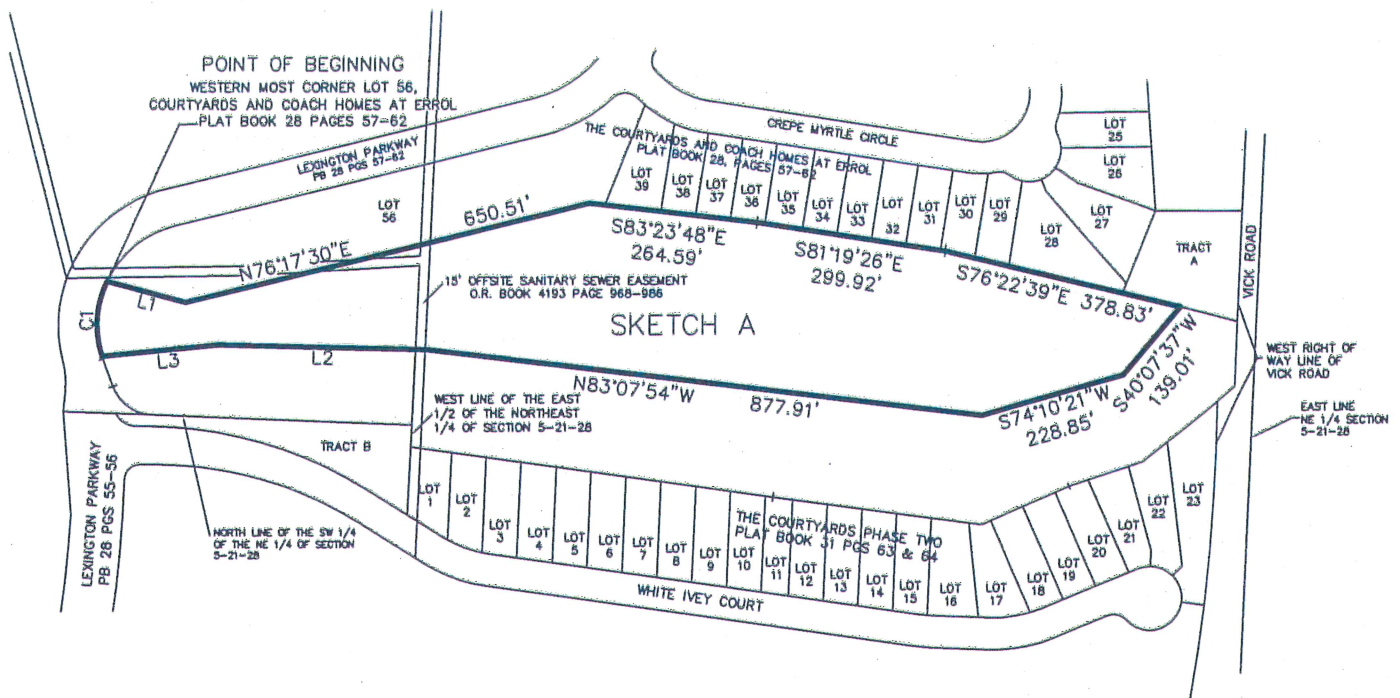
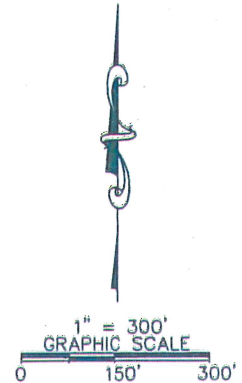
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FOR THE FIRM OF  
REPUBLIC NATIONAL #LB 6300

# SKETCH OF DESCRIPTION 8A

"F-2"

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

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



**LEGEND**

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

**SURVEYOR NOTES:**

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SHEET 2 OF 2

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# SKETCH OF DESCRIPTION 3

"G"

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

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

**SURVEYOR NOTES:**

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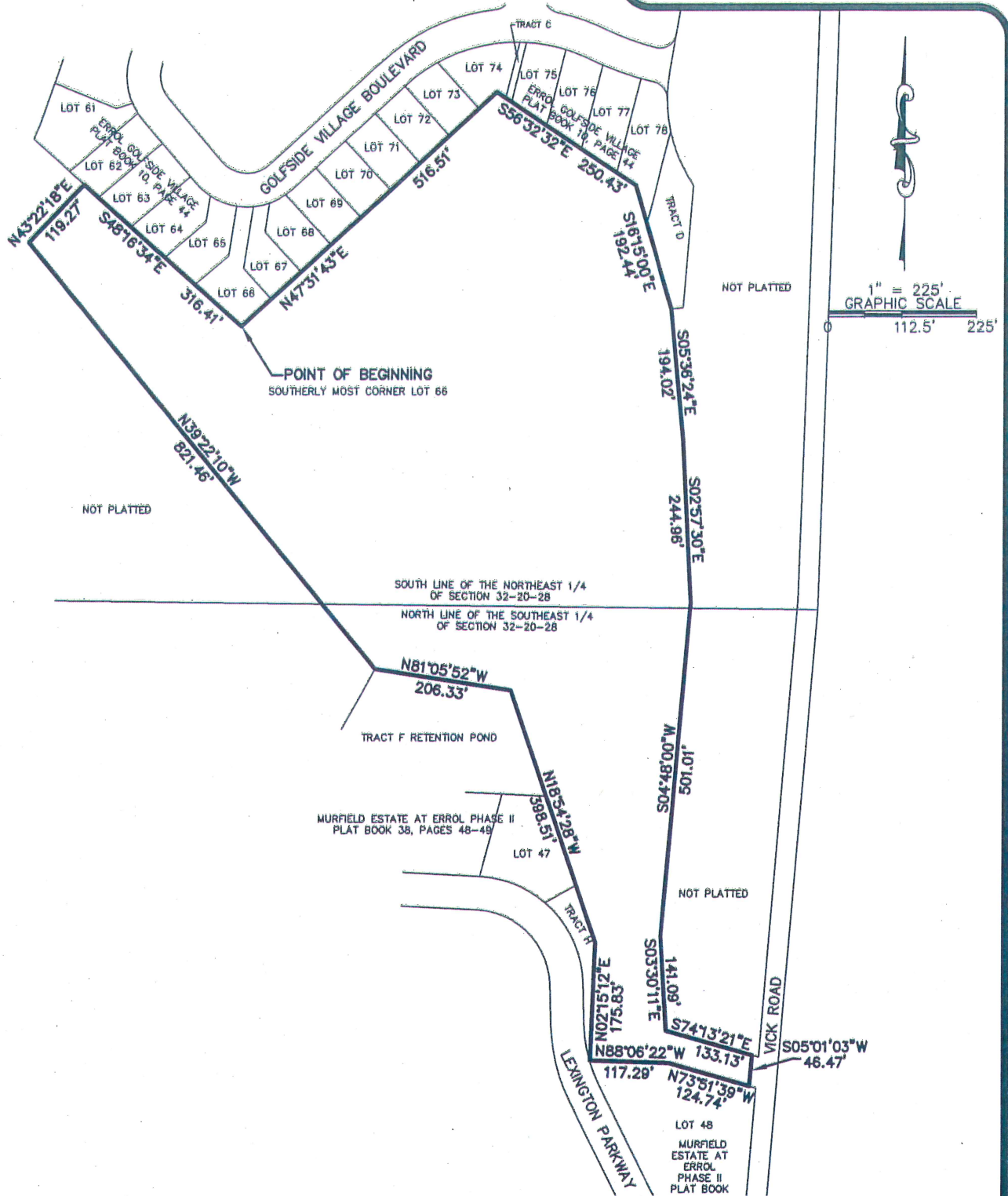
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MICHAEL W. SOLITRO, PSM #4458  
FOR THE FIRM OF  
REPUBLIC NATIONAL #LB 6300

# SKETCH OF DESCRIPTION 3

"G"



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SHEET 2 OF 2

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## New Errol

City of Apopka Future Land Use Map Amendment  
Apopka, Florida

GAI Project Number: A160186.01

March 2017



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

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

## New Errol

City of Apopka Future Land Use Map Amendment  
Apopka, Florida  
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Prepared for:  
Signature H Property Group  
1420 Celebration Boulevard, Suite 200  
Celebration, FL 34747

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

Report Authors:



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Planning Manager



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Patrick Panza, AICP  
Senior Project Planner



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## 1.0 Narrative

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

### 1.1 Existing Conditions

#### 1.1.1 Subject Property Overview

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

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

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

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



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

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

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

**Table 1.  
 Parcel Data**

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

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

**1.1.2 Relation to the PUD Rezoning**

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

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

### 1.1.3 Adjacent Property

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

Major Adjacent roadways include:

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

Minor Roadways within existing adjacent development include:

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

### 1.1.4 Environmental Conditions

#### Floodplain

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

#### Wetlands

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



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

Topography

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

Soils

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

**Table 2.**  
**Net Developable Area Calculations**

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

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

Listed Species

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

**1.1.5 Future Land Use Amendment Data**

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

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

**Table 3.  
Maximum Development Potential**

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

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

### 1.1.6 Level of Service Analysis

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

**Table 4.  
Level of Service Data**

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

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



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

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

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

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



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## 1.2 Project Description

### 1.2.1 Proposed Development

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

**Table 6.  
Proposed Development Program**

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

**Table 7.  
Detailed Development Program Breakdown**

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



### 1.2.2 Site Access

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

### 1.3 Consistency Analysis

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

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

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

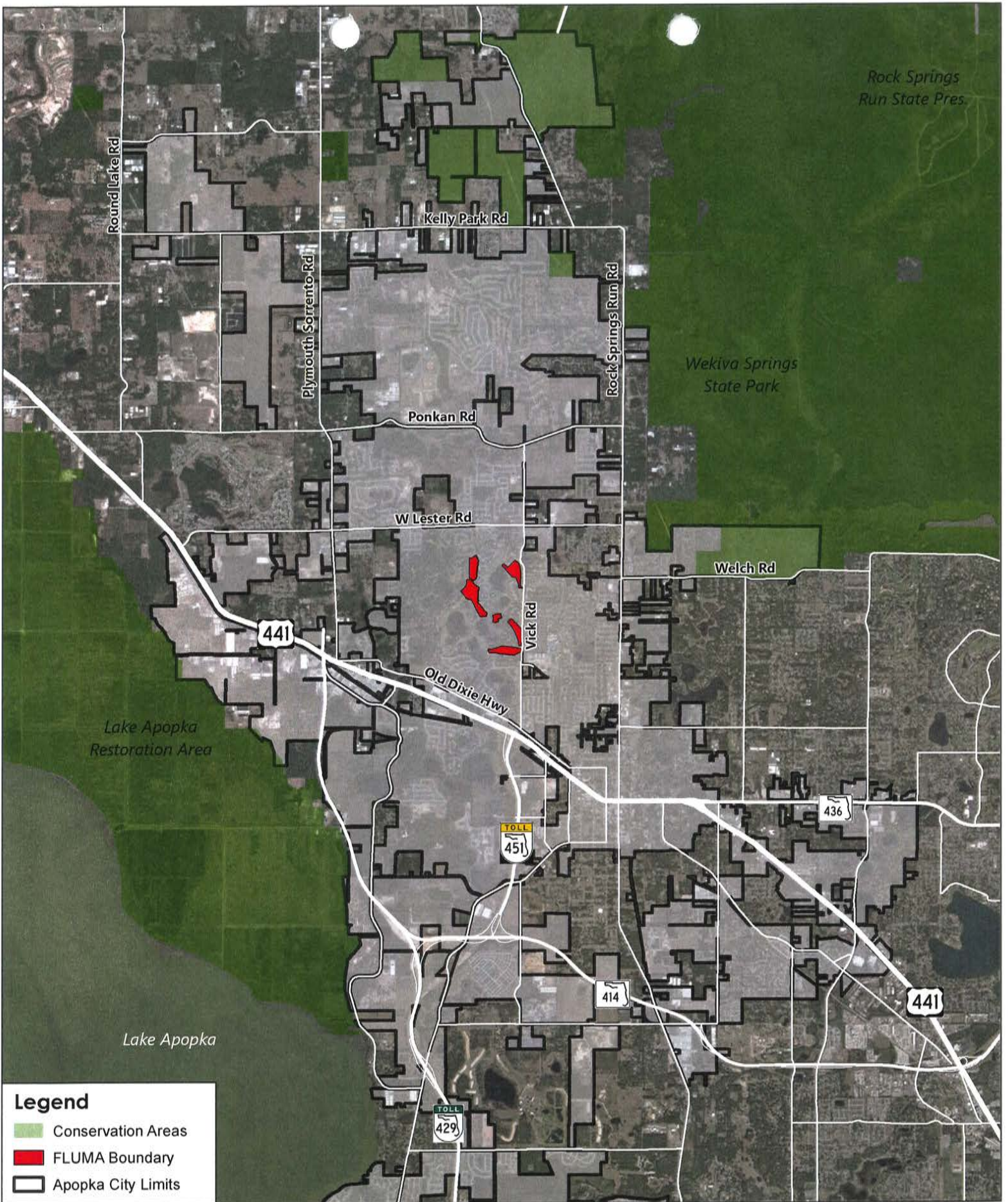
**Table 8.**  
**Consistency Analysis**

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

**END NARRATIVE**



## FIGURES



**Legend**

- Conservation Areas
- FLUMA Boundary
- Apopka City Limits

1

**New Errol**  
**Future Land Use Map Amendment - Project Vicinity**

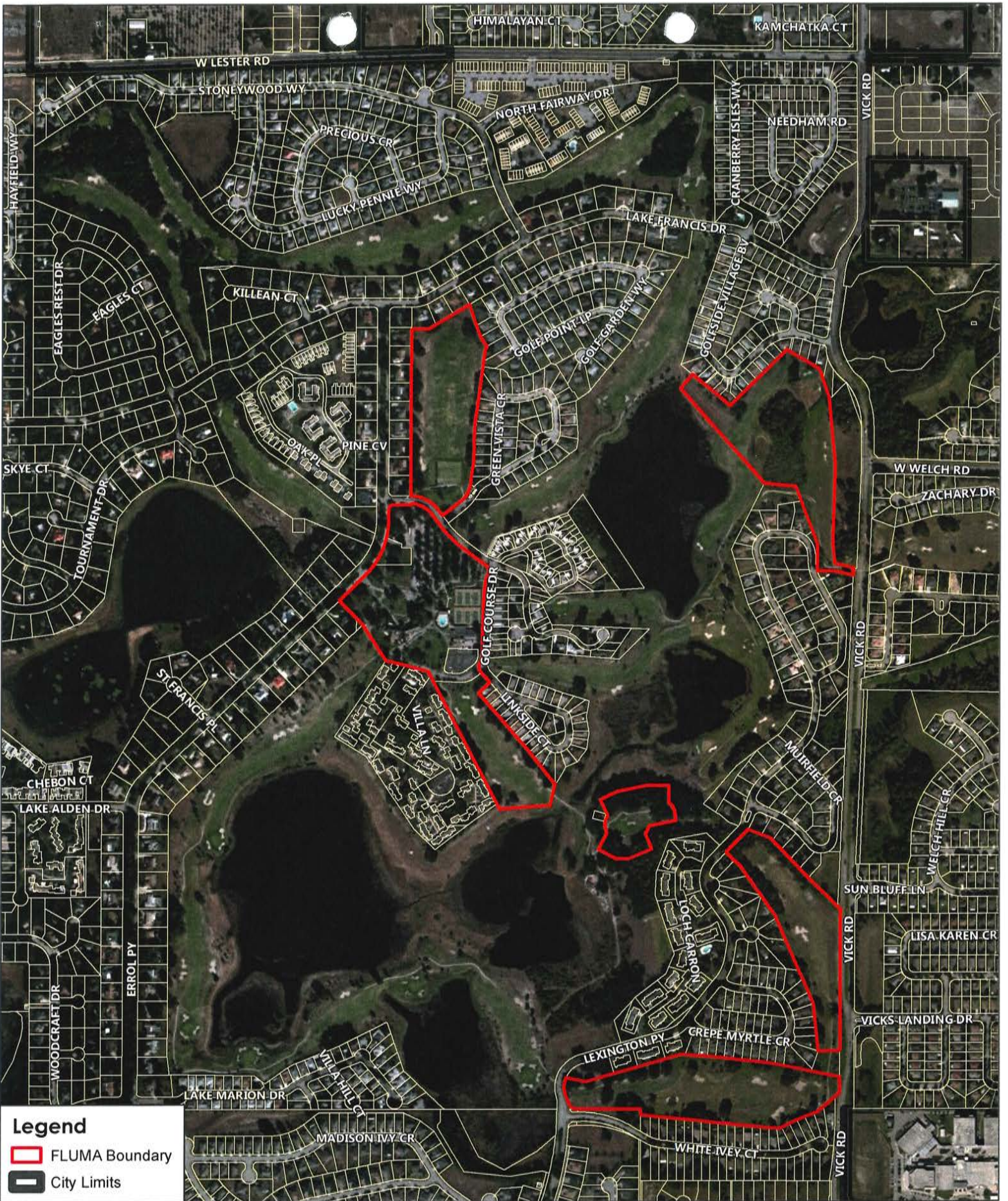


0 1 Miles

Date: 3.31.2017

A GAI Consultants, Inc. Service Group





2

**New Errol**  
 Future Land Use Map Amendment - Aerial



0 800 Feet

Date: 3.31.2017

A GAI Consultants, Inc. Service Group



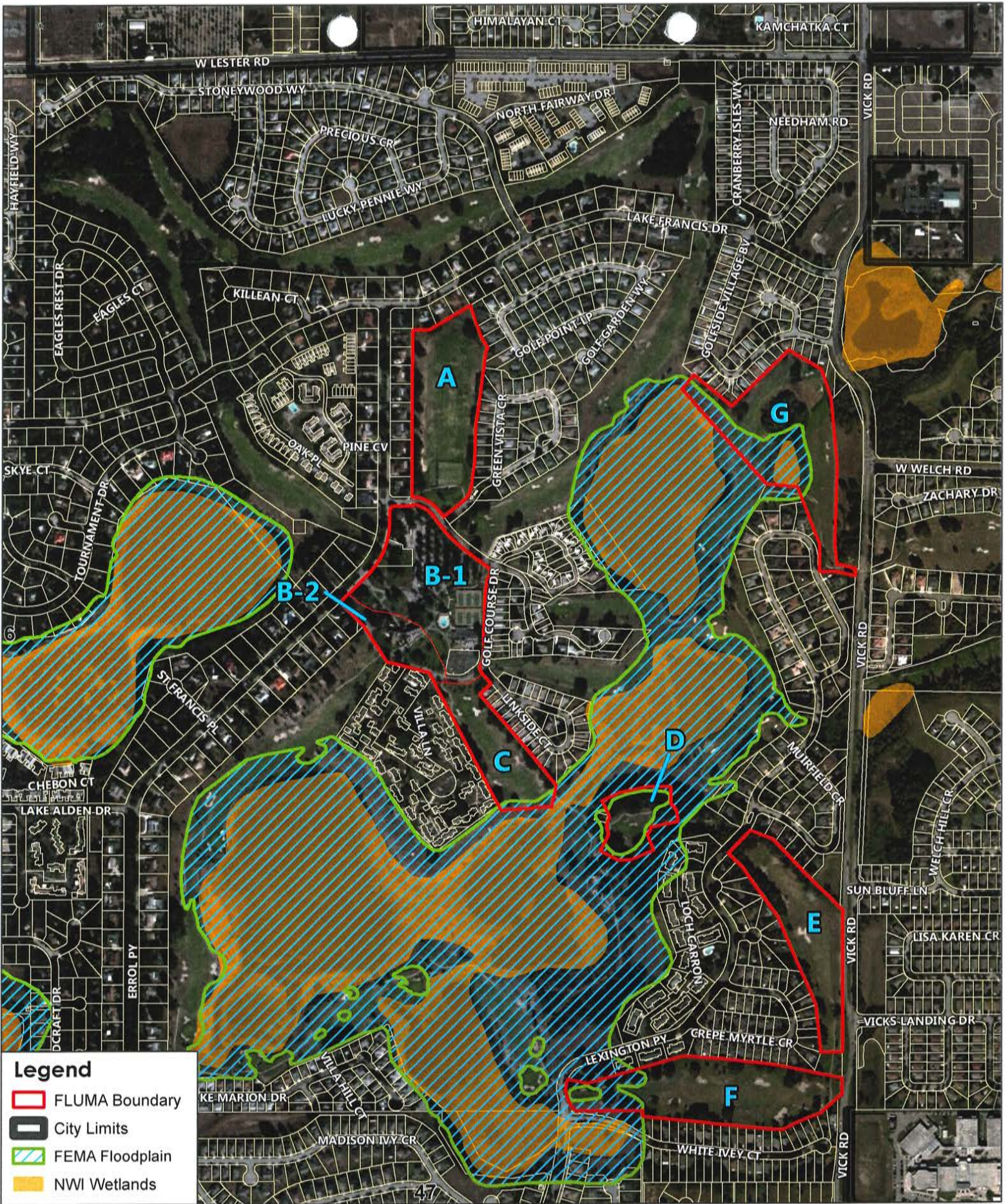


**Legend**

- FLUMA Boundary
- FLUMA Parcels
- City Limits

Map #	Parcel Number
1	282032000000004
2	282032000000008
3	282032000000003
4	282032000000001

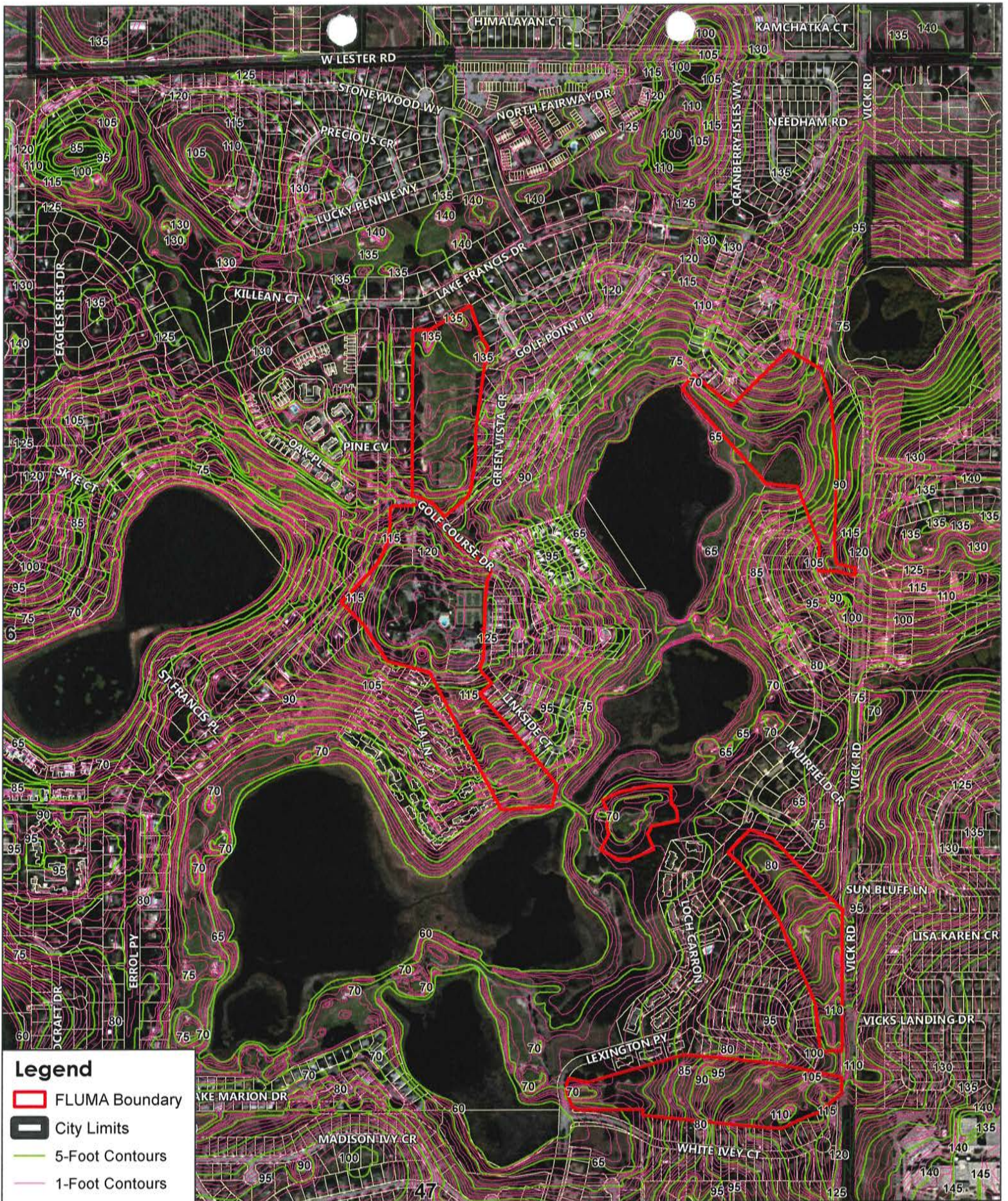




- Legend**
- FLUMA Boundary
  - City Limits
  - FEMA Floodplain
  - NWI Wetlands







**Legend**

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

5

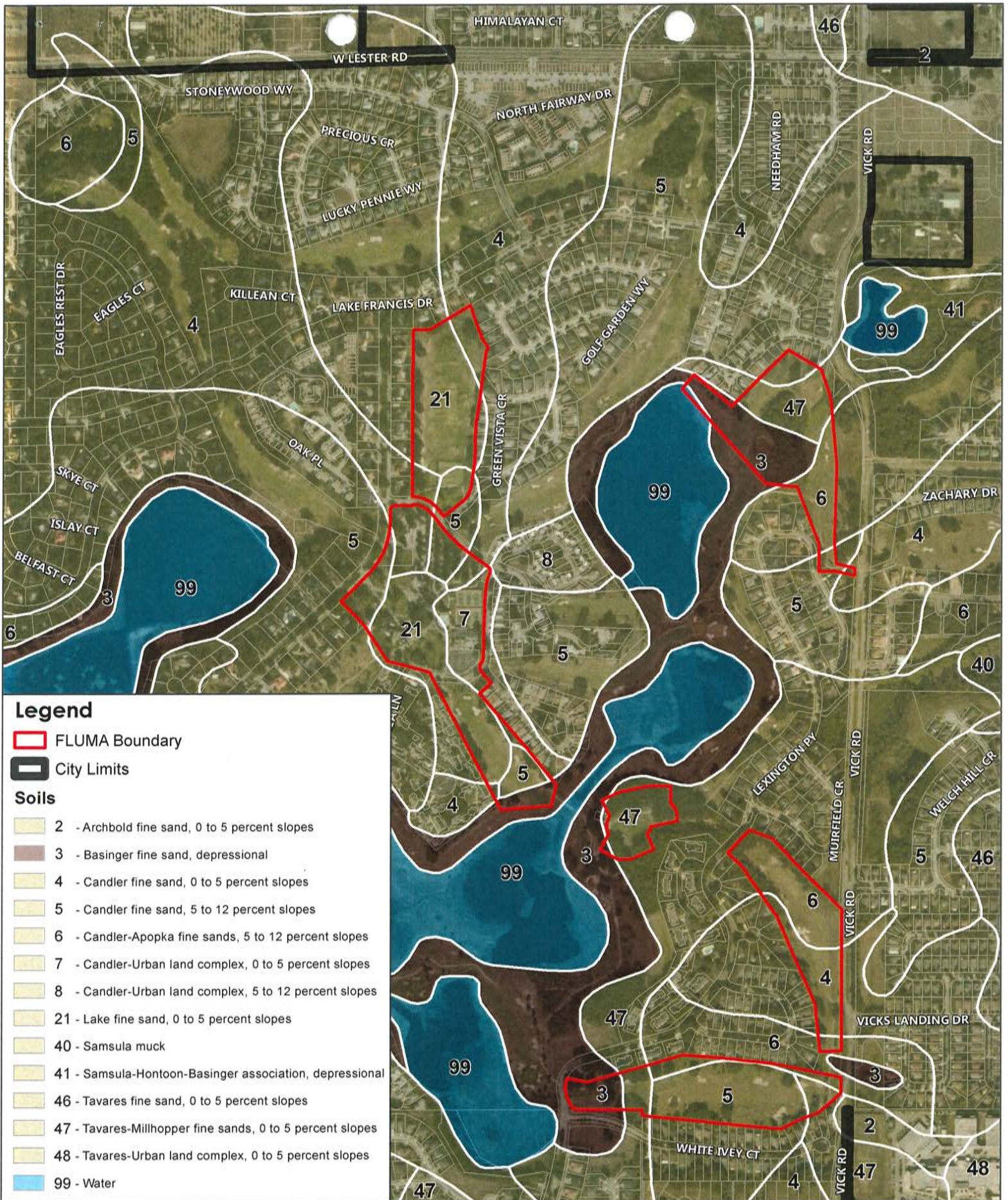
**New Errol**  
**Future Land Use Map Amendment - Topography**



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 Date: 3.31.2017  
 A GAI Consultants, Inc. Service Group

**CO SO GROUP** 137 **TY S**

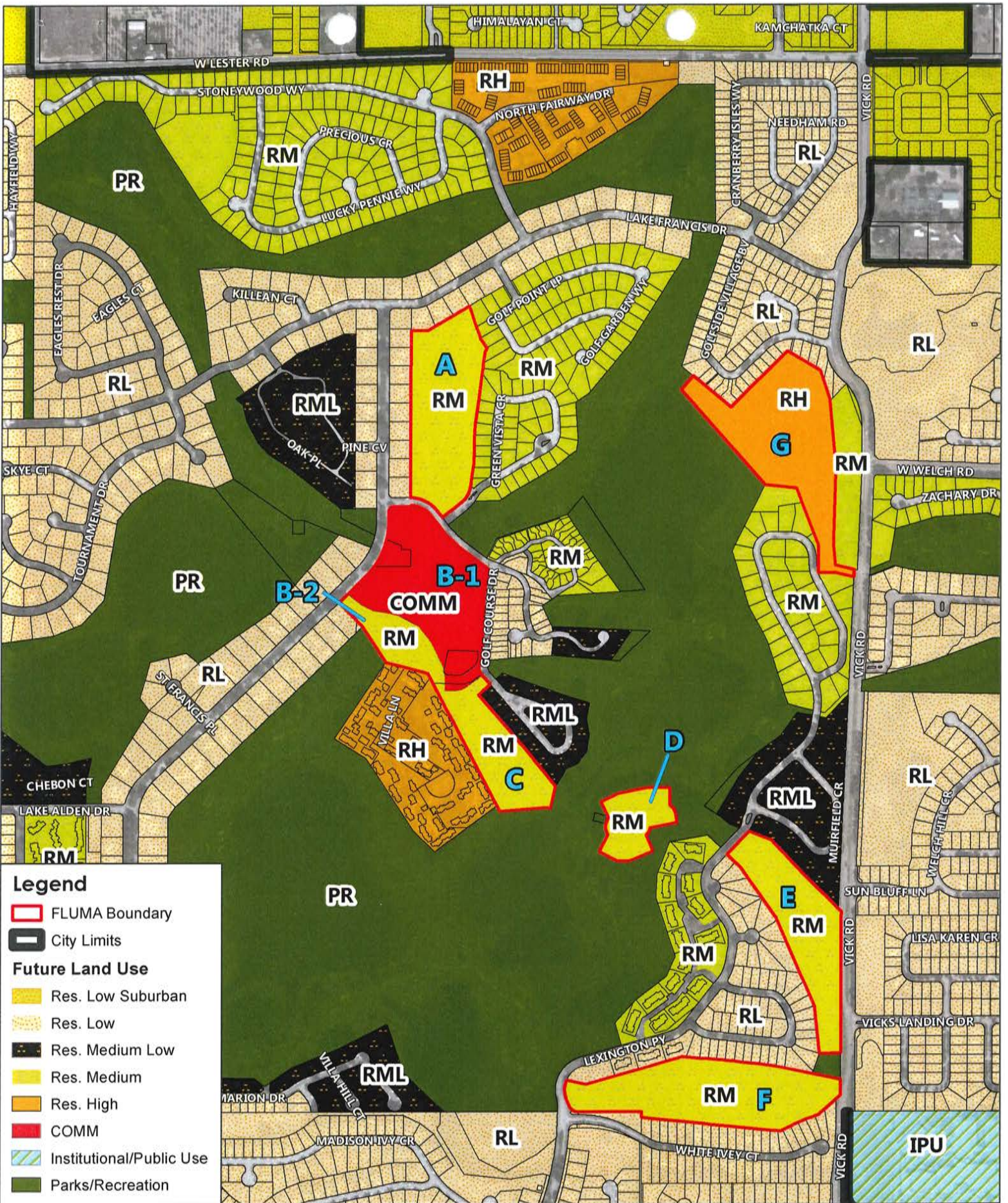












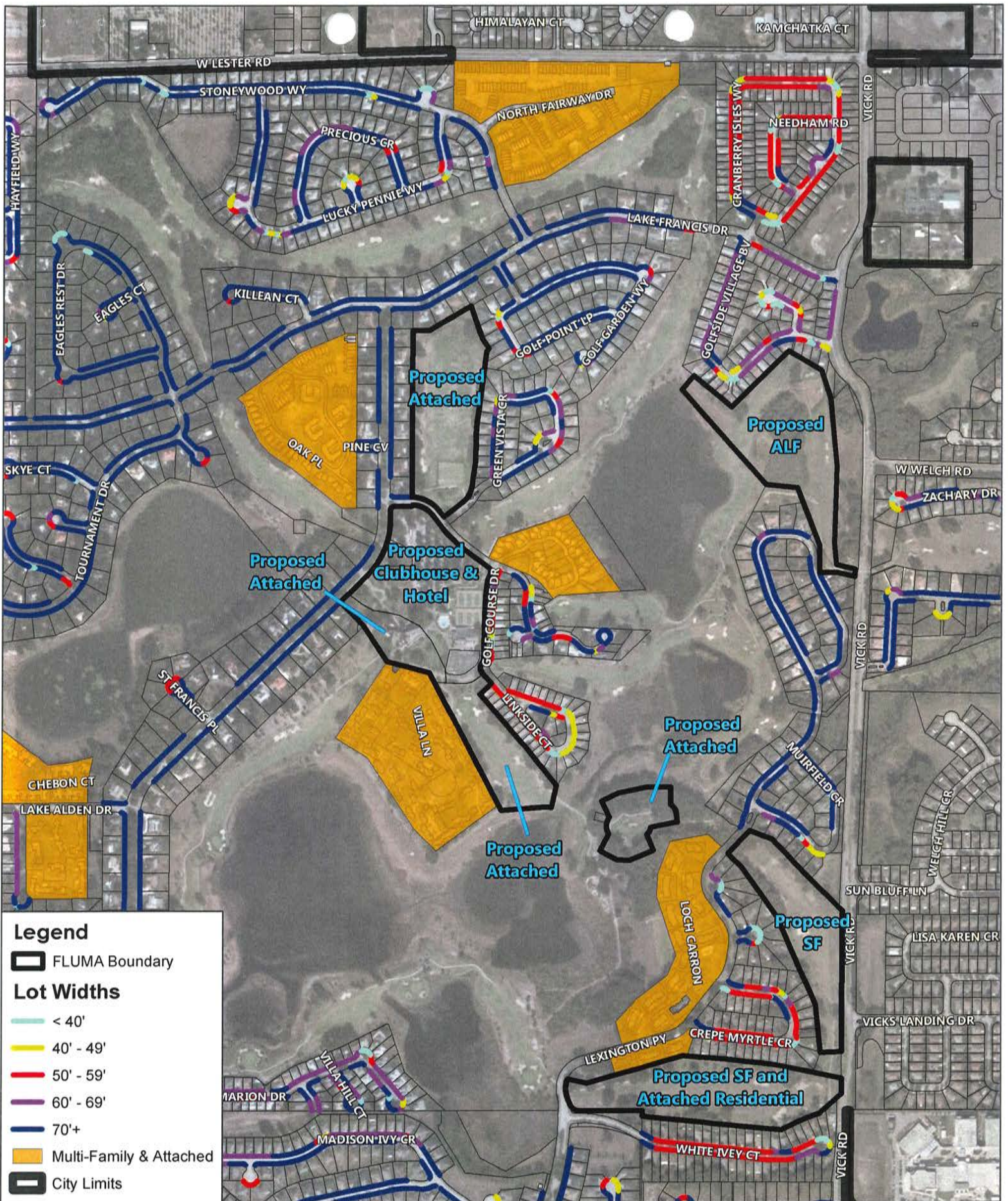














# OCPS INFORMAL CAPACITY DETERMINATION



# Orange County Public Schools

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

February 10, 2017

**VIA E-MAIL: [p.panza@gaiconsultants.com](mailto:p.panza@gaiconsultants.com)**

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

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

Dear Mr. Panza,

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

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

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

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



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

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

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

Sincerely,

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

Jamie Boerger, AICP, LEED AP  
Administrator  
OCPS Facilities Planning

JDB/ths

Attached – Preliminary Non-Binding Capacity Determination

# ORANGE COUNTY PUBLIC SCHOOLS

## Planning & Governmental Relations

### Preliminary NON-BINDING Capacity Determination

February 9, 2017

15:52:13

Project ID:

INF - APK- 17 - 001

00108470

**Project Name: ERROL ESTATES**

<b>Unvested Units</b>	Single Family Units:	95
	Multi Family Units:	0
	Town Homes Units:	166
	Mobile Homes Units:	0

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

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

<b>Capacity Enhancement</b>				
<b>Analysis of Existing Conditions</b>				
School Level	Elementary	Middle	High	
School Capacity (2016 - 2017)	830	1,109	3,020	
Enrollment (2016 - 2017)	811	1,309	3,295	
Utilization (2016 - 2017)	98.0%	118.0%	109.0%	
LOS Standard	110.0%	100.0%	100.0%	
Available Seats	102	0	0	
<b>Analysis of Reserved Capacity</b>				
School Level	Elementary	Middle	High	
Encumbered Capacity	168	92	28	
Reserved Capacity	26	5	2	
Adjusted Utilization	121.1%	126.8%	110.1%	
Adjusted Available Seats	0	0	0	
<b>Analysis of Proposed Development</b>				
School Level	Elementary	Middle	High	
Students Generated	45	22	28	
Adjusted Utilization	126.5%	128.7%	111.0%	147
PASS/FAIL	FAIL	FAIL	FAIL	



TRAFFIC IMPACT STUDY

**ERROL ESTATES REDEVELOPMENT**  
CITY OF APOPKA, FLORIDA



Prepared for:

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

Prepared by:

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

March 2018 (Revised)

TPD № 4892.2

## PROFESSIONAL ENGINEERING CERTIFICATION

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

**PROJECT:** Errol Estates Redevelopment

**LOCATION:** Apopka, Florida

**CLIENT:** GAI Consultants, Inc.

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

**NAME:** Turgut Dervish, P.E.

**P.E. No:** 20400

**DATE:** March 2<sup>nd</sup>, 2018

**SIGNATURE:**





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## INTRODUCTION

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

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

### Development Program

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

**Table 1  
Development Program**

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

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



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

#### Project Access and Internal Connectivity

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

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

#### Phasing for Traffic Analysis

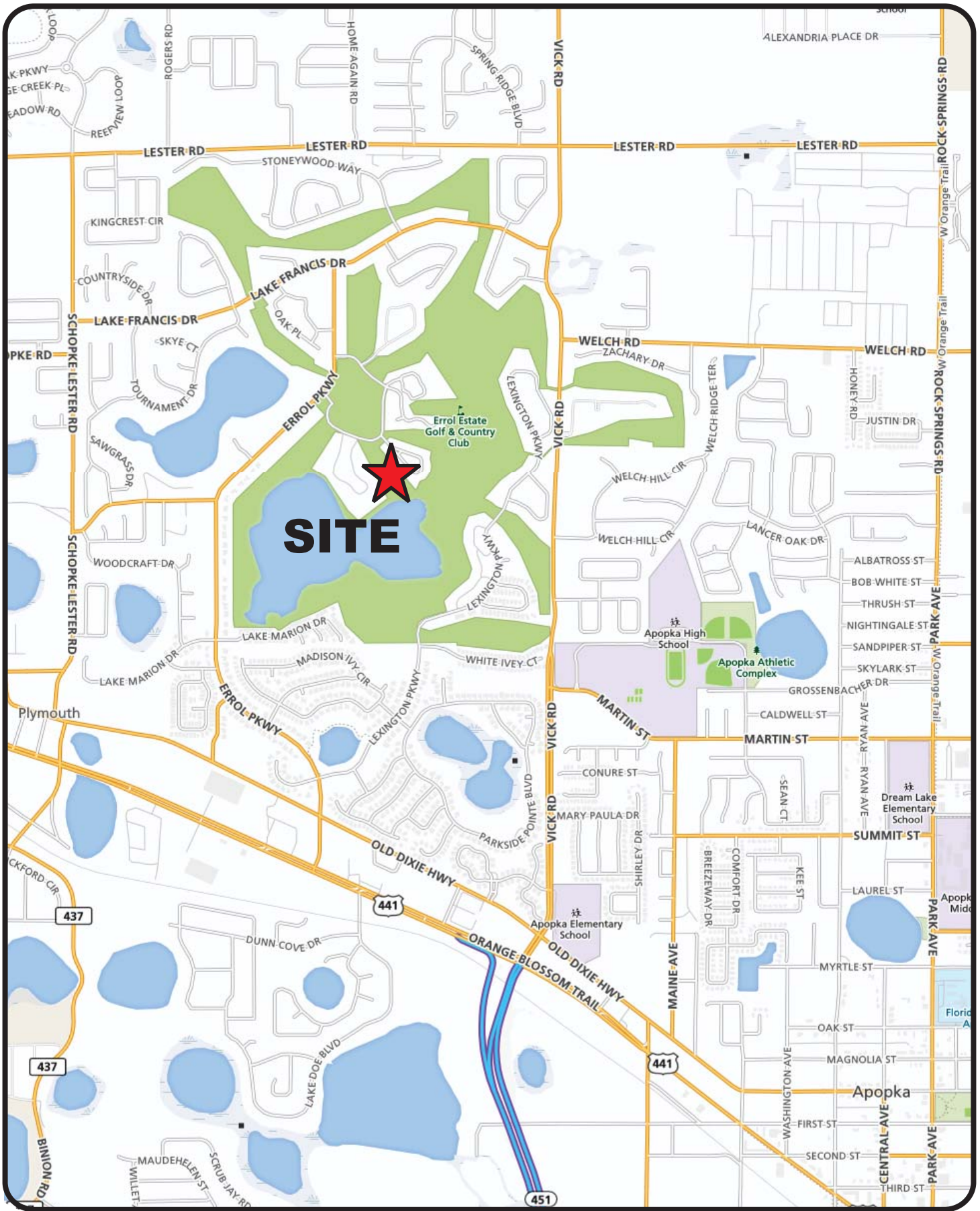
For the purposes of this traffic analysis, it was assumed that Phase 1 and 3 will be built along with the first phase of the spine road (i.e. no spine road connection to Vick Road) with the full buildout of the spine road (i.e. connection to Vick Road) being completed as part of all the full buildout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

#### Study Methodology

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







Errol Estates Redevelopment  
 Project № 4892.1  
 Figure 1

**Project Location Map**

## PROPOSED DEVELOPMENT AND TRIP GENERATION

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

### Trip Generation

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

### Trip Distribution/Assignment

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

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





**Table 2  
Trip Generation Summary**

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

**Note:**

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

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

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

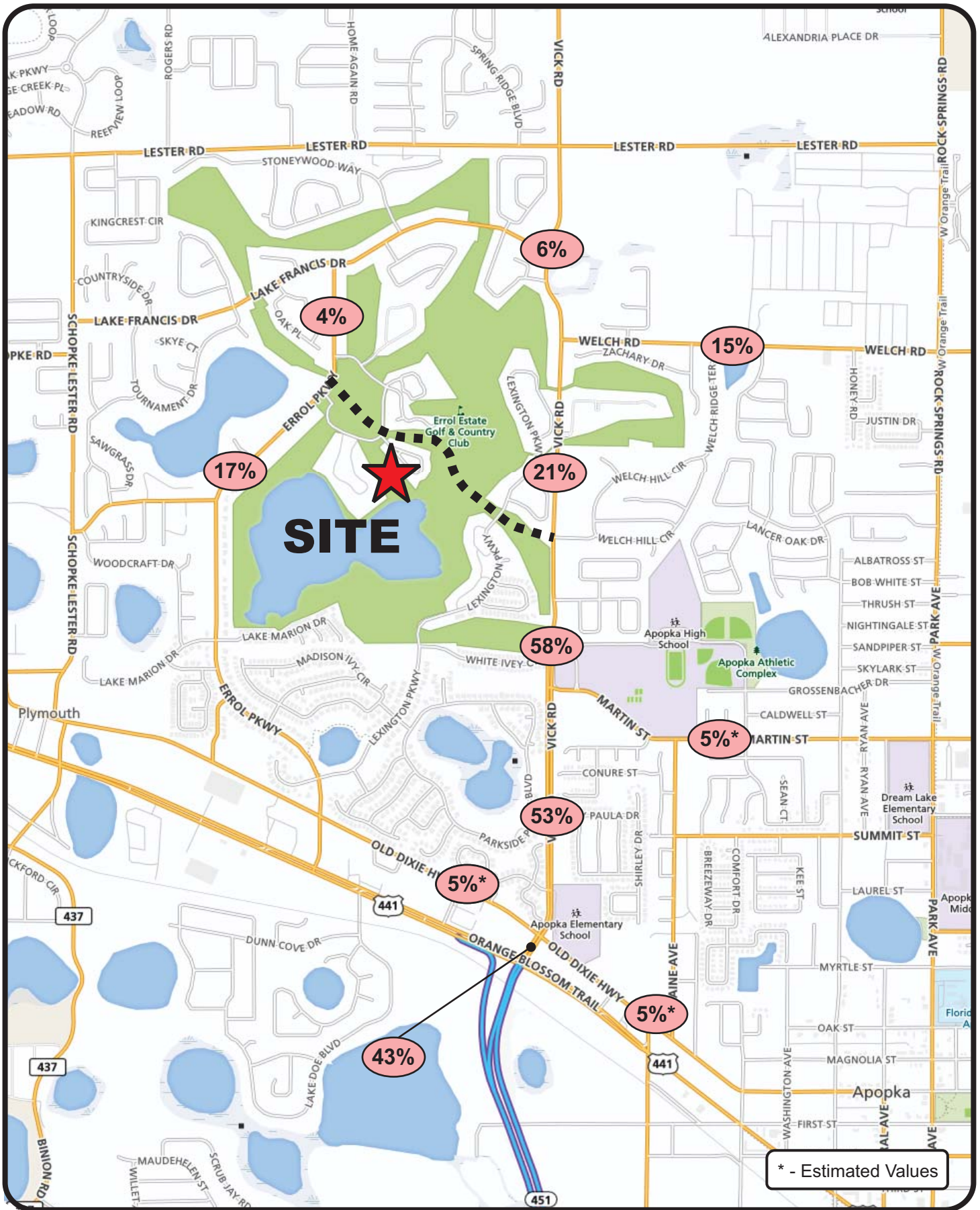
(4) A 50% internal capture reduction was utilized because the Clubhouse is primarily intended to be for Errol Estates residents who will walk, use golf carts, etc. to travel to the Clubhouse. This rate was also utilized to account for the trips between the various uses internal to the Clubhouse.

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









Errol Estates Redevelopment  
Project № 4892.2  
Figure 2

**Trip Distribution Map  
(Phase 2)**

## **FUTURE LAND USE MAP (FLUM) AMENDMENT**

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

### Trip Generation and Distribution

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

### ArtPlan Analysis

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

### Existing Conditions Analysis

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

### Future Conditions Analysis

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





(assuming the proposed project is constructed).

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

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

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

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

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

#### FLUMA Analysis Summary

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

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



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

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





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

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



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

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





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

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



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

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





## STUDY CONCLUSIONS

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

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

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

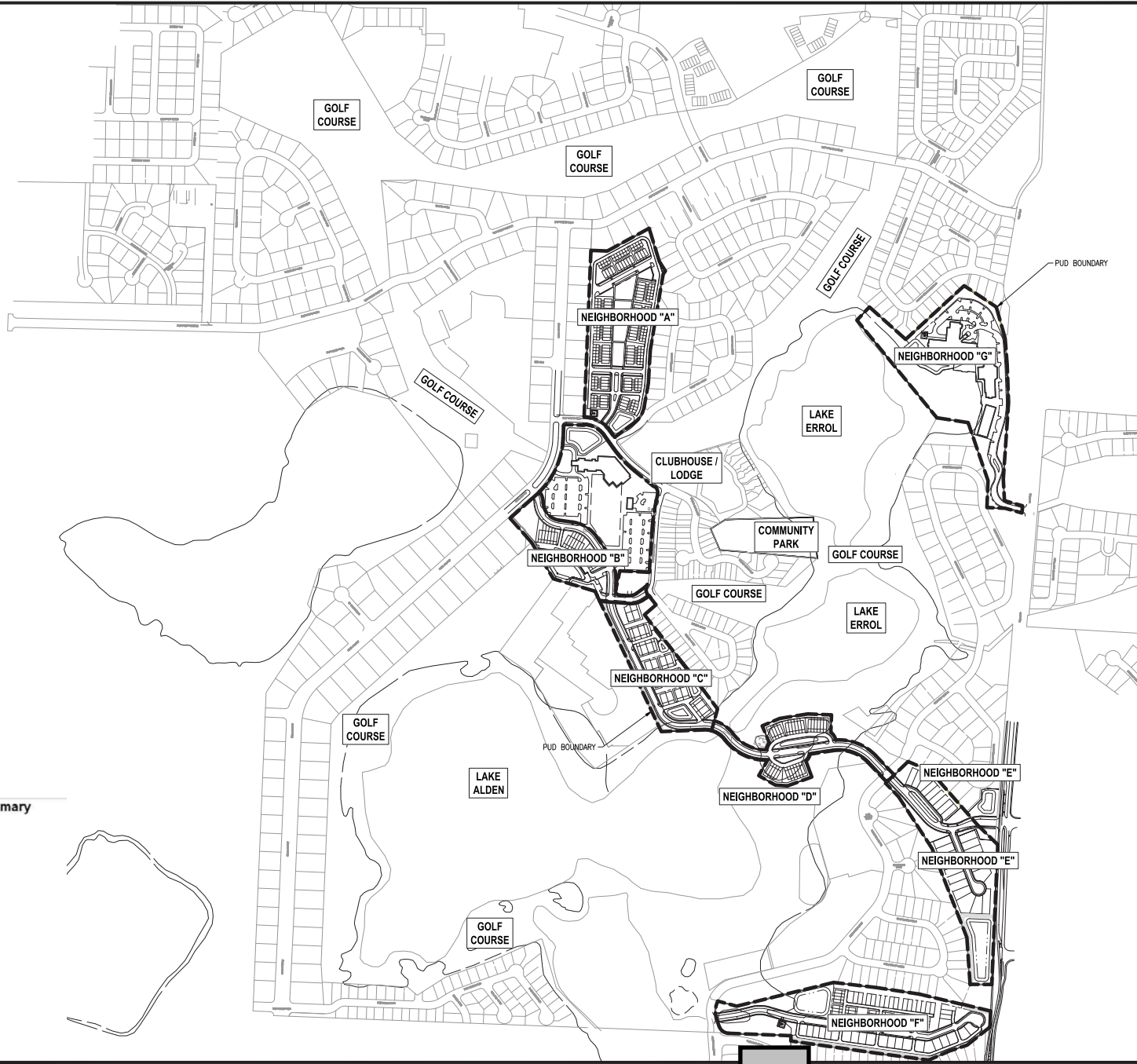


**APPENDIX A**

Preliminary Concept Plan



Z:\Corpor\2018\160186.01 - erol address additonal\CAD\Drawings\preliminary development plan\160186\_01\_OVERALL CONCEPT.dwg Mar 02, 2018 10:25am  
 THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION



**Table 5.0A - Maximum Development Program Summary**

Neighborhood	Acres	Program
A	11.84 acres	70 townhomes
B-1	9.95 acres	26,000 sq ft clubhouse 40 (21,200 sq ft) room hotel
B-2	5.45 acres	18 townhomes
C	6.76 acres	46 carriage homes (townhomes)
D	4.97 acres	26 townhomes
E	8.57 acres	26 single family units
F	13.3 acres	32 townhomes 41 single family units
G	13.94 acres	180 ALF units (200,000 sq ft) 60 acute care beds (45,000 sq ft)
Community Park	4.04 acres	Park

Notes 1 Total conditioned space.

OVERALL CONCEPT PLAN NEW ERROL CITY OF APOPKA, FLORIDA	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>APP'D</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	CHKD	APP'D	DESCRIPTION						
NO.	DATE	BY	CHKD	APP'D	DESCRIPTION								
SCALE: AS SHOWN DATE: 03-02-2018 DRAWING: MJC CHECKED: RSC APPROVED: RSC													
RANDALL S. COHEN, P.E. No. 58581  <b>gai consultants</b> EB 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398													
PROJECT NO./DASH NO. <b>A160186.01</b> SHEET <b>5.0</b>													

## **APPENDIX B**

### Methodology Coordination



\*Available as part of the electronic project file

## **APPENDIX C**

### ITE Graphs



# Single-Family Detached Housing (210)

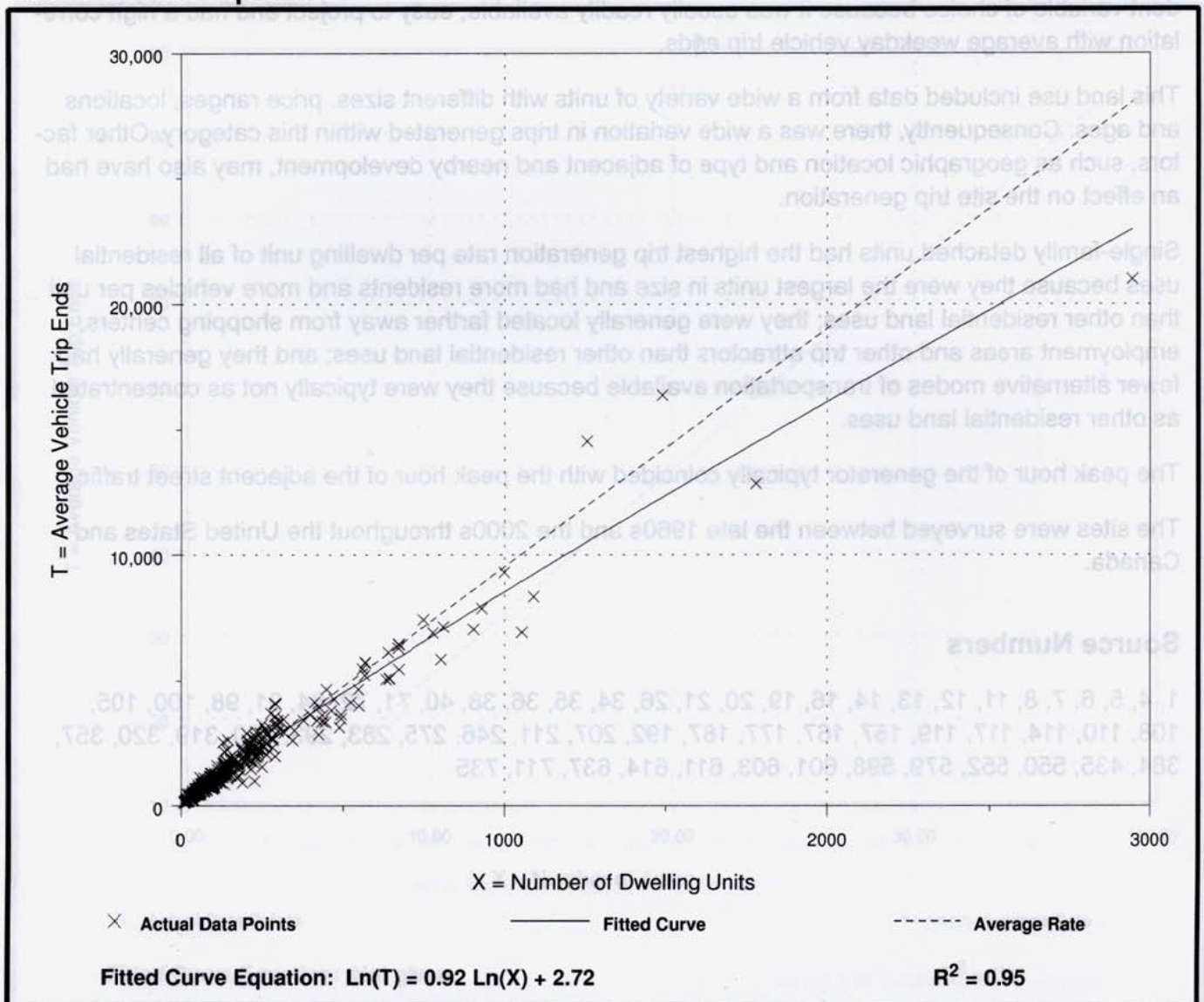
**Average Vehicle Trip Ends vs: Dwelling Units**  
On a: **Weekday**

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

## Trip Generation per Dwelling Unit

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

## Data Plot and Equation



# Single-Family Detached Housing (210)

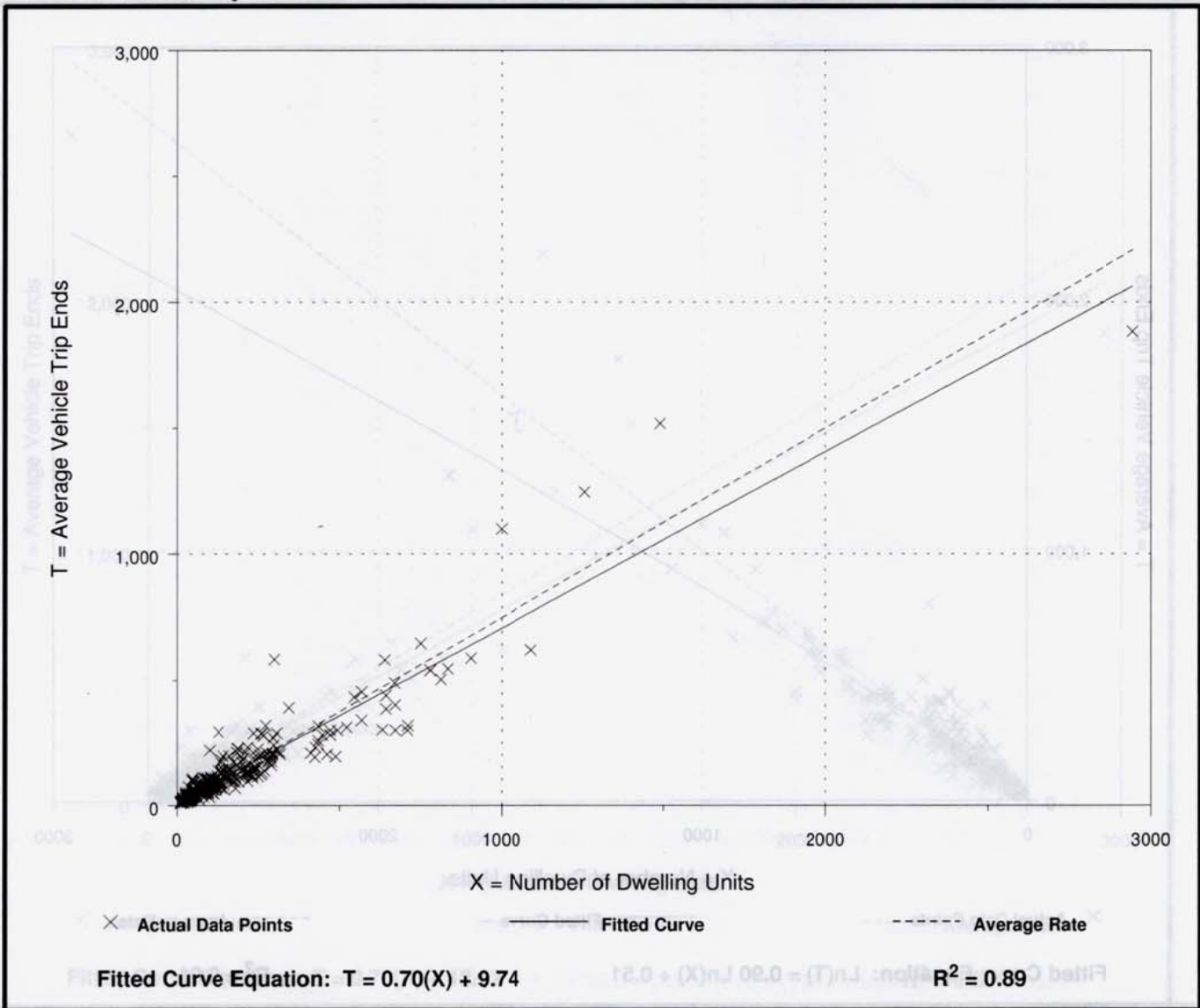
**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

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

## Trip Generation per Dwelling Unit

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

## Data Plot and Equation





# Single-Family Detached Housing (210)

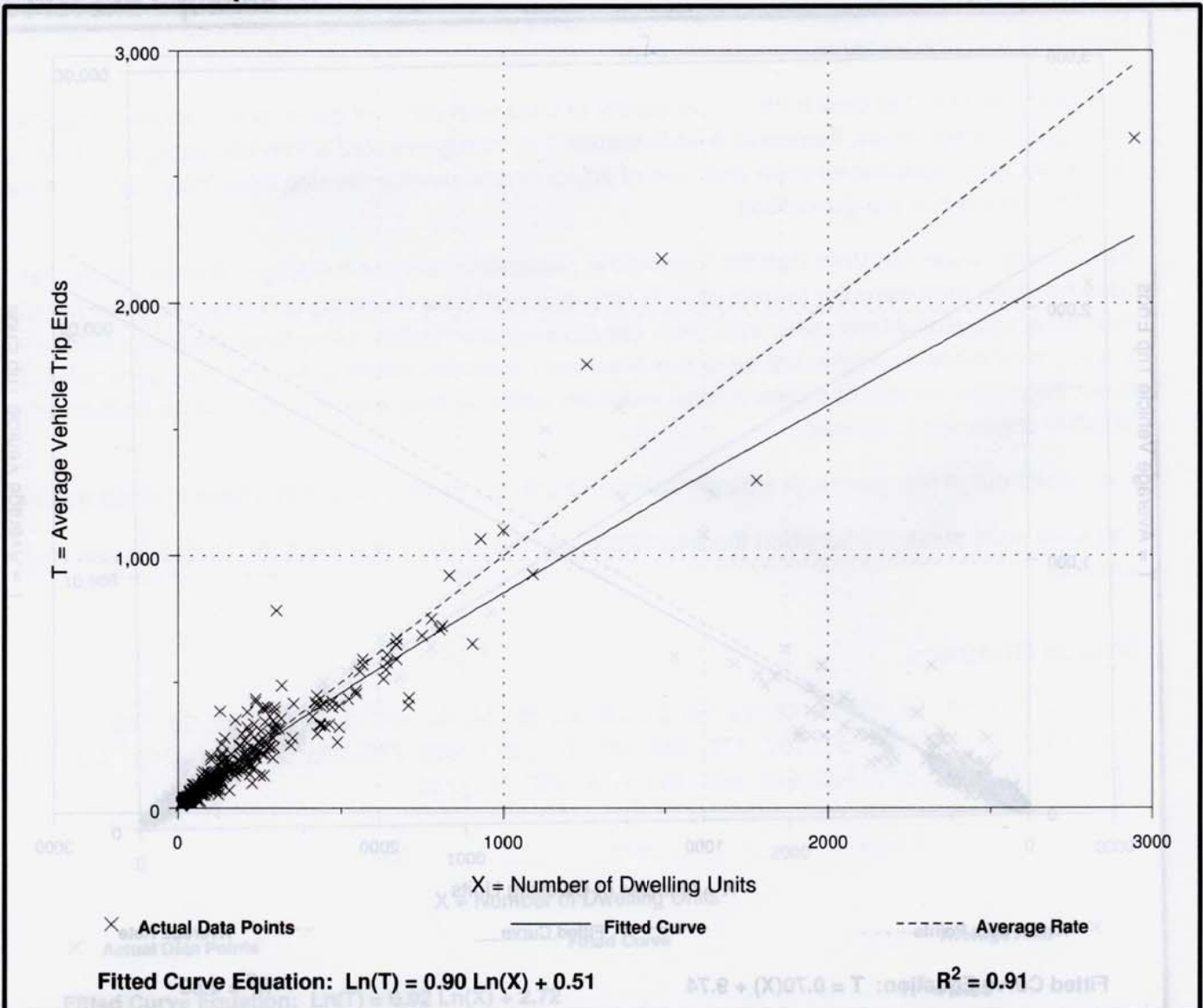
**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

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

## Trip Generation per Dwelling Unit

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

## Data Plot and Equation



# Residential Condominium/Townhouse (230)

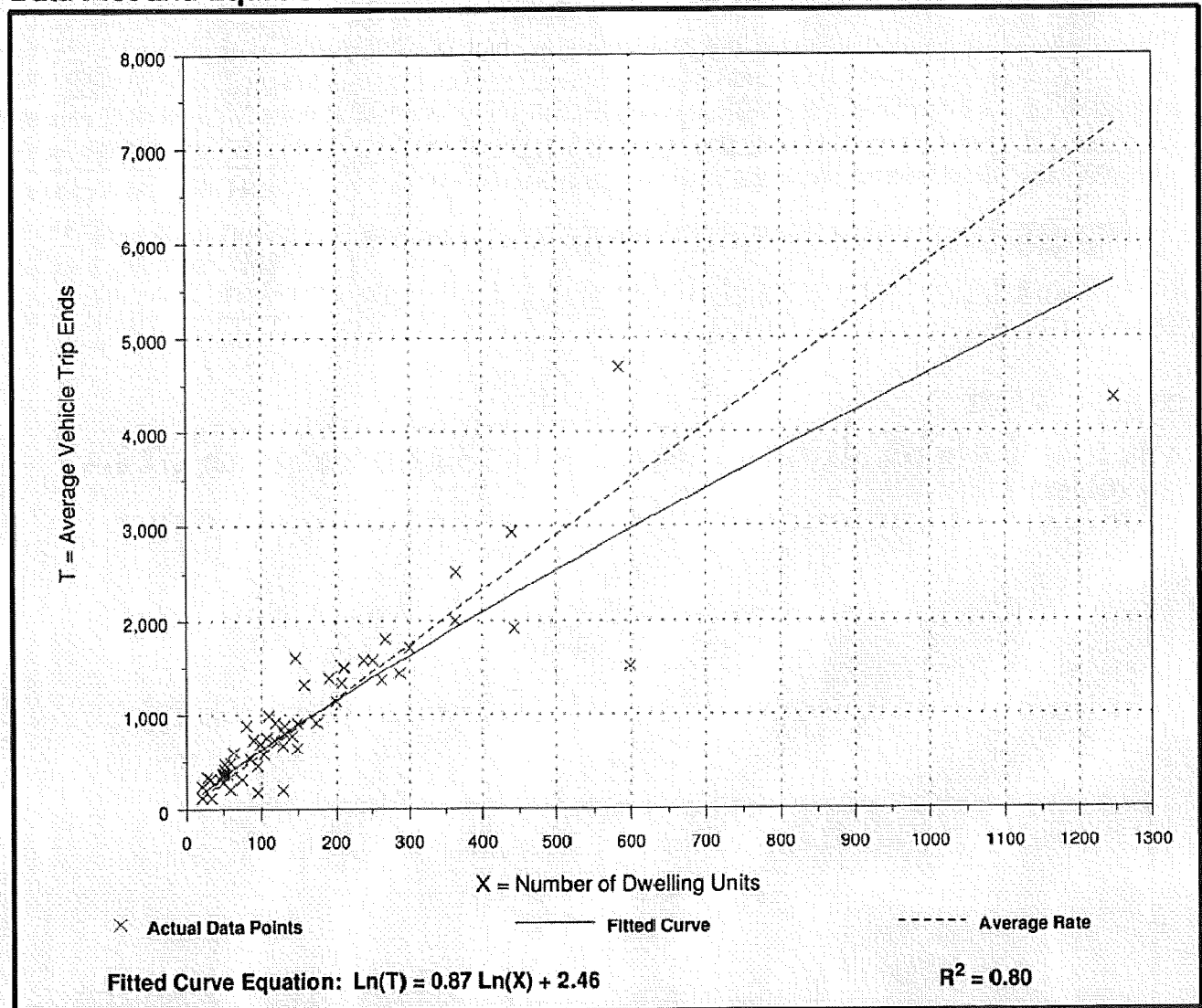
**Average Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday**

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

## Trip Generation per Dwelling Unit

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

## Data Plot and Equation





# Residential Condominium/Townhouse (230)

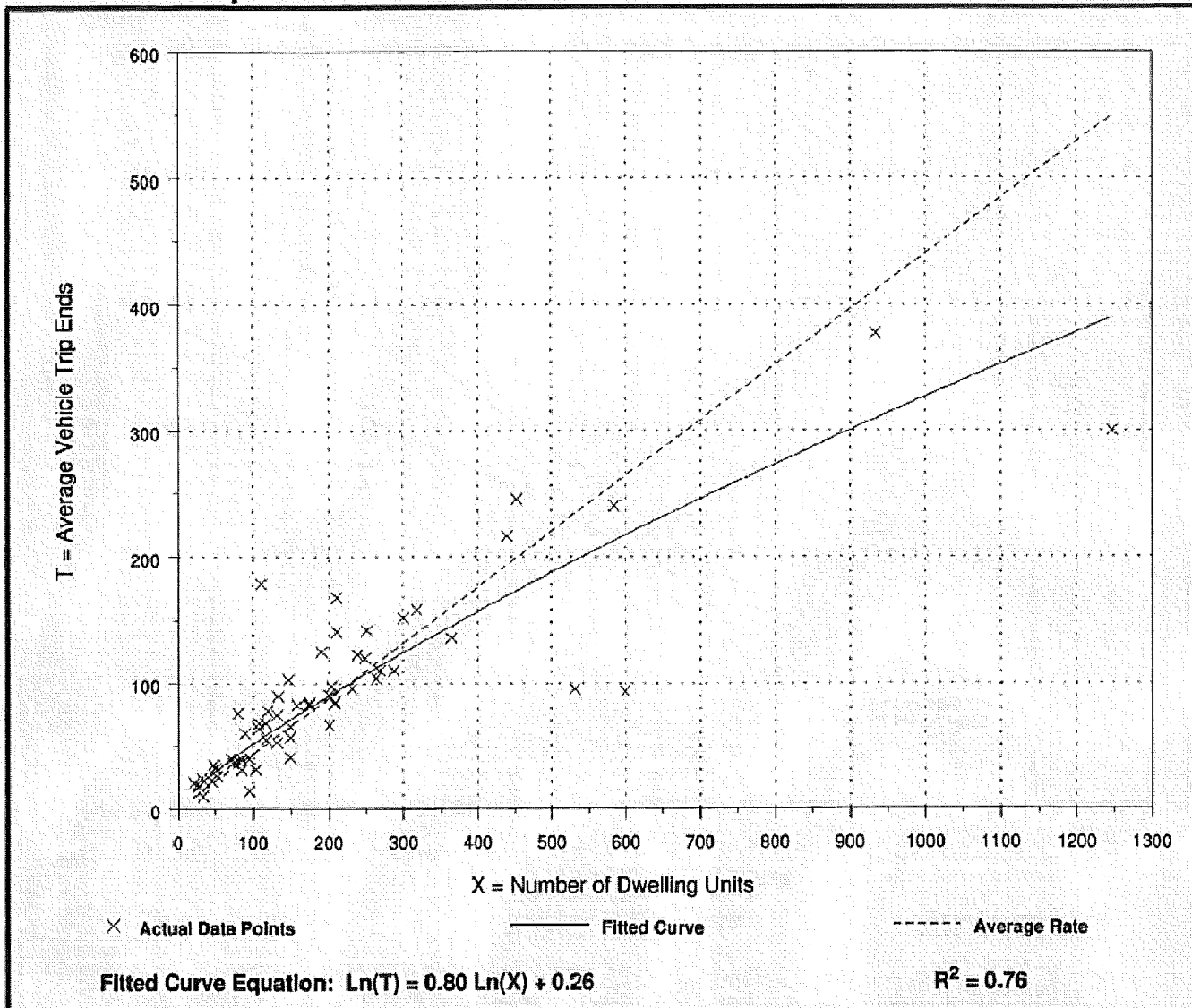
**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

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

## Trip Generation per Dwelling Unit

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

## Data Plot and Equation



# Residential Condominium/Townhouse (230)

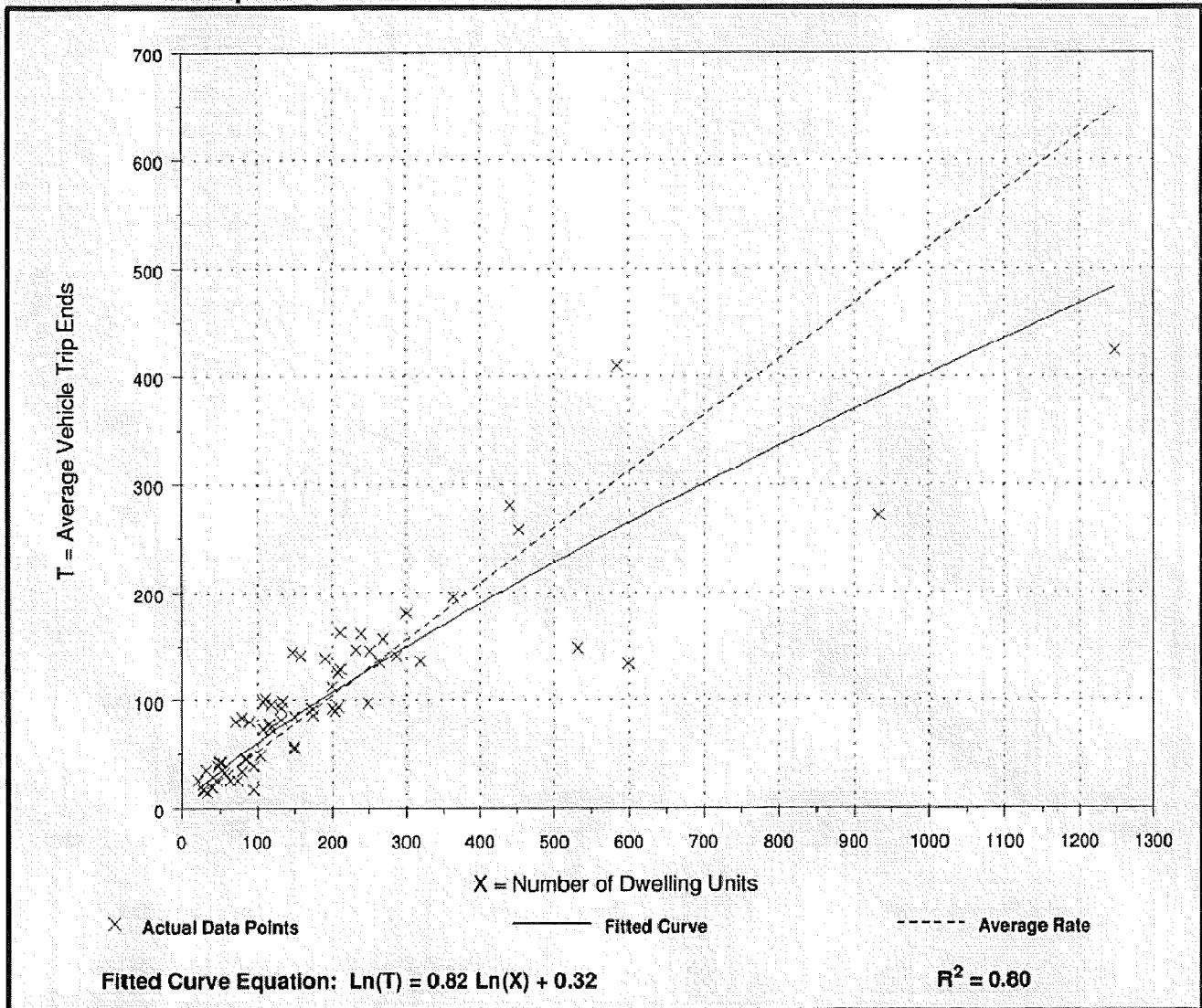
**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

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

### Trip Generation per Dwelling Unit

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

### Data Plot and Equation





# Assisted Living (254)

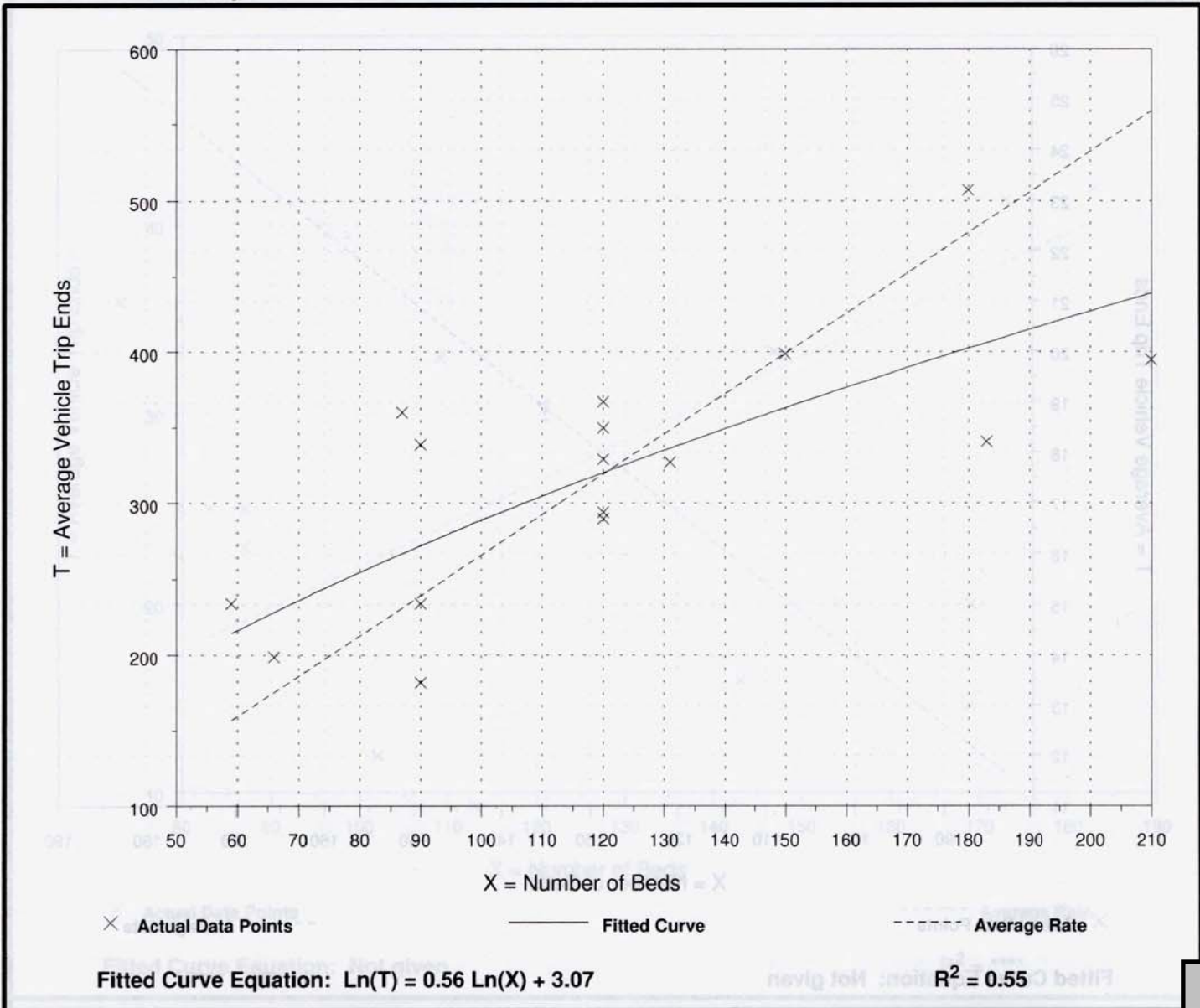
## Average Vehicle Trip Ends vs: Beds On a: Weekday

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

### Trip Generation per Bed

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

### Data Plot and Equation



# Assisted Living (254)

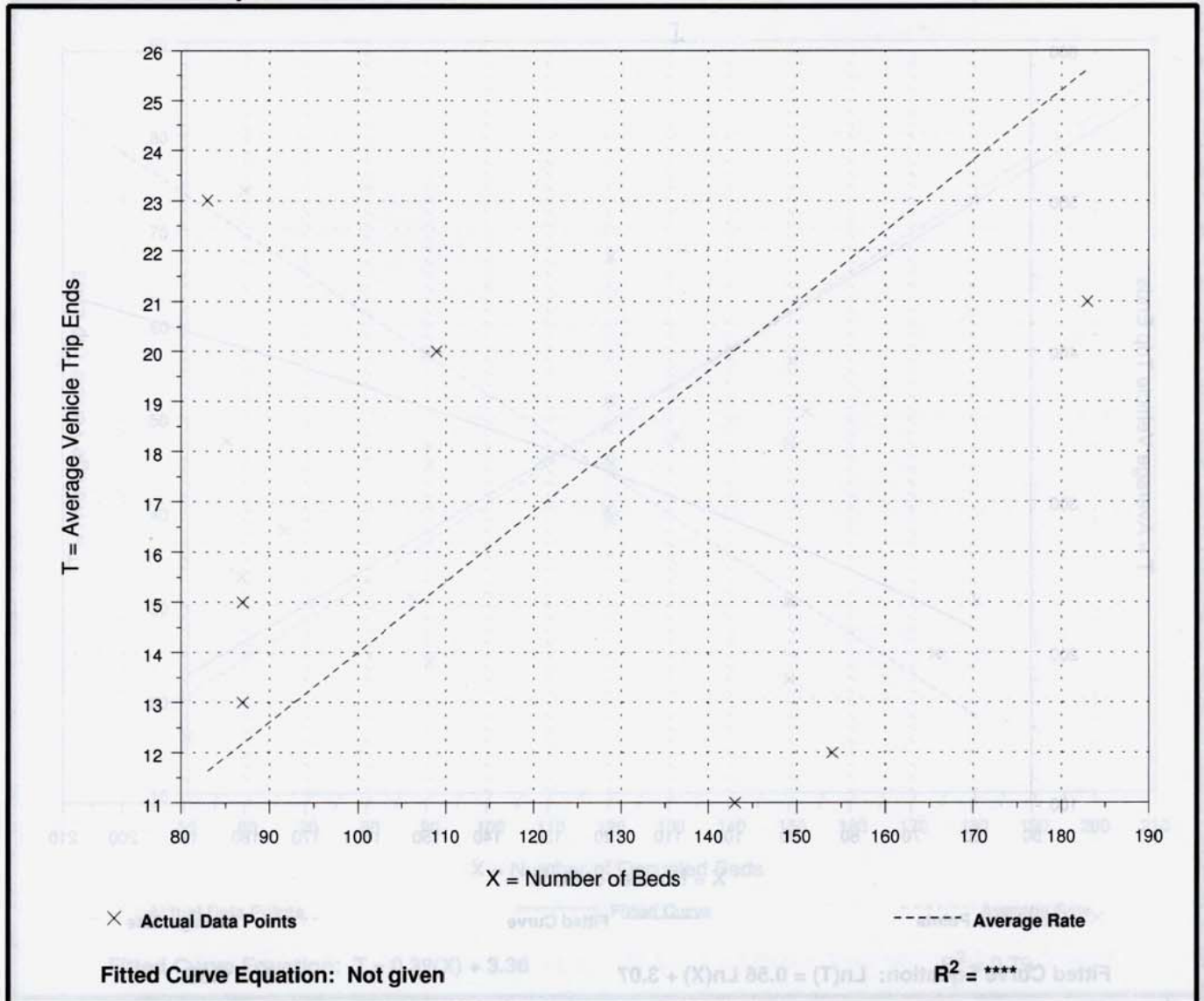
**Average Vehicle Trip Ends vs: Beds**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

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

## Trip Generation per Bed

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

## Data Plot and Equation





# Assisted Living (254)

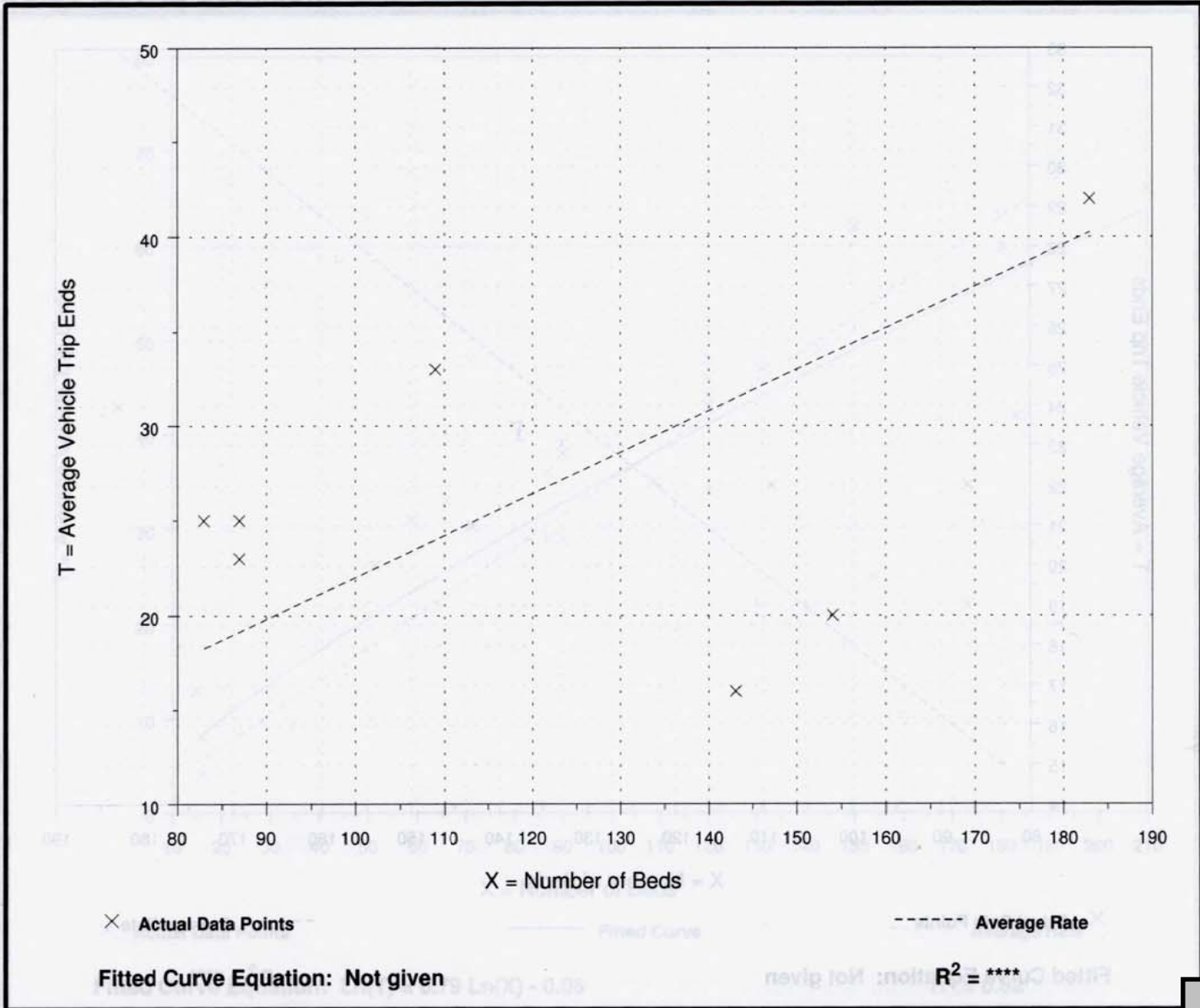
**Average Vehicle Trip Ends vs: Beds**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

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

## Trip Generation per Bed

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

## Data Plot and Equation



# Hotel (310)

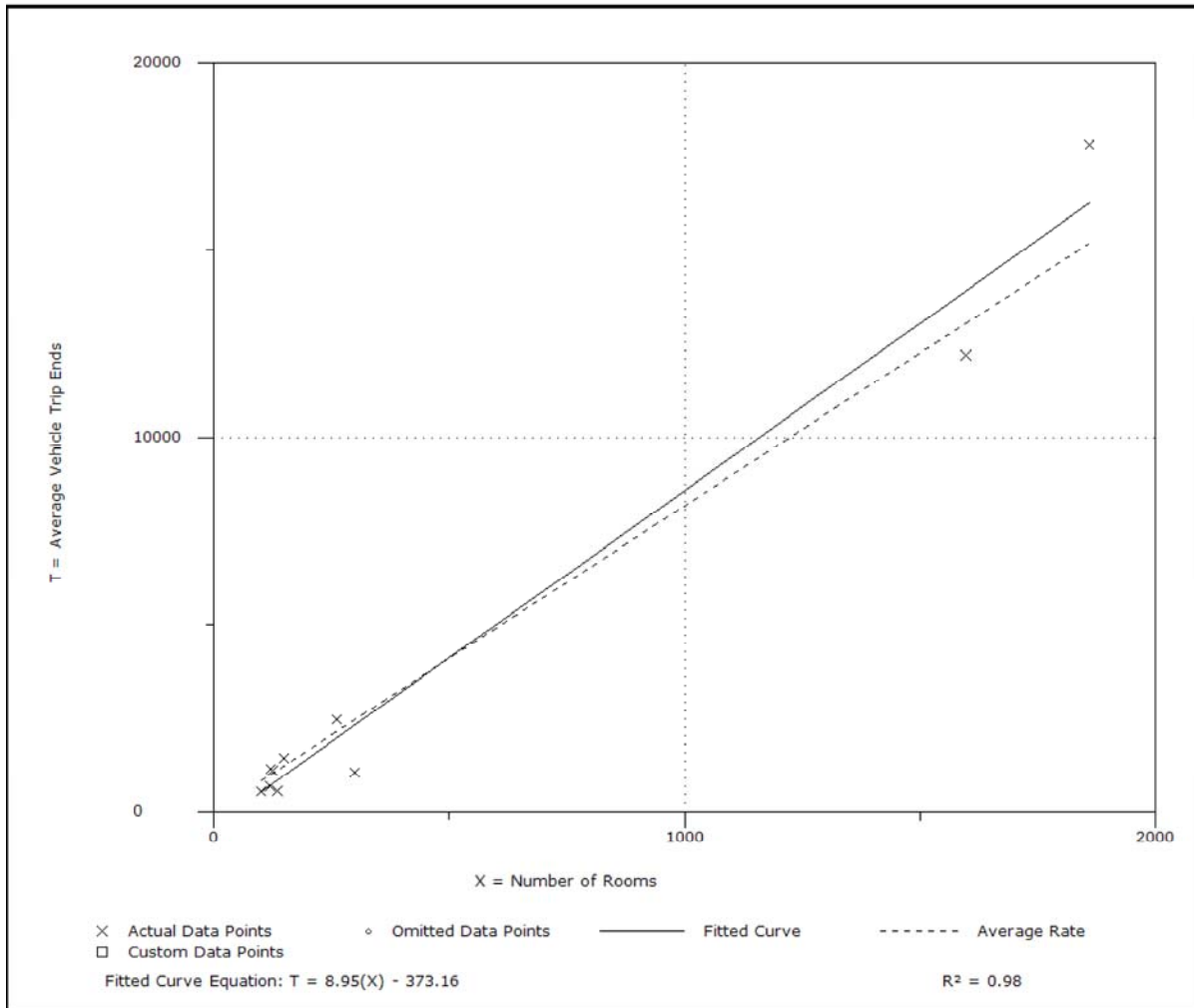
**Average Vehicle Trip Ends vs: Rooms**  
**On a: Weekday**

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

### Trip Generation per Room

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

### Data Plot and Equation



Trip Generation, 9th Edition



# Hotel (310)

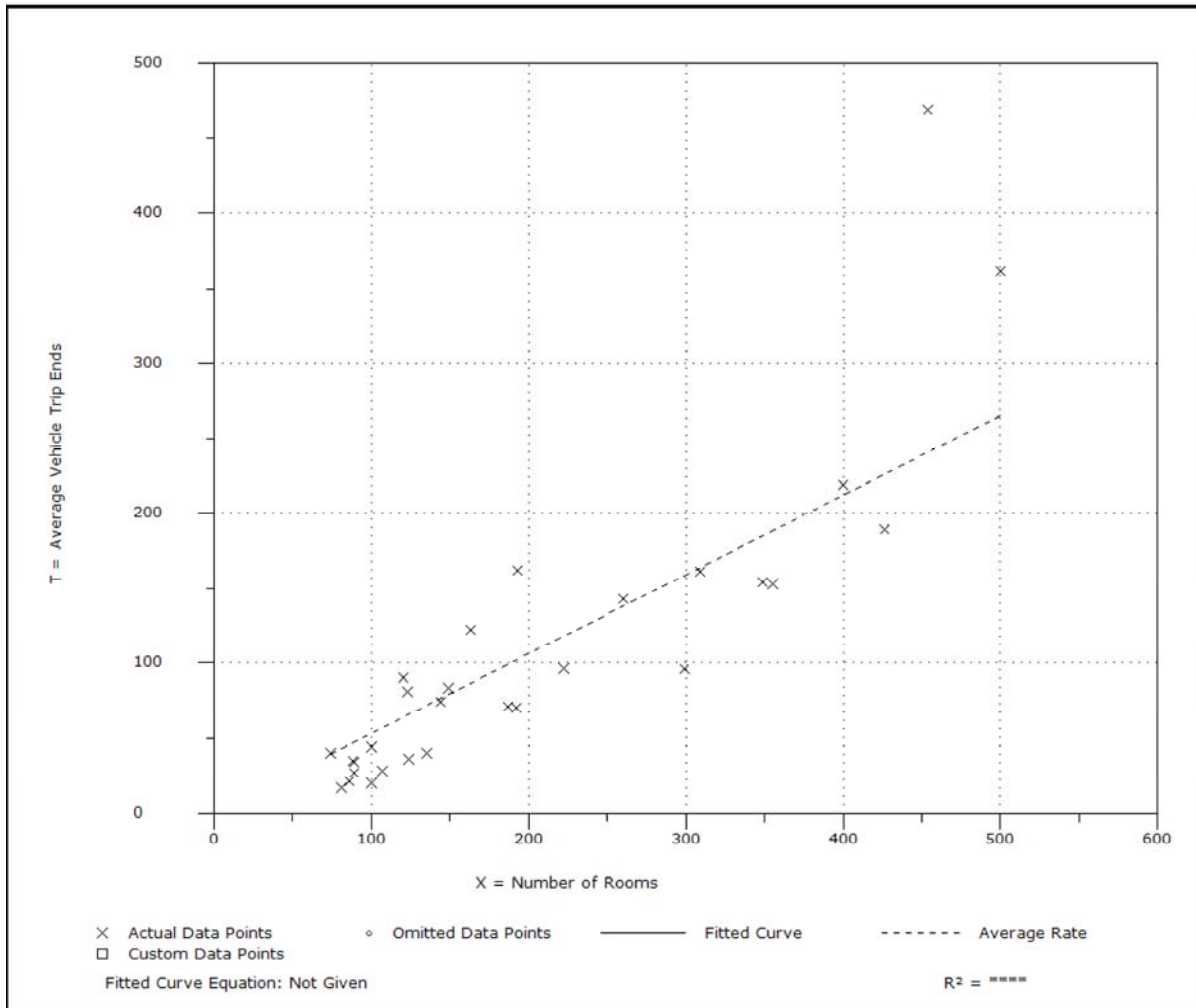
**Average Vehicle Trip Ends vs: Rooms**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 7 and 9 a.m.**

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

### Trip Generation per Room

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

### Data Plot and Equation



Trip Generation, 9th Edition

# Hotel (310)

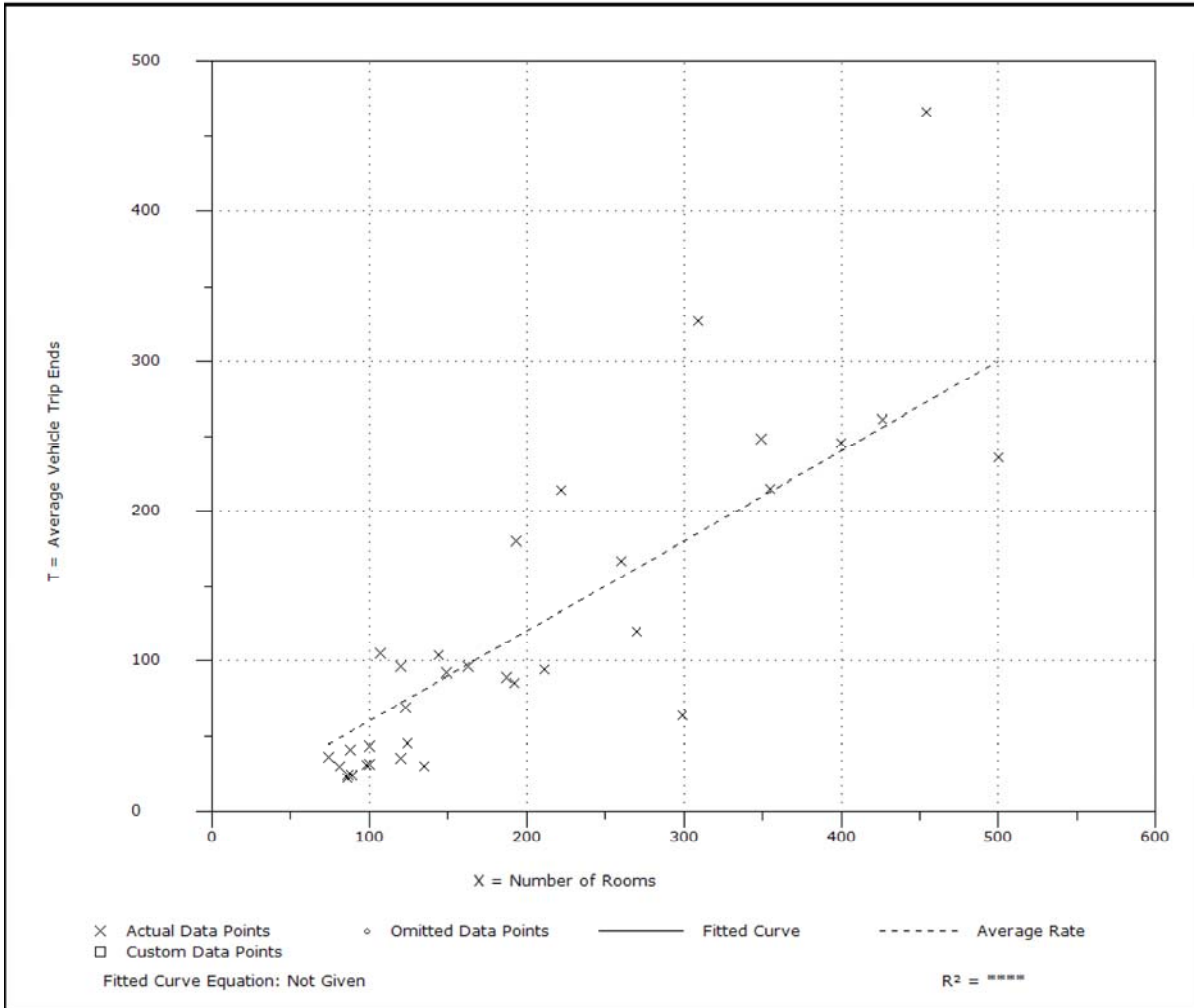
**Average Vehicle Trip Ends vs: Rooms**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 4 and 6 p.m.**

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

### Trip Generation per Room

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

### Data Plot and Equation



Trip Generation, 9th Edition



# Hotel (310)

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

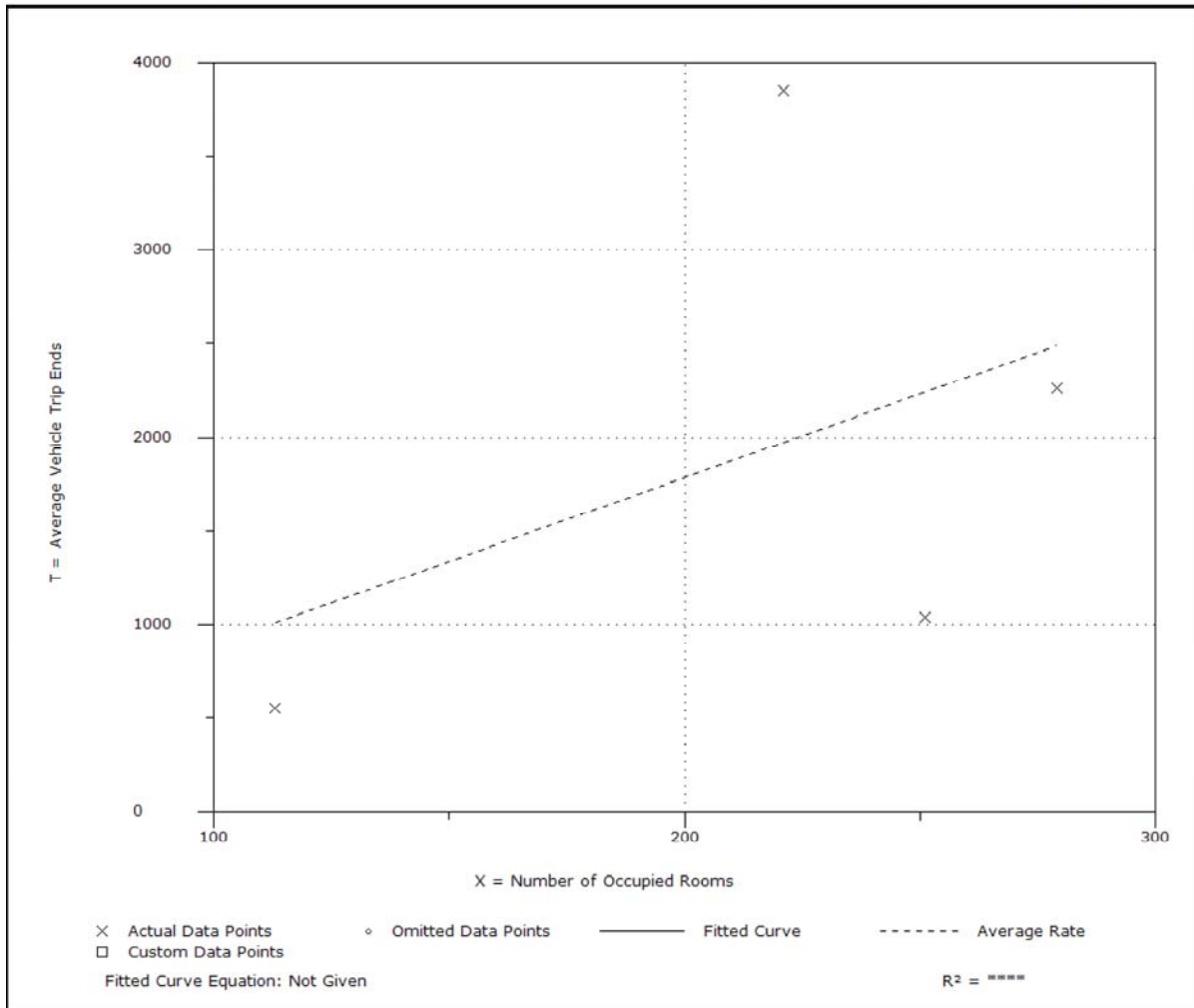
Number of Studies: 4  
Average Number of Occupied Rooms: 216  
Directional Distribution: 50% entering, 50% exiting

### Trip Generation per Occupied Room

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

### Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*



Trip Generation, 9th Edition

# Hotel (310)

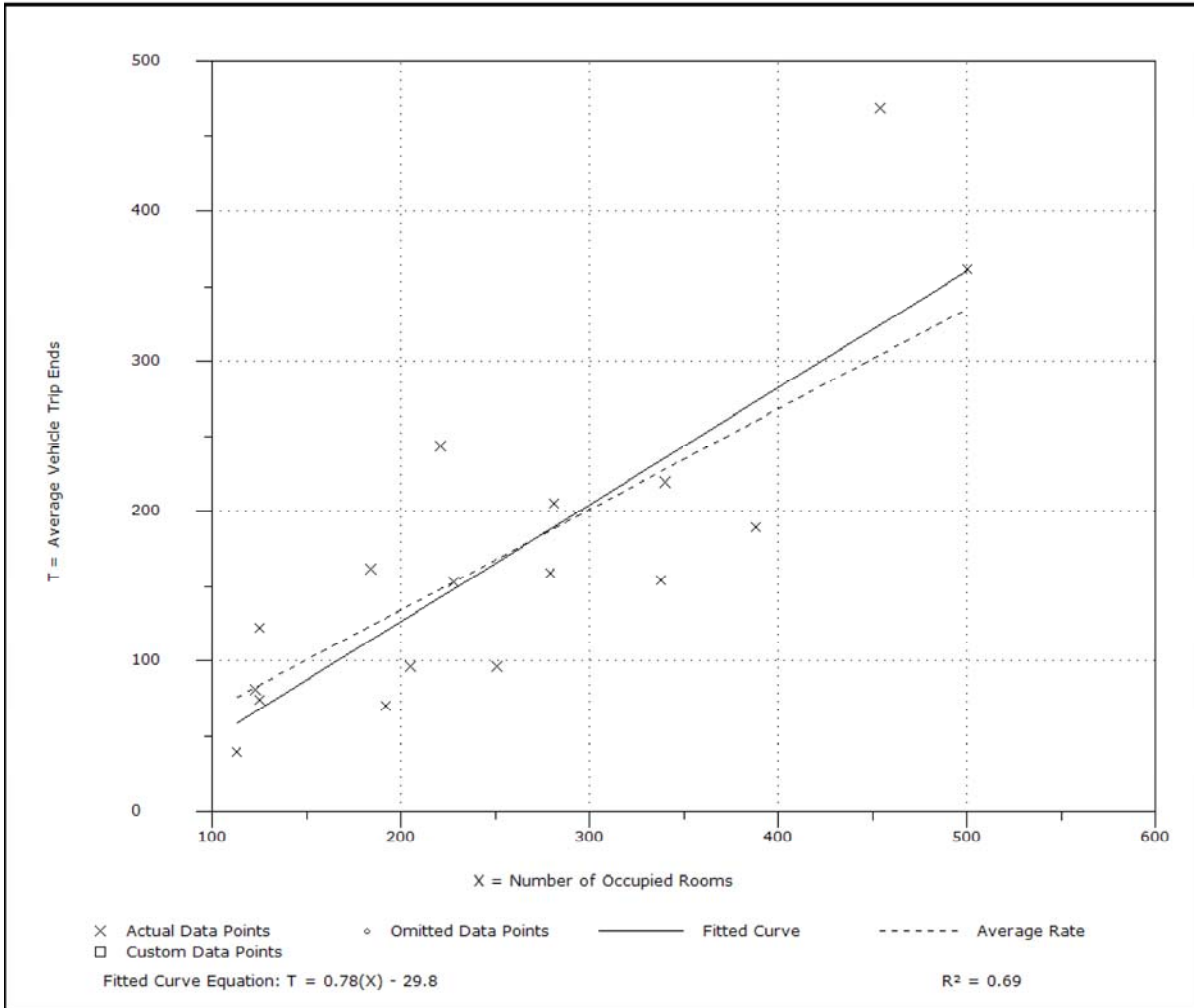
**Average Vehicle Trip Ends vs: Occupied Rooms**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 7 and 9 a.m.**

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

### Trip Generation per Occupied Room

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

### Data Plot and Equation



Trip Generation, 9th Edition





## Golf Course (430)

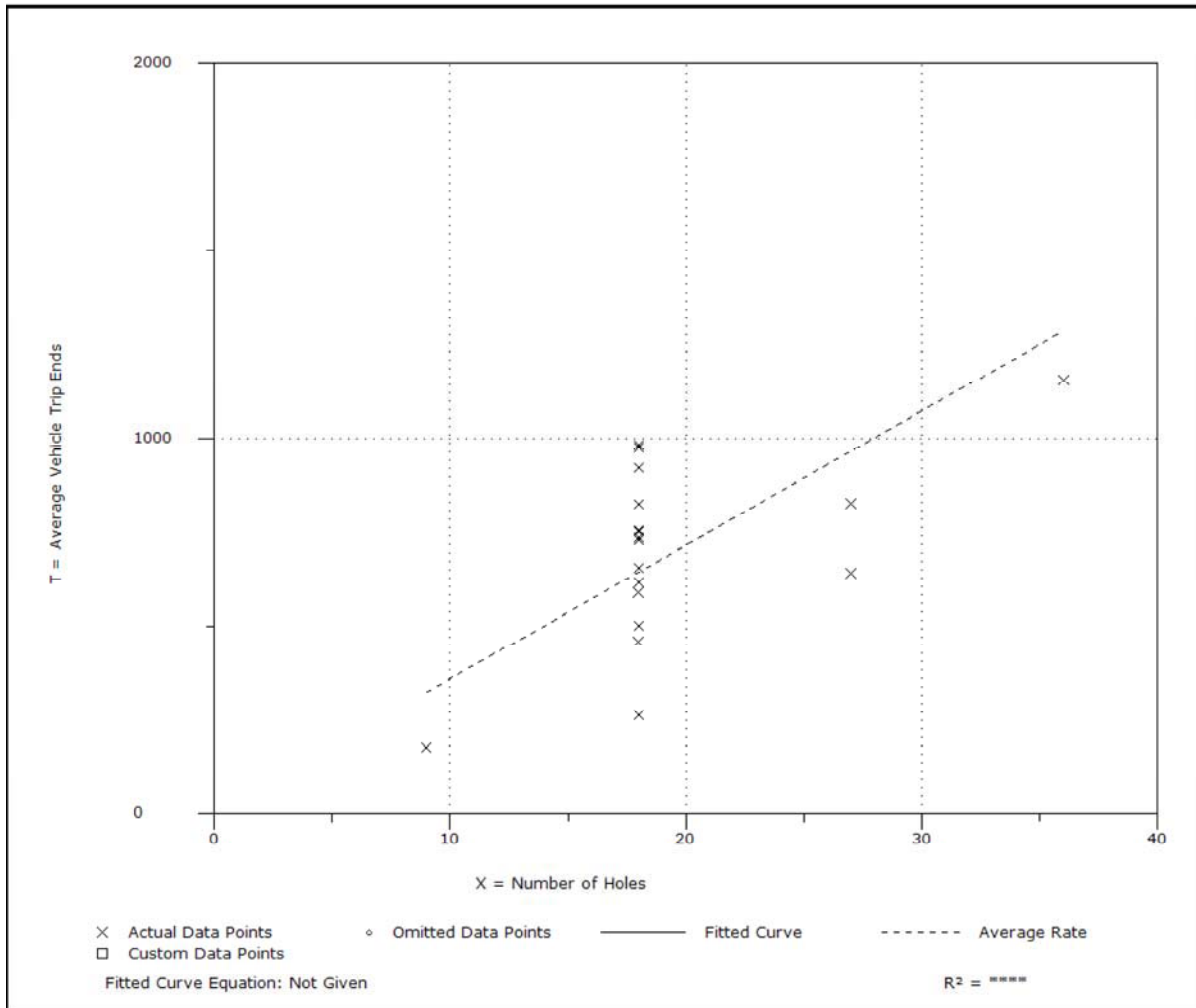
**Average Vehicle Trip Ends vs: Holes**  
**On a: Weekday**

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

### Trip Generation per Hole

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

### Data Plot and Equation



Trip Generation, 9th Edition



## Golf Course (430)

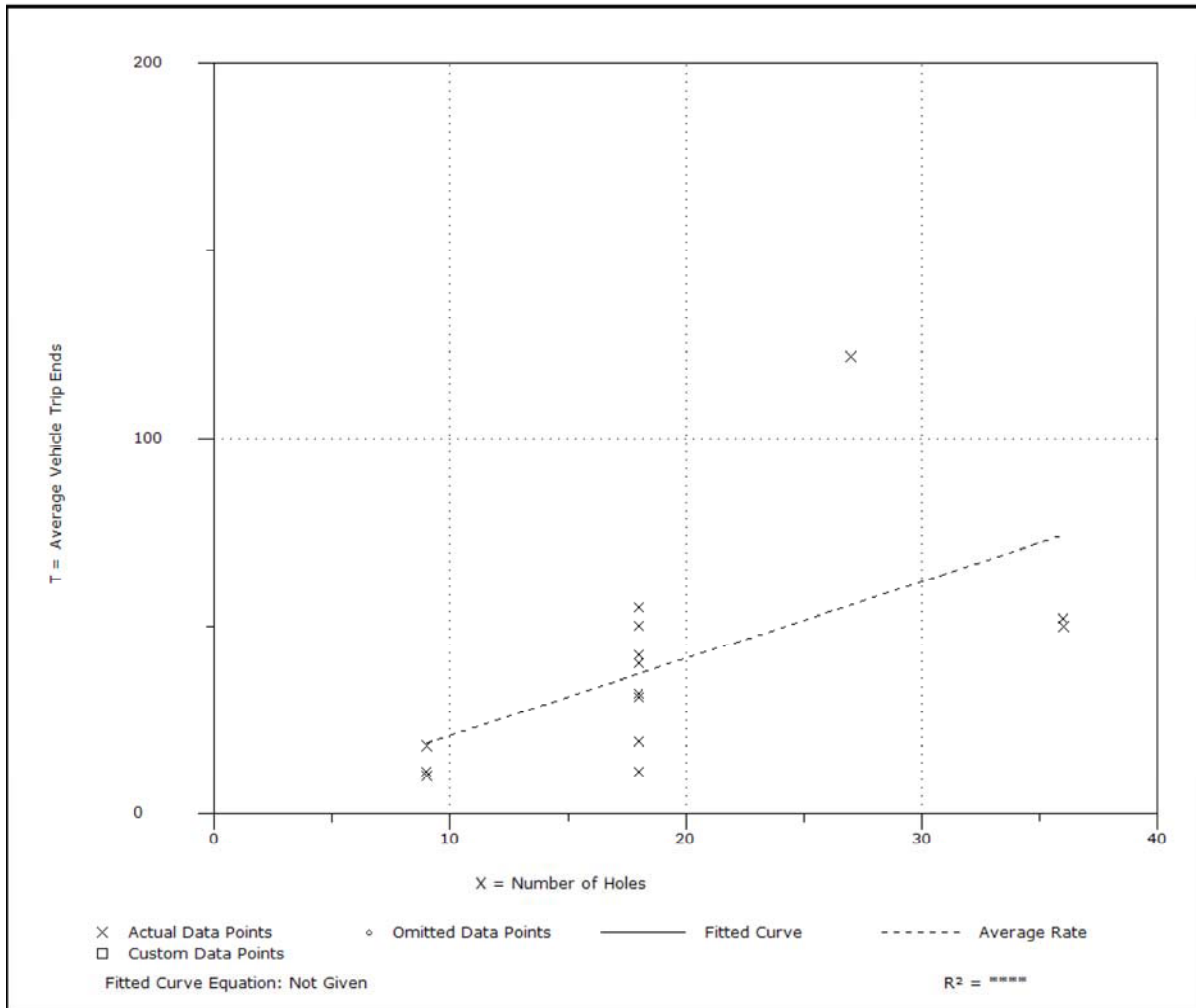
**Average Vehicle Trip Ends vs: Holes**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 7 and 9 a.m.**

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

### Trip Generation per Hole

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

### Data Plot and Equation



Trip Generation, 9th Edition

## Golf Course (430)

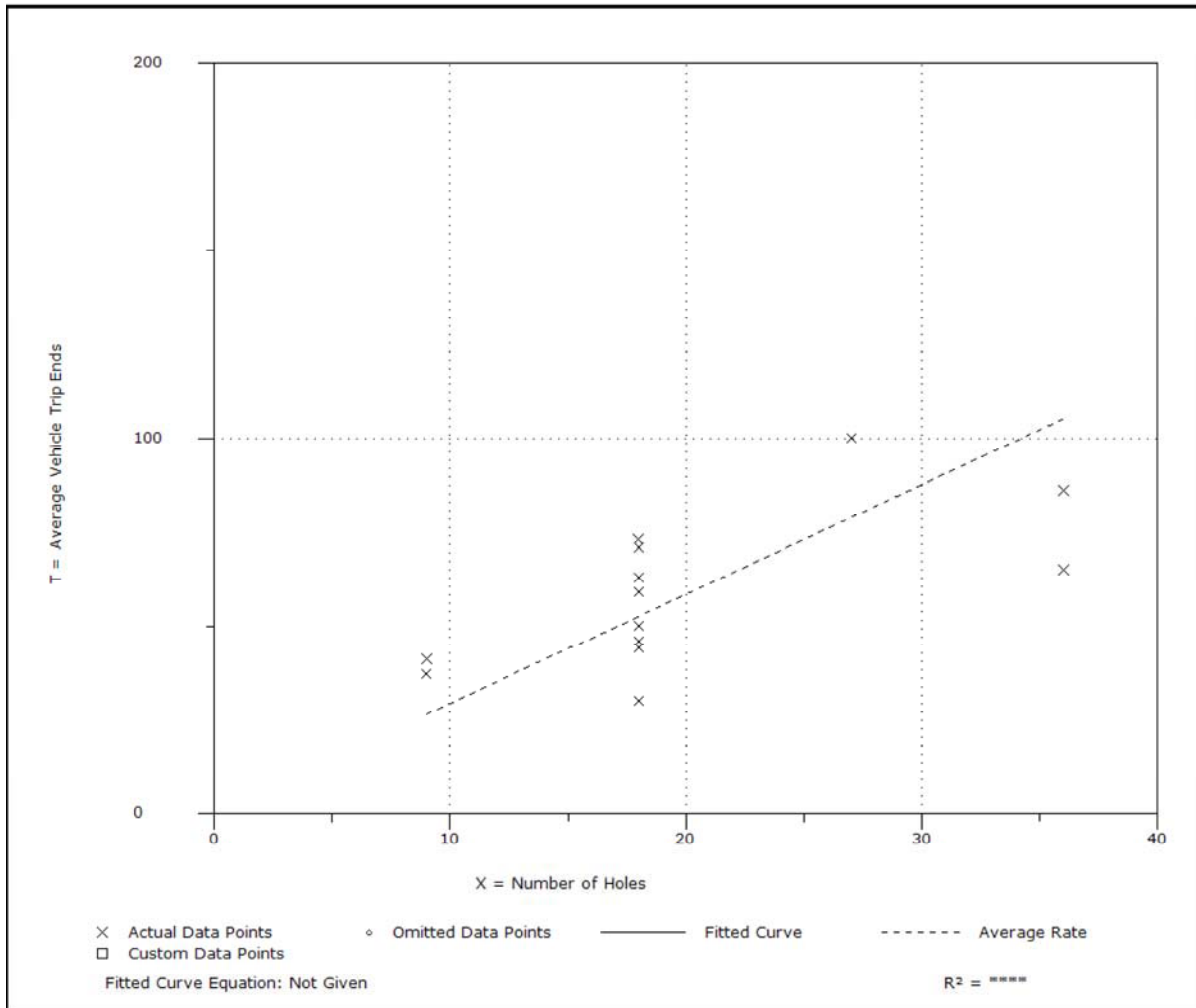
**Average Vehicle Trip Ends vs: Holes**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 4 and 6 p.m.**

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

### Trip Generation per Hole

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

### Data Plot and Equation



Trip Generation, 9th Edition



# Water Slide Park (482)

**Vehicle Trip Ends vs: Parking Spaces**  
**On a: Weekday**

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

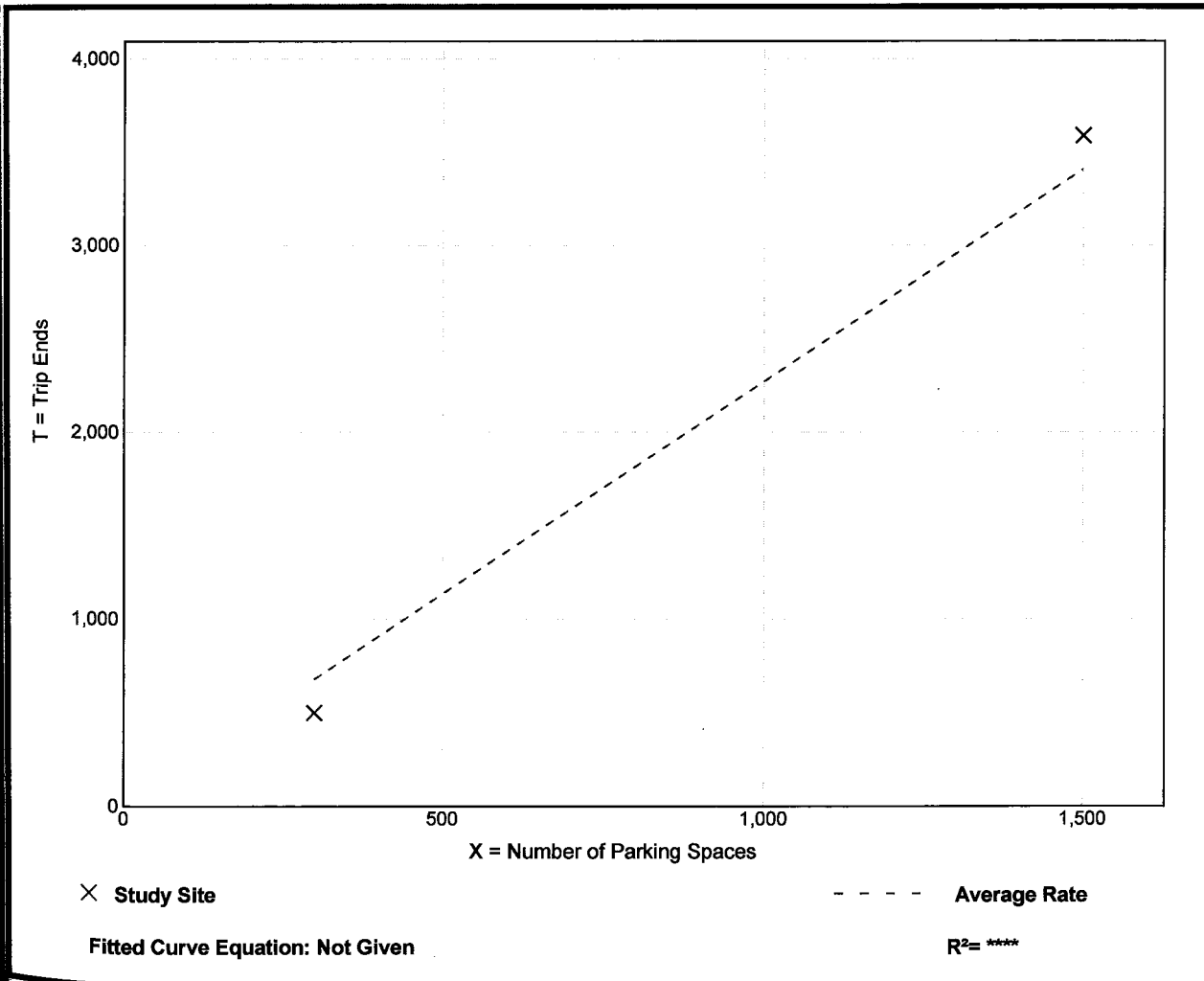
501-590

## Vehicle Trip Generation per Parking Space

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

## Data Plot and Equation

*Caution - Small Sample Size*







# Water Slide Park (482)

501-590

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

**Setting/Location: General Urban/Suburban**

Number of Studies: 1

Avg. Num. of Parking Spaces: 1500

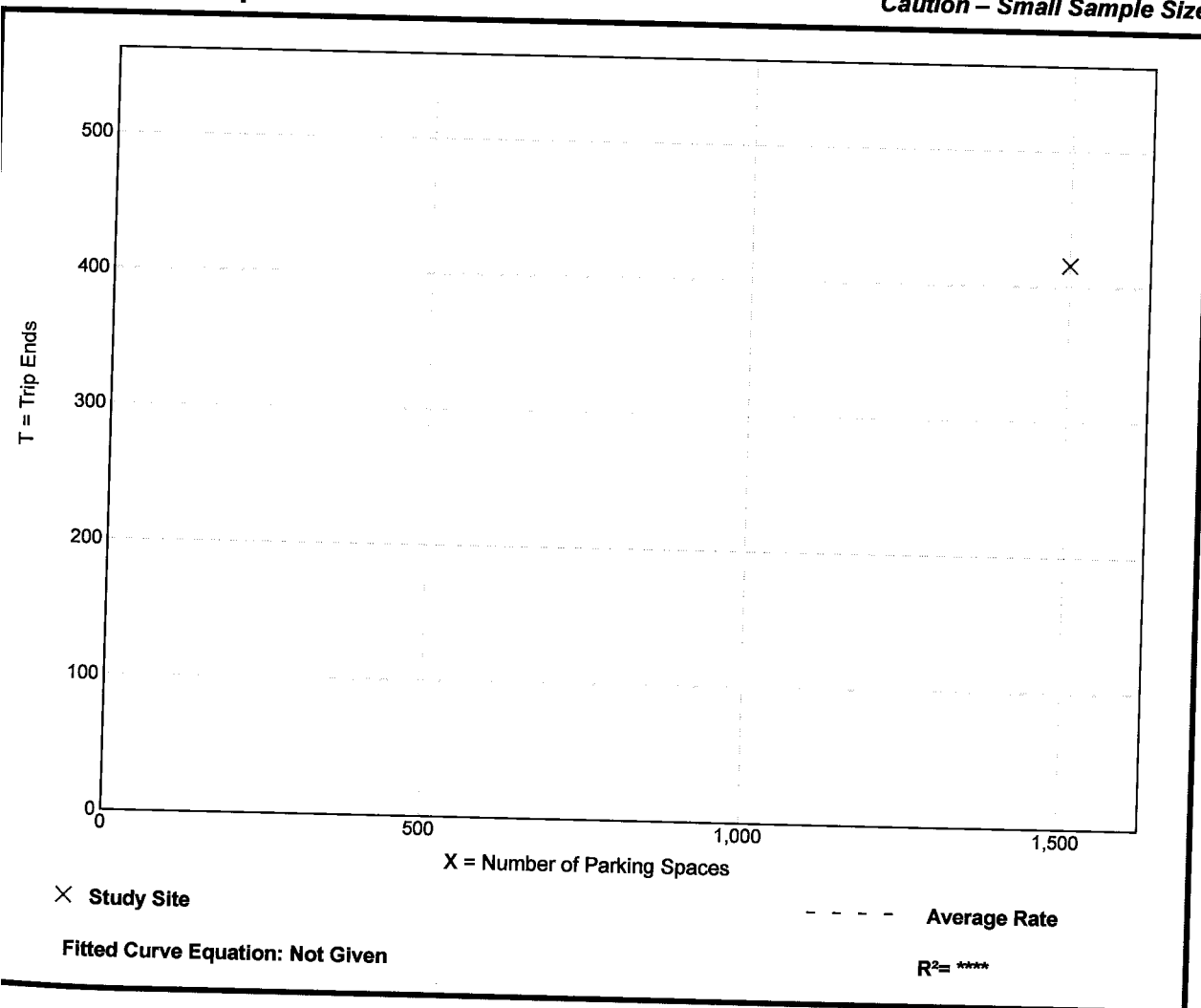
Directional Distribution: 21% entering, 79% exiting

## Vehicle Trip Generation per Parking Space

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

## Data Plot and Equation

*Caution – Small Sample Size*



# Land Use: 495

## Recreational Community Center

### Description

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

### Additional Data

One surveyed site recorded significant pedestrian trips.

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

### Source Numbers

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



# Recreational Community Center (495)

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

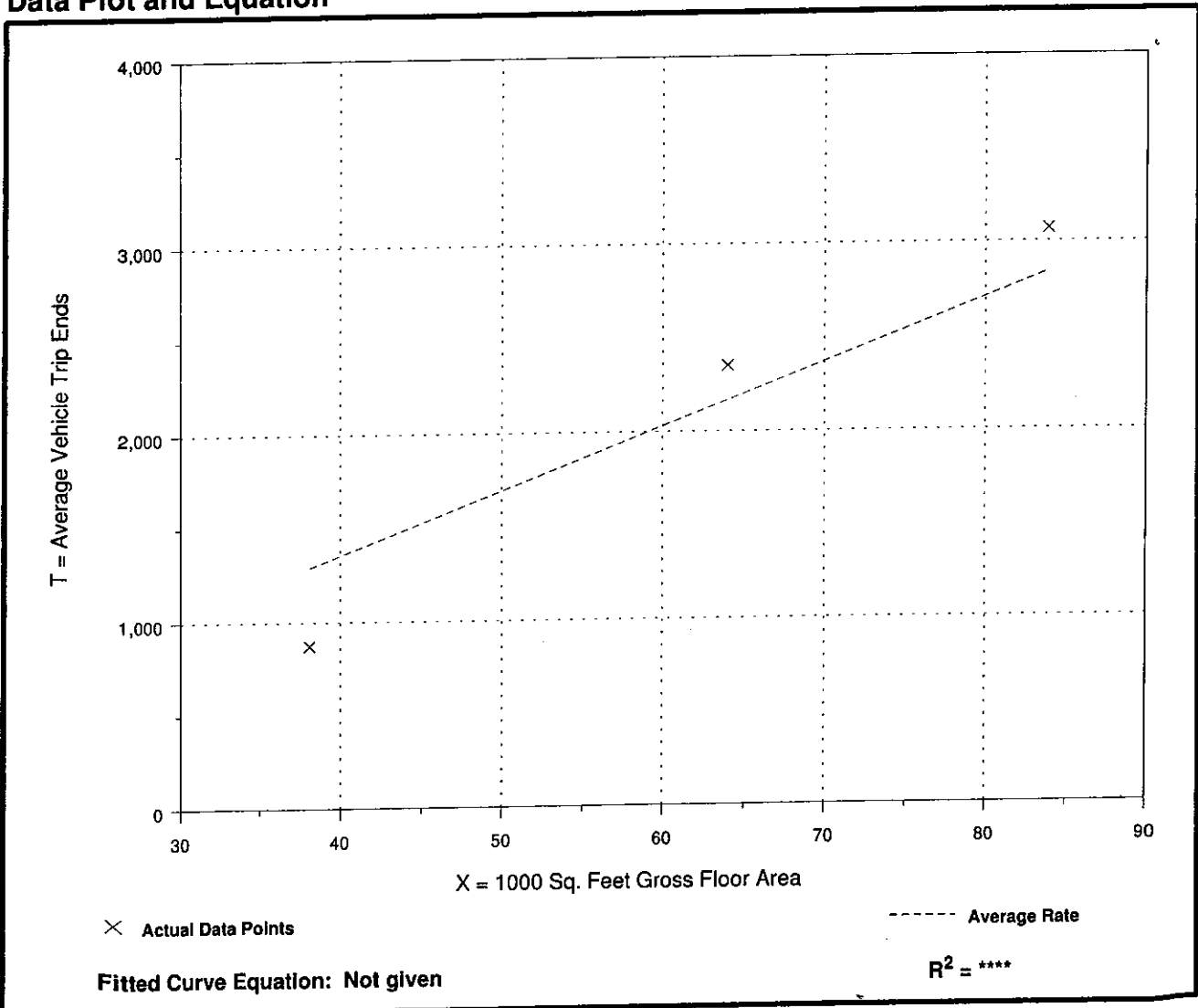
Number of Studies: 3  
Average 1000 Sq. Feet GFA: 62  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

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

## Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*



# Recreational Community Center (495)

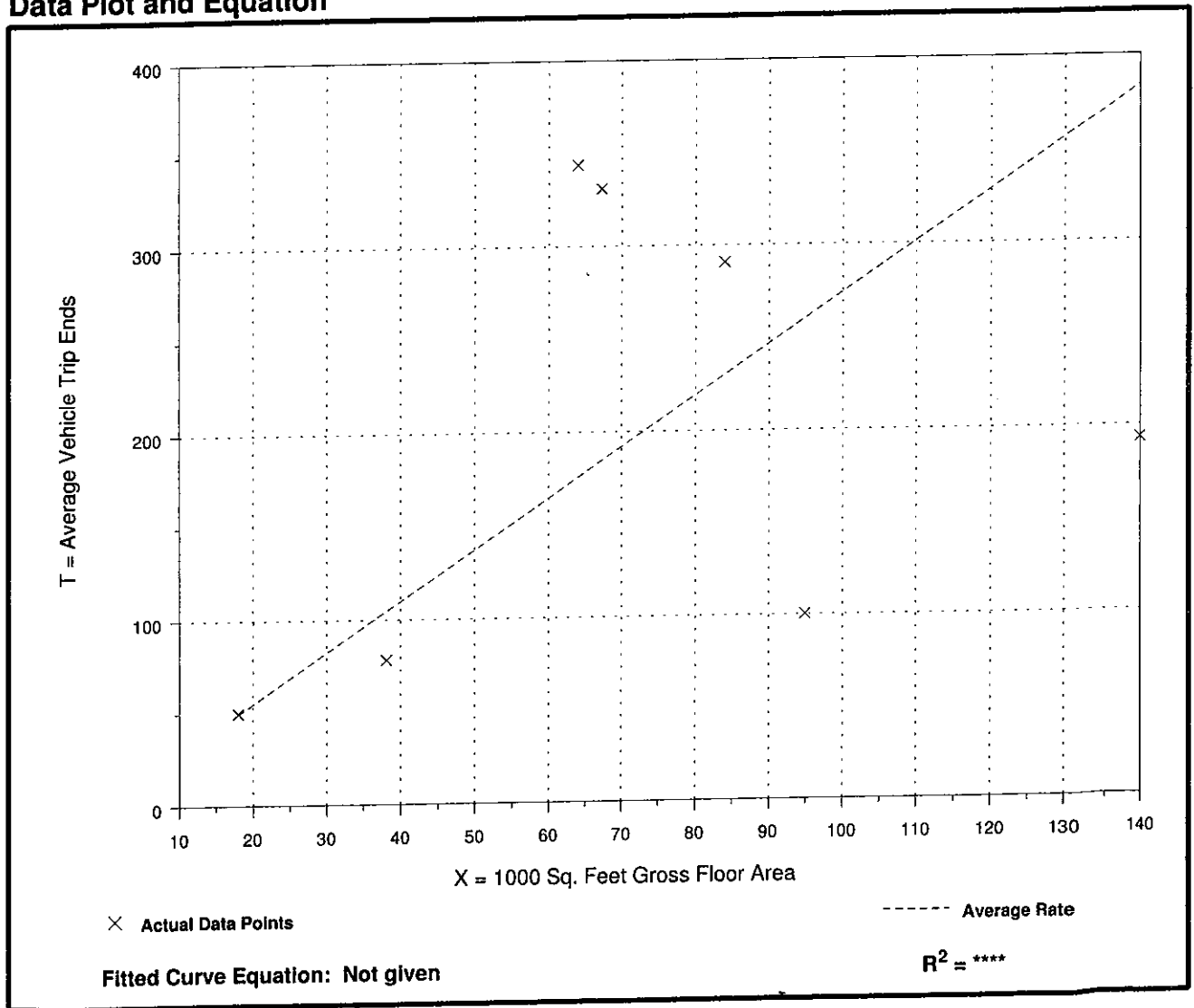
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

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

### Trip Generation per 1000 Sq. Feet Gross Floor Area

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

### Data Plot and Equation





# Private School (K-12) (536)

## Average Vehicle Trip Ends vs: Students On a: Weekday

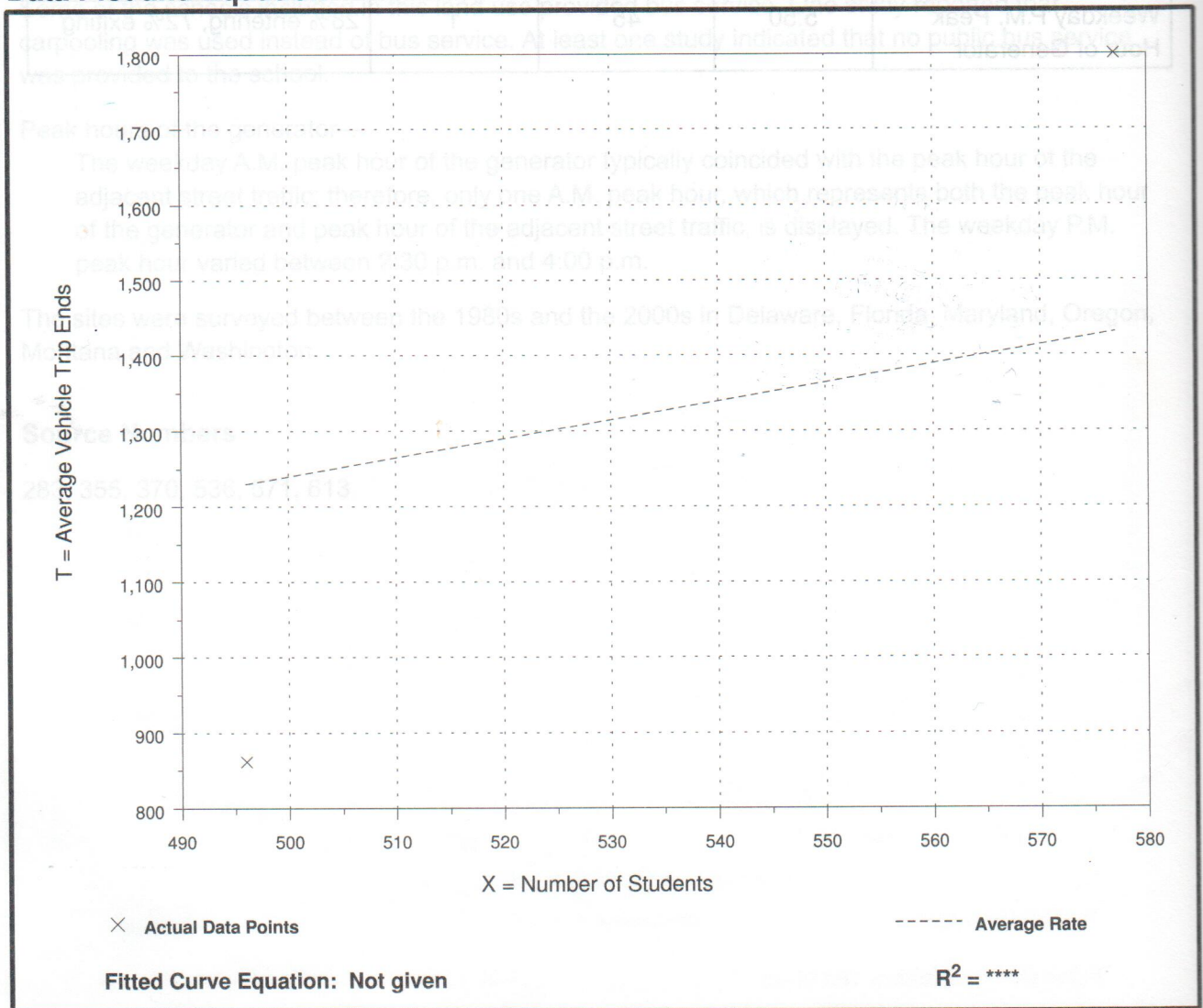
Number of Studies: 2  
Average Number of Students: 537  
Directional Distribution: 50% entering, 50% exiting

### Trip Generation per Student

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

### Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*



# Private School (K-12) (536)

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

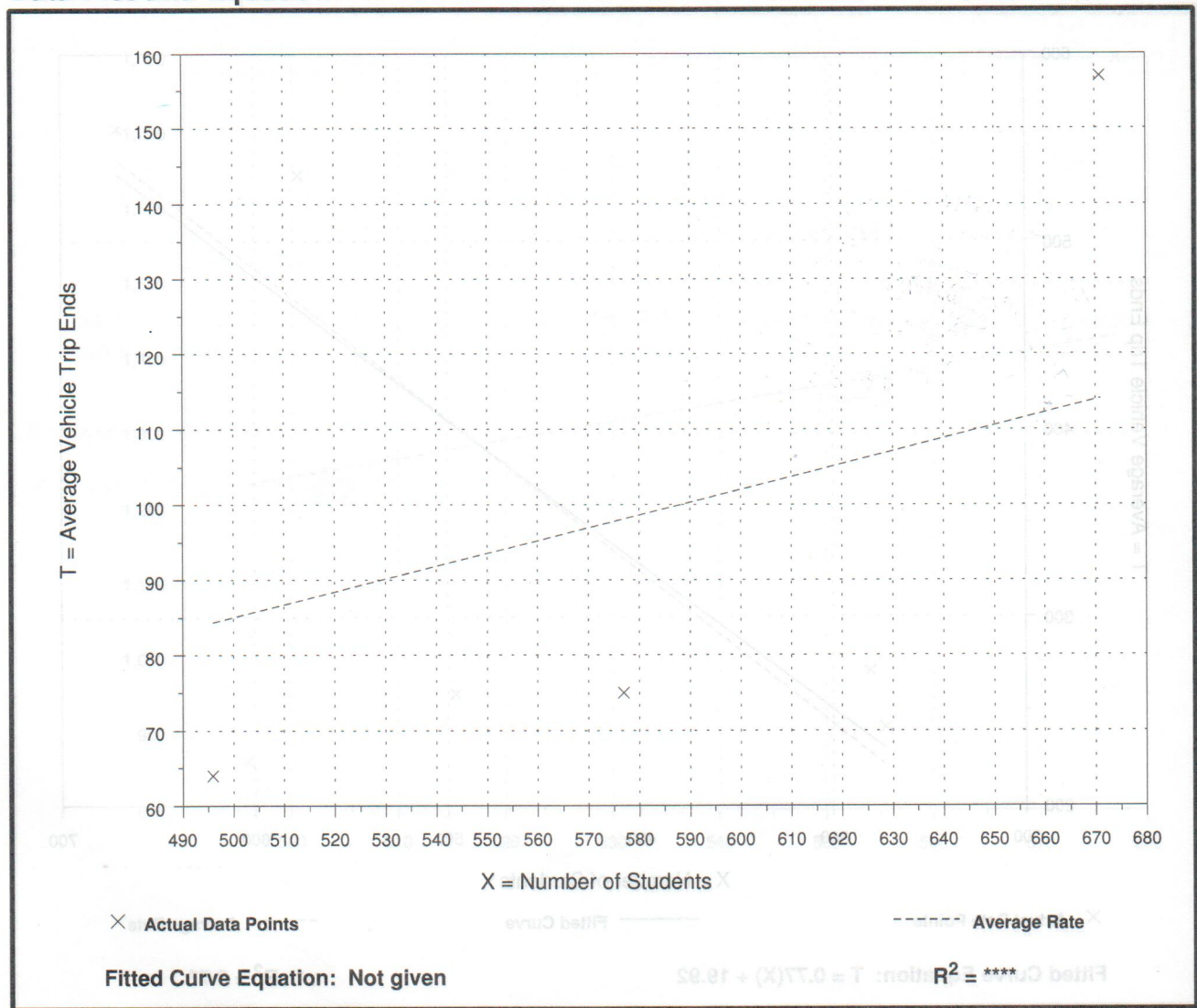
Number of Studies: 3  
 Average Number of Students: 581  
 Directional Distribution: 43% entering, 57% exiting

## Trip Generation per Student

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

## Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*





# Private School (K-12) (536)

## Average Vehicle Trip Ends vs: Students On a: Weekday

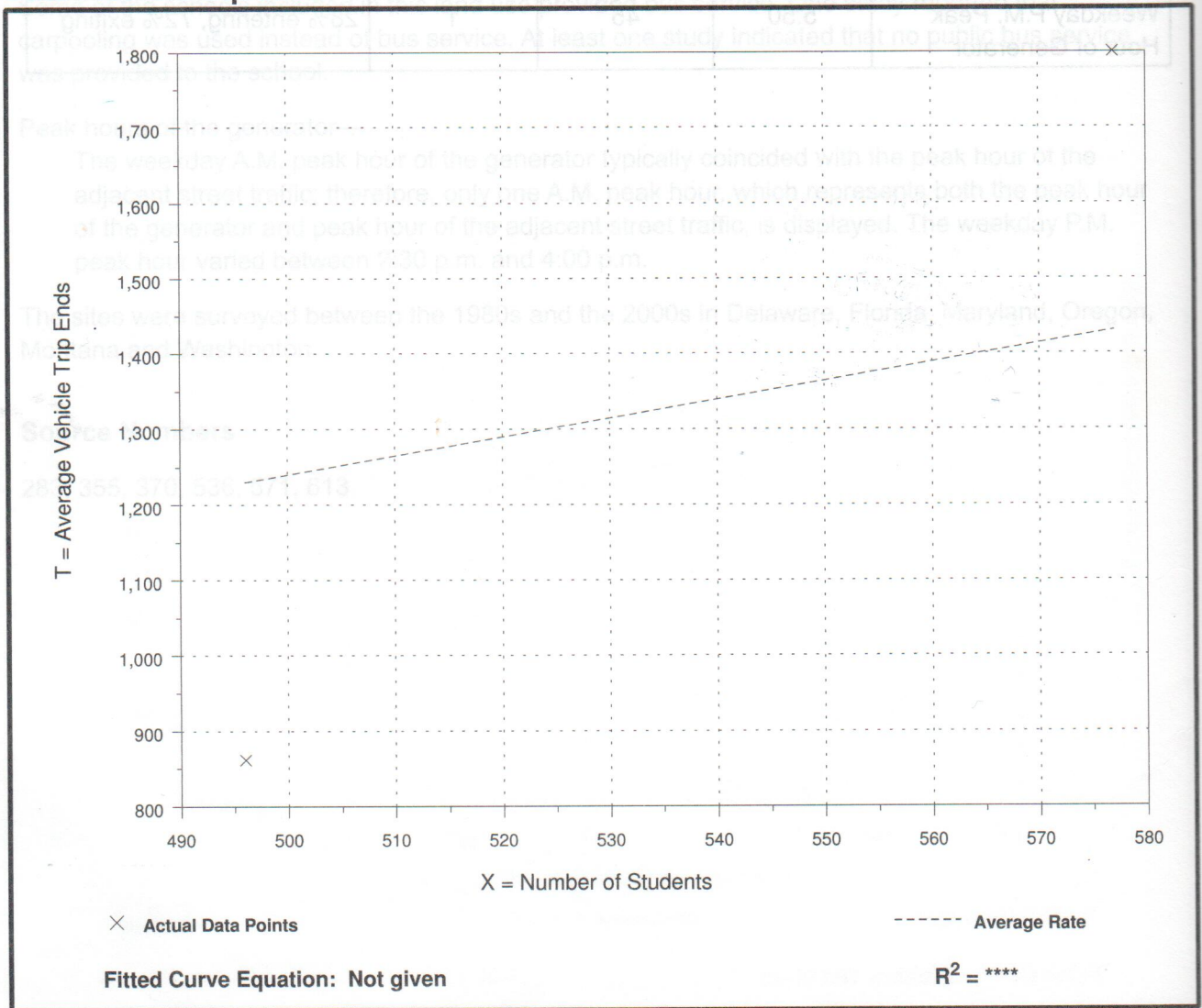
Number of Studies: 2  
 Average Number of Students: 537  
 Directional Distribution: 50% entering, 50% exiting

### Trip Generation per Student

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

### Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*



# Private School (K-12) (536)

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

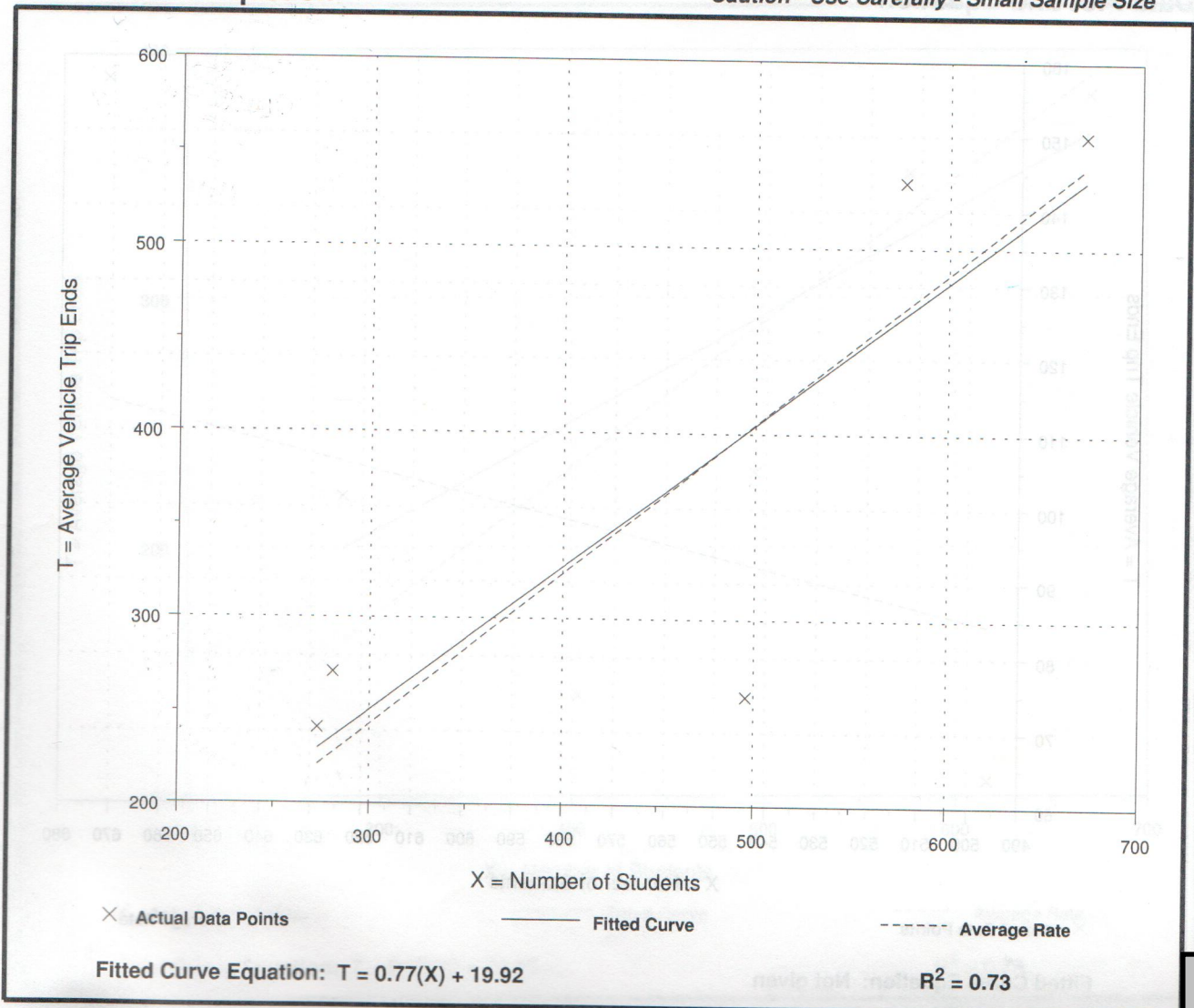
Number of Studies: 5  
 Average Number of Students: 460  
 Directional Distribution: 61% entering, 39% exiting

### Trip Generation per Student

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

### Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*





# Private School (K-12) (536)

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

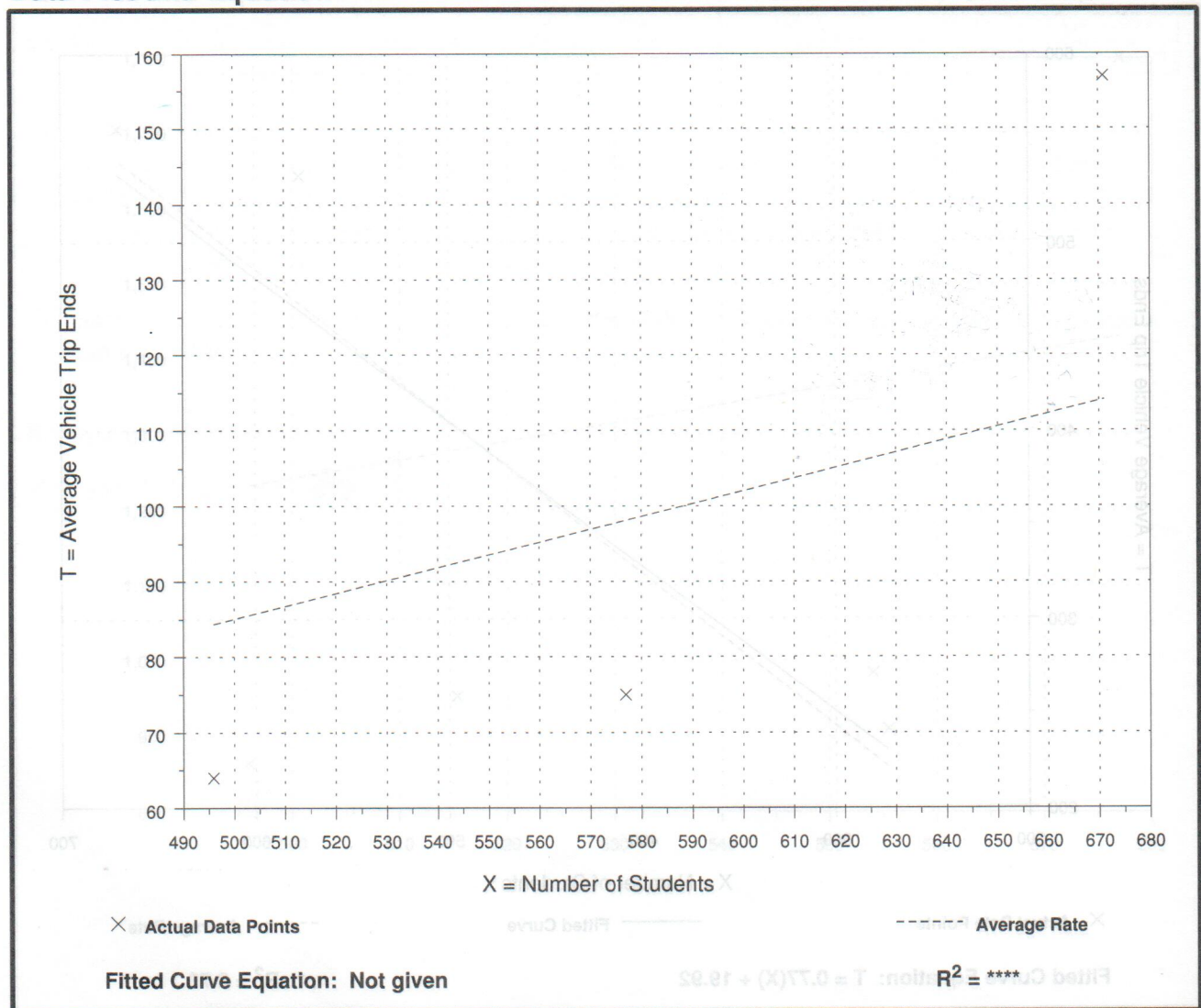
Number of Studies: 3  
 Average Number of Students: 581  
 Directional Distribution: 43% entering, 57% exiting

### Trip Generation per Student

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

### Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*



# Day Care Center (565)

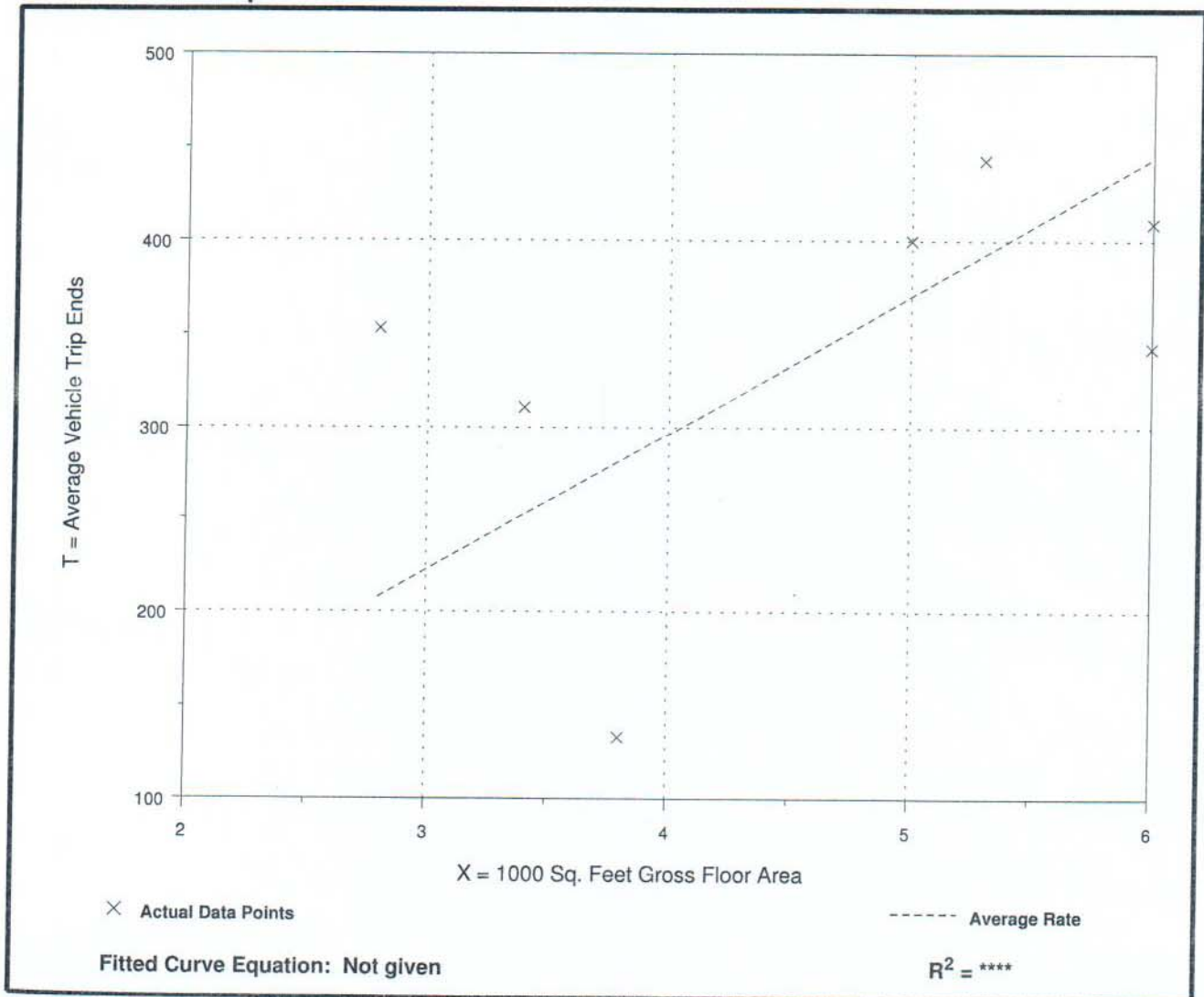
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday**

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

## Trip Generation per 1000 Sq. Feet Gross Floor Area

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

## Data Plot and Equation







# Day Care Center (565)

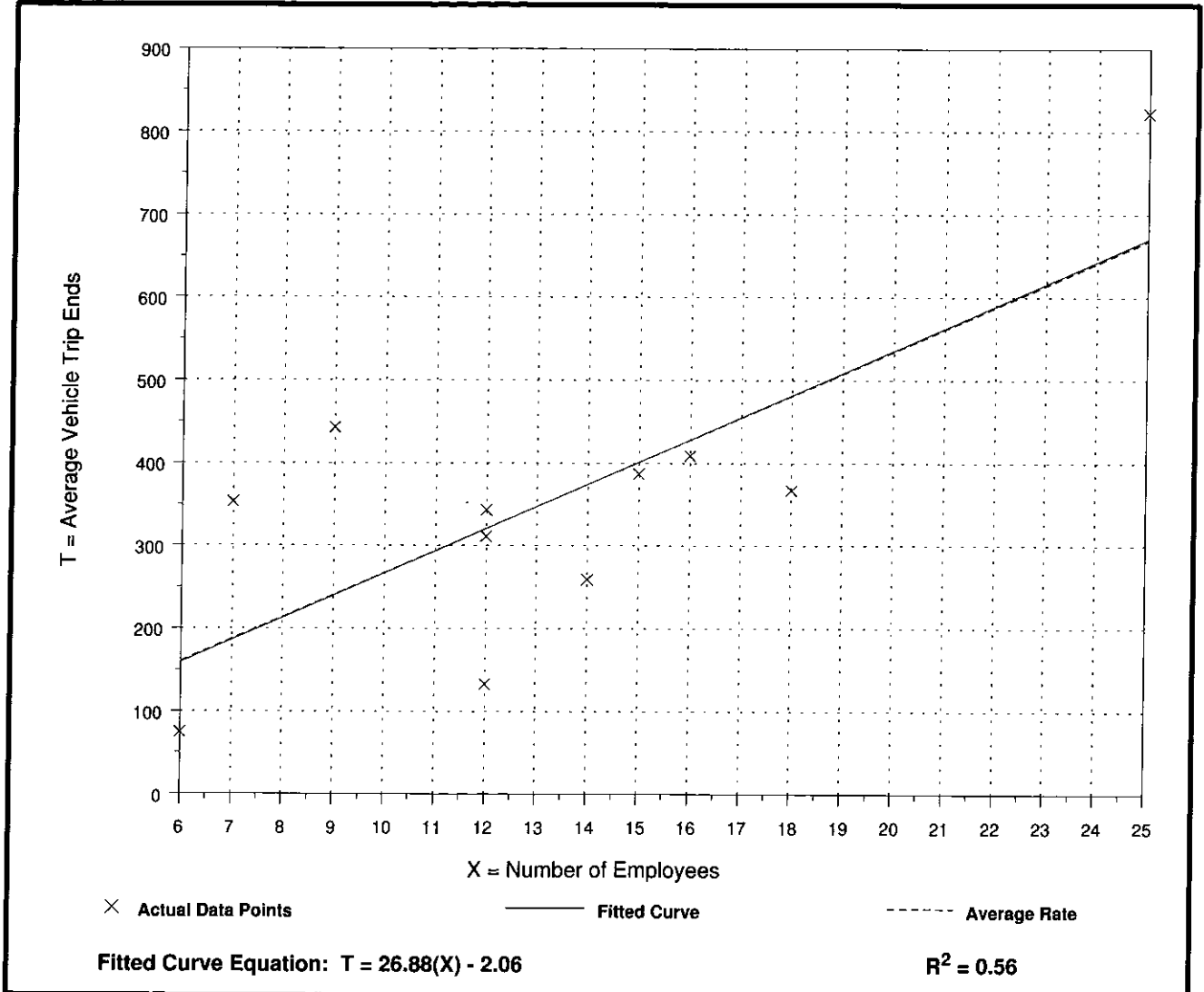
## Average Vehicle Trip Ends vs: Employees On a: Weekday

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

### Trip Generation per Employee

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

### Data Plot and Equation





# Day Care Center (565)

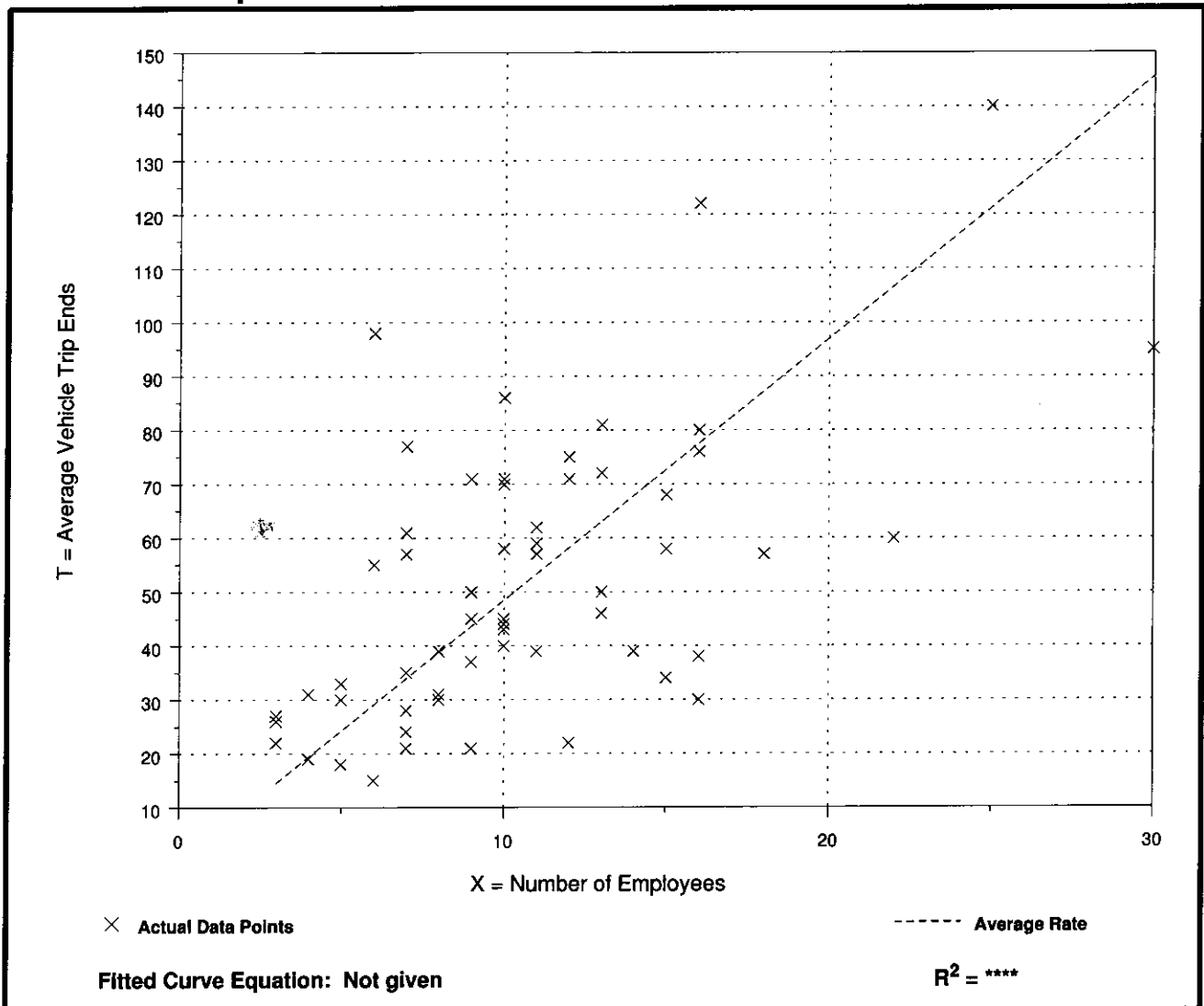
**Average Vehicle Trip Ends vs: Employees**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

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

## Trip Generation per Employee

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

## Data Plot and Equation



# Day Care Center (565)

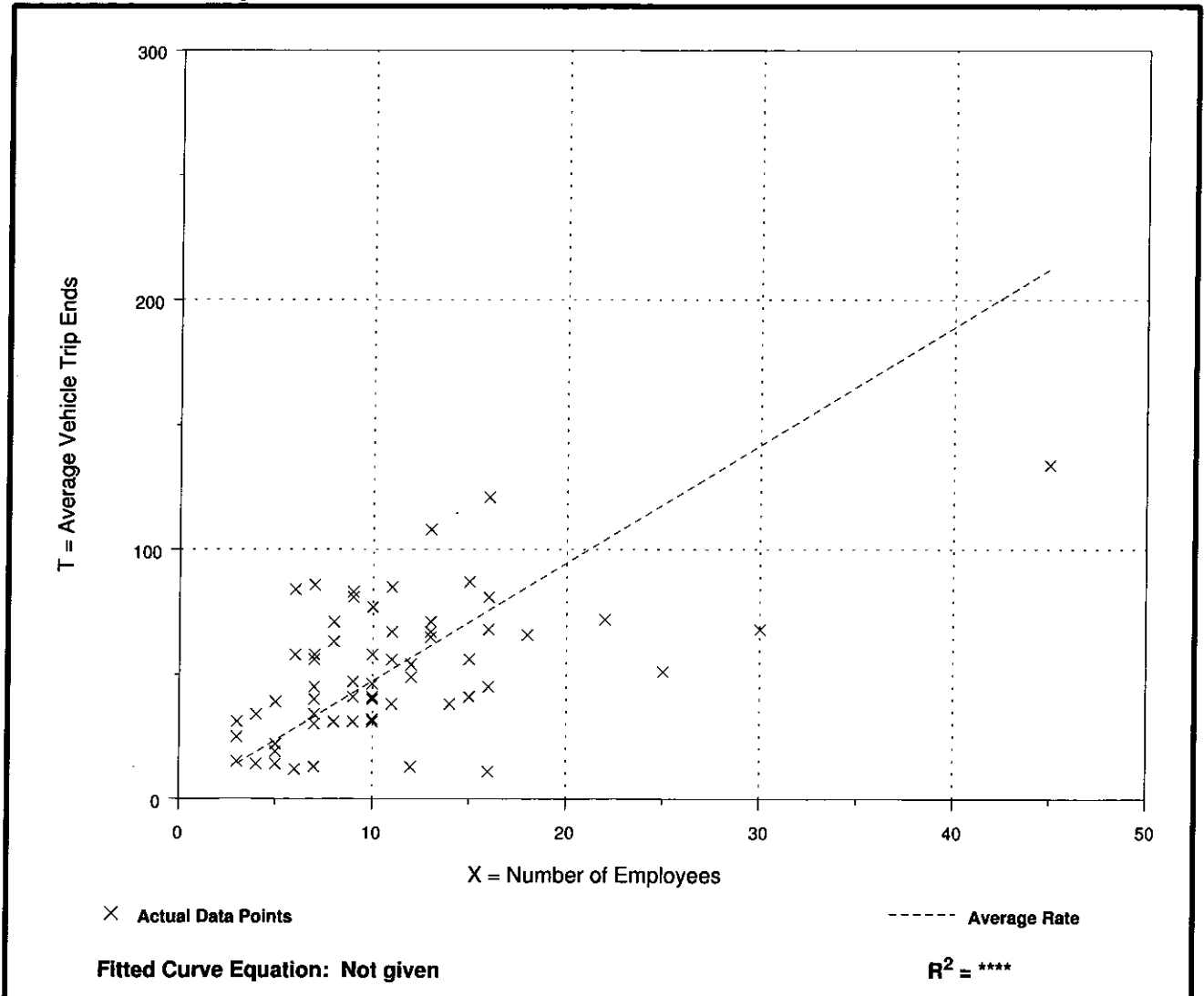
**Average Vehicle Trip Ends vs: Employees**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

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

## Trip Generation per Employee

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

## Data Plot and Equation





# Specialty Retail Center (826)

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

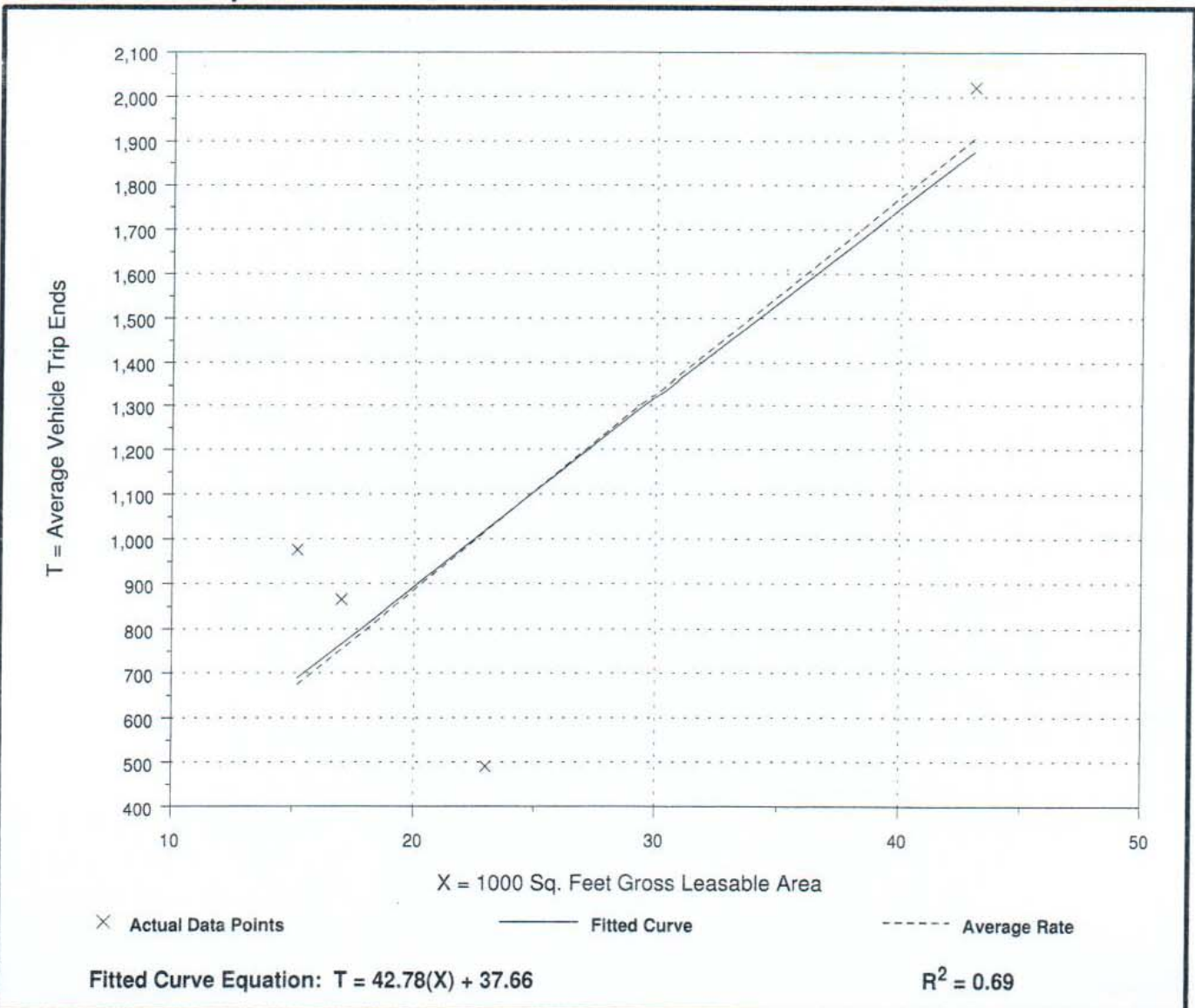
Number of Studies: 4  
Average 1000 Sq. Feet GLA: 25  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Leasable Area

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

## Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*



# Specialty Retail Center (826)

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

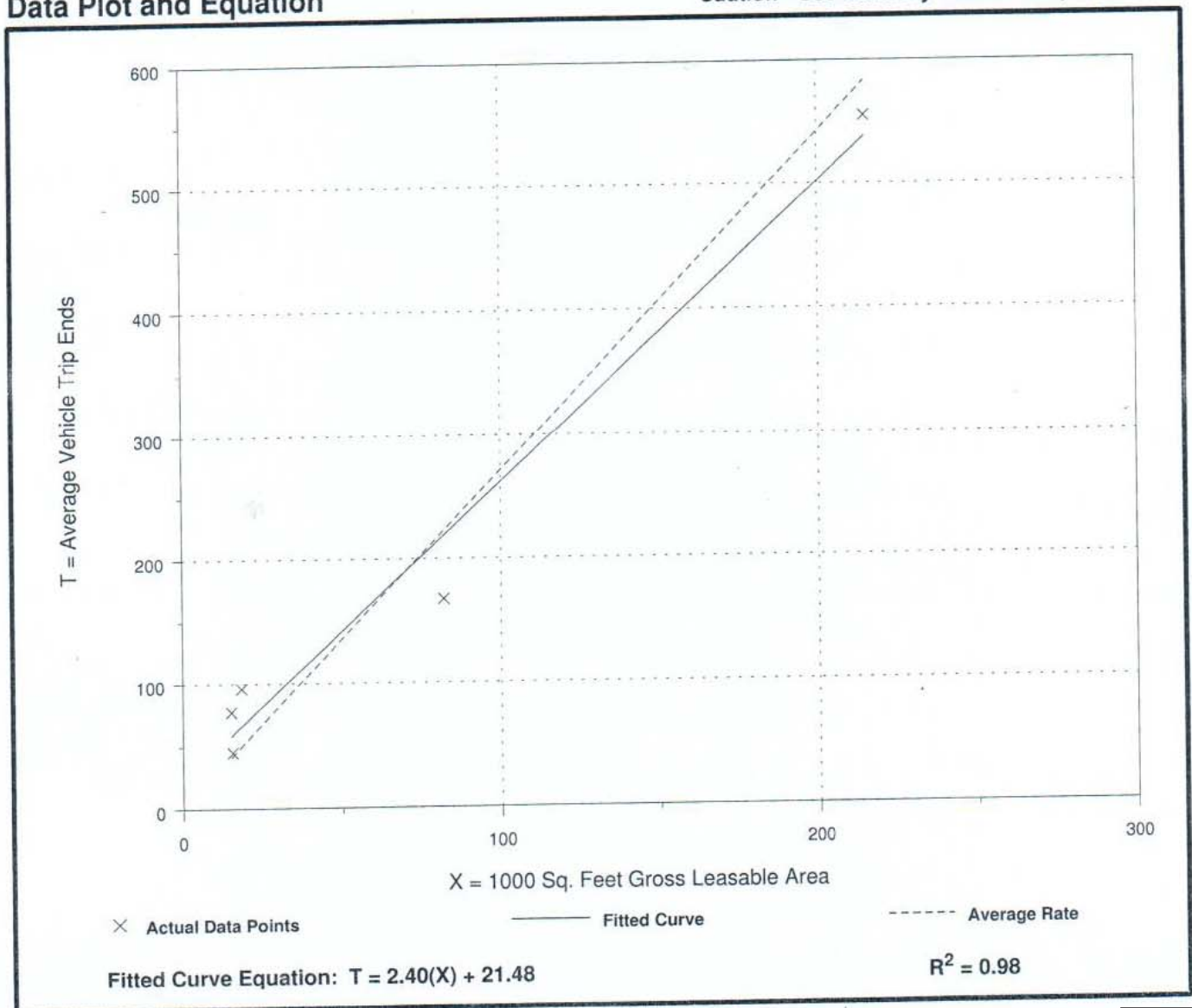
Number of Studies: 5  
Average 1000 Sq. Feet GLA: 69  
Directional Distribution: 44% entering, 56% exiting

## Trip Generation per 1000 Sq. Feet Gross Leasable Area

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

## Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*





## **Land Use: 918 Hair Salon**

### **Description**

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

### **Additional Data**

The surveyed site had 15 parking spaces.

The site was surveyed in 2007 in New York.

### **Source Number**

586

## Land Use: 918 Hair Salon

### *Independent Variables with One Observation*

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

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

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



## **Land Use: 925 Drinking Place**

### **Description**

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

### **Additional Data**

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

### **Source Numbers**

291, 358, 583

# Drinking Place (925)

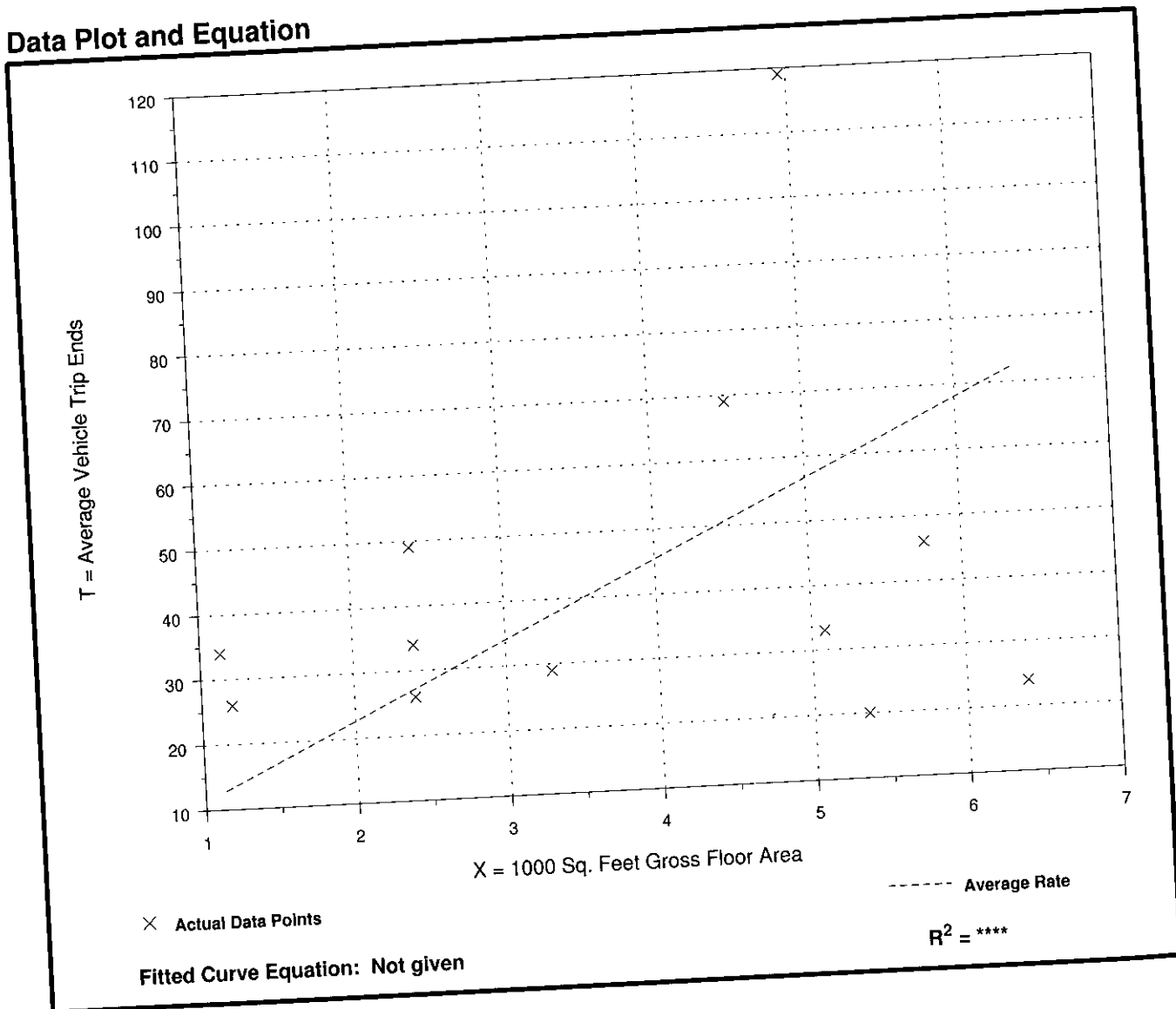
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

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

## Trip Generation per 1000 Sq. Feet Gross Floor Area

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

## Data Plot and Equation





# Land Use: 931

## Quality Restaurant

### Description

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

### Additional Data

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

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

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

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

### Source Numbers

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

# Quality Restaurant (931)

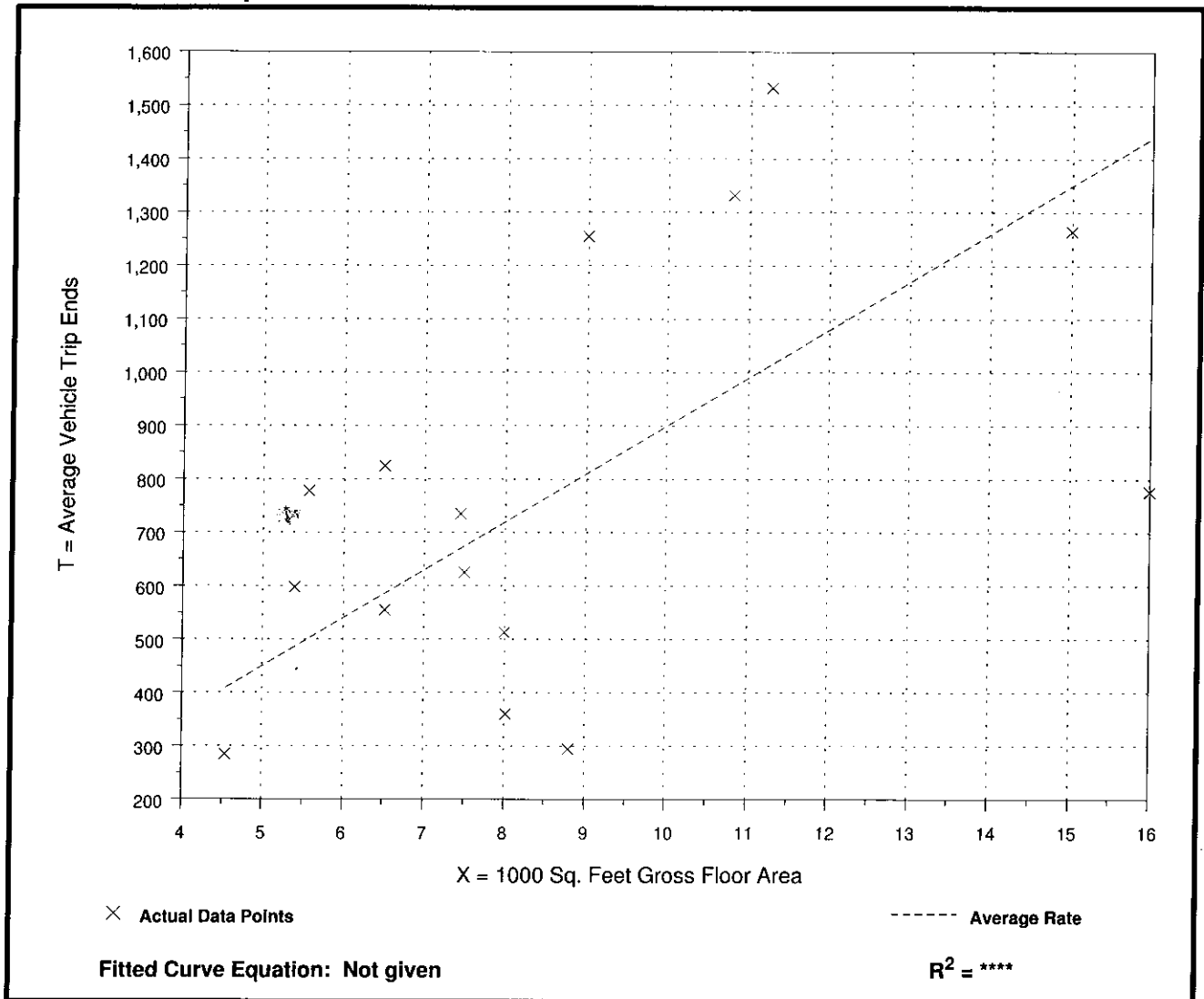
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday

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

## Trip Generation per 1000 Sq. Feet Gross Floor Area

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

## Data Plot and Equation







# Quality Restaurant (931)

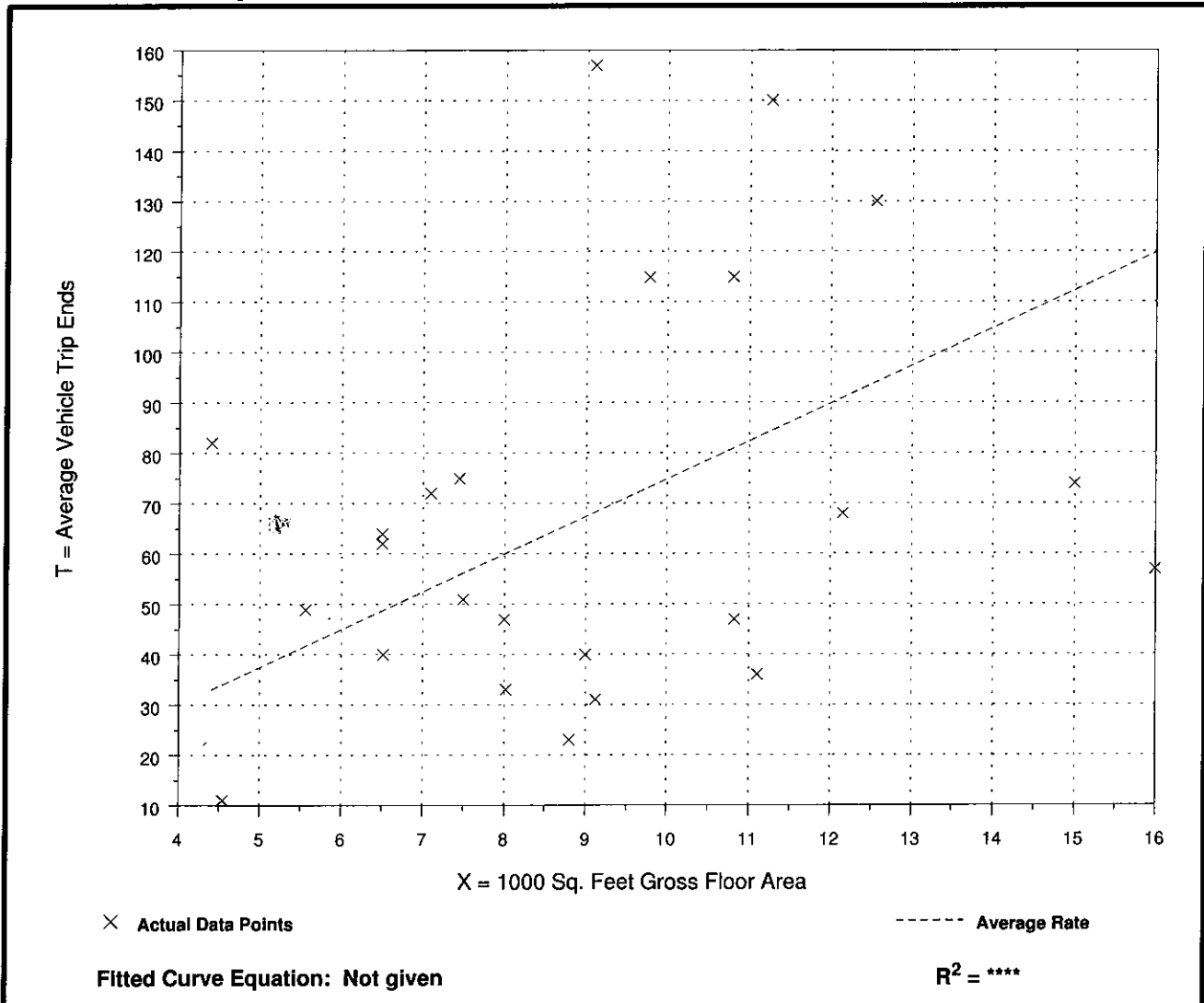
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

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

## Trip Generation per 1000 Sq. Feet Gross Floor Area

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

## Data Plot and Equation





**APPENDIX D**  
OUATS Model Plot







## **APPENDIX E**

### ArtPlan Analysis



# ARTPLAN 2012 Conceptual Planning Analysis

## Project Information

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

## Arterial Data

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

## Automobile Intersection Data

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

## Automobile Segment Data

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

## Automobile LOS

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

## Automobile Service Volumes

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

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



### Multimodal Segment Data

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

### Pedestrian SubSegment Data

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

### Multimodal LOS

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

## MultiModal Service Volume Tables

### Bicycle

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

### Pedestrian

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

### Bus

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



$\geq 5.28$	$\geq 3.52$	$\geq 2.64$	$\geq 1.76$	$\geq 0.88$
-------------	-------------	-------------	-------------	-------------

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

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

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

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

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

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



CITY OF APOPKA  
PLANNING COMMISSION

PUBLIC HEARING  
 ANNEXATION  
 PLAT APPROVAL  
 OTHER:

DATE: March 27, 2018  
FROM: Community Development  
EXHIBITS: Land Use Report  
Vicinity Map  
Adjacent Zoning Map  
Adjacent Uses Map  
Ex A Ord. No. 2630  
-Ord No. 2630 Neighborhood Legal  
Descriptions  
Ex.B Master Plan  
Ex. C Transportation Study

**630SUBJECT: ORDINANCE NO. 2638 – CHANGE OF ZONING AND MASTER PLAN – NEW ERROL – APOPKA --SIGNATURE H GROUP LLC**

**REQUEST: ORDINANCE NO. 2638 – FIRST READING – CHANGE OF ZONING AND MASTER PLAN; NEW ERROL – APOPKA ; FROM PARKS AND RECREATION AND PLANNED UNIT DEVELOPMENT TO PLANNED UNIT DEVELOPMENT AND MASTER PLAN; AND HOLD OVER FOR SECOND READING AND ADOPTION ON WEDNESDAY, APRIL 11, 2018**

**SUMMARY**

PROPERTY OWNERS: Signature H Group LLC;  
APPLICANT: Signature H Property Group LLC  
CONSULTING PLANNER: GAI Consultants  
LOCATION: North of Old Dixie Highway, south of Lester Road, West of Vick Road  
PARCEL ID NUMBERS: 32-20-28-0000-00-003; 32-20-28-0000-00-008;  
32-20-28-0000-00-004 (Portion)  
EXISTING USE: Golf Course and Club House  
CURRENT ZONING: Park & Recreation  
PROPOSED DEVELOPMENT: Single family, townhomes, assisted living facility, community parks, commercial amenities complex with hotel, restaurant, aquatic park, and recreation facilities  
PROPOSED ZONING: Planned Unit Development with a Master Plan  
Acres: 75.9 +/-

**DISTRIBUTION**

Mayor Kilsheimer  
Commissioners (4)

Finance Director  
HR Director

Public Ser. Director  
City Clerk



City Administrator Irby  
 Community Dev. Director

IT Director  
 Police Chief

Fire Chief

**ADDITIONAL COMMENTS:**

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

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

Development Profile:

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

<sup>1</sup> Under conditioned space

**PUD CONDITIONS OF APPROVAL**

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

appearing on Sheet 11.0, Sheet 11.0 shall preside.

4. Transportation: New Errol Developer shall be responsible for cost of installation (not just design) of any warranted traffic signals as determined by the Transportation Study.

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

**ORANGE COUNTY NOTIFICATION:**

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

**PUBLIC HEARING SCHEDULE:**

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

**DULY ADVERTISED:**

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

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**RECOMMENDED ACTION:**

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

**Planning Commission:** At its March 20, 2018 meeting, the Planning Commission found the Change of Zoning and New Errol PUD Master Plan consistent with the Comprehensive Plan, Land Development Code, and the character of the surrounding area subject to the findings of the Staff Report, PUD Conditions of Approval, and City Council adoption of the Future Land Use Amendment and a Development Agreement.

**City Council:** Accept the First Reading of Ordinance 2638 and Hold it Over for Second Reading and Adoption on Wednesday, April 11, 2018, subject to the adoption of Ordinance 2581 and acceptance of a Development Agreement.

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



## ZONING REPORT

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

**LAND USE & TRAFFIC  
COMPATIBILITY:**

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

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

**COMPREHENSIVE  
PLAN COMPLIANCE:**

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

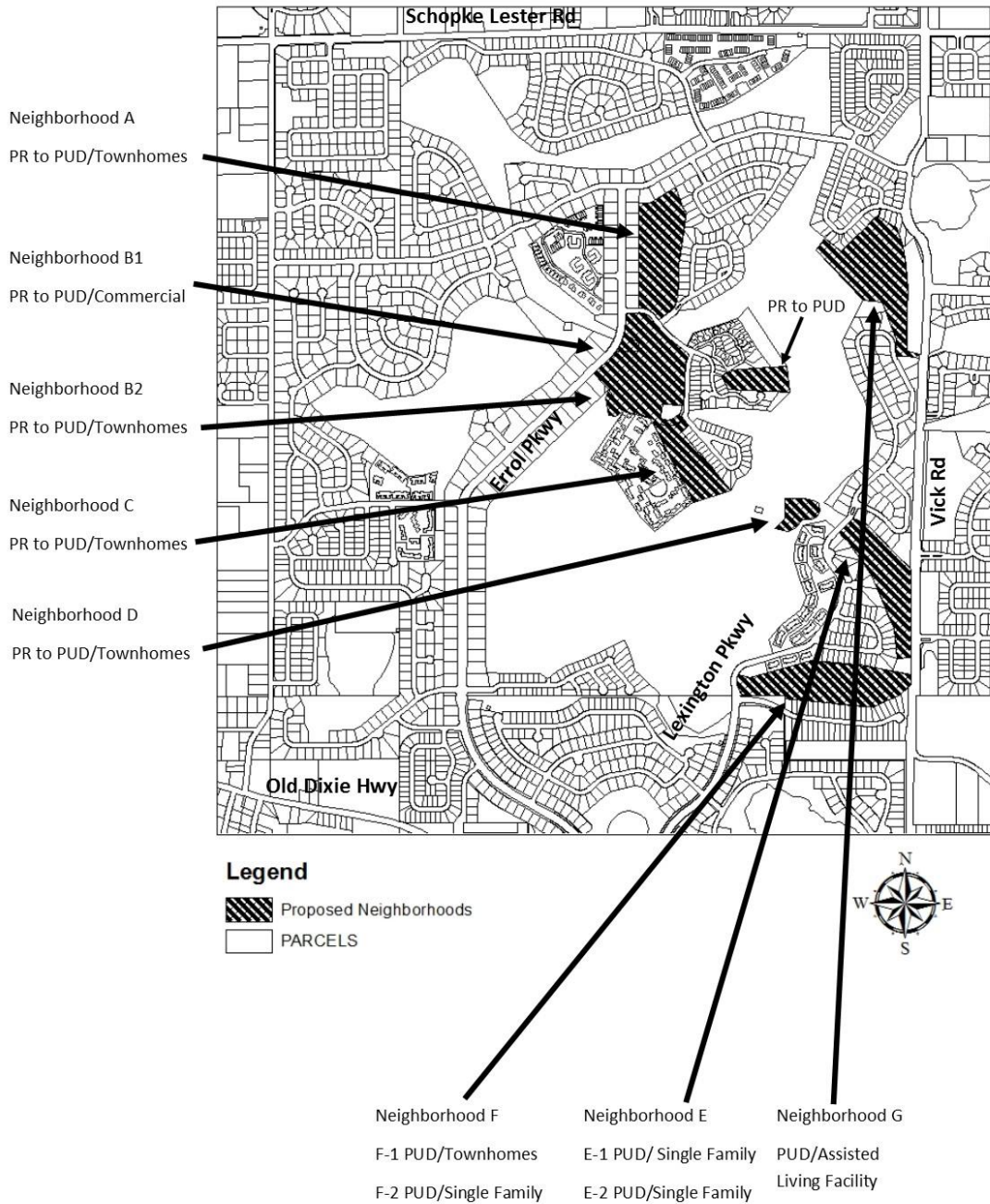
**PUD  
RECOMMENDATIONS:**

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

**PERMISSIBLE  
USES:**

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

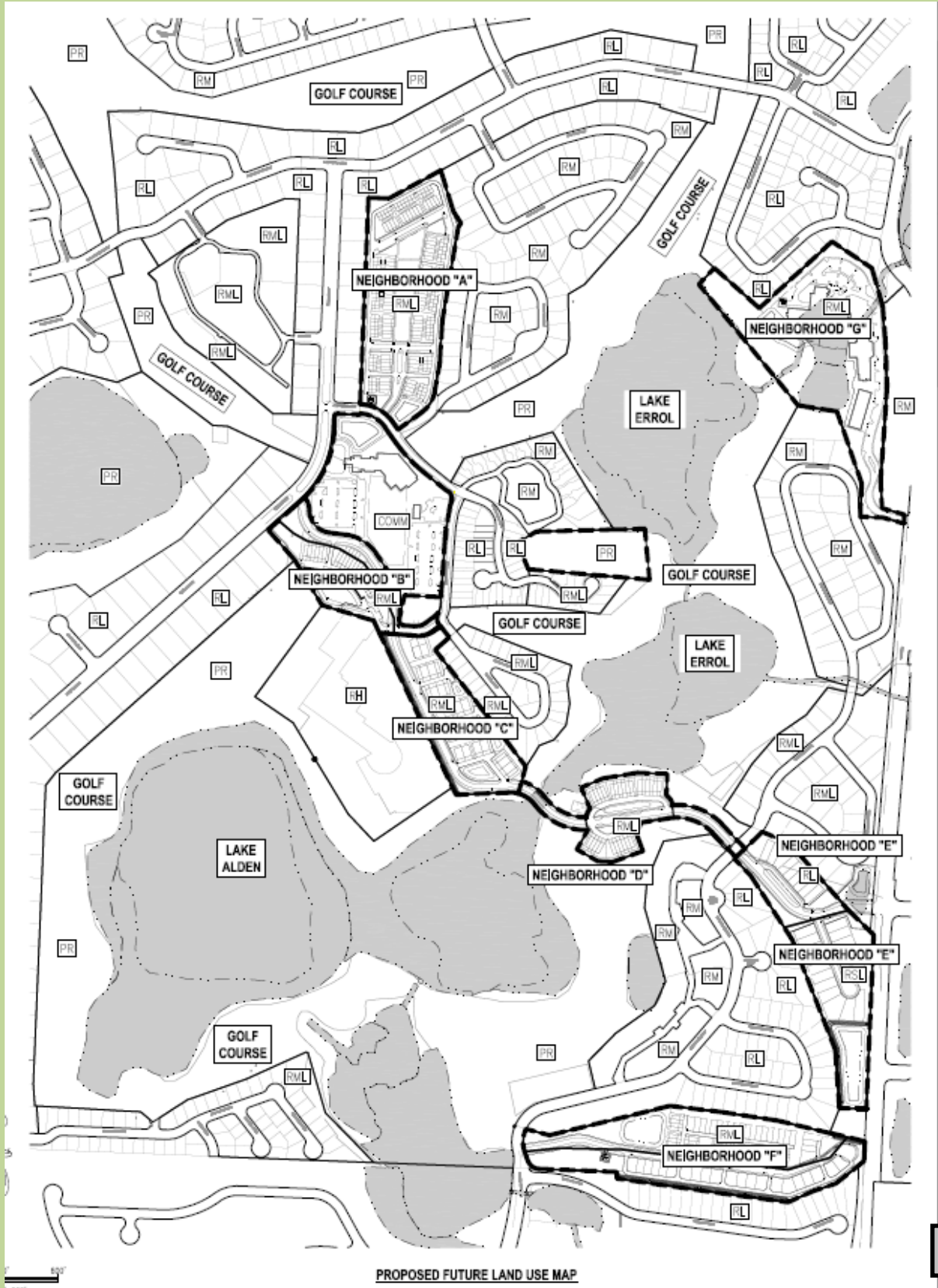
## NEW ERROL PUD VICINITY MAP AND PROPOSED ZONING







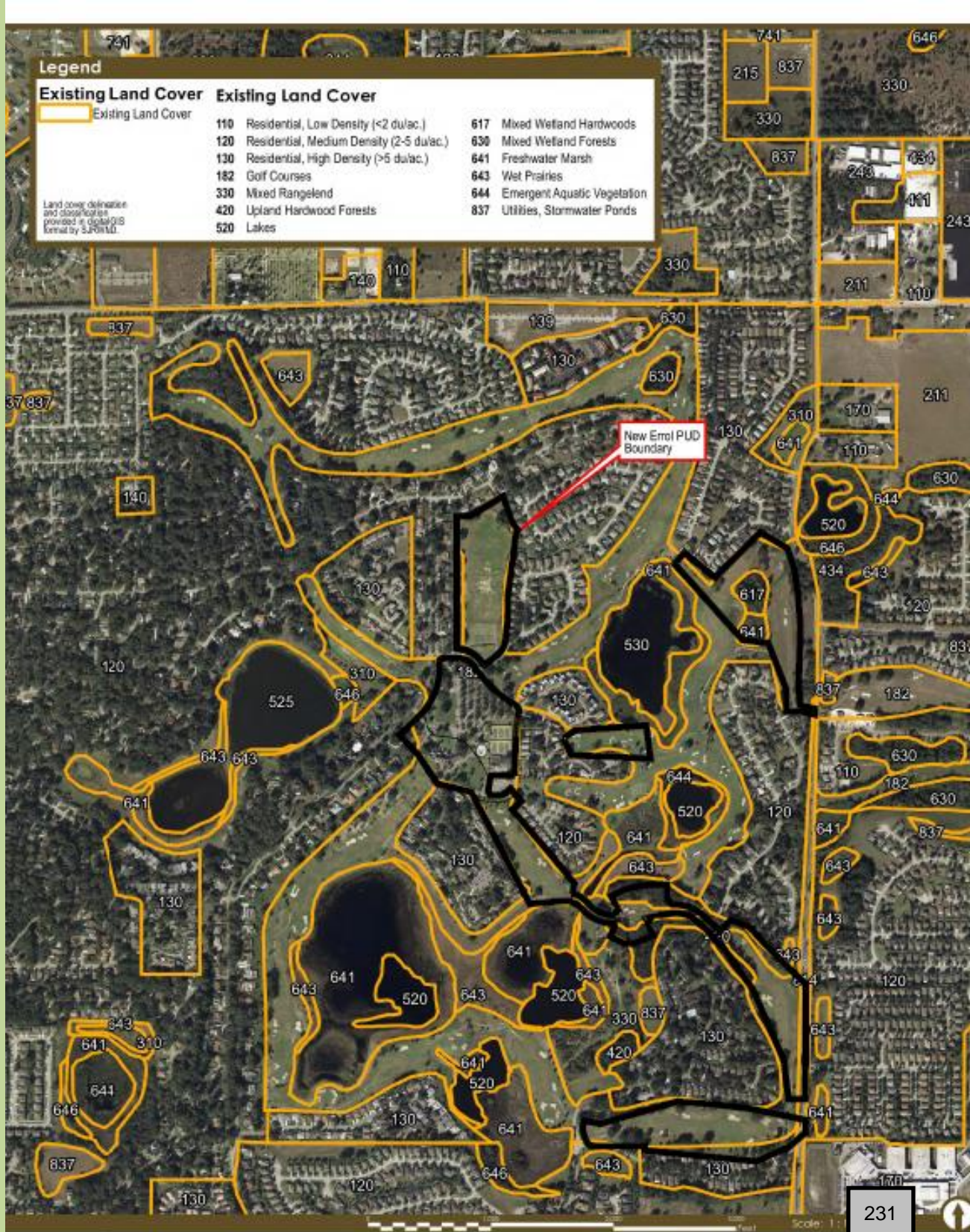
### ADJACENT ZONING







## ADJACENT USES









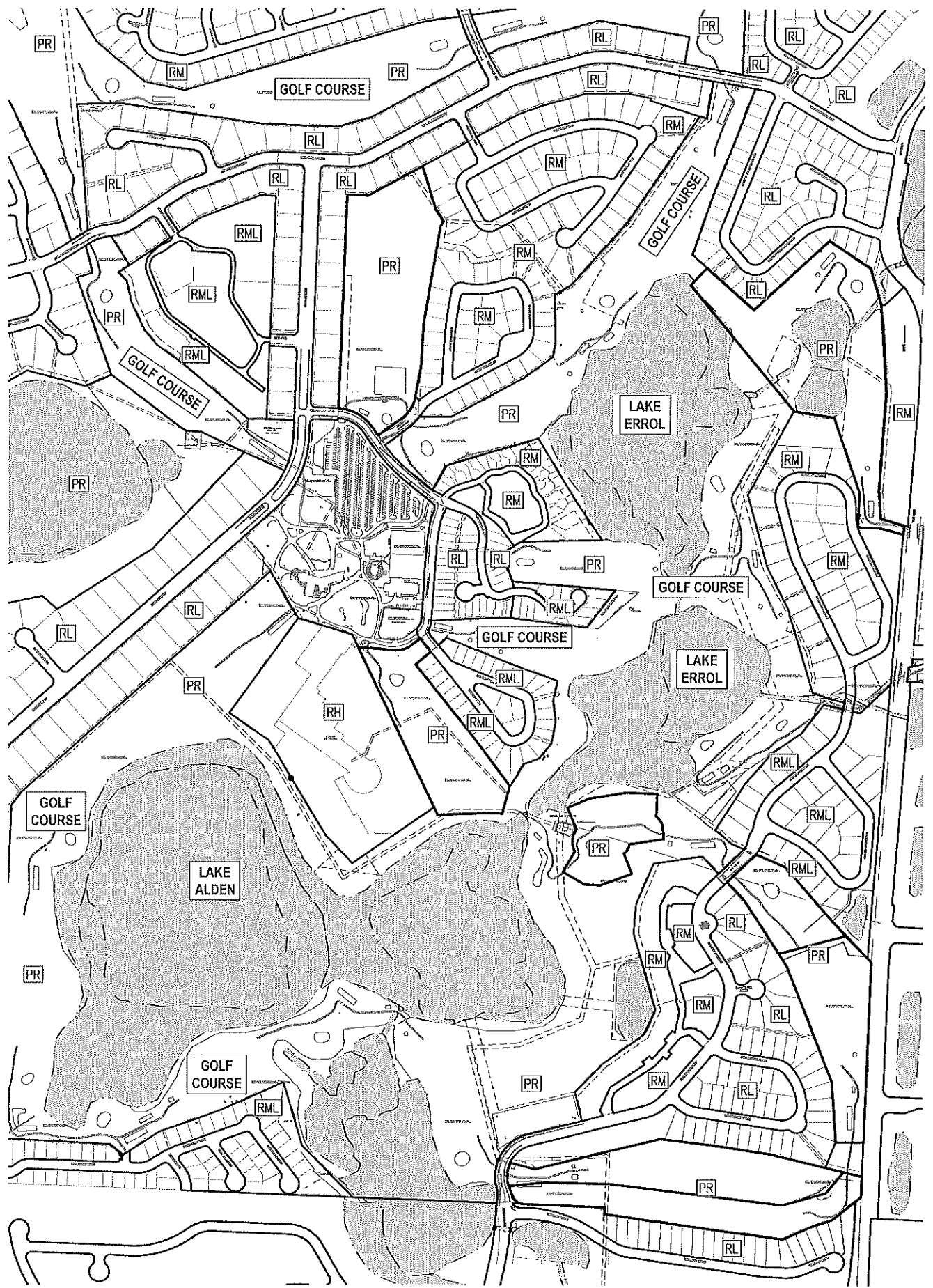




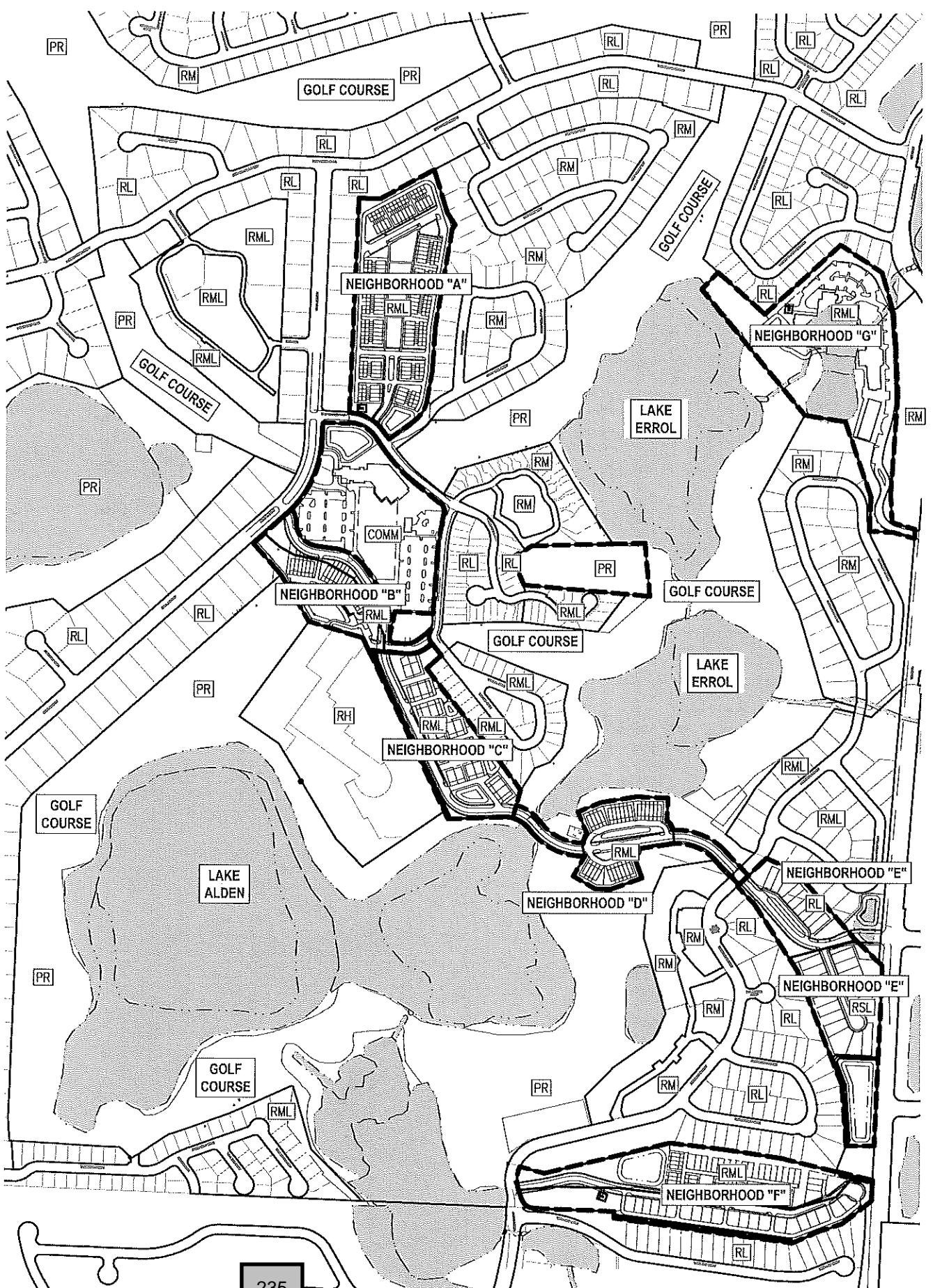




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EXISTING FUTURE LAND USE MAP



PROPOSED FUTURE LAND USE MAP

235

SCALE: 1"=300'

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

FUTURE LAND USE MAP  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

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

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

PROJECT NO./DASH NO.  
 A160186.01

SHEET  
 2.0











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

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

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

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

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

EXISTING CONDITIONS  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

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

**gai consultants**  
 13 9951  
 818 EAST SOUTH STREET  
 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8388

PROJECT NO./DASH NO.  
 A160186.01

SHEET  
 4.2

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MATCHLINE A - SEE SHEET 4.3 FOR CONTINUATION

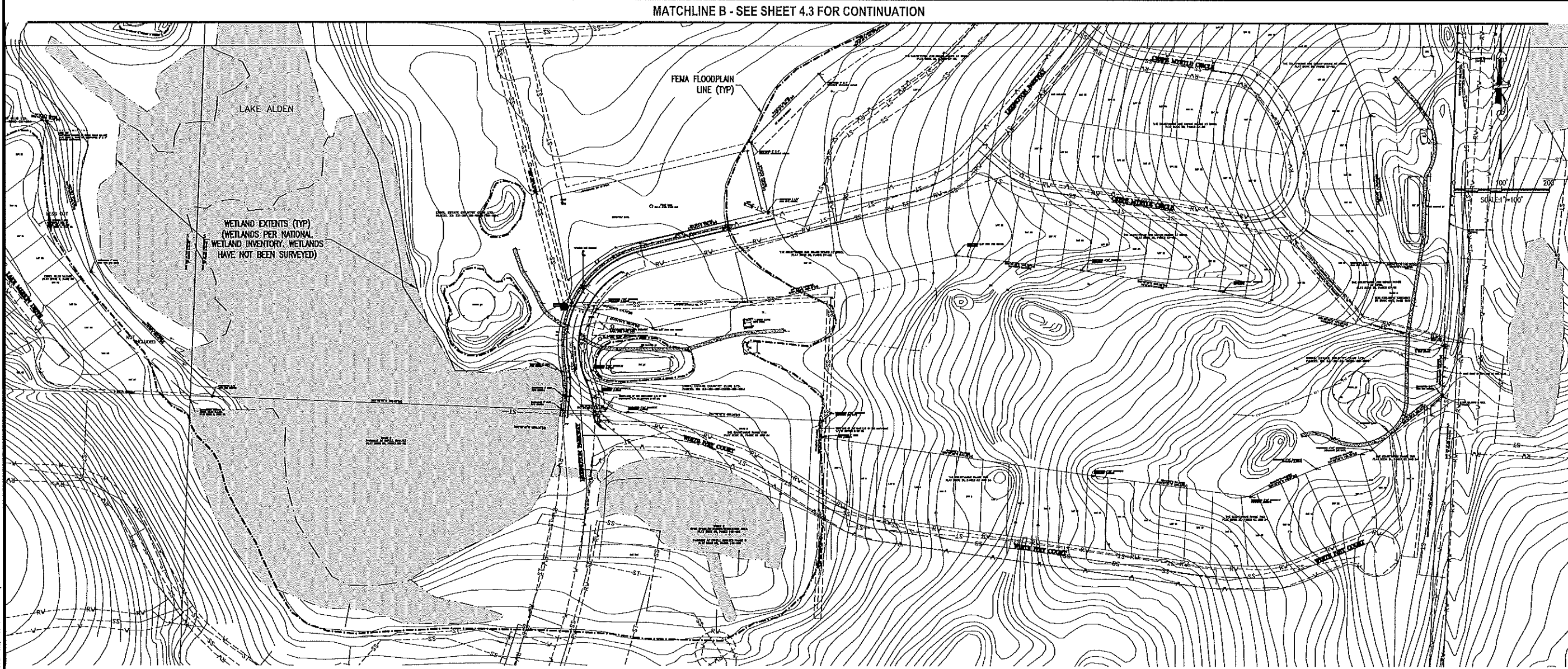
THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION







MATCHLINE B - SEE SHEET 4.3 FOR CONTINUATION



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

FEMA FLOODPLAIN  
LINE (TYP)

LAKE ALDEN

NO.	DATE	BY	CHKD	APPROV	DESCRIPTION

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

EXISTING CONDITIONS  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

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

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

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

PROJECT NO./DASH NO.  
 A160186.01

SHEET  
 4.4

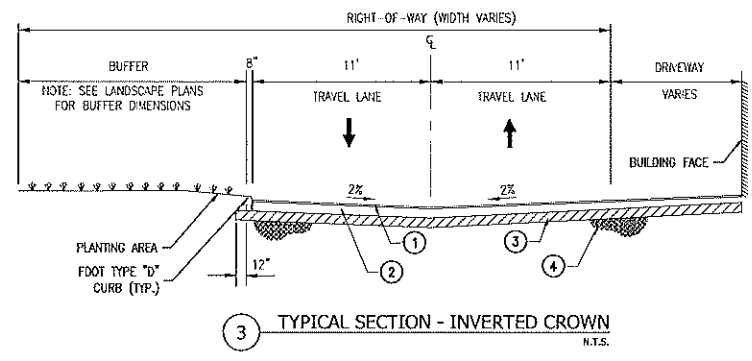
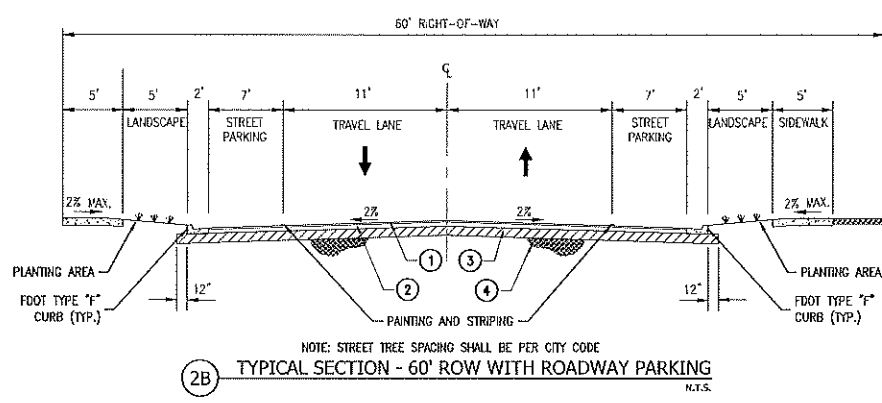
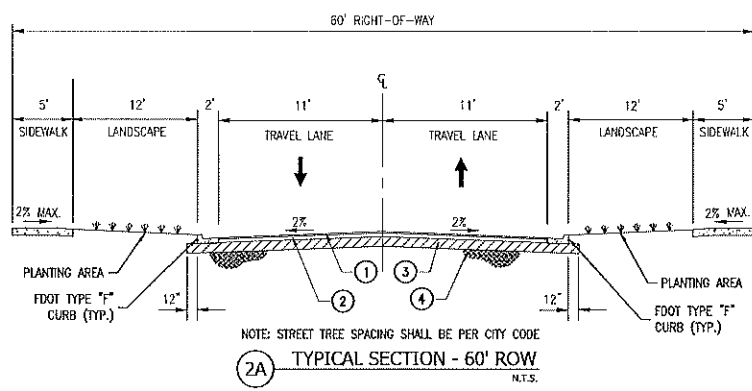
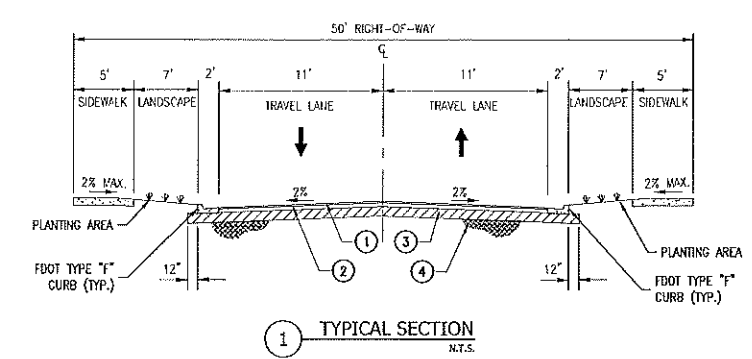
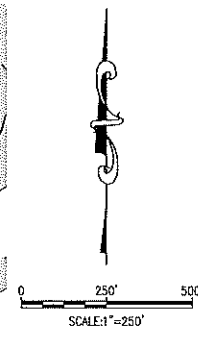
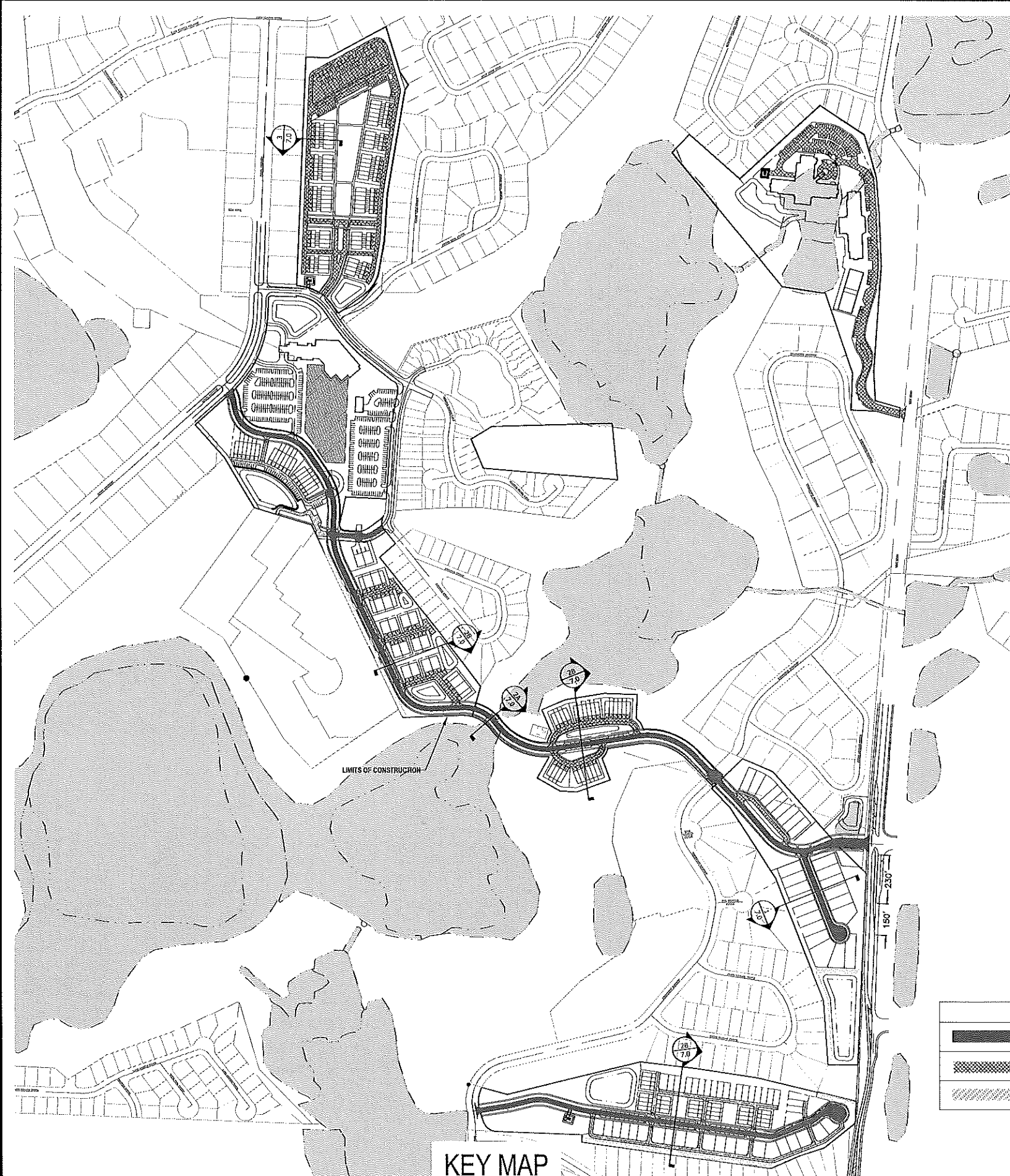
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**LEGEND**

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

NOTE: NORTH BOUND LEFT TURN SHOWN FOR DISPLAY ONLY.

**243**

**ASPHALT PAVEMENT KEY NOTES**

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

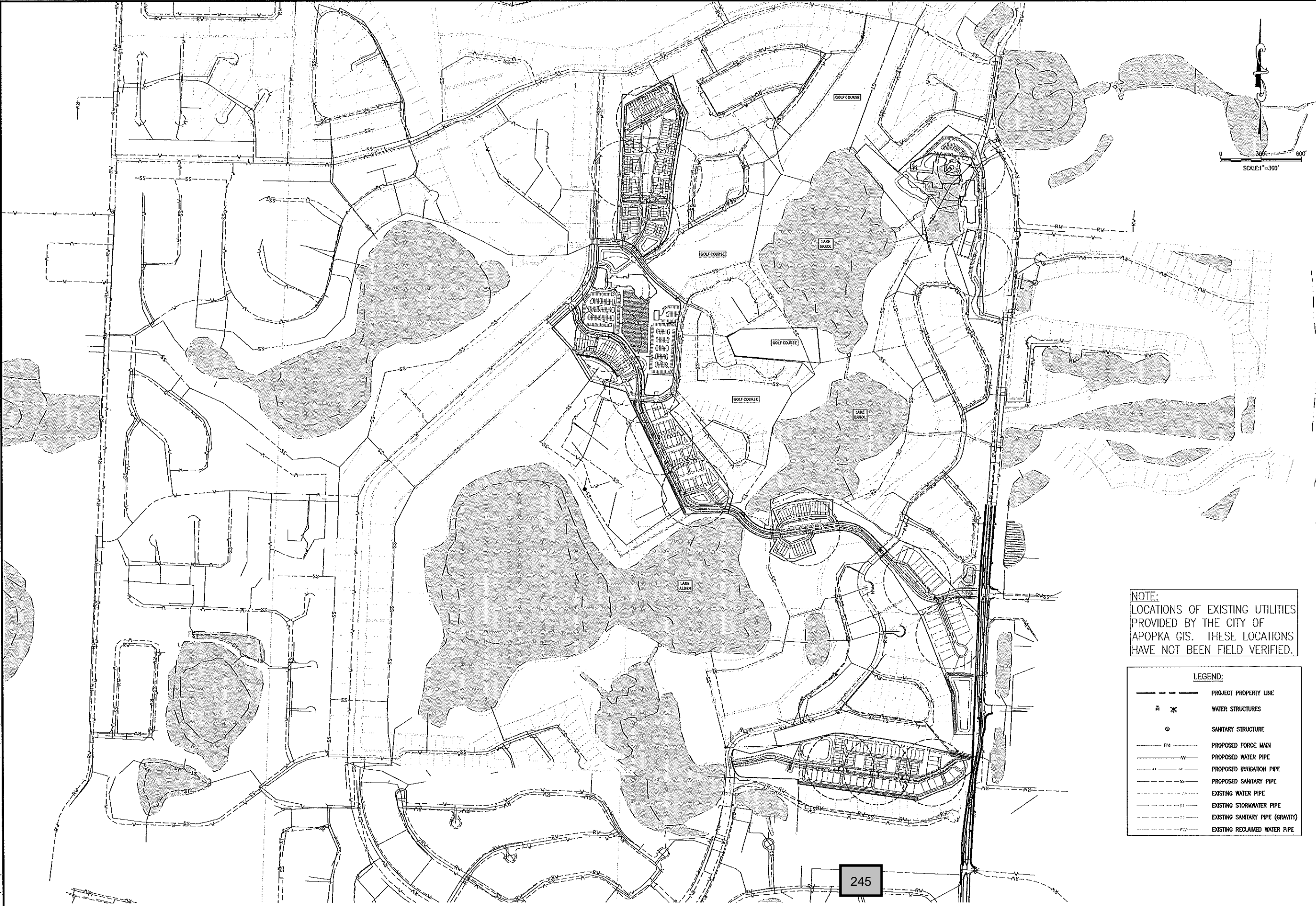
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CHECKED:	RSC	APPROVED:	RSC	DESIGNER:	
DATE:		DATE:		DATE:	
NO.		NO.		NO.	
DESCRIPTION:		DESCRIPTION:		DESCRIPTION:	
DESIGNED:		CHECKED:		APPROVED:	
DRAWN:		DATE:		DATE:	
CHECKED:		NO.		NO.	
APPROVED:		DESCRIPTION:		DESCRIPTION:	
<p>RANDALL S. COHEN, P.L.C. No. 58581</p> <p><b>gai consultants</b>          618 EAST SOUTH STREET          ORLANDO, FLORIDA 32801          PHONE: (407) 423-8398</p>					
PROJECT NO./DASH NO. A160186.01					
SHEET 7.0					





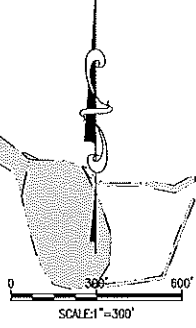


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NOTE:  
LOCATIONS OF EXISTING UTILITIES  
PROVIDED BY THE CITY OF  
APOPKA GIS. THESE LOCATIONS  
HAVE NOT BEEN FIELD VERIFIED.

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



NO.	DATE	BY	CHKD.	APP'D.	DESCRIPTION

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

OVERALL UTILITY PLAN  
NEW ERROL  
CITY OF APOPKA, FLORIDA

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

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

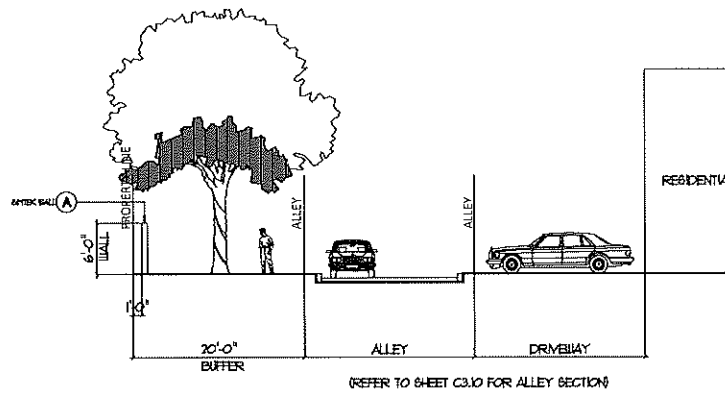
PROJECT NO./DASH NO.  
A160186.01

SHEET  
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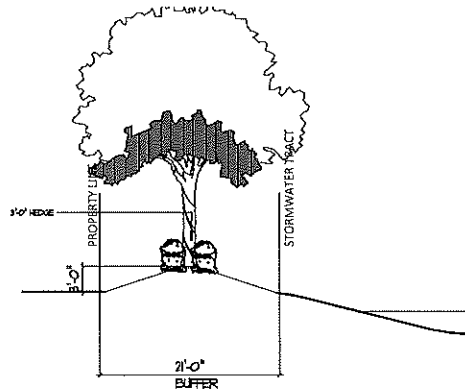




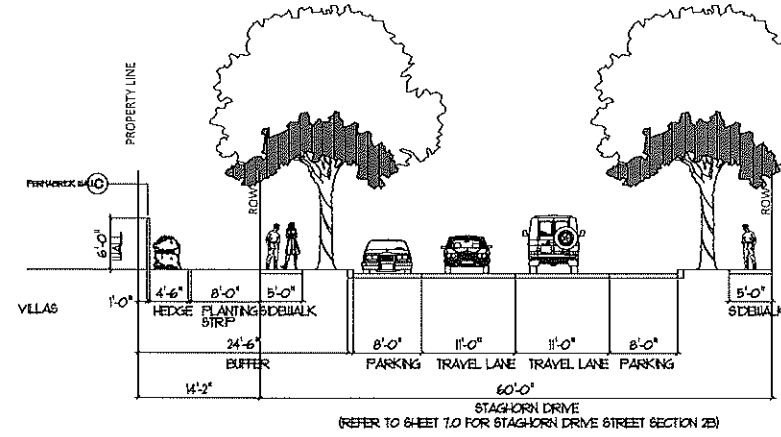
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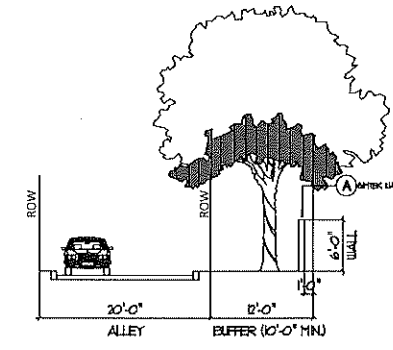
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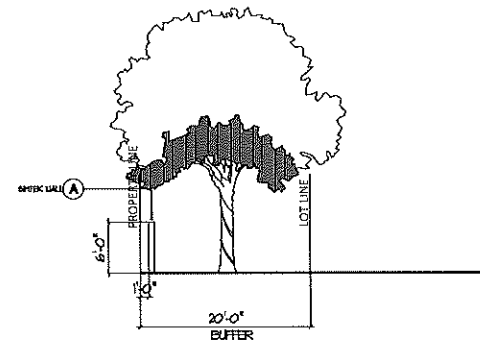
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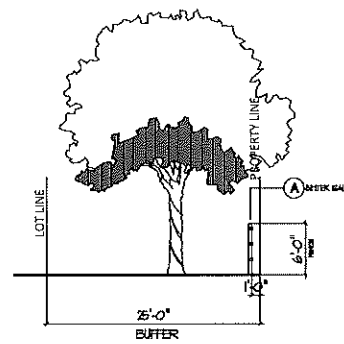
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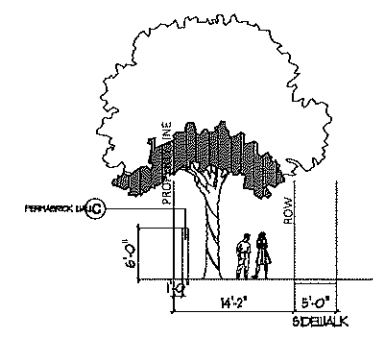
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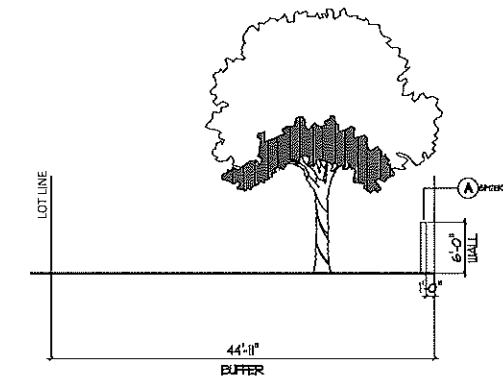
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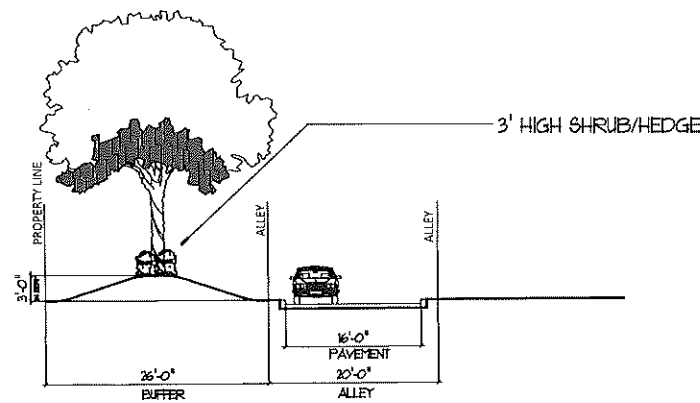
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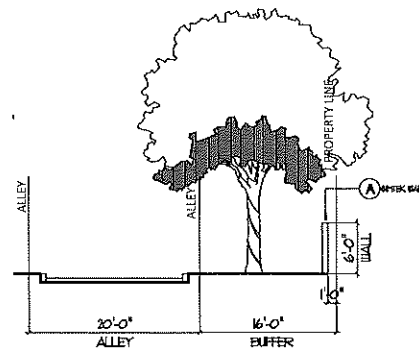
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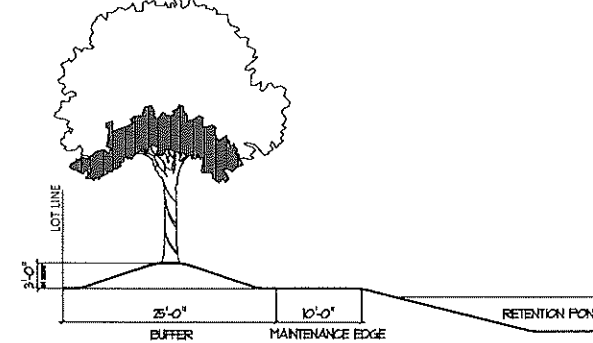
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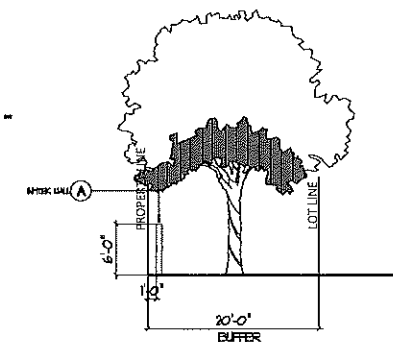
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10 BUFFER J  
12.1 SCALE = 1"=10'



11 BUFFER K  
12.1 SCALE = 1"=10'



12 BUFFER L  
12.1 SCALE = 1"=10'

**BUFFER SECTIONS**

REVISIONS			
NO.	DATE	BY	DESCRIPTION

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

BUFFER SECTIONS  
NEW ERROL  
CITY OF APOKA, FLORIDA

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

**gai consultants**  
Est 1991  
818 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01

SHEET  
12.1











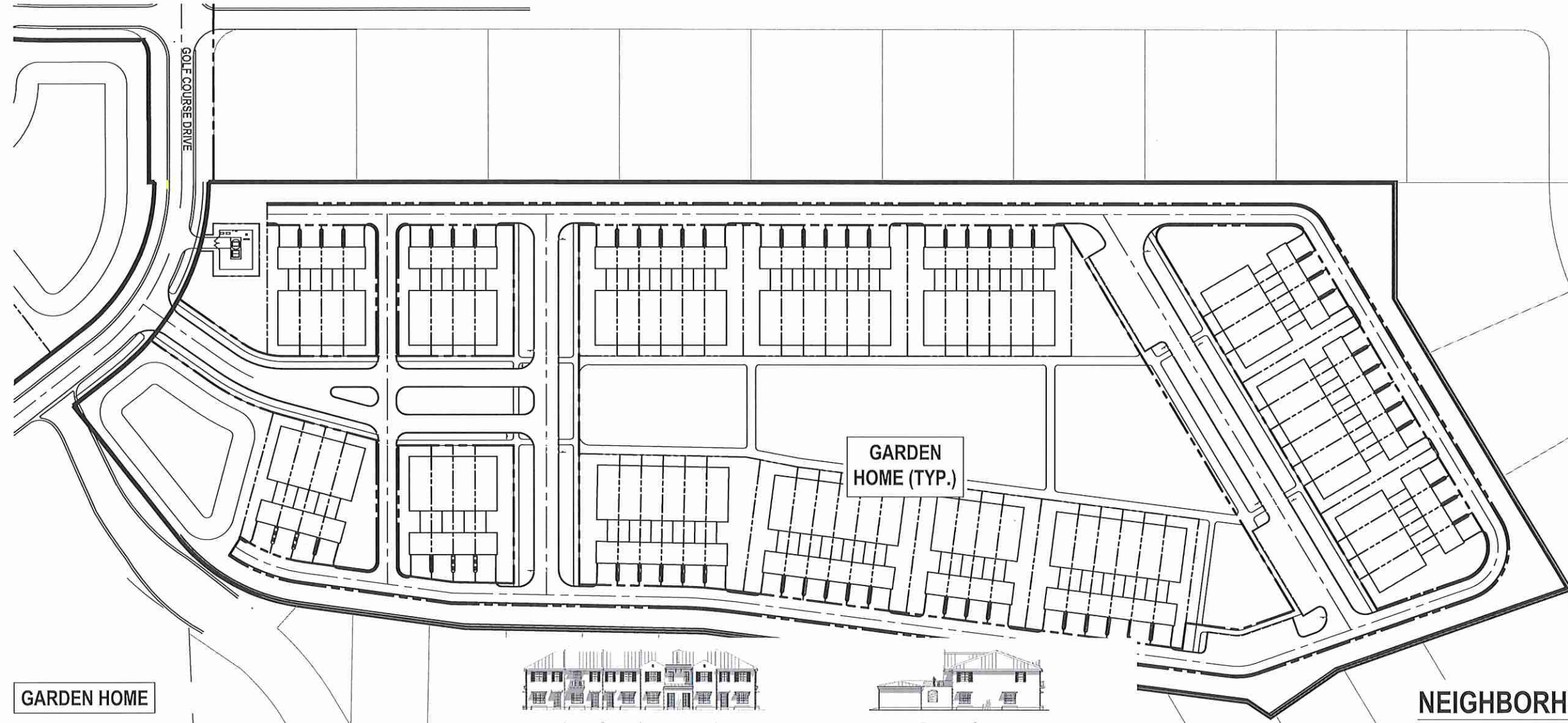
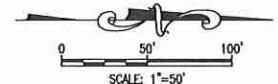








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GARDEN HOME

NEIGHBORHOOD "A"



ELEVATION

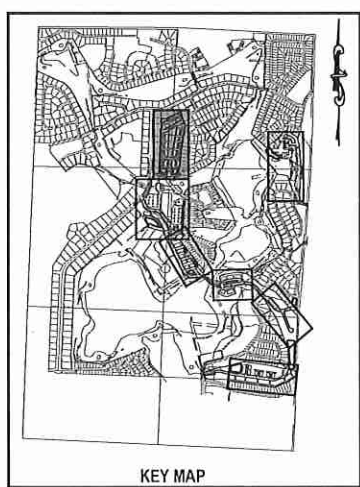


SECTION (N.T.S.)



FLOOR PLAN (N.T.S.)

253



KEY MAP

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

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

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

ARCHITECTURE - NEIGHBORHOOD A  
NEW ERROL  
CITY OF APOPKA, FLORIDA

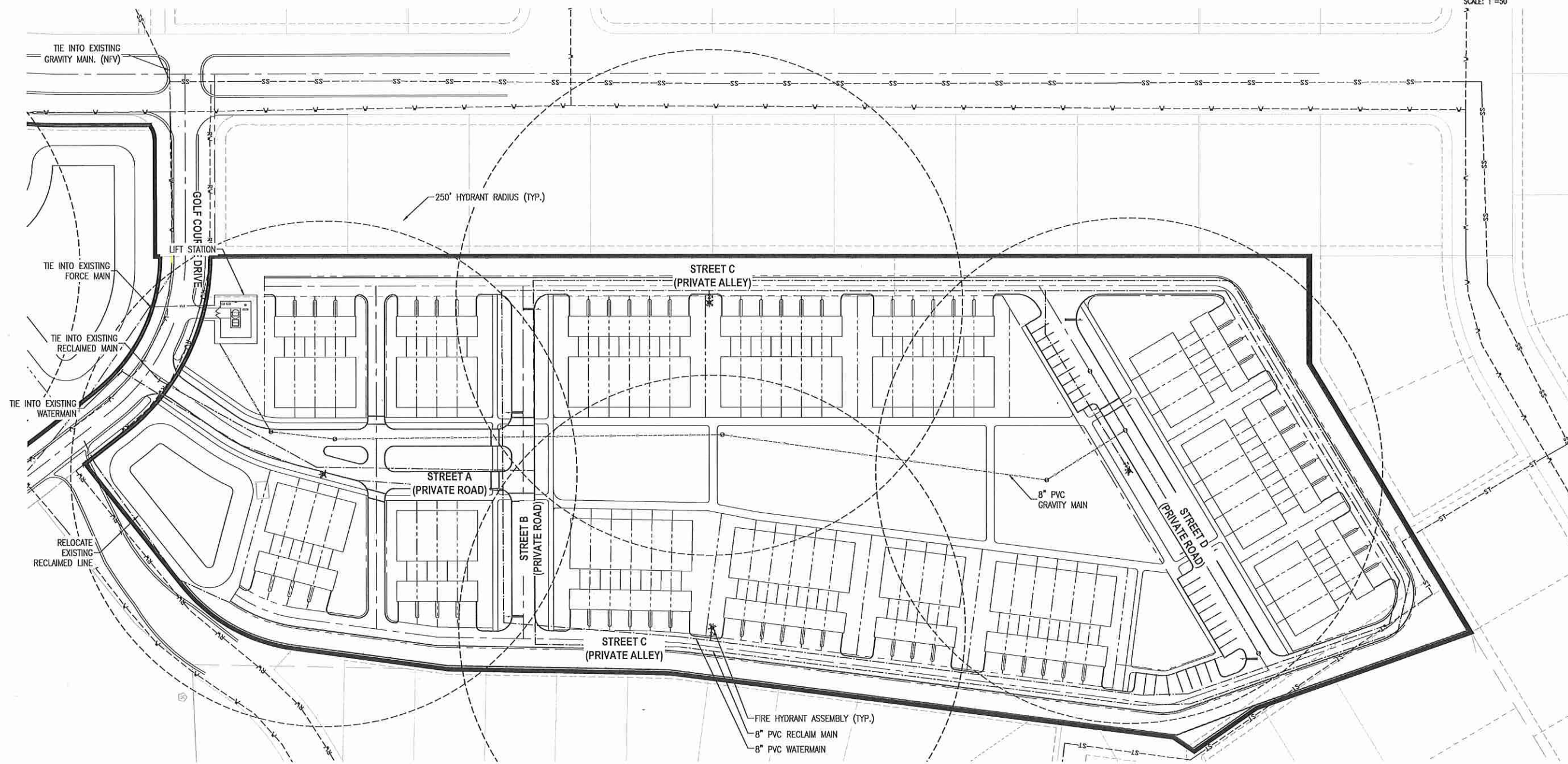
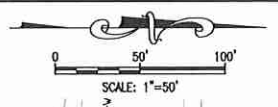
SEAL  
RANDALL S. COHEN, P.E.  
No. 58581

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

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



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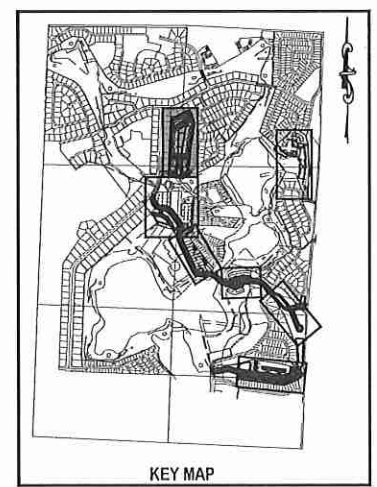
### NEIGHBORHOOD "A"

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

**LEGEND:**

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

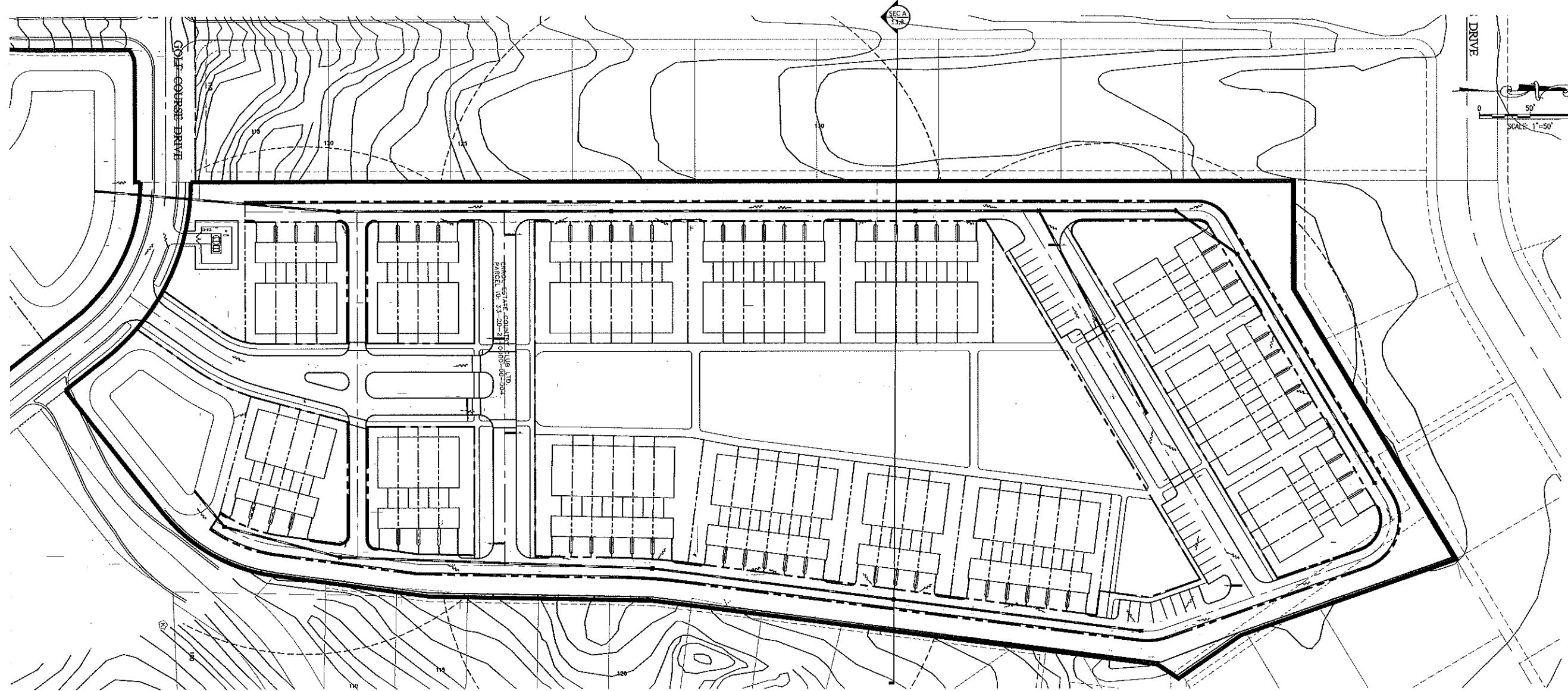
**NOTE:**  
POTABLE WATER AND RECLAIMED WATER LINES TO BE PLACED IN GRASS AREA WHENEVER POSSIBLE.



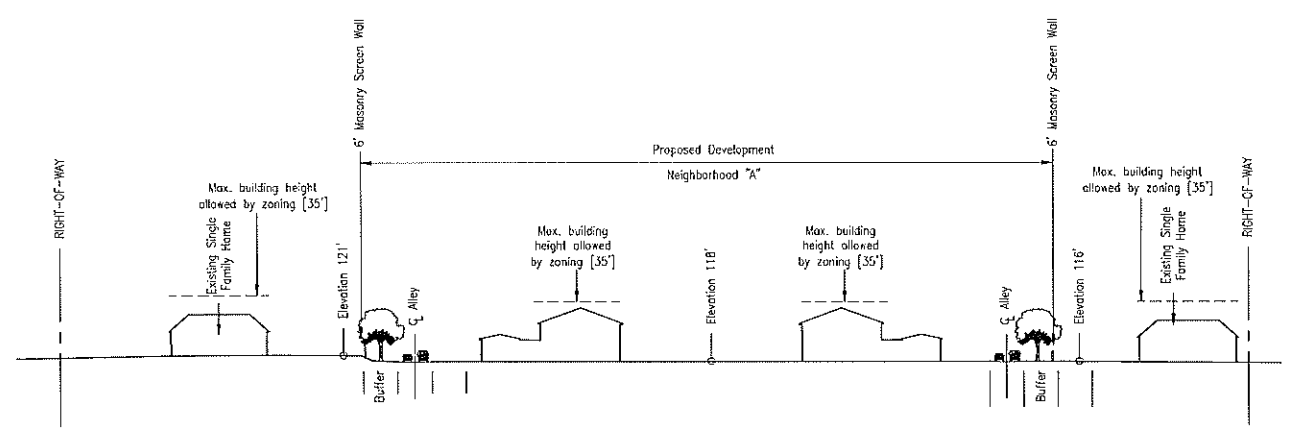
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<p>UTILITY PLAN - NEIGHBORHOOD A</p> <p>NEW ERLOT</p> <p>CITY OF APOPKA, FLORIDA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">BY</th> <th style="width: 10%;">CHKD</th> <th style="width: 10%;">APPROV</th> <th style="width: 49%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>SCALE: AS SHOWN DATE: 03-13-2018 DRAWN: MJC CHECKED: RSC APPROVED: RSC</p> <p>SEAL</p> <p>RANDALL S. COHEN, P.E. No. 58581</p> <p> <b>gai consultants</b> EI 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398</p> <p>PROJECT NO./DASH NO. A160186.01</p> <p>SHEET 13.7</p>	NO.	DATE	BY	CHKD	APPROV	DESCRIPTION						
NO.	DATE	BY	CHKD	APPROV	DESCRIPTION								

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**NEIGHBORHOOD "A"**

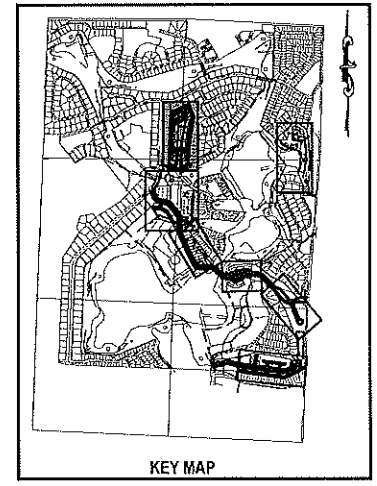


**SECTION A**  
SCALE: 1"=50'

**LEGEND:**

- PROJECT PROPERTY LINE
- STORM STRUCTURES
- PROPOSED STORM PIPE

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



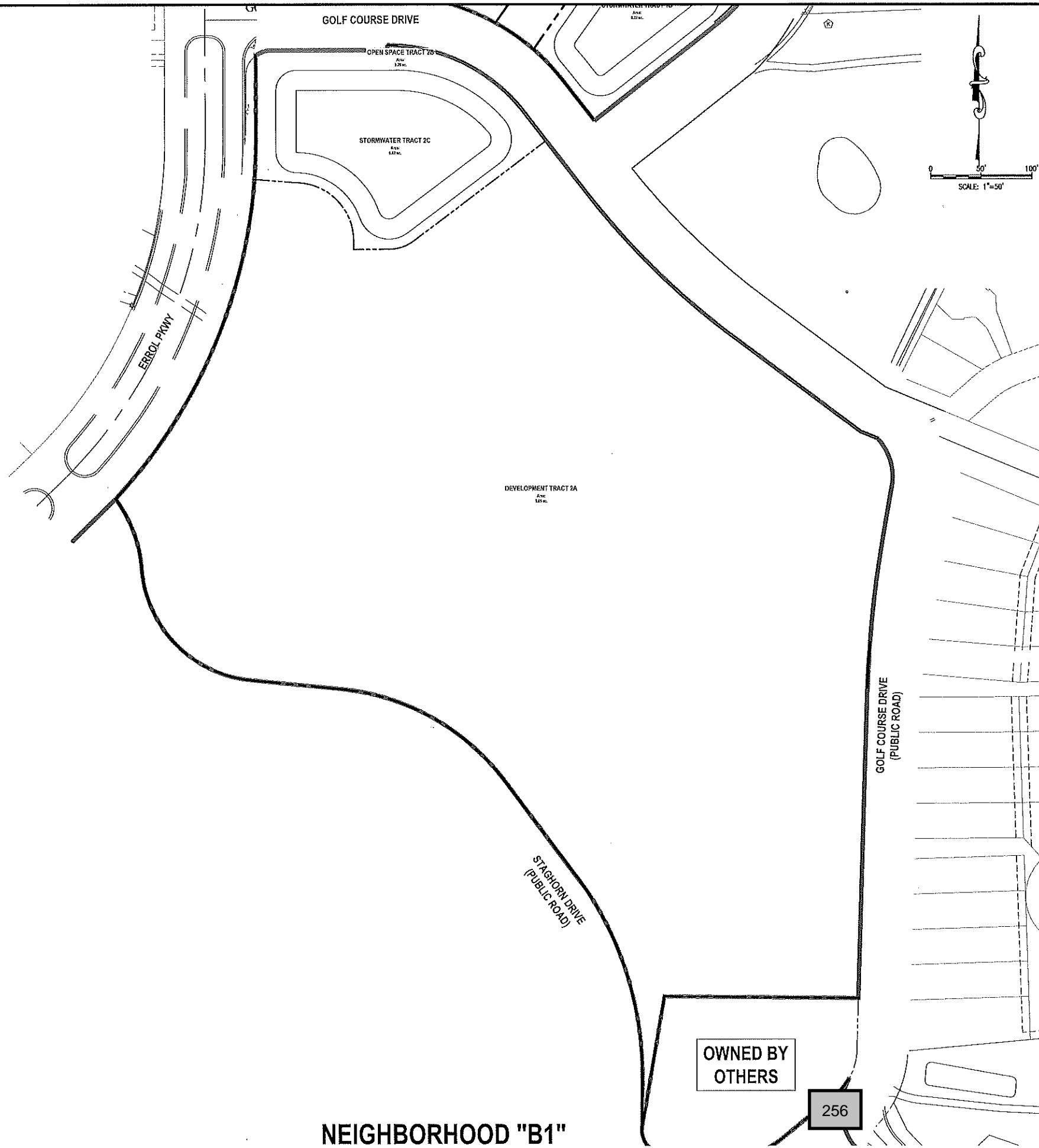
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THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

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

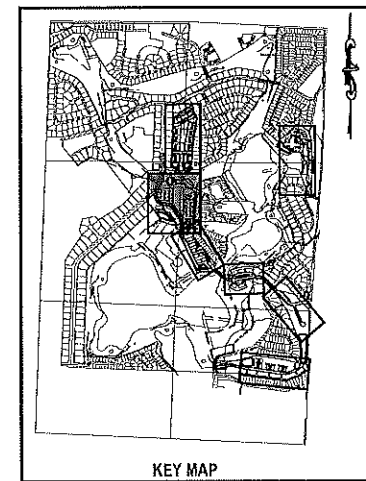


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**TABLE 14.1A  
TRACT ACREAGE TABLE**

NEIGHBORHOOD B1	AREA (AC.)
DEVELOPMENT TRACT 2A	9.05 ACRES
OPEN SPACE TRACT 2B	0.28 ACRES
STORMWATER TRACT 2C	0.62 ACRES
<b>TOTAL</b>	<b>9.95 ACRES</b>



**NEIGHBORHOOD "B1"**

NO.	DATE	BY	CHKD	APPRO	DESCRIPTION

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

TRACT MAP - NEIGHBORHOOD B1  
NEW ERROL  
CITY OF APOPKA, FLORIDA

SEAL  
RANDALL S. COHEN, P.E.  
No. 56551

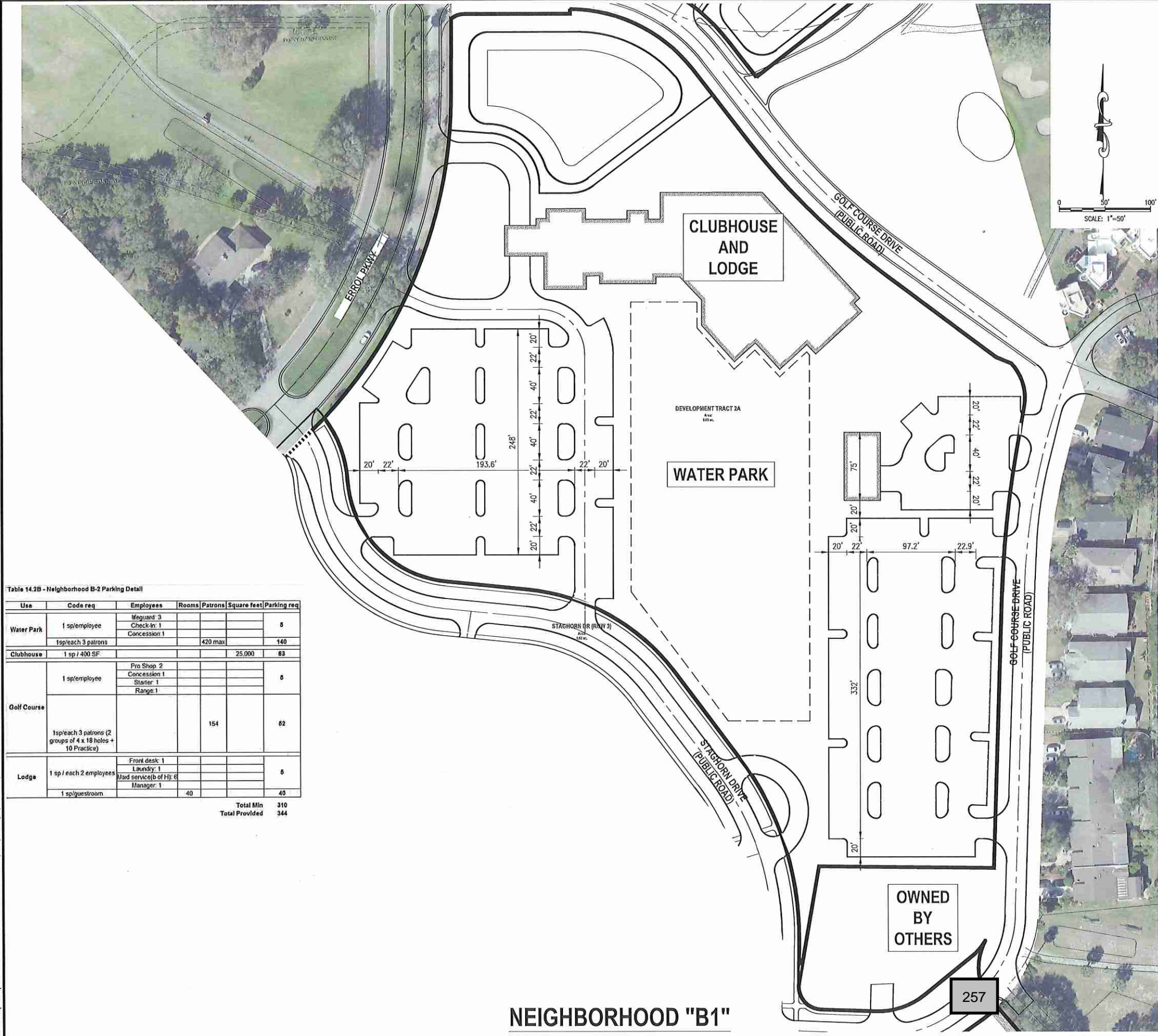
**g**  
gai consultants  
EB 9951  
518 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01  
SHEET  
14.1

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Table 14.2B - Neighborhood B-2 Parking Detail

Use	Code req	Employees	Rooms	Patrons	Square feet	Parking req
Water Park	1 sp/employee	lifeguard 3 Check-in 1 Concession 1				8
	1sp/each 3 patrons			420 max		140
Clubhouse	1 sp / 400 SF				25,000	63
Golf Course	1 sp/employee	Pro Shop 2 Concession 1 Starter 1 Range 1				6
	1sp/each 3 patrons (2 groups of 4 x 18 holes + 10 Practice)			154		62
Lodge	1 sp / each 2 employees	Front desk 1 Laundry 1 Jad service (b of Hr) 8 Manager 1				6
	1 sp/questroom		40			40
Total Min						310
Total Provided						344

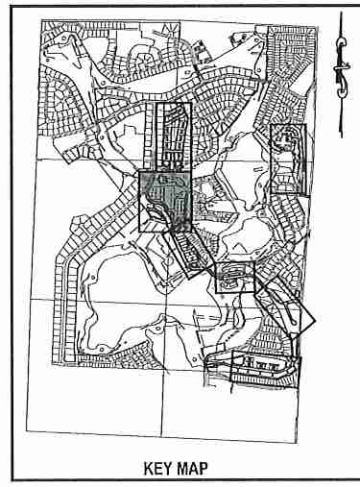


NOTE:  
THE DUMPSTER ENCLOSURE(S) WILL BE PLACED IN AREAS ACCESSIBLE TO A 40-FOOT SANITATION VEHICLE WHICH HAS A 40 FOOT TURNING RADIUS.

Table 14.2A - Neighborhood B-1 Development Standards

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

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



NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

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

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

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

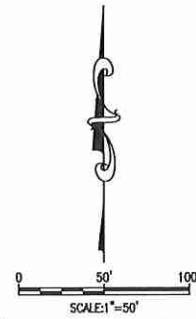
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THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION



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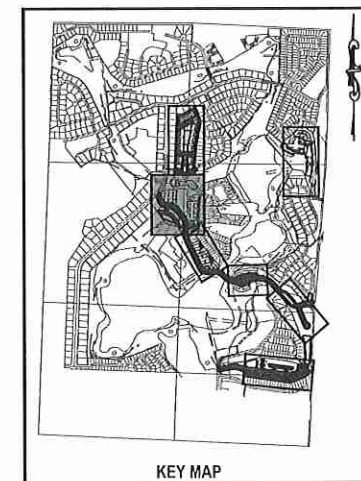


**OPEN SPACE LEGEND**

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

**TABLE 14.3 A  
OPEN SPACE ACREAGE**

NEIGHBORHOOD B1	AREA (AC.)
OPEN SPACE TRACT 2B	0.28 ACRES
COMMUNITY PARK (NOT SHOWN)	4.04 ACRES
STORMWATER TRACT 2C	NOT COUNTED
<b>TOTAL</b>	<b>4.32 ACRES</b>



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

**NEIGHBORHOOD B1**

OPEN SPACE - NEIGHBORHOOD B1  NEW ERROL CITY OF APOPKA, FLORIDA	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 15%;">BY</th> <th style="width: 15%;">CHKD</th> <th style="width: 15%;">APPD</th> <th style="width: 40%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	CHKD	APPD	DESCRIPTION						
NO.	DATE	BY	CHKD	APPD	DESCRIPTION								
SCALE: AS SHOWN DATE: 03-13-2018 DRAWN: M.J.C. CHECKED: RSC APPROVED: RSC													
SEAL  RANDALL S. COHEN, P.E. No. 58581													
 <b>gai consultants</b> EB 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398													
PROJECT NO./DASH NO. A160186.01 SHEET 14.3													

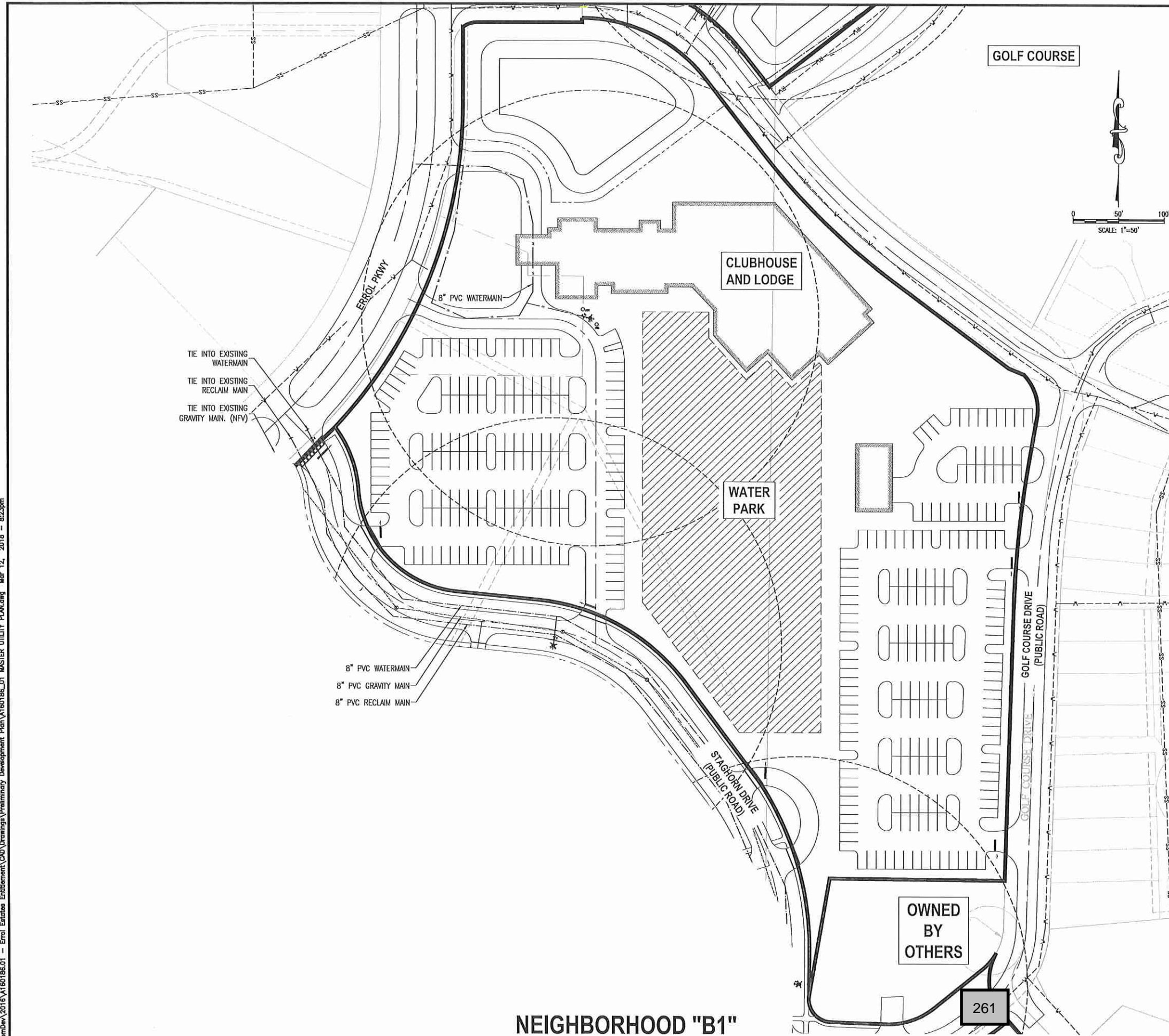








Z:\Corpor\2016\A160186.01 - Errol Estates Establishment\CD\Drawings\Preliminary Development Plan\A160186.01 MASTER UTILITY PLAN.dwg Mar 12, 2018 - 8:23pm

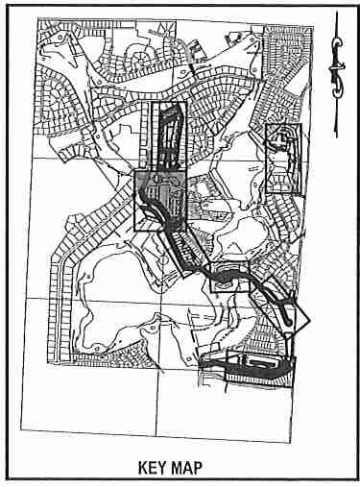


**NOTE:**  
LOCATIONS OF EXISTING UTILITIES PROVIDED BY THE CITY OF APOPKA GIS. THESE LOCATIONS HAVE NOT BEEN FIELD VERIFIED.

**LEGEND:**

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

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



NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

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

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

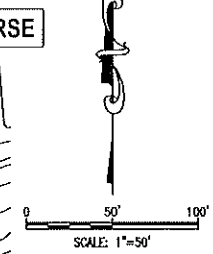
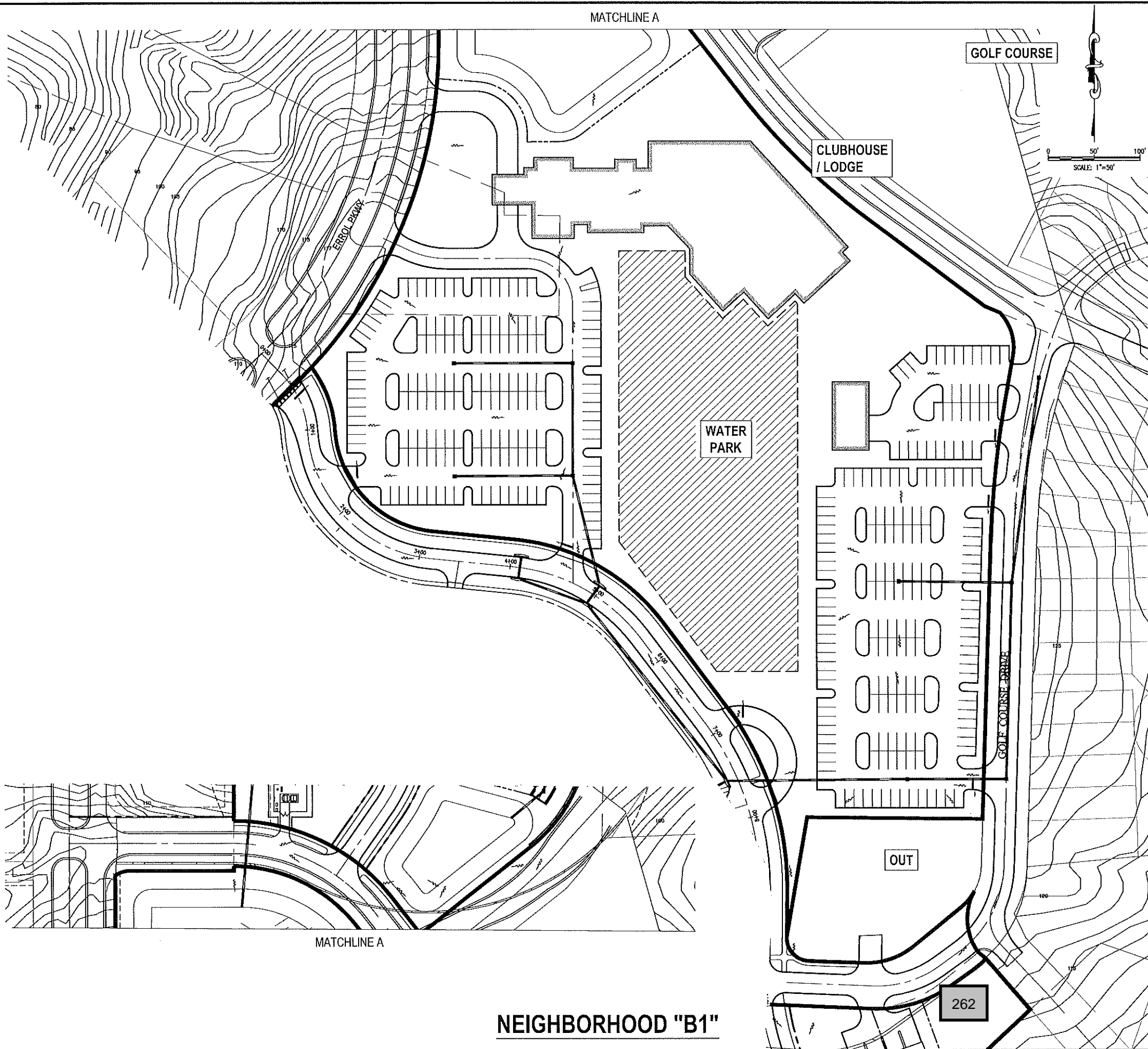
**gai consultants**  
EB 9951  
618 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01  
SHEET  
14.7

**NEIGHBORHOOD "B1"**



Z:\ComDev\2016\A160186.01 - erral estates entitlement\040 Drawings\preliminary development plan\A160186.01 MASTER GRADING PLAN.dwg Mar 12, 2018 - 7:05pm

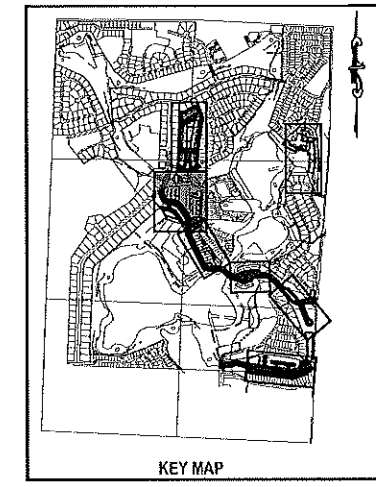


NOTE:  
 ADDITIONAL CROSS SECTIONS MAY BE REQUIRED AT PRELIMINARY DEVELOPMENT PLAN INCLUDING BUILDING HEIGHTS AND SIGHT ANGLES TO ADJACENT RESIDENTIAL NEIGHBORHOODS. INCREASED LANDSCAPING MAY BE REQUIRED TO MITIGATE VISUAL IMPACTS CAUSED BY FUTURE MULTI-STORY BUILDINGS WITHIN NEW ERROL.

LEGEND:

	PROJECT PROPERTY LINE
	STORM STRUCTURES
	PROPOSED STORM PIPE

TYPICAL LOT DETAIL



NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

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

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

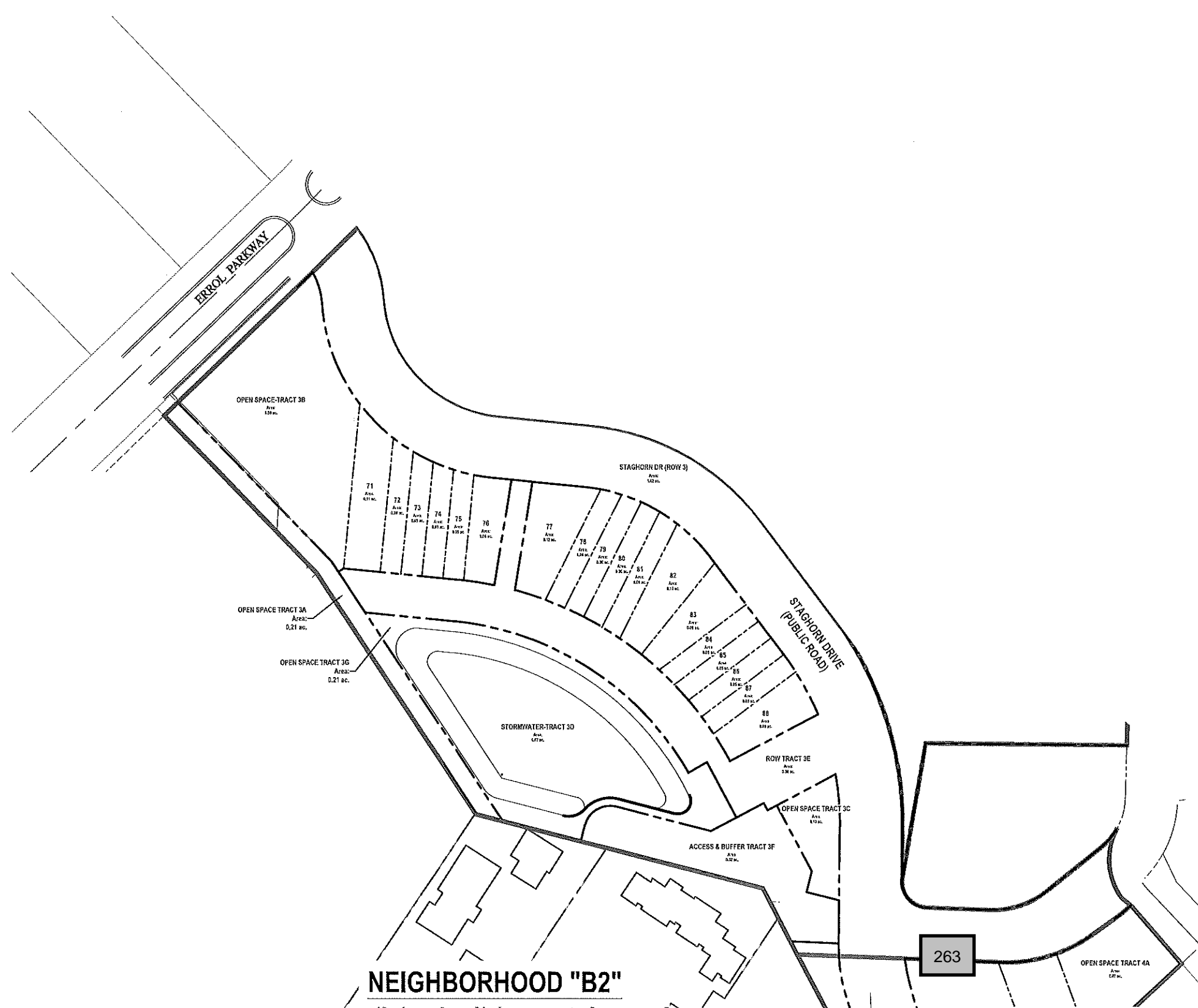
SEAL  
 RANDALL S. COHEN, P.E.  
 No. 58551

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

PROJECT NO./DASH NO.  
 A160186.01  
 SHEET  
 14.8

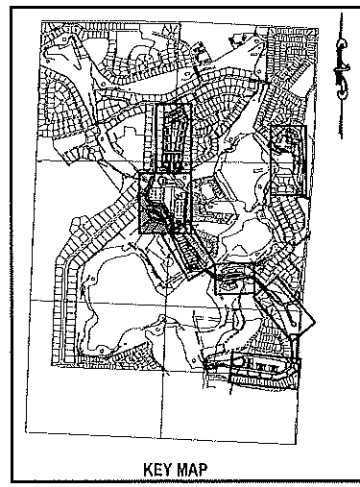
THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

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**TABLE 15.1 A  
TRACT ACREAGE TABLE**

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



NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

TRACT MAP - NEIGHBORHOOD B2  
NEW ERROL  
CITY OF APOPKA, FLORIDA

SCALE

RANDALL S. COHEN, P.E.  
No. 56561

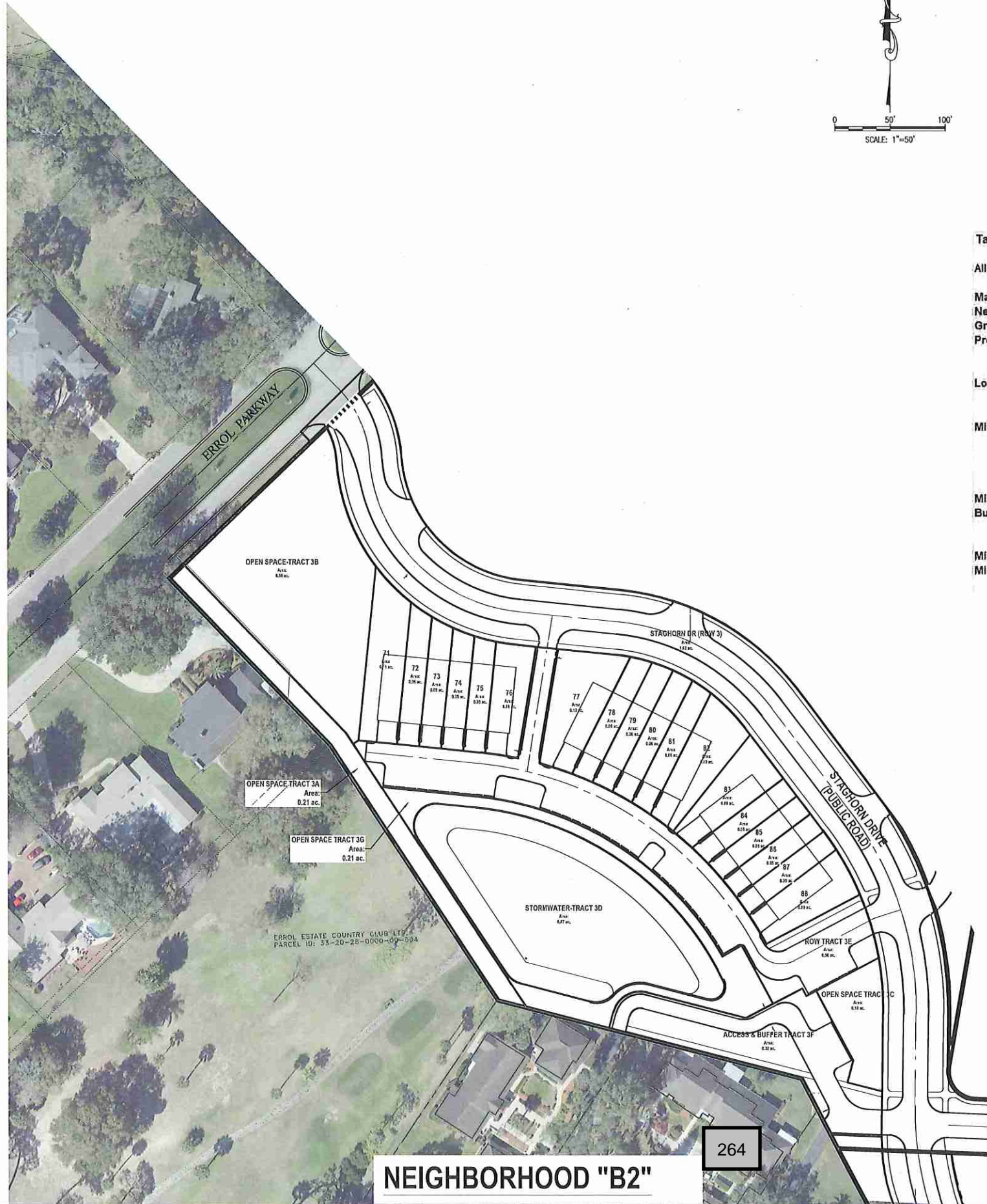
**gai consultants**  
ED 9951  
818 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01

SHEET  
15.1



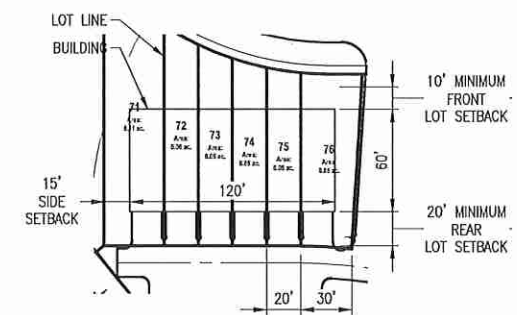
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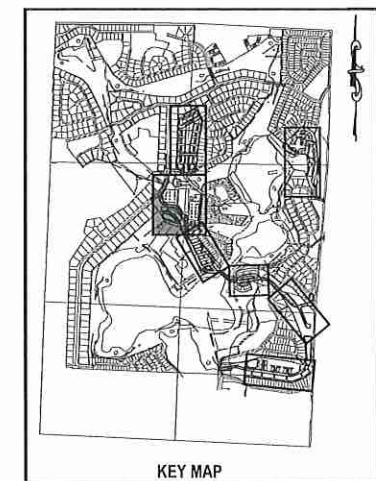
**NEIGHBORHOOD "B2"**

**Table 15.2A - Neighborhood B-2 Development Standards**

<b>Allowable Uses</b>	Attached Residential (townhomes) Parks
<b>Max Residential Units</b>	18
<b>Neighborhood Acreage</b>	5.45 acres
<b>Gross Neighborhood Density</b>	3.30 du/acre
<b>Proposed Parking Count</b>	36 enclosed spaces (rear loaded) 35 guest spaces
<b>Lot Standards</b>	
Min Lot Width	20'
Min Lot Depth	90'
<b>Minimum Setbacks</b>	
Front	10'
Side	10'
Corner Side	16'
Rear	20'
<b>Minimum Attached Building Separation</b>	
Building Height	20'
Max Stories	3
Max Height	45'
Minimum Living Area	1,350 sq ft
Minimum Parking	2 enclosed spaces per unit



**TYPICAL LOT DETAIL**



**KEY MAP**

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

SUBDIVISION PLAN - NEIGHBORHOOD B2  
NEW ERROL  
CITY OF APOPKA, FLORIDA

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

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

PROJECT NO./DASH NO.  
A160186.01  
SHEET  
15.2

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

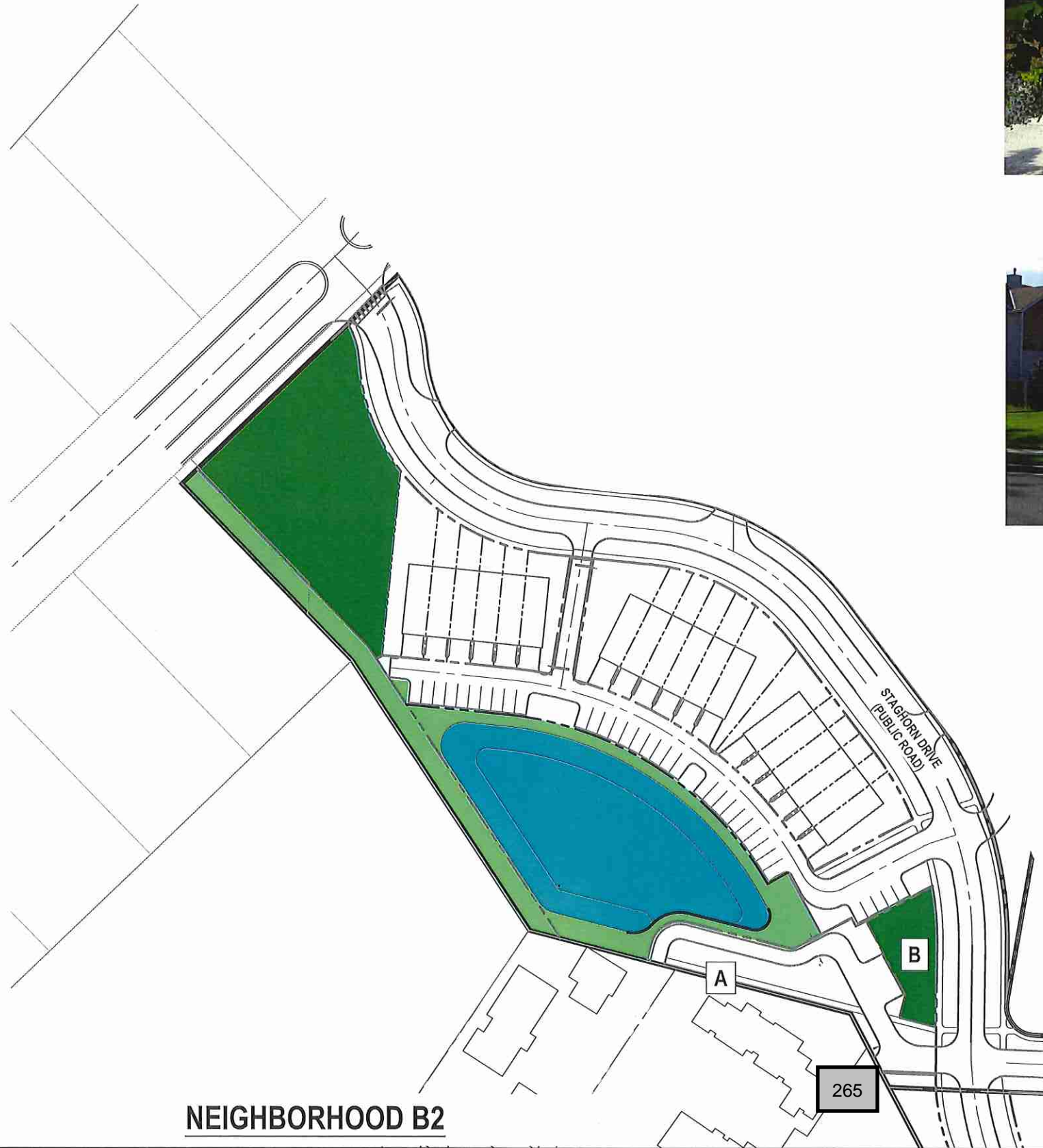


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- OPEN SPACE LEGEND**
- PARKS and PROGRAMMED OPEN SPACES
  - BUFFERS and UNPROGRAMMED OPEN SPACES
  - ENVIRONMENTAL OPEN SPACE
  - STORMWATER (not included in total unless noted)

**TABLE 15.3 A  
OPEN SPACE ACREAGE**

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



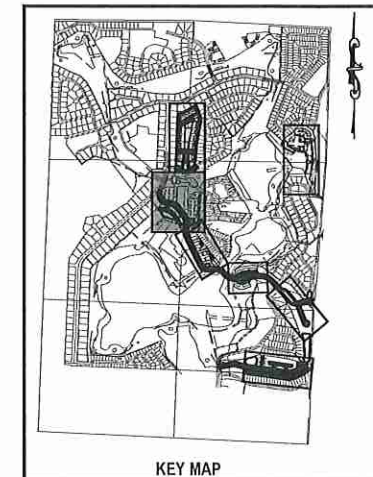
**NEIGHBORHOOD B2**



**A. WALKING TRAIL**



**B. NEIGHBORHOOD PARK**



**KEY MAP**

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

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

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

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

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ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01  
SHEET  
15.3



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ERROL ESTATE COUNTRY CLUB LTD.  
PARCEL ID: 33-20-28-0000-00-004

**NEIGHBORHOOD "B2"**



**NEIGHBORHOOD "B2"  
BUFFER TYPES**

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

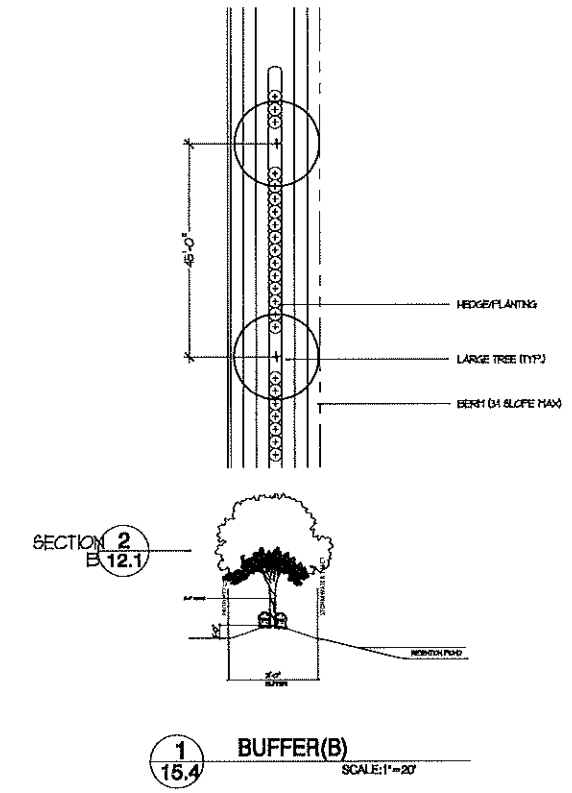
WALLS / FENCES - CAN MEANDER IN THE BUFFERYARD, HOWEVER AT LEAST 25% MUST BE LOCATED WITHIN 1'-0" OF THE INTERIOR EXTENT OF THE BUFFERYARD

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

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

GROUNDCOVER: MINIMUM OF 25% OF THE BUFFERYARD AREA.

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



NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

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

SEAL

BUFFER PLAN - NEIGHBORHOOD B2  
NEW ERROL  
CITY OF APOPKA, FLORIDA

RANDALL S. COHEN, P.E.  
No. 98561

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

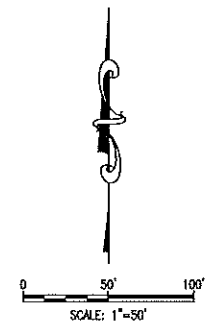
PROJECT NO./DASH NO.  
A160186.01  
SHEET  
15.4







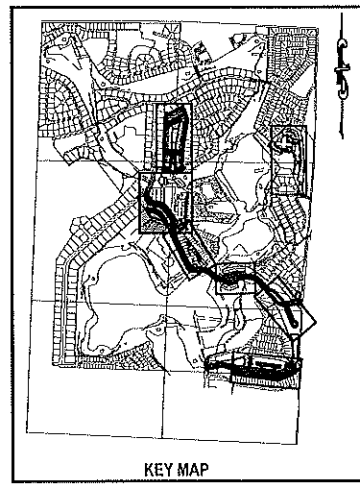
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NOTE:  
 ADDITIONAL CROSS SECTIONS MAY BE REQUIRED AT PRELIMINARY DEVELOPMENT PLAN INCLUDING BUILDING HEIGHTS AND SIGHT ANGLES TO ADJACENT RESIDENTIAL NEIGHBORHOODS. INCREASED LANDSCAPING MAY BE REQUIRED TO MITIGATE VISUAL IMPACTS CAUSED BY FUTURE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

LEGEND:

	PROJECT PROPERTY LINE
	STORM STRUCTURES
	PROPOSED STORM PIPE

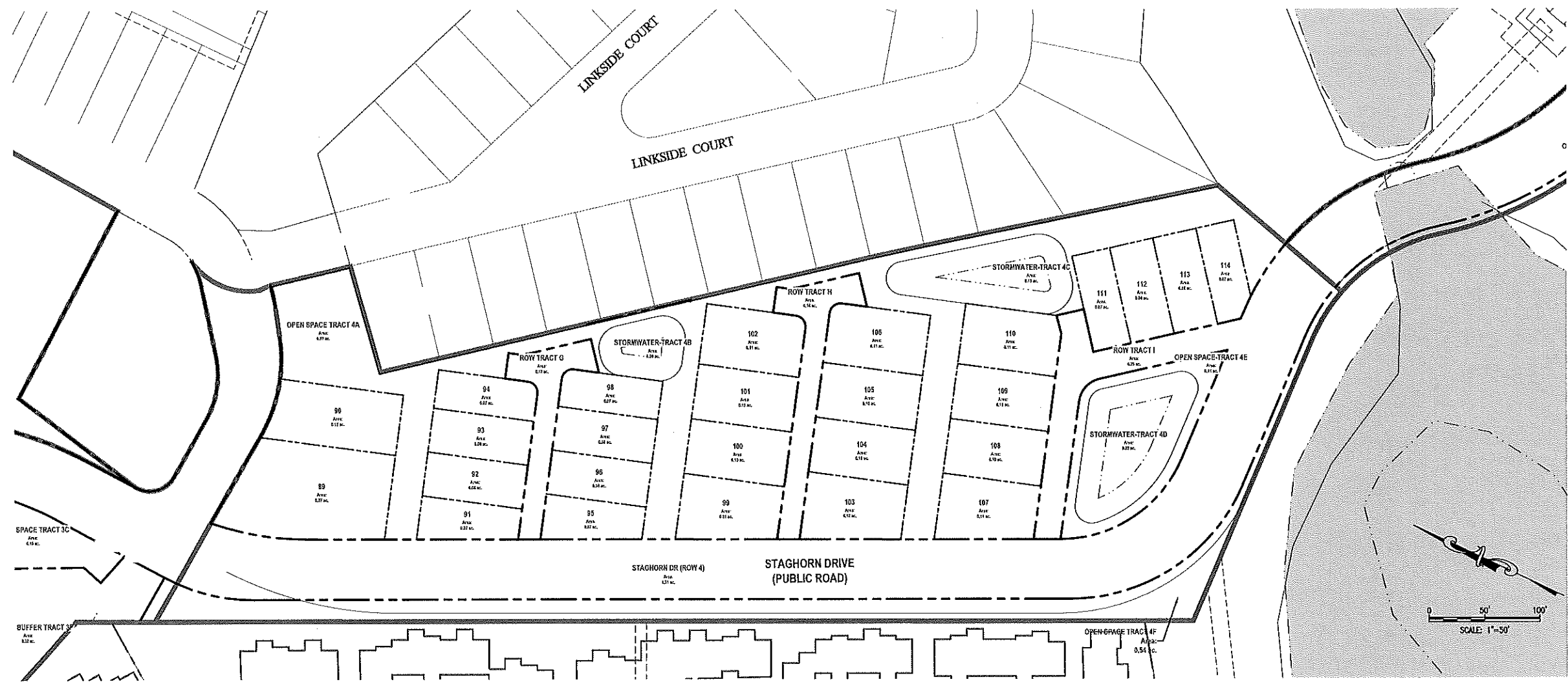


THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

SCALE: AS SHOWN													
DATE: 03-13-2018													
DRAWN: MJC													
CHECKED: RSC													
APPROVED: RSC													
GRADING PLAN - NEIGHBORHOOD B2 NEW ERRAL CITY OF APOPKA, FLORIDA													
SEAL													
RANDALL S. COHEN, P.E. No. 59391													
 <b>gai consultants</b> EB 9951 818 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398													
PROJECT NO./DASH NO. A160186.01													
SHEET 15.8													
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NO.	DATE	BY	CHKD	APPD	DESCRIPTION								



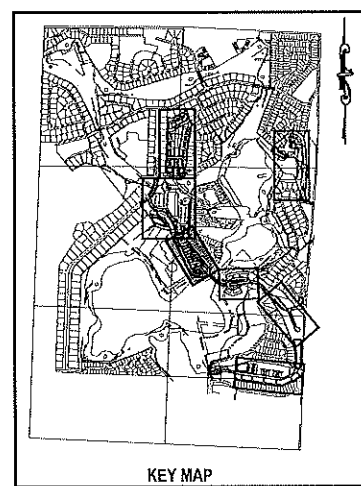
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**NEIGHBORHOOD "C"**

**TABLE 16.1 A  
TRACT ACREAGE TABLE**

NEIGHBORHOOD C	AREA (AC.)
DEVELOPMENT	2.68 ACRES
OPEN SPACE	1.62 ACRES
TRACT 3A	0.97 ACRES
TRACT 3E	0.11 ACRES
TRACT 3F	0.54 ACRES
STORMWATER RETENTION	0.49 ACRES
TRACT 3B	0.08 ACRES
TRACT 3C	0.19 ACRES
TRACT 3D	0.22 ACRES
RIGHT-OF-WAY	0.46 ACRES
TRACT 3G	0.12 ACRES
TRACT 3H	0.14 ACRES
TRACT 3I	0.20 ACRES
RIGHT-OF-WAY (STAGHORN DR)	1.51 ACRES
<b>TOTAL</b>	<b>6.76 ACRES</b>



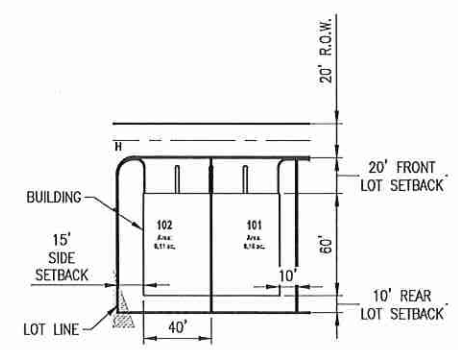
SCALE: AS SHOWN	
DATE: 03-13-2018	
DRAWN: MJC	
CHECKED: RSC	
APPROVED: RSC	
TRACT MAP - NEIGHBORHOOD C	
NEW ERROL	
CITY OF APOPKA, FLORIDA	
SEAL	
RANDALL S. COHEN, P.E. No. 95591	
 <b>gai consultants</b> EE 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398	
PROJECT NO./DASH NO. A160186.01	
SHEET 16.1	

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OWNED BY OTHERS. NOT INCLUDED IN PUD.

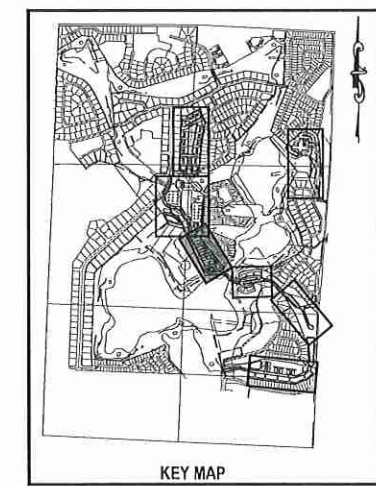
### NEIGHBORHOOD "C"



TYPICAL LOT DETAIL

**Table 16.2A - Neighborhood C Development Standards**


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



KEY MAP

271

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

SUBDIVISION PLAN - NEIGHBORHOOD C  NEW ERROL CITY OF APOPKA, FLORIDA	SEAL  RANDALL S. COHEN, P.E. No. 58581   <b>gai consultants</b> ED 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398
PROJECT NO./DASH NO. A160186.01	
SHEET 16.2	

NO.	DATE	BY	CHKD	APPRD	DESCRIPTION

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



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**NEIGHBORHOOD "C"**

**TABLE 16.3 A  
OPEN SPACE ACREAGE**

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

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



**A. LAWN**



**B. PLAZA + SEATING**



**C. MULTI-USE TRAIL**



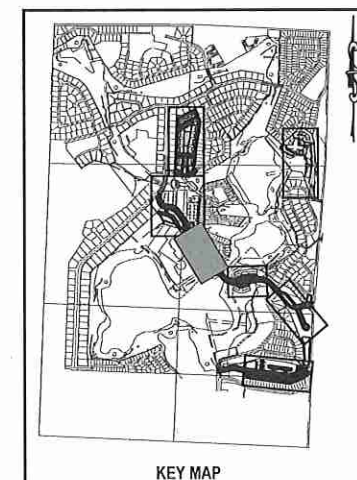
**D. ENTRY PARK**



**E. 272 KIOSK / GARDEN**

**OPEN SPACE LEGEND**

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



KEY MAP

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

OPEN SPACE - NEIGHBORHOOD C

NEW ERROL  
CITY OF APOPKA, FLORIDA

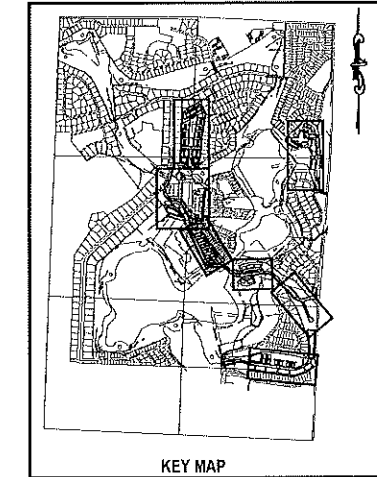
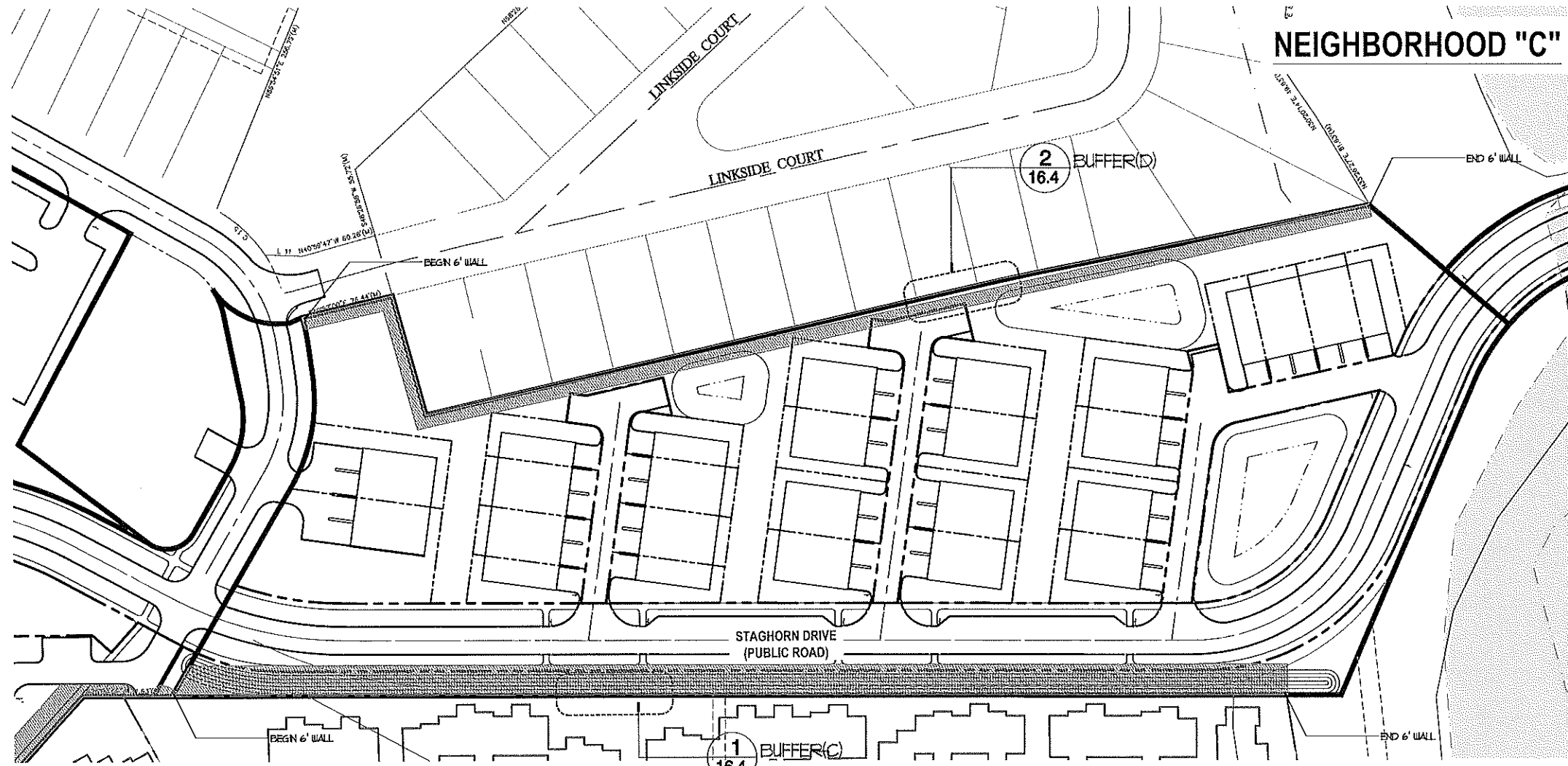
RANDALL S. COHEN, P.E.  
No. 58581

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

PROJECT NO./DASH NO.  
A160186.01

SHEET  
16.3

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NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

### NEIGHBORHOOD "C" BUFFER TYPES

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

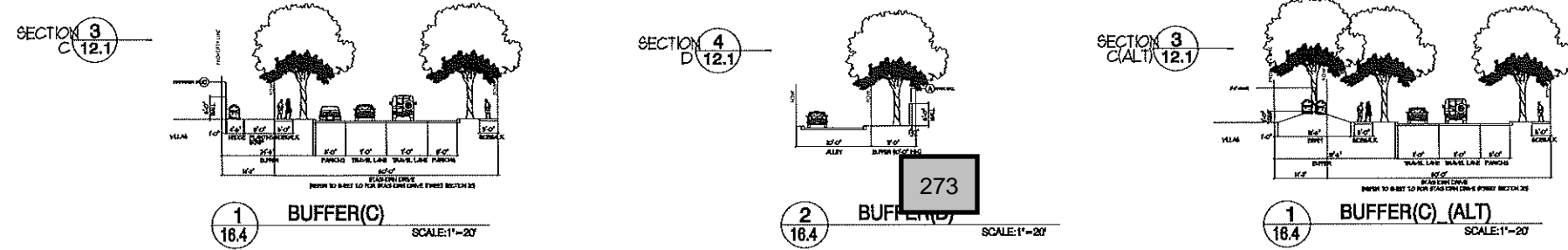
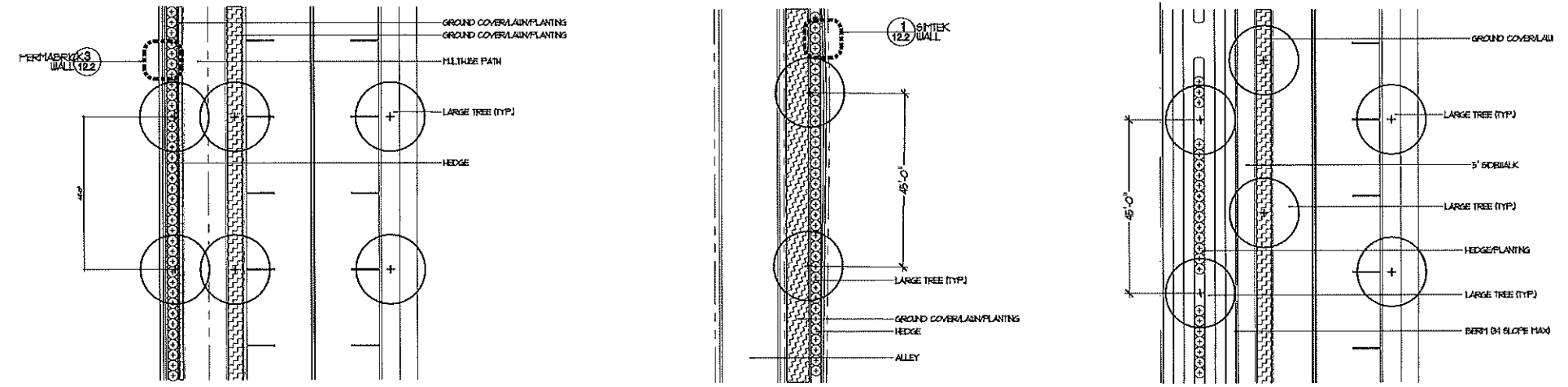
WALLS / FENCES -- CAN MEANDER IN THE BUFFERYARD, HOWEVER AT LEAST 25% MUST BE LOCATED WITHIN 1'-0" OF THE INTERIOR EXTENT OF THE BUFFERYARD

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

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

GROUND COVER: MINIMUM OF 25% OF THE BUFFERYARD AREA

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



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

BUFFER PLAN - NEIGHBORHOOD C

NEW ERROL

CITY OF APOPKA, FLORIDA

SEAL

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

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

PROJECT NO./DASH NO.  
A160186.01

SHEET  
16.4



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CARRIAGE HOME

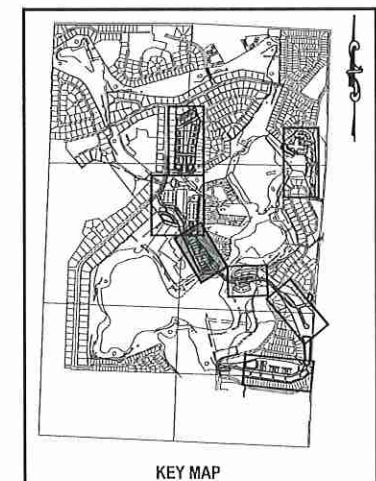


ELEVATION



274 FLOOR PLAN (N.T.S.)

NEIGHBORHOOD "C"



KEY MAP

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

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

ARCHITECTURE - NEIGHBORHOOD C  
NEW ERROL  
CITY OF APOPKA, FLORIDA

SEAL

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

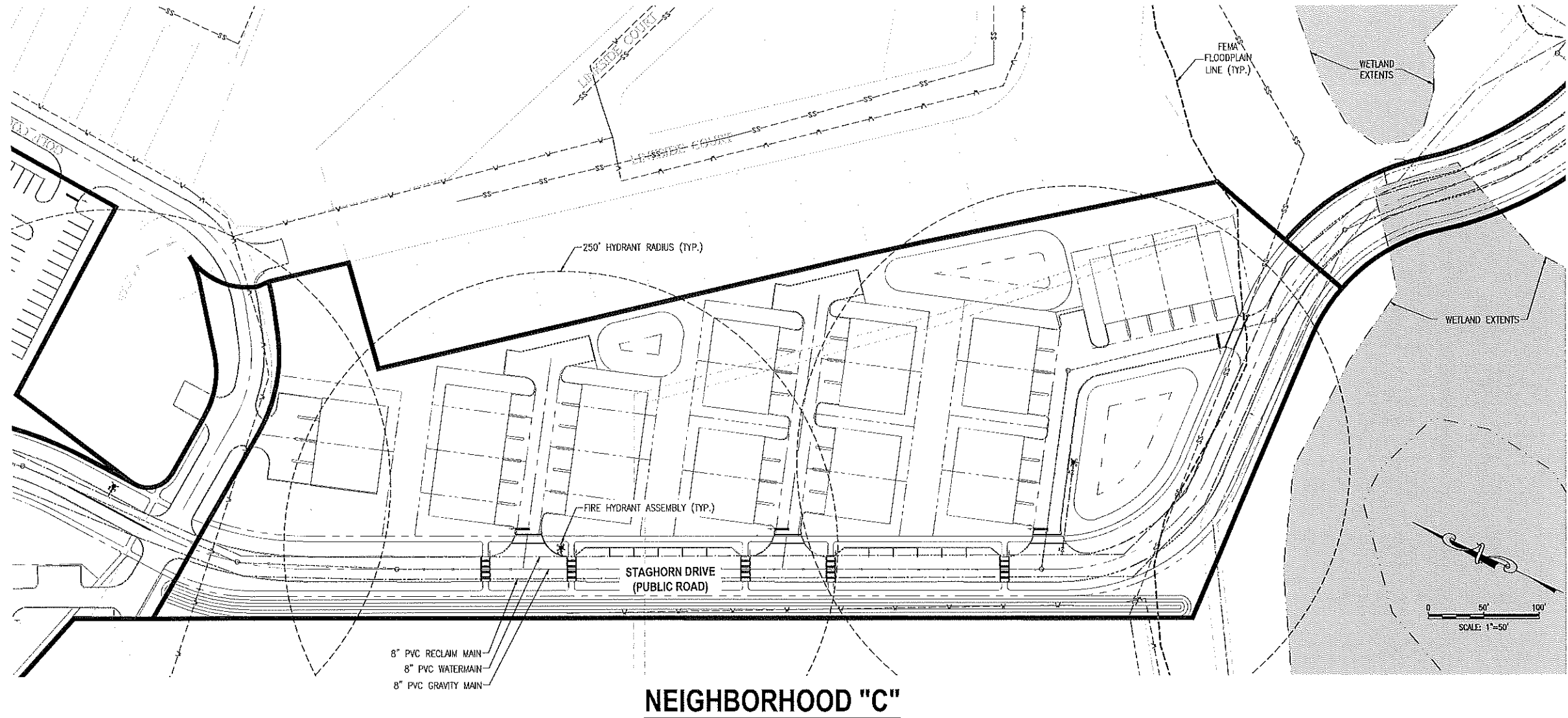
**gai consultants**  
EB 9851  
618 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01

SHEET  
16.5



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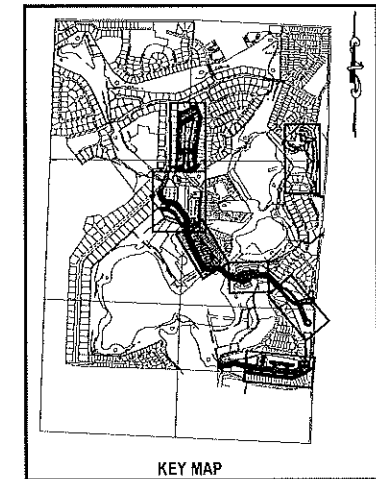
**NEIGHBORHOOD "C"**

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

**LEGEND:**

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

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



275

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

SCALE: AS SHOWN					
DATE: 03-13-2018					
DRAWN: MJC					
CHECKED: RSC					
APPROVED: RSC					
UTILITY PLAN - NEIGHBORHOOD C					
NEW ERROL CITY OF APOPKA, FLORIDA					
SEAL					
 <b>gai consultants</b> CB 9951 619 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398					
PROJECT NO./DASH NO. A160186.01					
SHEET 16.7					
NO.	DATE	BY	CHKD.	APPD.	DESCRIPTION



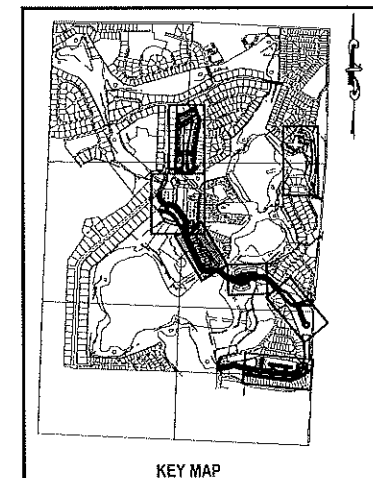
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### NEIGHBORHOOD "C"

**LEGEND:**

	PROJECT PROPERTY LINE
	STORM STRUCTURES
	PROPOSED STORM PIPE



**NOTE:**

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

276

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

NO.	DATE	BY	CHKD.	APPD.	DESCRIPTION

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

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

SEAL

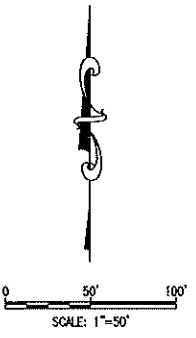
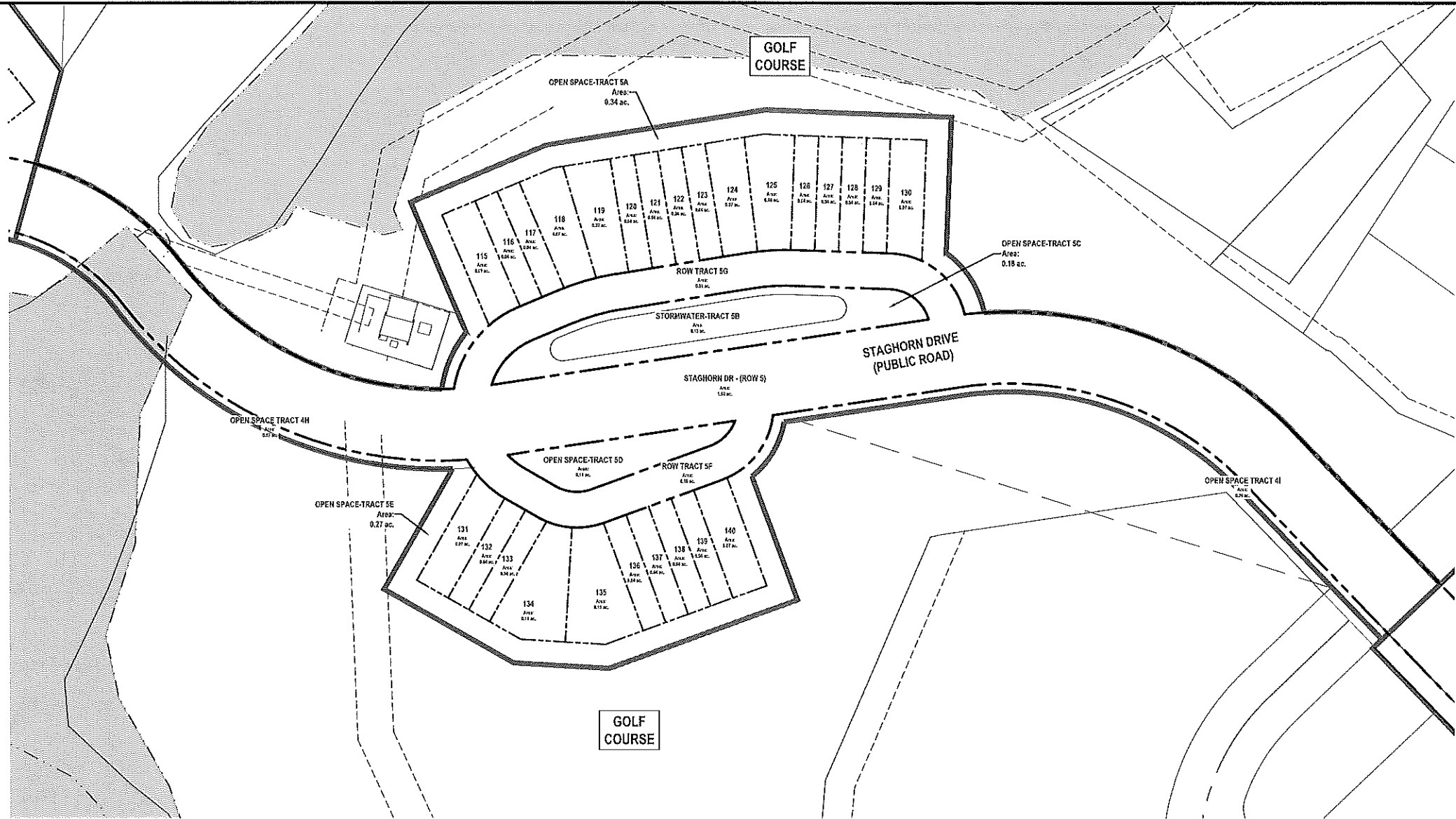
RANDALL S. COHEN, P.E.  
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 ORLANDO, FLORIDA 32801  
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PROJECT NO./DASH NO.  
 A160186.01

SHEET  
 16.8

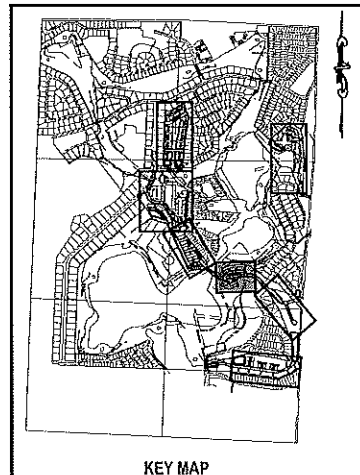
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**NEIGHBORHOOD "D"**

**TABLE 17.1 A  
TRACT ACREAGE TABLE**

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

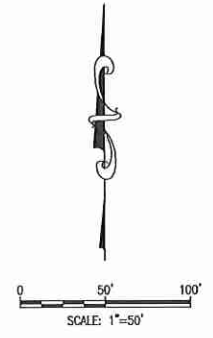
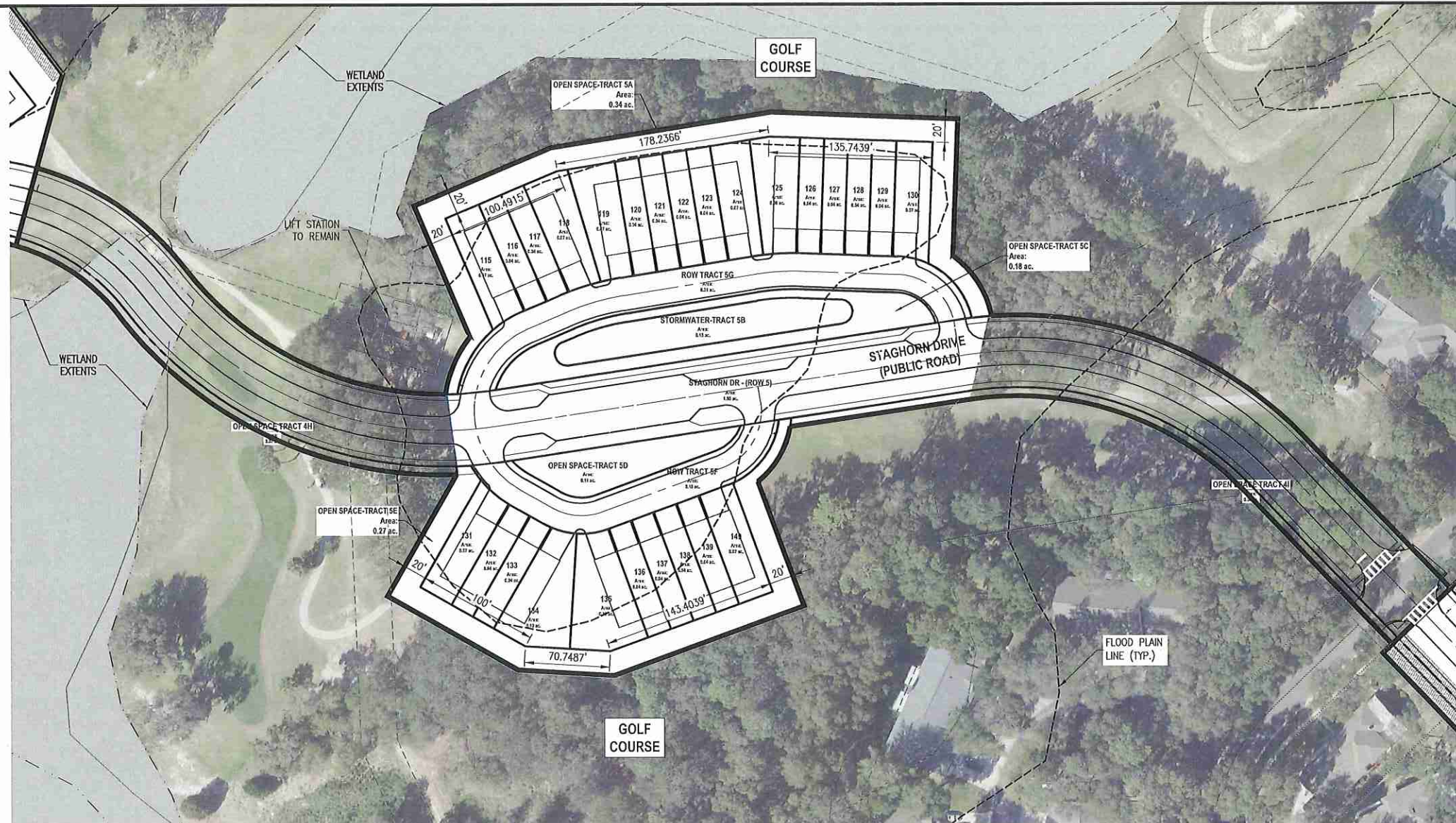


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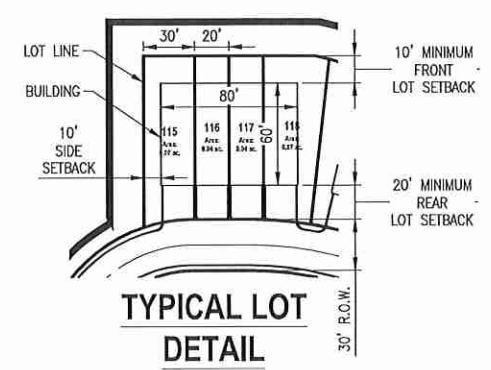
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NO.	DATE	DRAWN	CHECKED	APPROVED	DESCRIPTION								
<p>SEAL</p>													
<p>RANDALL S. COHEN, P.E. No. 58581</p>													
 <p><b>gai consultants</b> EO 9851 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398</p>													
<p>PROJECT NO./DASH NO. A160186.01</p>													
<p>SHEET 17.1</p>													



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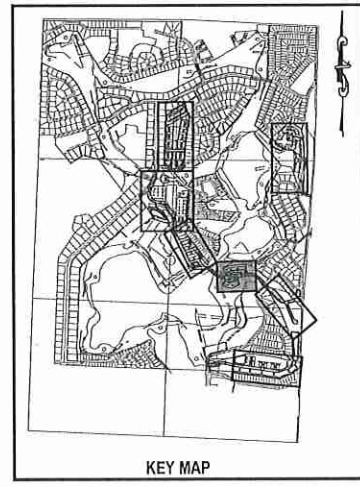


### NEIGHBORHOOD "D"



**Table 17.2A - Neighborhood D Development Standards**

Allowable Uses	Attached Residential (townhouse) Parks
Max Residential Units	28
Neighborhood Acreage	4.97 acres
Gross Neighborhood Density	5.29 du/acre
Proposed Parking Count	52 enclosed spaces (rear loaded) 14 on-street spaces
<b>Lot Standards</b>	
Min Lot Width	20'
Min Lot Depth	80'
<b>Minimum Setbacks</b>	
Front (from common area)	10'
Side	10'
Corner Side	15'
Rear	20'
<b>Minimum Attached Building Separation</b>	20'
<b>Building Height</b>	
Max Stories	3
Max Height	45'
<b>Minimum Living Area</b>	1,350 sq ft
<b>Minimum Parking</b>	2 enclosed spaces per unit



REVISIONS				
NO.	DATE	BY	CHKD.	APPVD.

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

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

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

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 ORLANDO, FLORIDA 32801  
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PROJECT NO./DASH NO.  
 A160186.01  
 SHEET  
 17.2

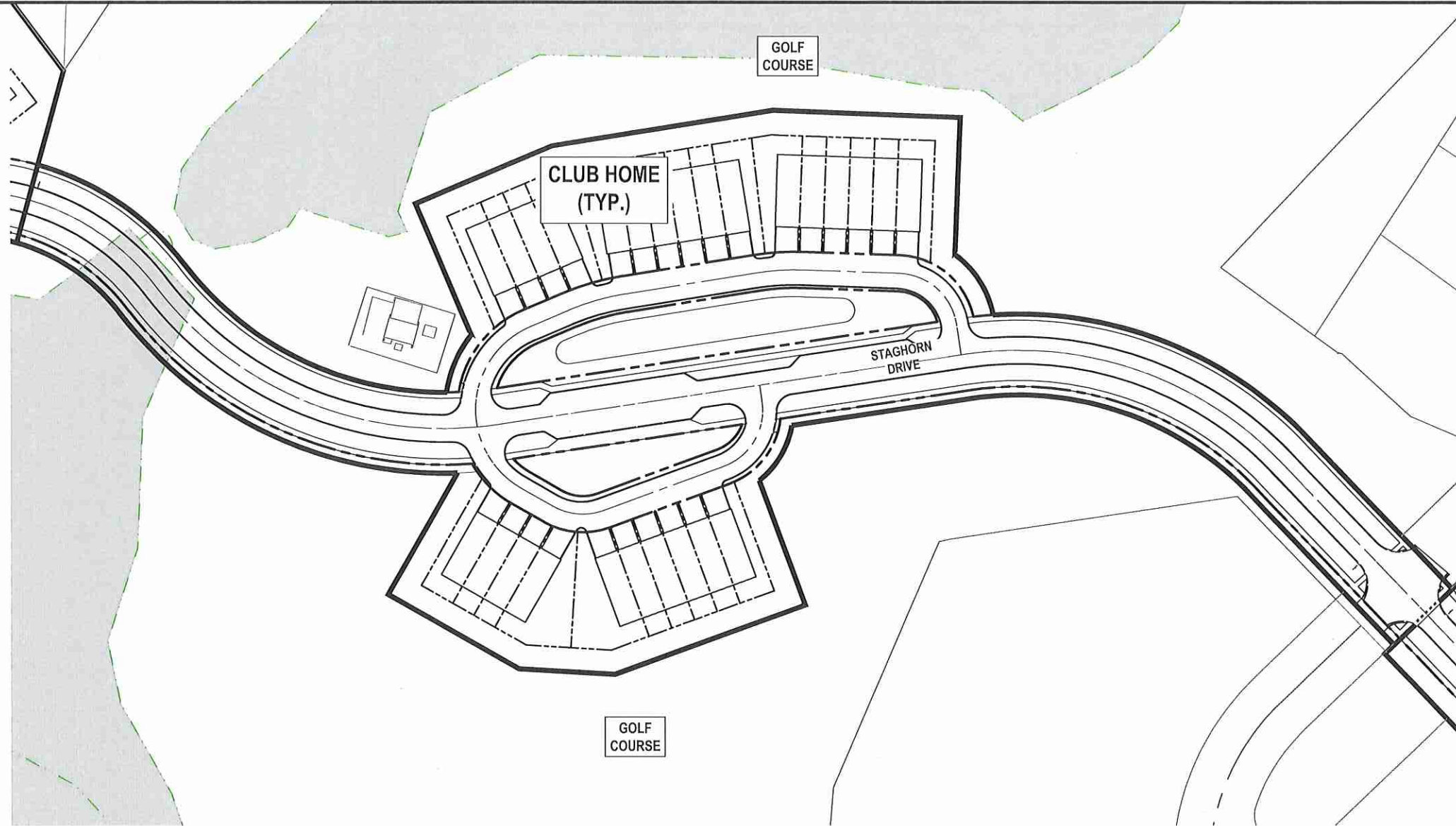








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CLUB HOME

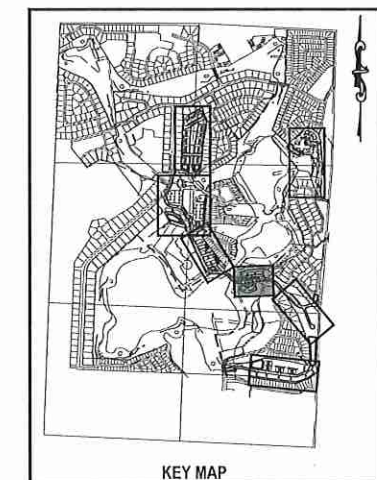


ELEVATION



FLOOR PLAN (N.T.S.)

NEIGHBORHOOD "D"



KEY MAP

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

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

ARCHITECTURE - NEIGHBORHOOD D  
NEW ERROL  
CITY OF APOPKA, FLORIDA

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

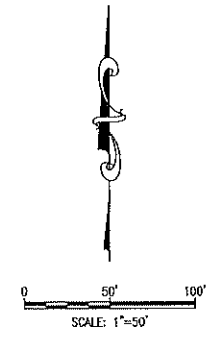
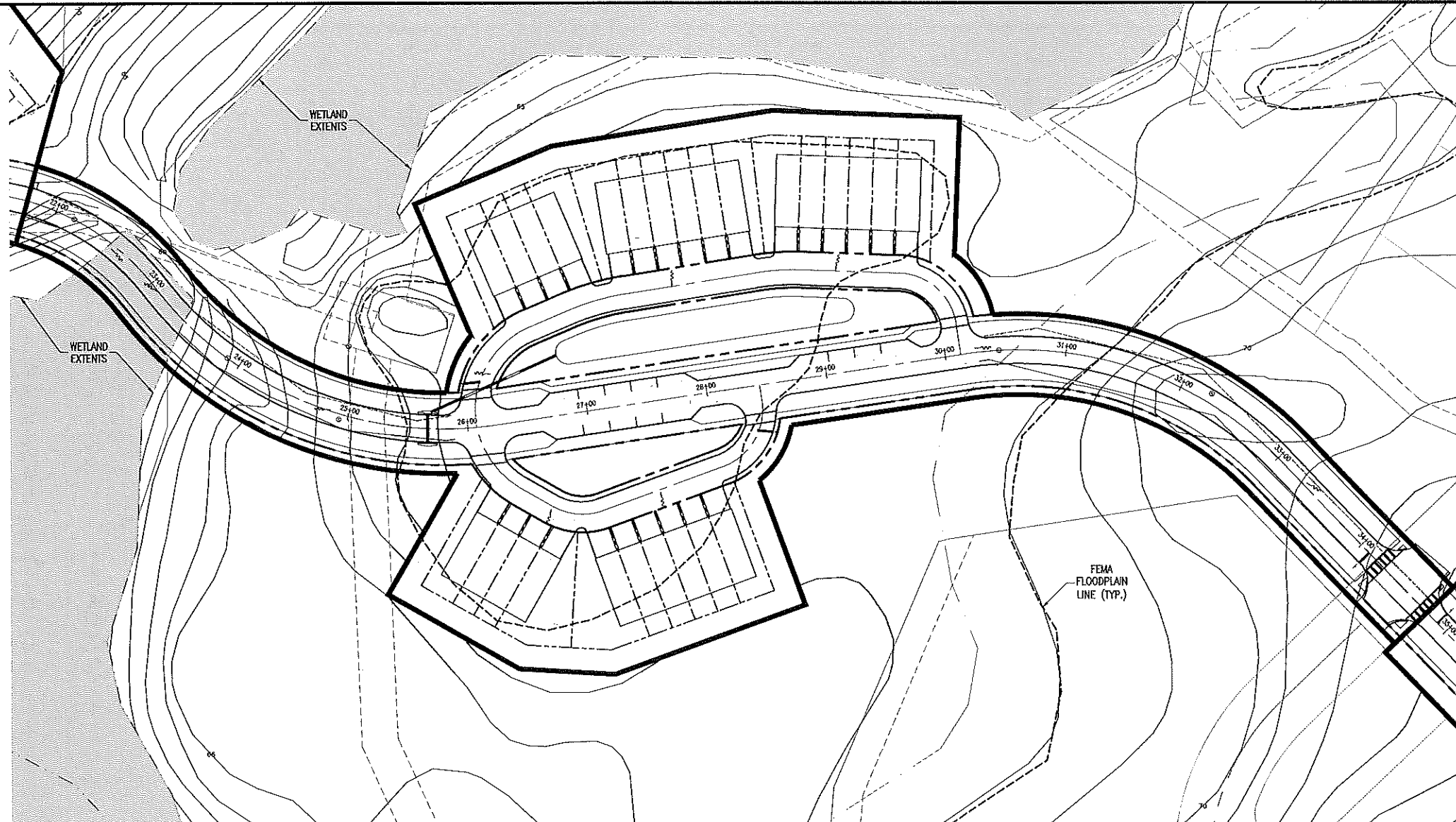
**gai consultants**  
EB 9951  
618 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

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





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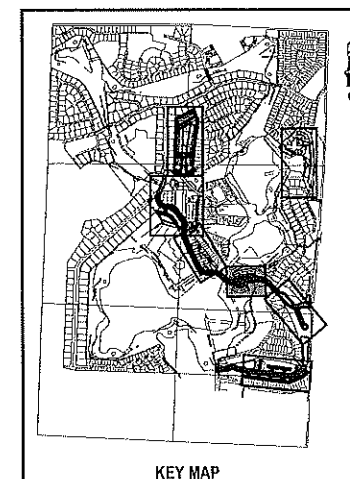


### NEIGHBORHOOD "D"

LEGEND:	
	PROJECT PROPERTY LINE
	STORM STRUCTURES
	PROPOSED STORM PIPE

**NOTE:**

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



KEY MAP

283

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

REVISIONS	
NO.	DESCRIPTION

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

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

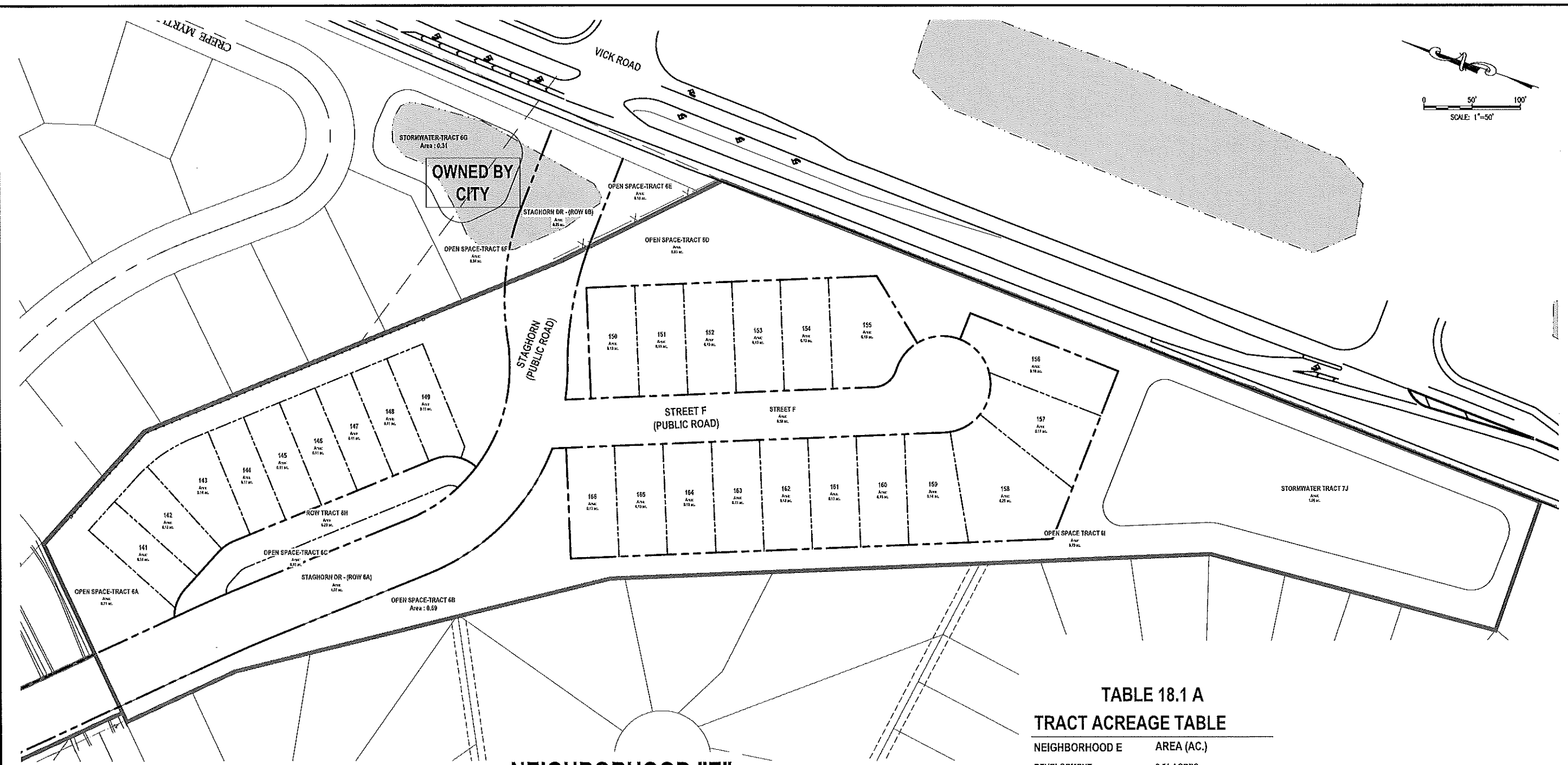
SEAL  
 RANDALL S. COHEN, P.E.  
 No. 58581

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

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



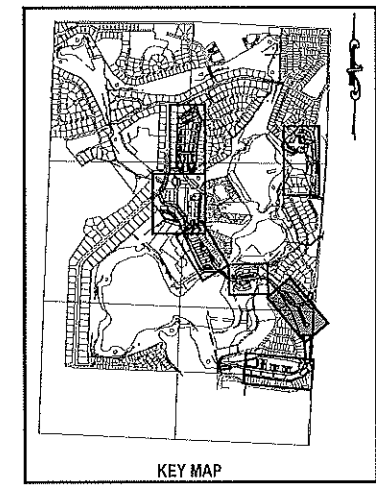
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**NEIGHBORHOOD "E"**

**TABLE 18.1 A  
TRACT ACREAGE TABLE**

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



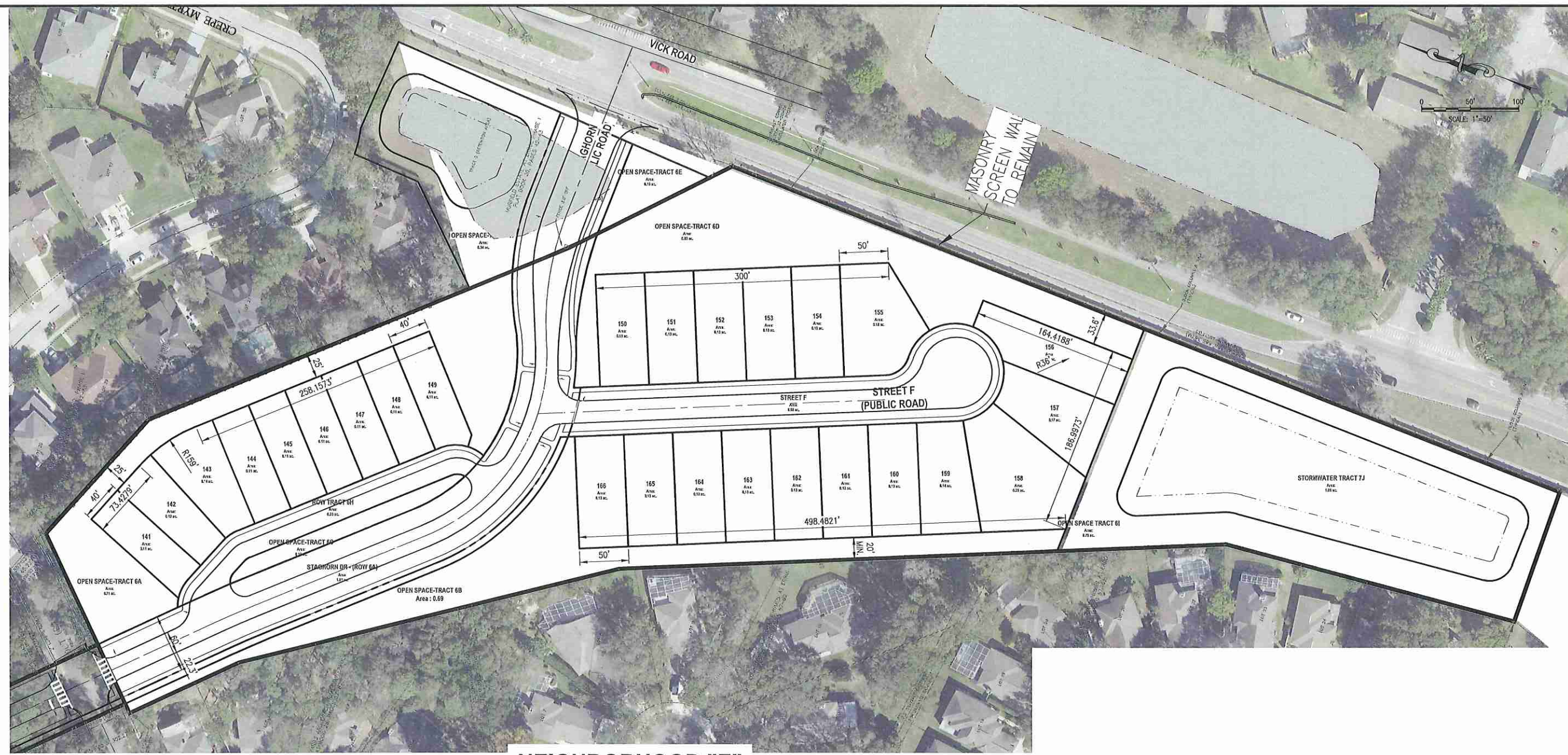
TRACT MAP - NEIGHBORHOOD E	NEW ERROL CITY OF APOPKA, FLORIDA
SEAL	
RANDALL S. COHEN, P.E. No. 56561	
 <b>gai consultants</b> EB 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398	
PROJECT NO./DASH NO. A160186.01	
SHEET 18.1	

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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



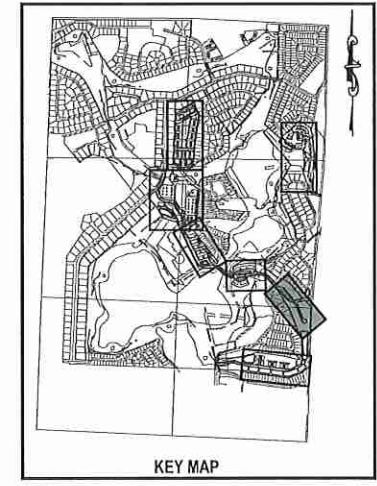
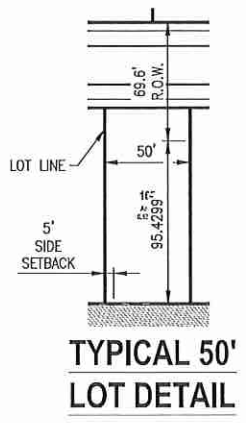
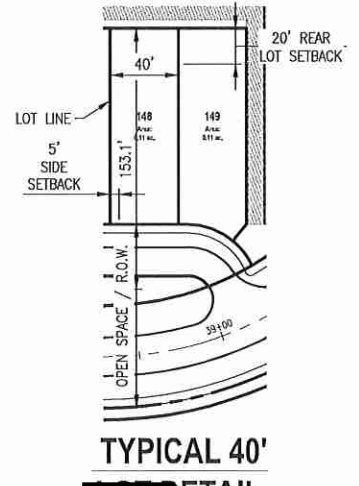
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### NEIGHBORHOOD "E"

**Table 18.2A - Neighborhood E Development Standards**

<b>Allowable Uses</b>	Single Family Detached Parks
<b>Max Residential Units</b>	10 (40'x115' lots) 16 (50'x115' lots)
<b>Neighborhood Acreage</b>	8.57 acres
<b>Gross Neighborhood Density</b>	3.03 du/acre
<b>Proposed Parking Count</b>	52 enclosed spaces
<b>Lot Standards</b>	
Min Lot Width	40'
Min Lot Depth	100'
<b>Minimum Setbacks</b>	
Front	20'
Side	5'
Corner Side	10'
Rear	20'
Front-Facing Garage	30'
<b>Building Height</b>	
Max Stories	2
Max Height	35'
<b>Minimum Living Area</b>	1,500 sq ft
<b>Minimum Parking</b>	2 enclosed spaces per unit



NO.	DATE	BY	CHKD	APPROV	DESCRIPTION

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

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

SEAL

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ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01  
SHEET  
18.2



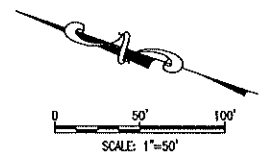
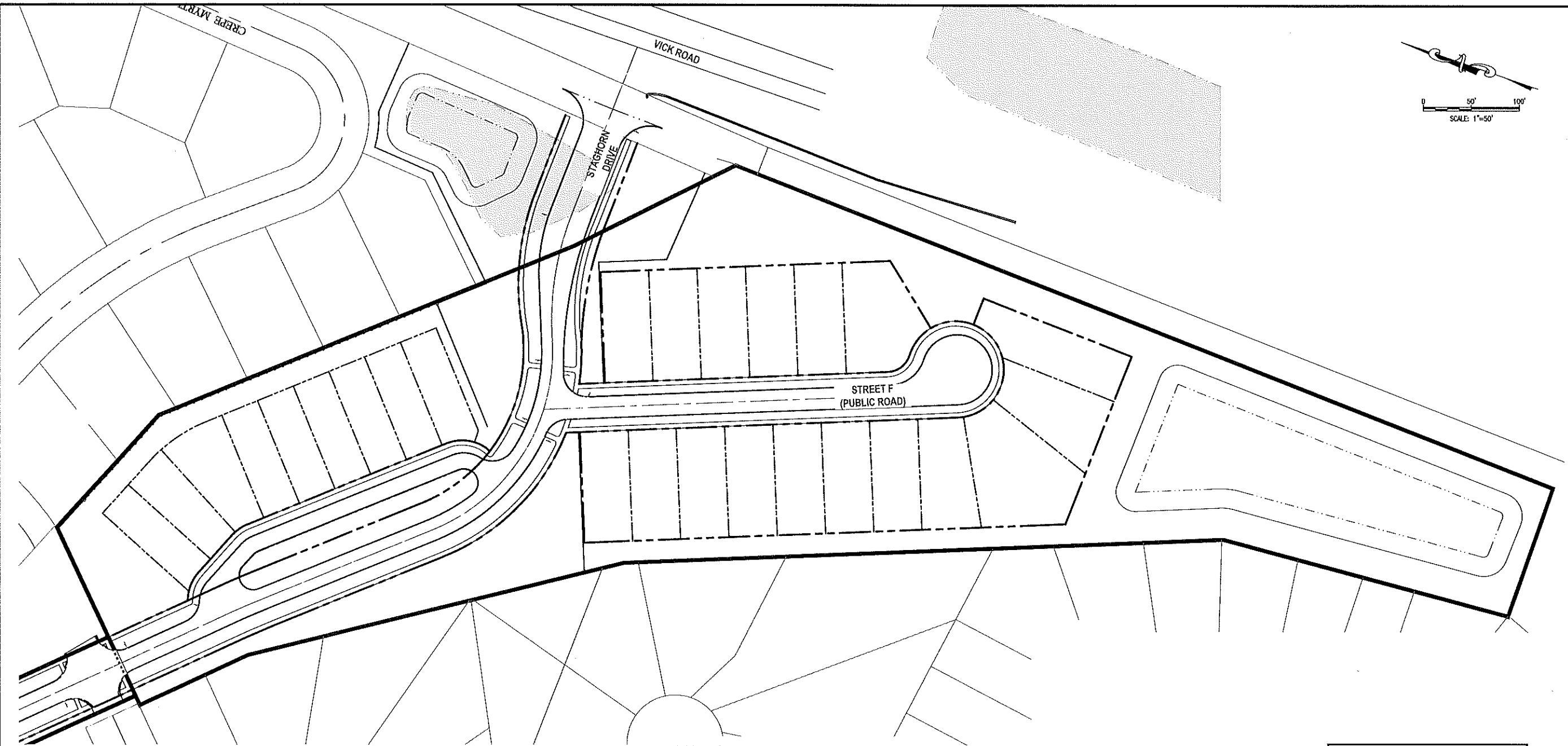






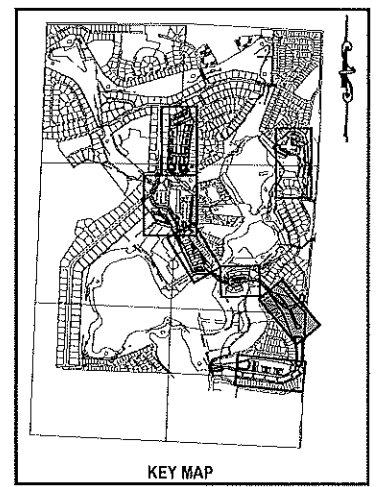


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# NEIGHBORHOOD "E"

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



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

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

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

ARCHITECTURE - NEIGHBORHOOD E  
NEW ERROL  
CITY OF APOPKA, FLORIDA

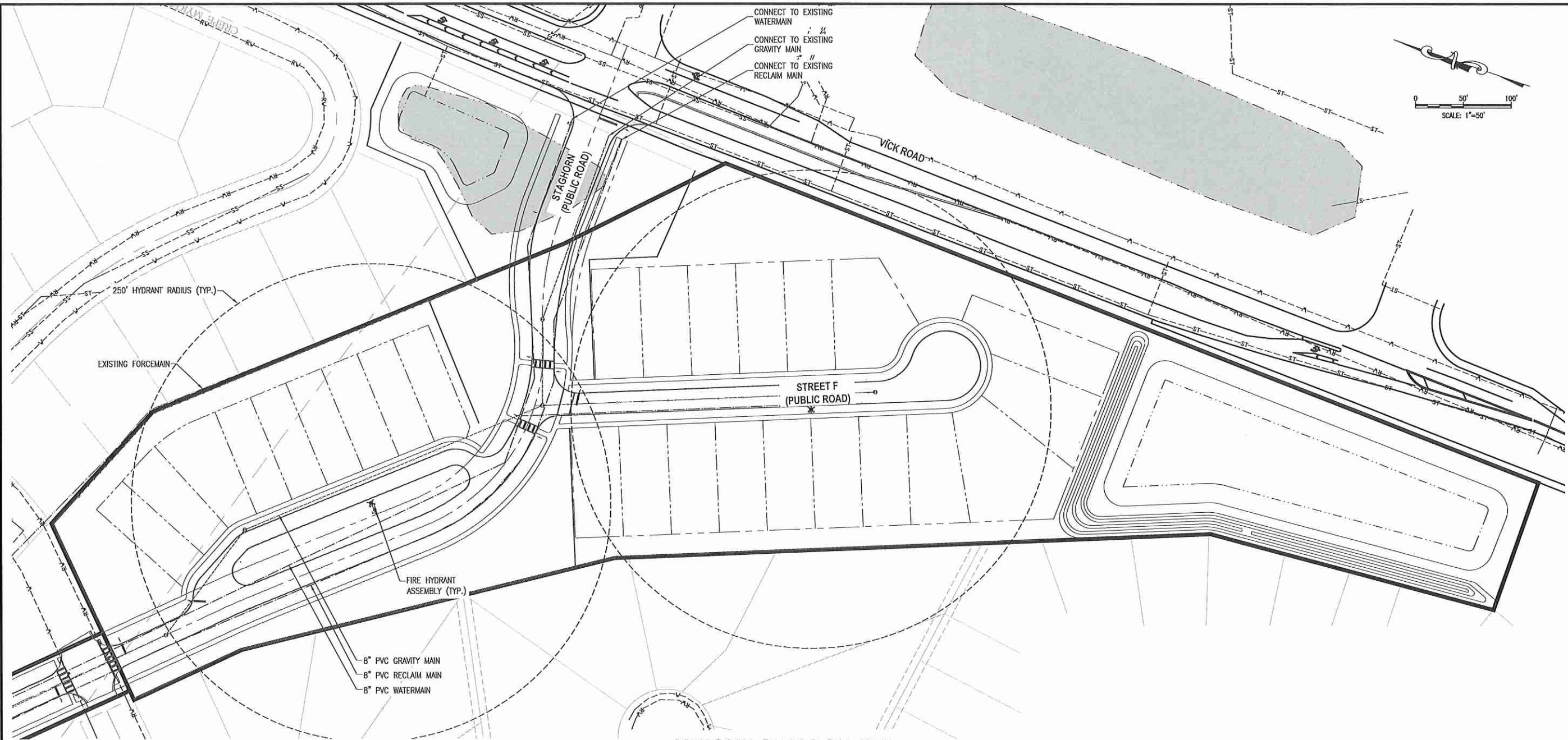
SEAL  
RANDALL S. COHEN, P.E.  
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A160186.01

SHEET  
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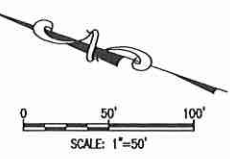
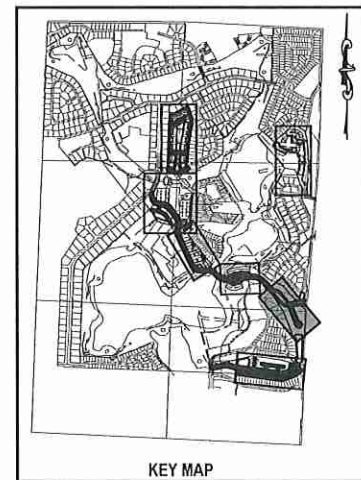
**NEIGHBORHOOD "E"**

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

**LEGEND:**

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

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



NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

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

SEAL

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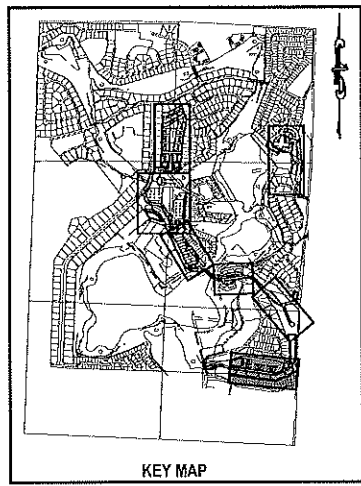
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A160186.01

SHEET  
18.7

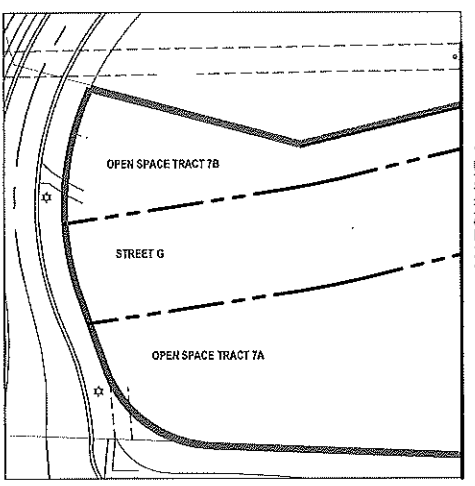




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KEY MAP



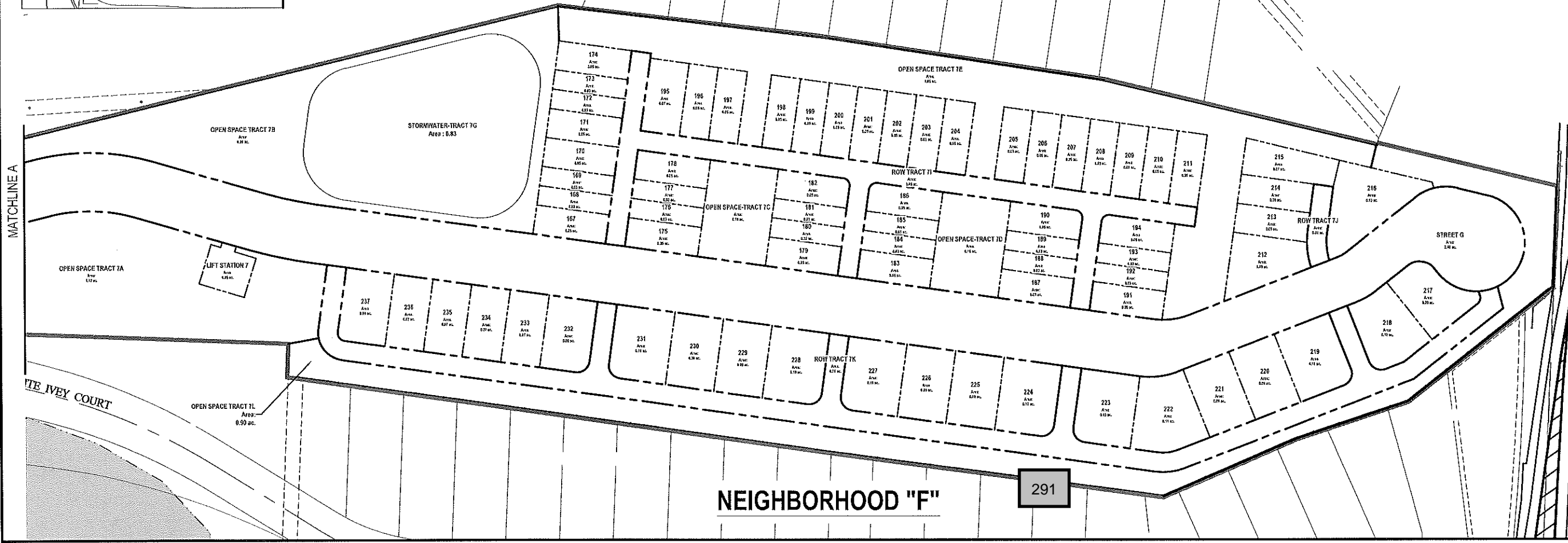
MATCHLINE A



**TABLE 19.1 A**

**TRACT ACREAGE TABLE**

NEIGHBORHOOD F	AREA (AC.)
DEVELOPMENT	4.40 ACRES
OPEN SPACE	4.29 ACRES
TRACT 7A	1.12 ACRES
TRACT 7B	0.90 ACRES
TRACT 7C	0.16 ACRES
TRACT 7D	0.16 ACRES
TRACT 7E	1.05 ACRES
TRACT 7L	0.90 ACRES
STORMWATER RETENTION	0.83 ACRES
TRACT 7G	0.83 ACRES
RIGHT-OF-WAY	1.25 ACRES
TRACT 7I	0.45 ACRES
TRACT 7J	0.04 ACRES
TRACT 7K	0.76 ACRES
RIGHT-OF-WAY STREET G	2.48 ACRES
LIFT STATION	0.05 ACRES
<b>TOTAL</b>	<b>13.30 ACRES</b>



**NEIGHBORHOOD "F"**

291

NO.	DATE	BY	CHKD.	APPROD.	DESCRIPTION

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

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

SEAL

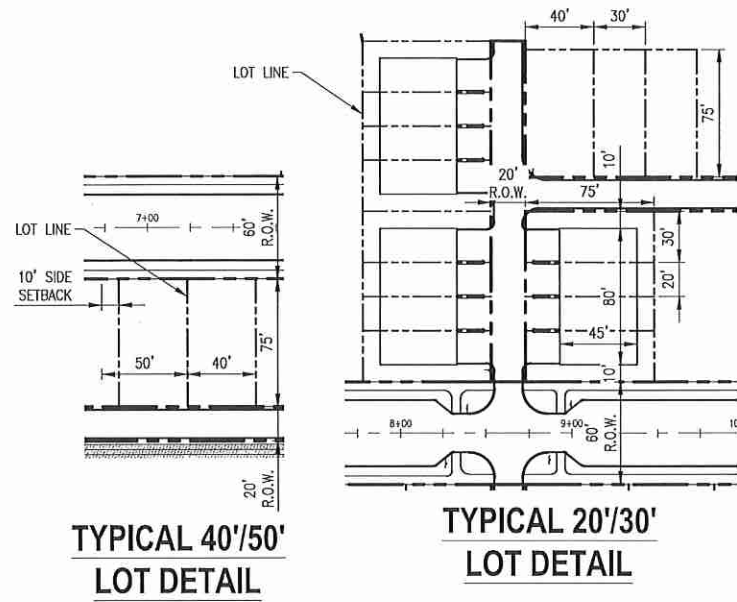
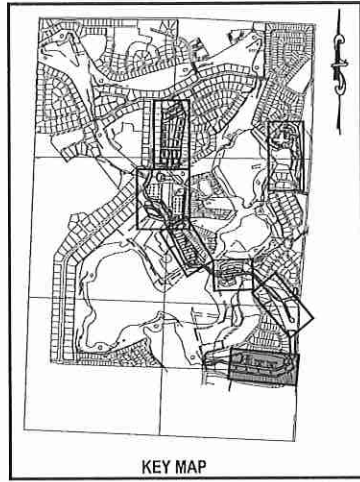
RANDALL S. COHEN, P.E.  
No. 58581

gai consultants  
EST 1951  
618 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01

SHEET  
19.1

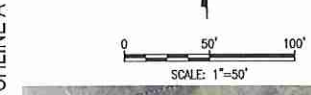
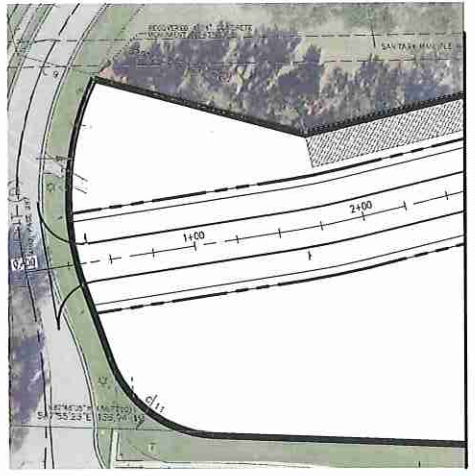




**Table 19.2A - Neighborhood F Development Standards**

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

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



**NEIGHBORHOOD "F"**

292

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

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

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

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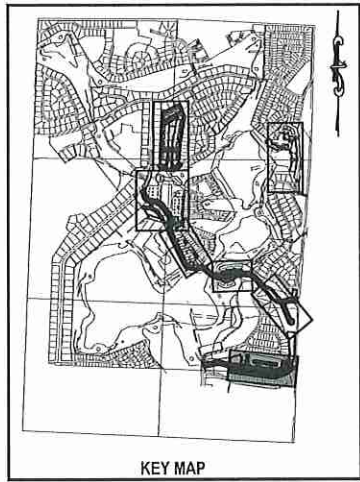
PROJECT NO./DASH NO.  
A160186.01  
SHEET  
19.2

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

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION



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**TABLE 19.3 A**  
**OPEN SPACE ACREAGE**

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

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



**A. BBQ AMENITIES**



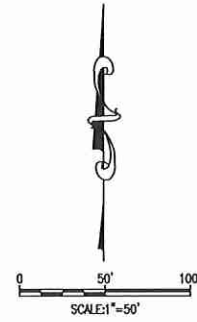
**B. PICNIC PAVILION**



**C. NEIGHBORHOOD PARK + TRAIL**



**D. PLAYGROUND**



**OPEN SPACE LEGEND**

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



**NEIGHBORHOOD "F"**

293

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

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

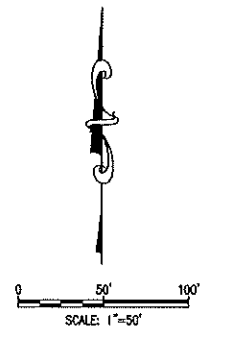
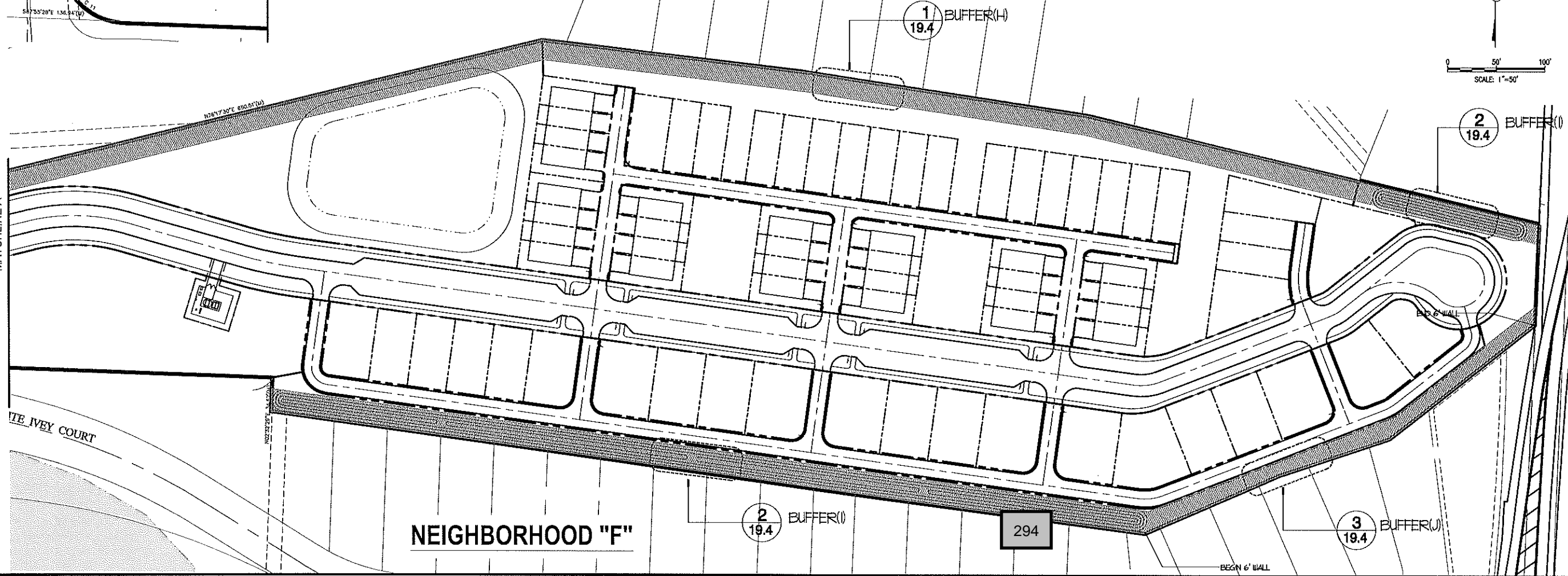
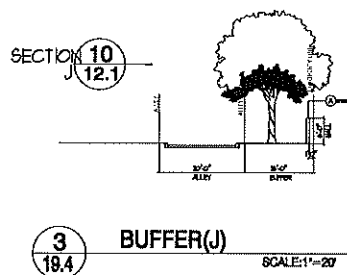
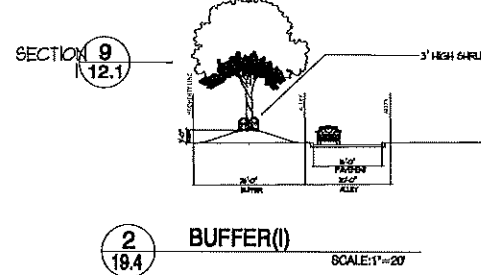
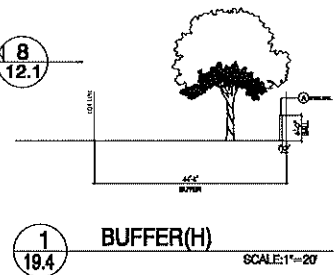
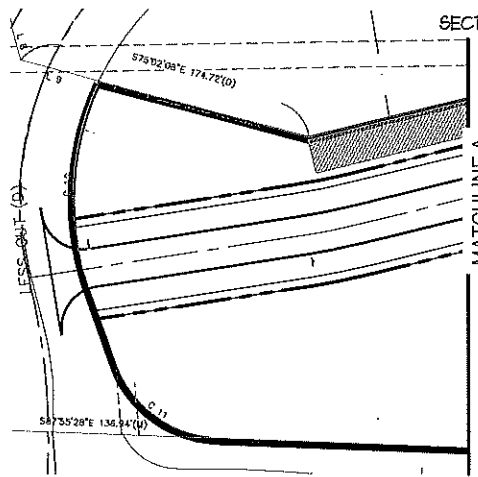
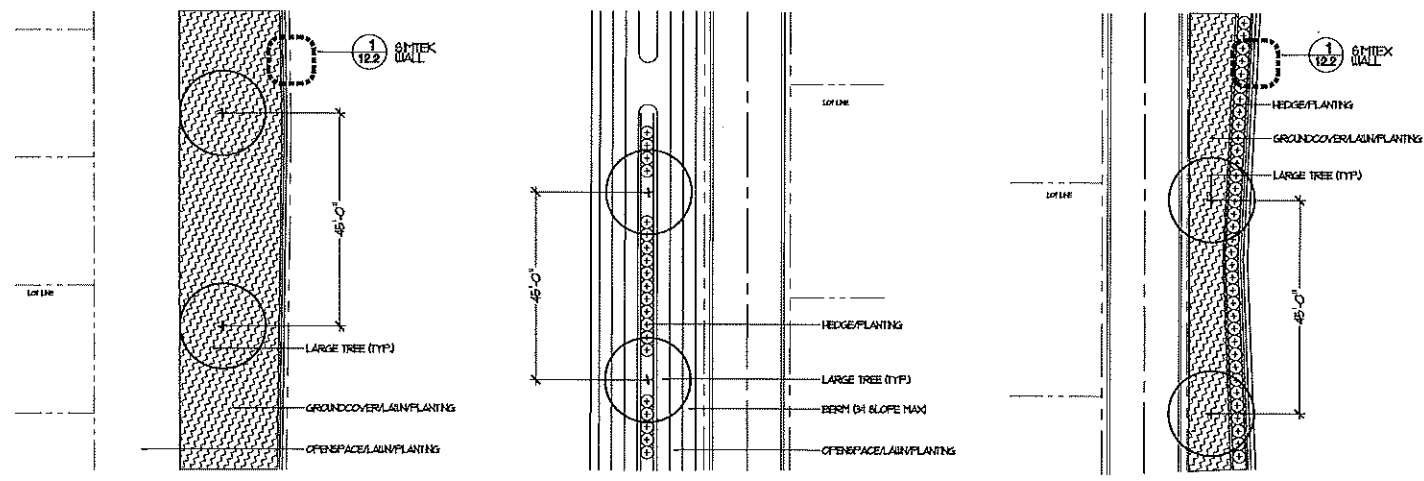
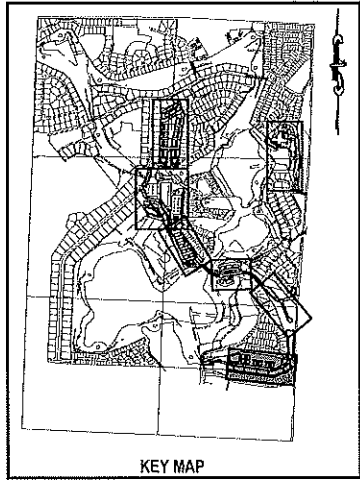
SEAL  
RANDALL S. COHEN, P.E.  
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PROJECT NO./DASH NO.  
A160186.01  
SHEET  
19.3



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NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

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 DATE: 03-13-2018  
 DRAWN: MJC  
 CHECKED: RSC  
 APPROVED: RSC

SEAL

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 No. 58981

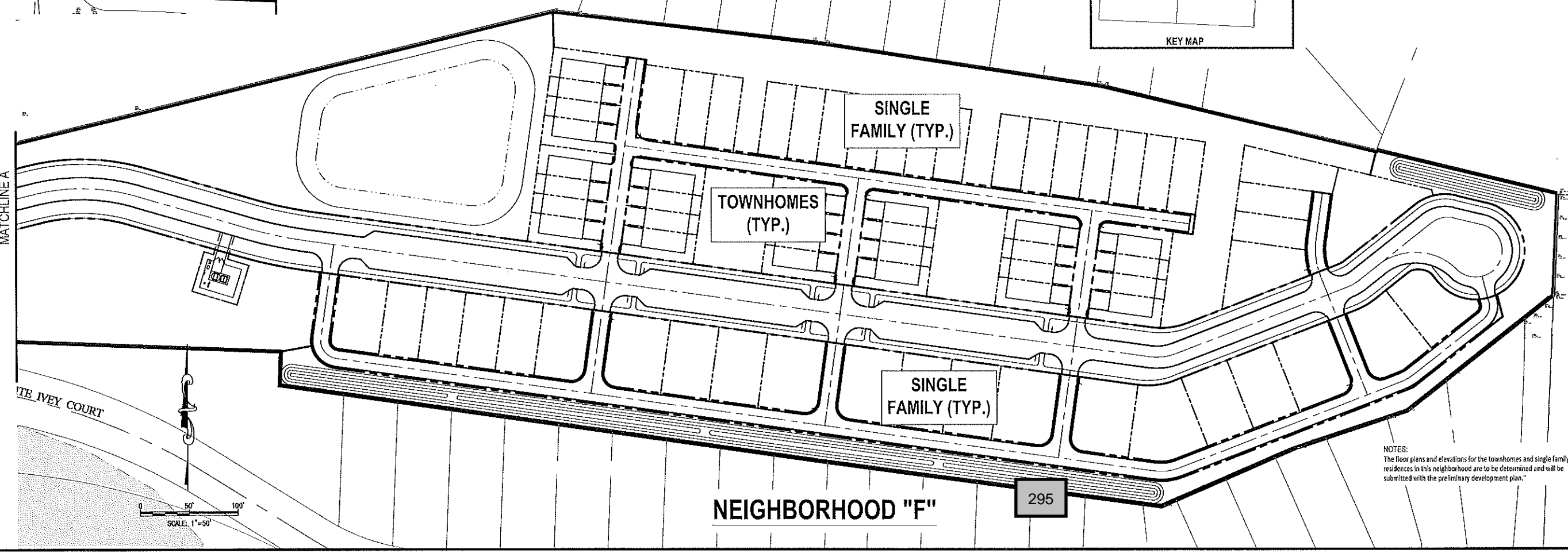
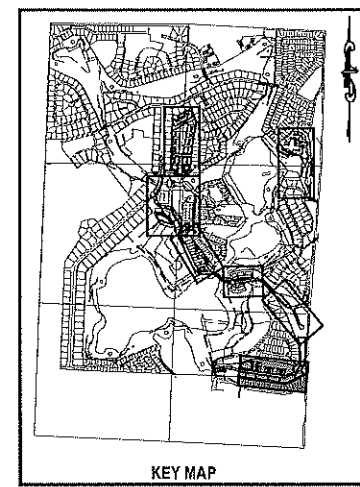
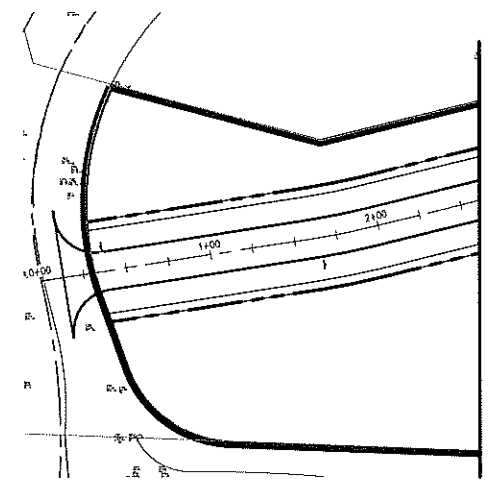
gai consultants  
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 ORLANDO, FLORIDA 32801  
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PROJECT NO./DASH NO.  
 A160186.01

SHEET  
 19.4

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

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

NO.	DATE	BY	CHKD	APPROV	DESCRIPTION

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

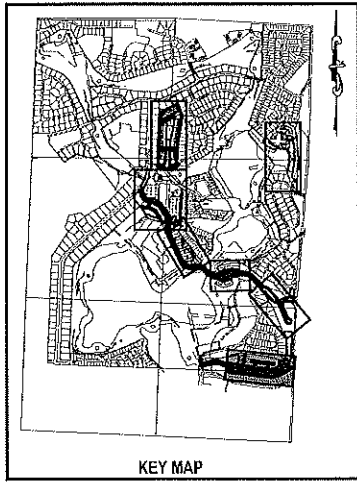
ARCHITECTURE - NEIGHBORHOOD F  
NEW ERROL  
CITY OF APOPKA, FLORIDA

SEAL  
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No. 58581

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

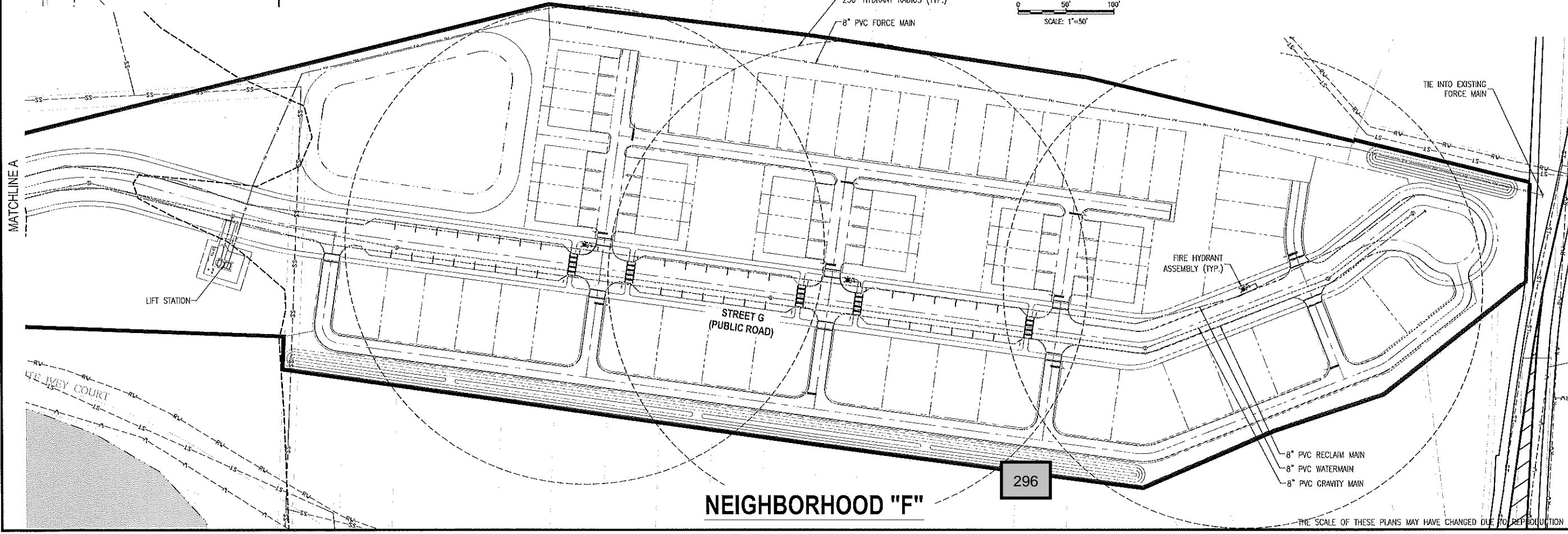
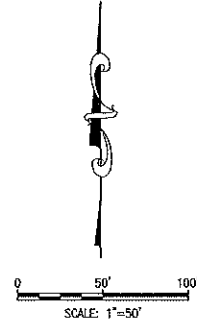
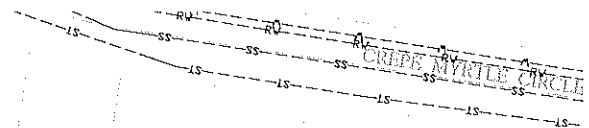
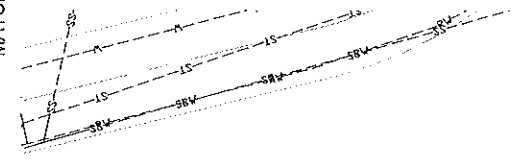
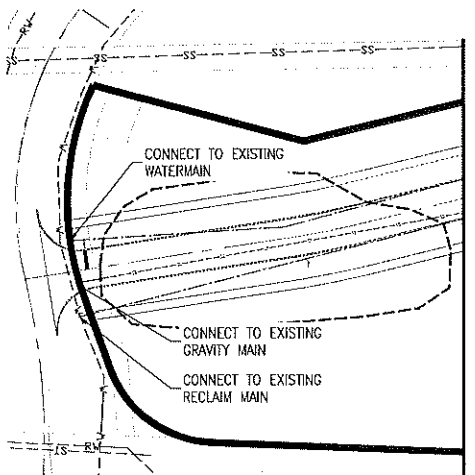




**LEGEND:**

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

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



**NEIGHBORHOOD "F"**

296

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

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NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

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

SEAL

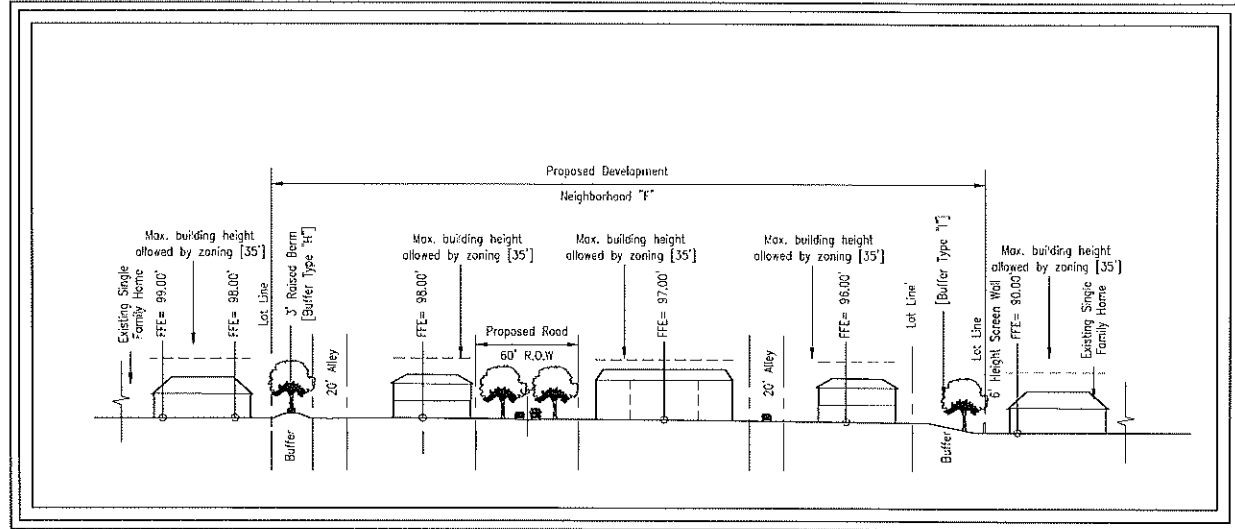
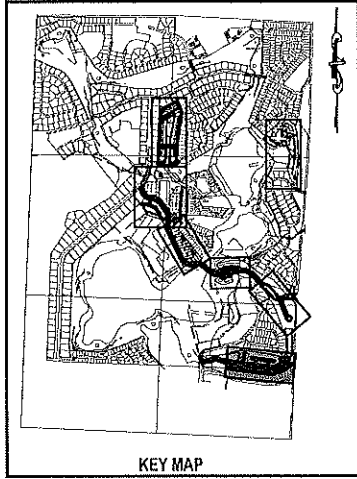
RANDALL S. COHEN, P.E.  
No. 58581

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

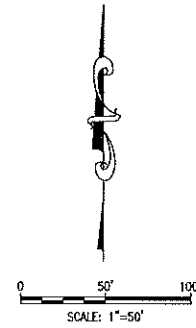
PROJECT NO./DASH NO.  
A160186.01

SHEET  
19.7

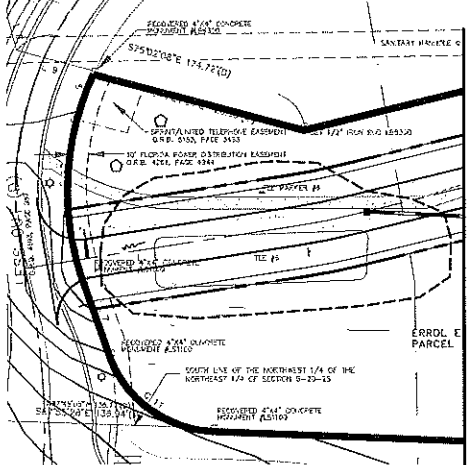
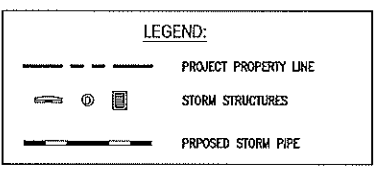
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SCALE: 1"=50'



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



NEIGHBORHOOD "F" 297

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

GRADING PLAN - NEIGHBORHOOD F  
NEW ERROR  
CITY OF APOKA, FLORIDA

SEAL  
RANDALL S. COHEN, P.E.  
No. 58991



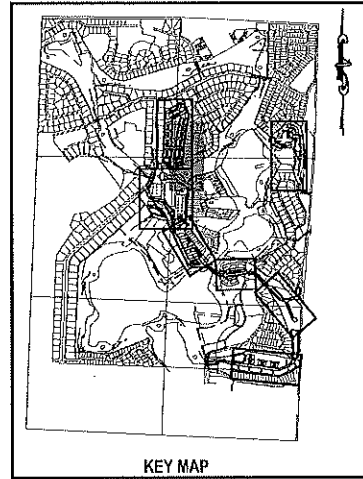
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A160186.01

SHEET  
19.8

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

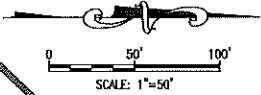
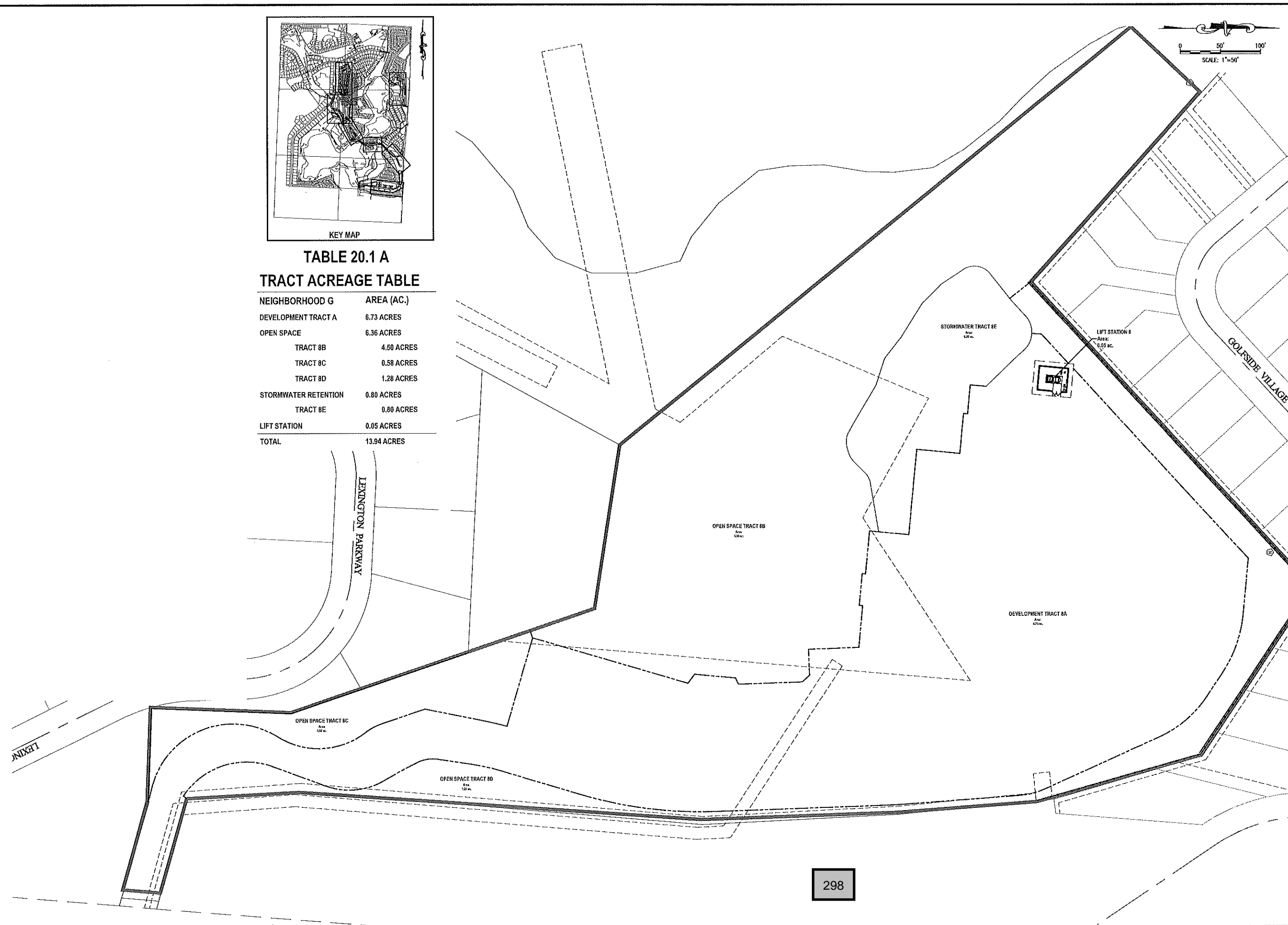


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**TABLE 20.1 A  
TRACT ACREAGE TABLE**

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



NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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

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

SEAL

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







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A. INFORMAL TRAIL / SEATING



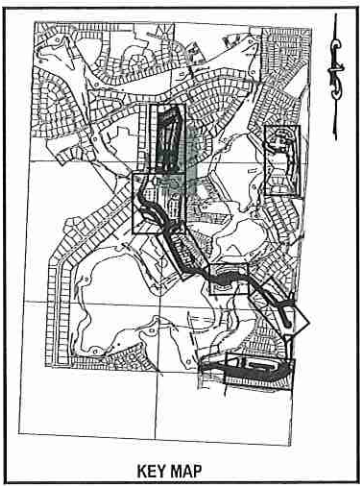
B. WETLAND OVERLOOK



C. POOL AMENITY



D. INFORMAL PARK



KEY MAP

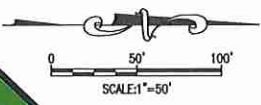
TABLE 20.3 A  
OPEN SPACE ACREAGE

NEIGHBORHOOD G	AREA (AC.)
OPEN SPACE	6.36 ACRES
TRACT 8B	4.50 ACRES
TRACT 8C	0.58 ACRES
TRACT 8D	1.28 ACRES
STORMWATER RETENTION	
TRACT 8E	NOT COUNTED
TOTAL	6.36 ACRES

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

OPEN SPACE LEGEND

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



SCALE: 1"=50'



NEIGHBORHOOD "G"

300

REVISIONS		DESCRIPTION
NO.	DATE	APP'D

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

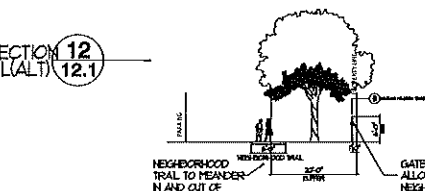
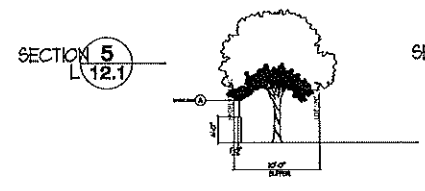
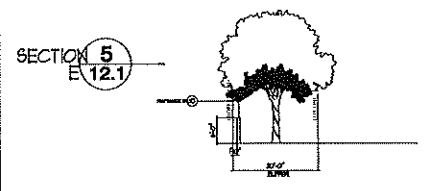
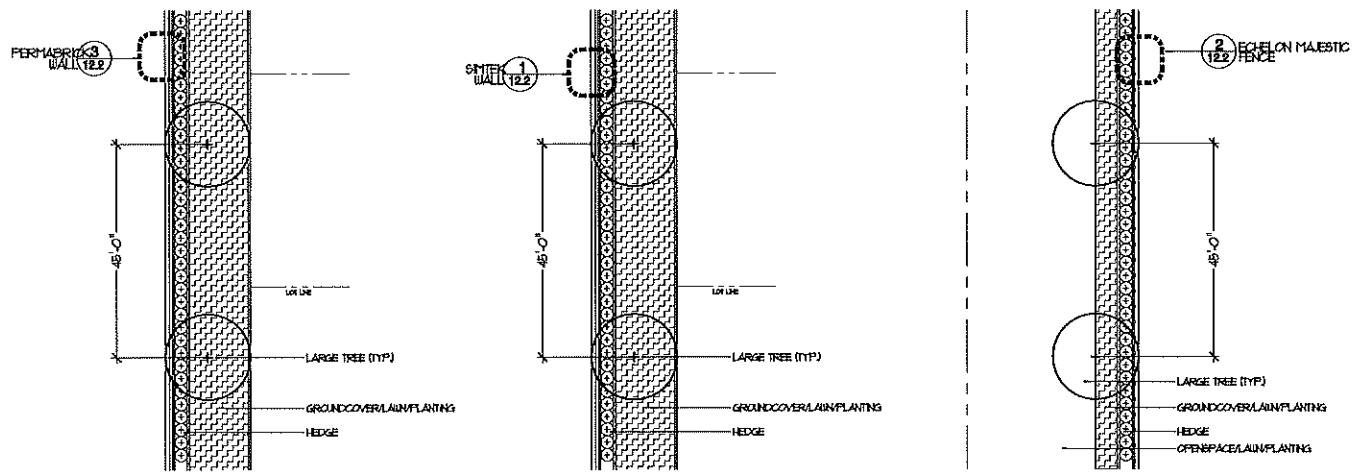
OPEN SPACE - NEIGHBORHOOD G  
NEW ERROL  
CITY OF APOPKA, FLORIDA

SEAL  
RANDALL S. COHEN, P.E.  
No. 30581

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PROJECT NO./DASH NO.  
A160186.01  
SHEET  
20.3

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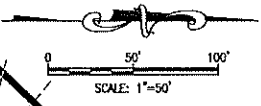
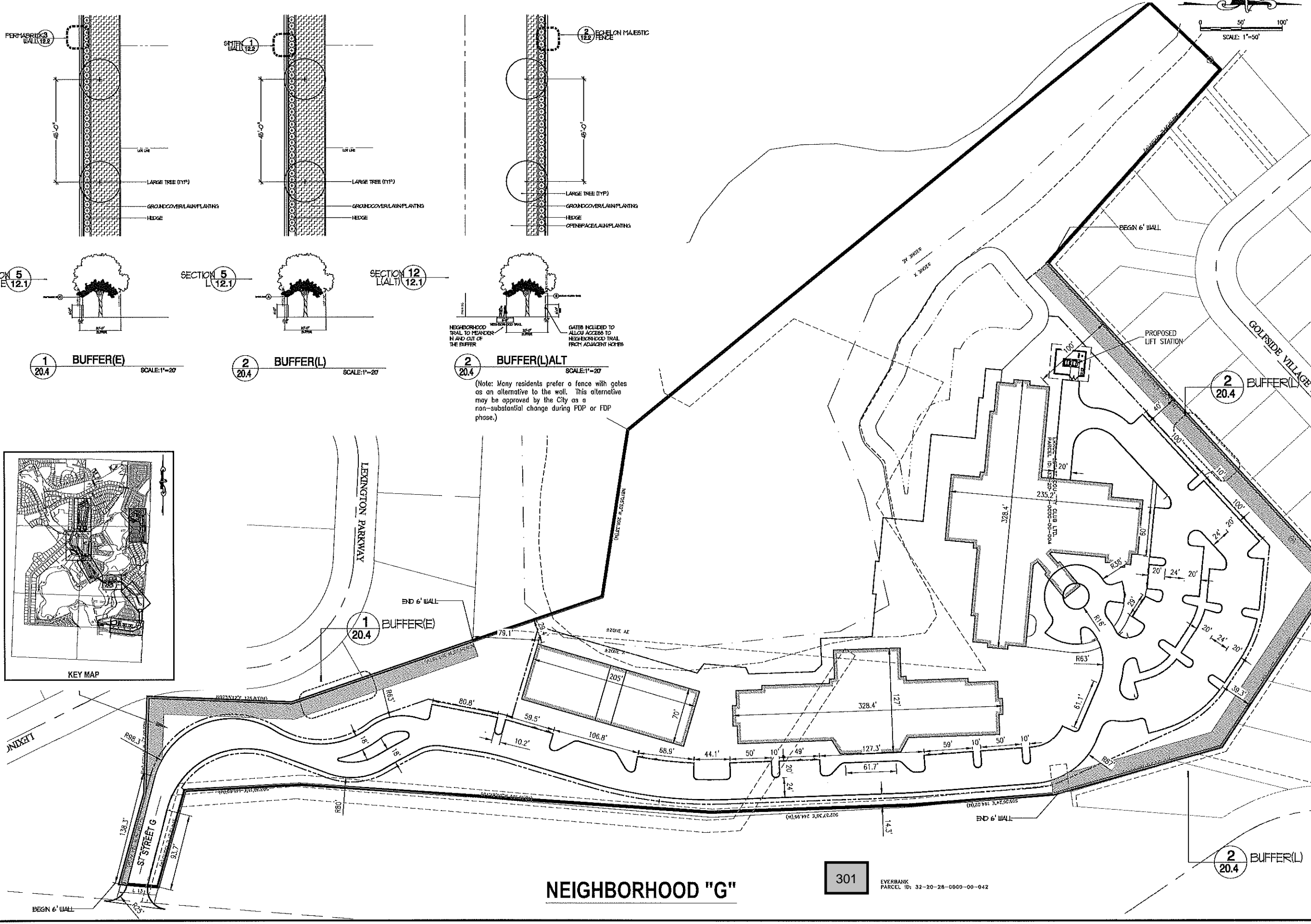
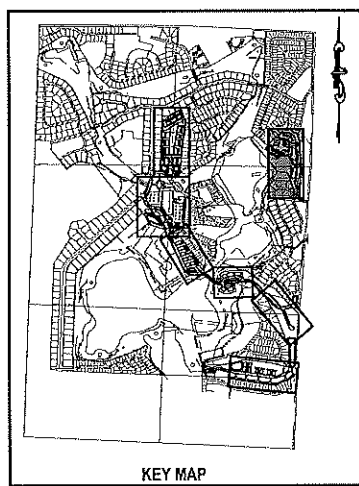


1 BUFFER(E) SCALE: 1"=20'

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

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

(Note: Many residents prefer a fence with gates as an alternative to the wall. This alternative may be approved by the City as a non-substantial change during FDP or FDP phase.)



NO.	DATE	BY	CHKD	APPROV	DESCRIPTION

SCALE: AS SHOWN

DATE: 03-13-2018

DRAWN: MJC

CHECKED: RSC

APPROVED: RSC

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

SEAL

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PROJECT NO./DASH NO.  
A160186.01

SHEET  
20.4

NEIGHBORHOOD "G"

301

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



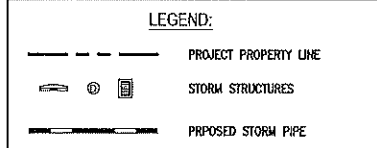
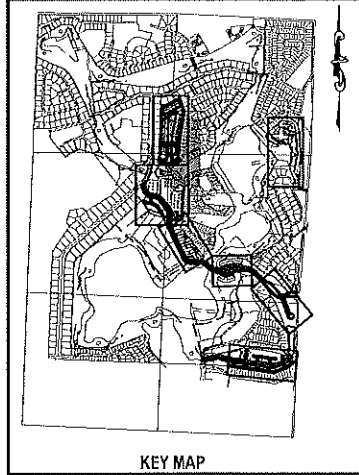




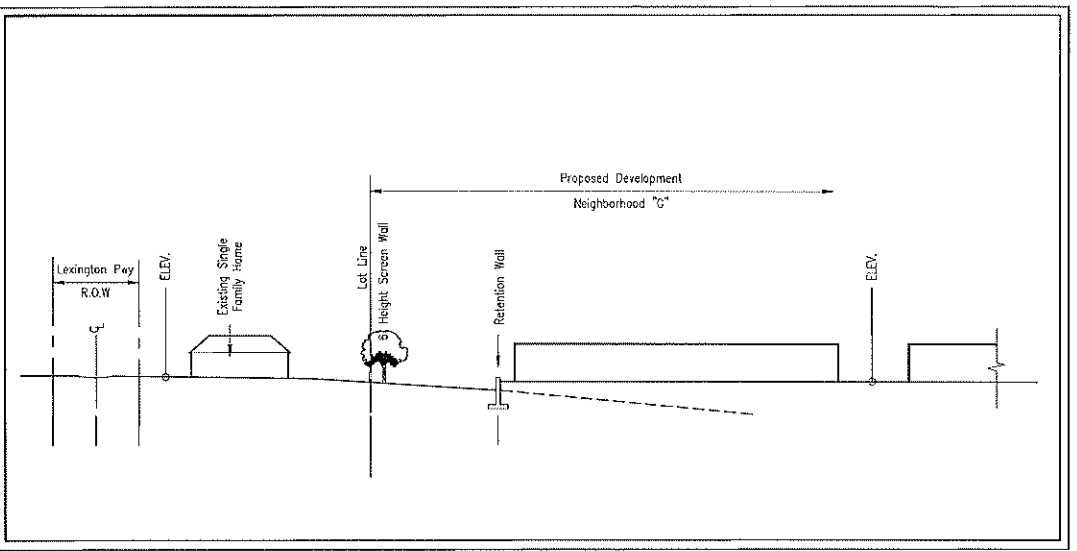




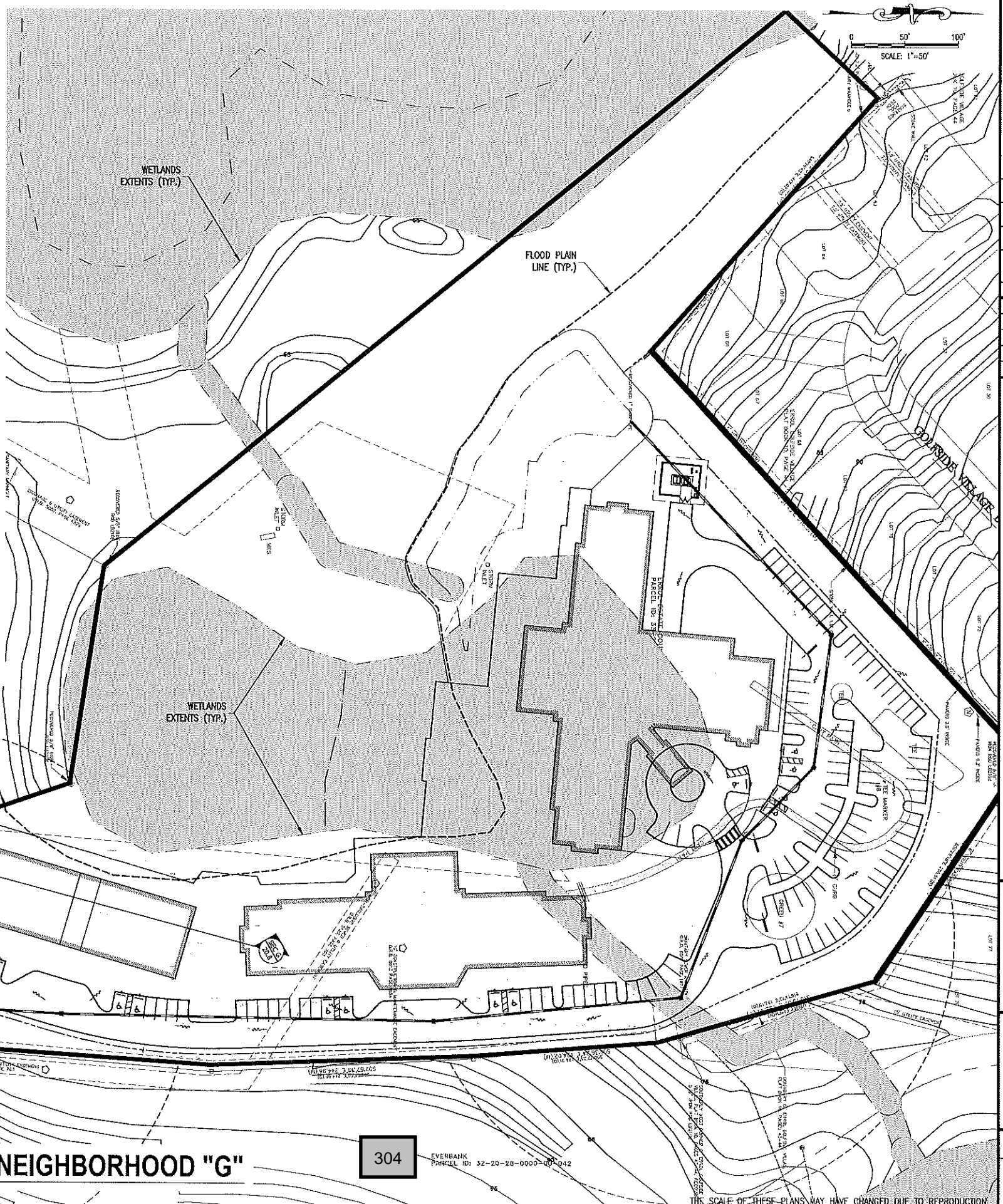
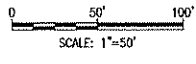
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**NOTE:**  
 ADDITIONAL CROSS SECTIONS MAY BE REQUIRED AT PRELIMINARY DEVELOPMENT PLAN INCLUDING BUILDING HEIGHTS AND SIGHT ANGLES TO ADJACENT RESIDENTIAL NEIGHBORHOODS. INCREASED LANDSCAPING MAY BE REQUIRED TO MITIGATE VISUAL IMPACTS CAUSED BY FUTURE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



**SECTION G**



**NEIGHBORHOOD "G"**

304

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

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 APPROVED: RSC

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

SEAL  
 RANDALL S. COHEN, P.E.  
 No. 34881



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

TRAFFIC IMPACT STUDY

**ERROL ESTATES REDEVELOPMENT**  
CITY OF APOPKA, FLORIDA



Prepared for:

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March 2018 (Revised)

TPD № 4892.2



## PROFESSIONAL ENGINEERING CERTIFICATION

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

**PROJECT:** Errol Estates Redevelopment

**LOCATION:** Apopka, Florida

**CLIENT:** GAI Consultants, Inc.

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

**NAME:** Turgut Dervish, P.E.

**P.E. No:** 20400

**DATE:** March 2<sup>nd</sup>, 2018

**SIGNATURE:**



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## INTRODUCTION

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

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

### Development Program

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

**Table 1  
Development Program**

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

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





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

#### Project Access and Internal Connectivity

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

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

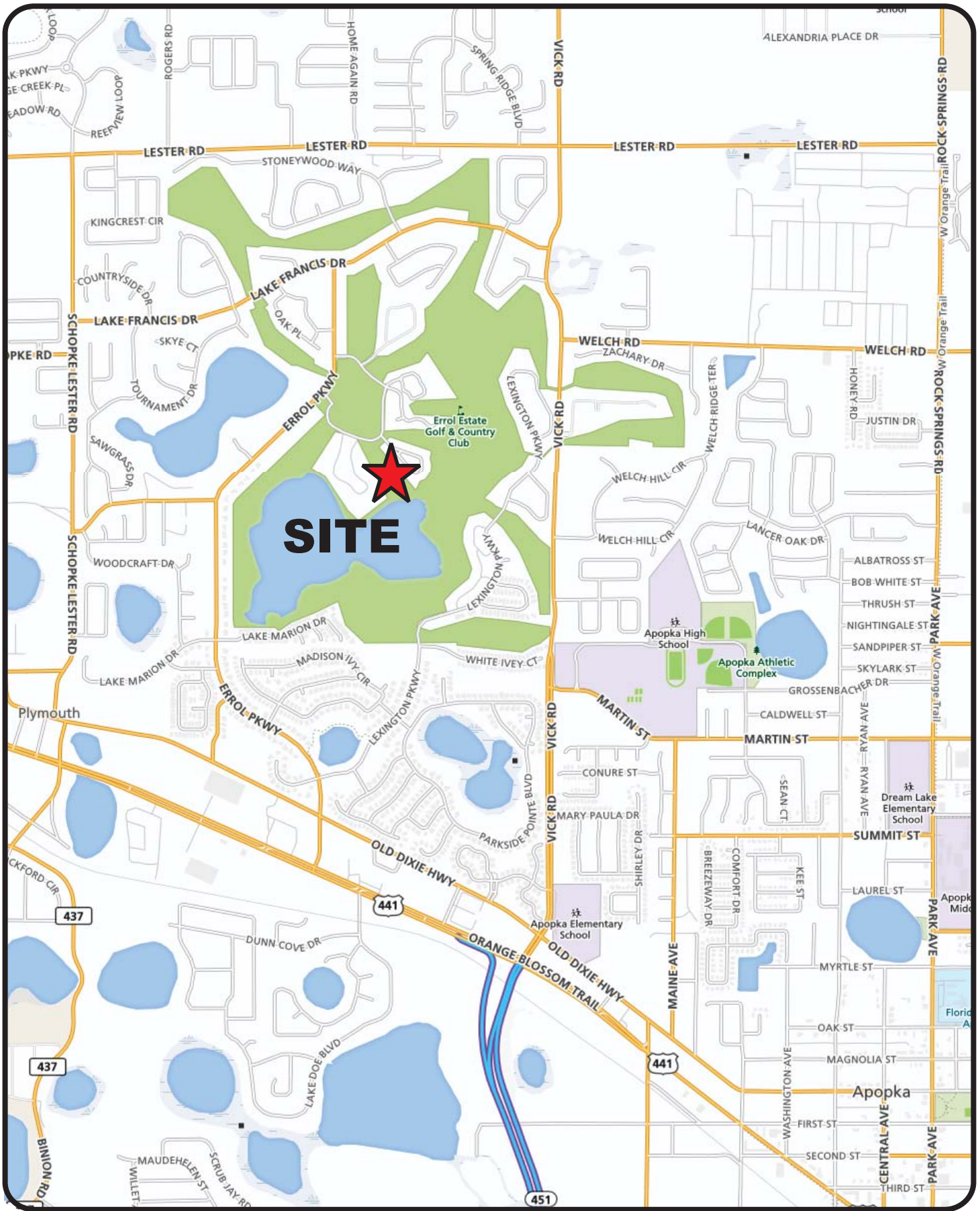
#### Phasing for Traffic Analysis

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

#### Study Methodology

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





Errol Estates Redevelopment  
 Project № 4892.1  
 Figure 1

*Project Location Map*



## PROPOSED DEVELOPMENT AND TRIP GENERATION

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

### Trip Generation

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

### Trip Distribution/Assignment

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

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



**Table 2  
Trip Generation Summary**

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

Note:

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

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

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

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

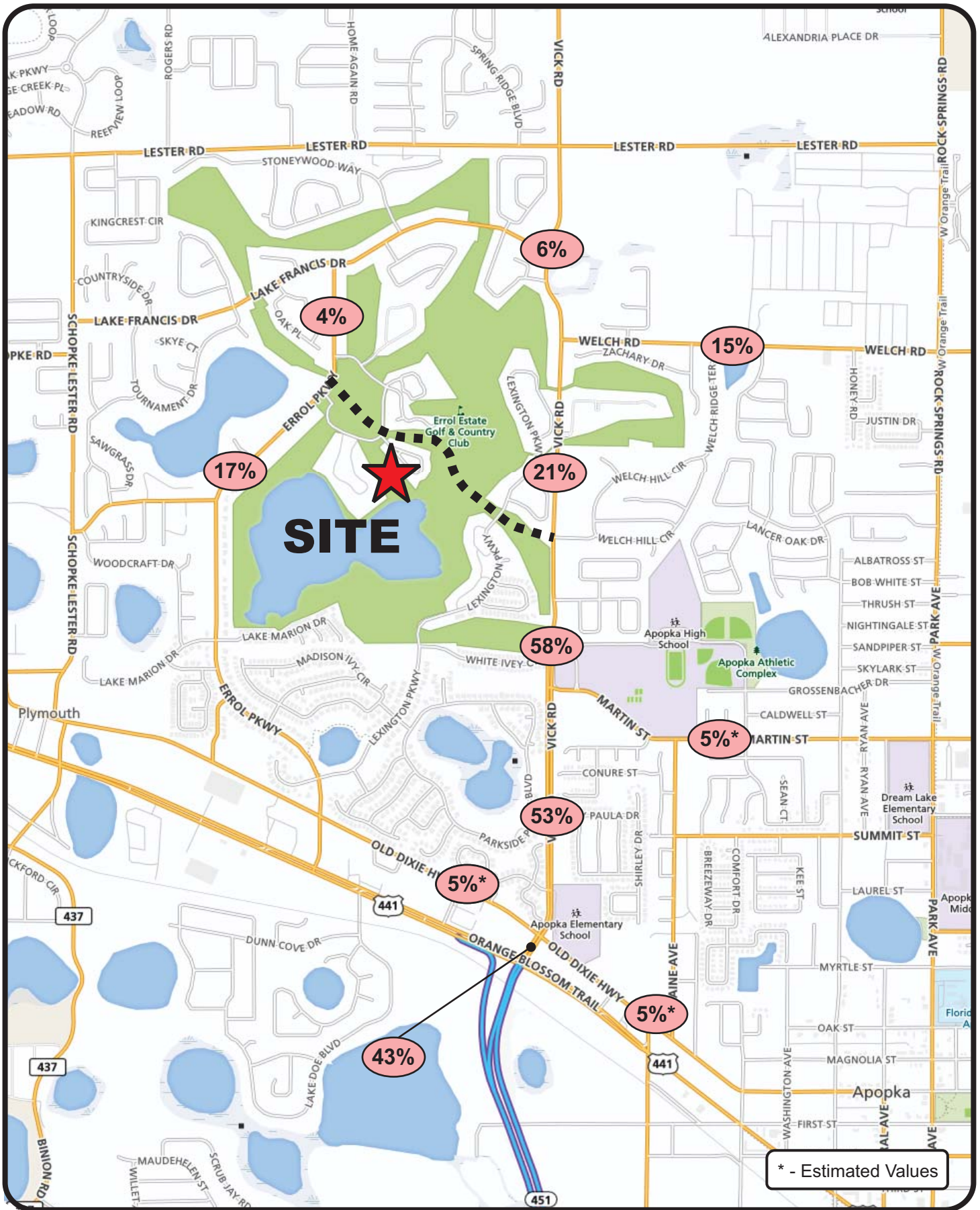
(5) The New Net Project trips = New Net Phase 1 Trips + New Phase 2 Trip – Golf Course Trips being eliminated as part of redevelopment











\* - Estimated Values



Errol Estates Redevelopment  
Project № 4892.2  
Figure 2

**Trip Distribution Map  
(Phase 2)**



## **FUTURE LAND USE MAP (FLUM) AMENDMENT**

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

### Trip Generation and Distribution

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

### ArtPlan Analysis

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

### Existing Conditions Analysis

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

### Future Conditions Analysis

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



(assuming the proposed project is constructed).

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

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

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

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

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

#### FLUMA Analysis Summary

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

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





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

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



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

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





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

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



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

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





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

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



## STUDY CONCLUSIONS

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

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

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

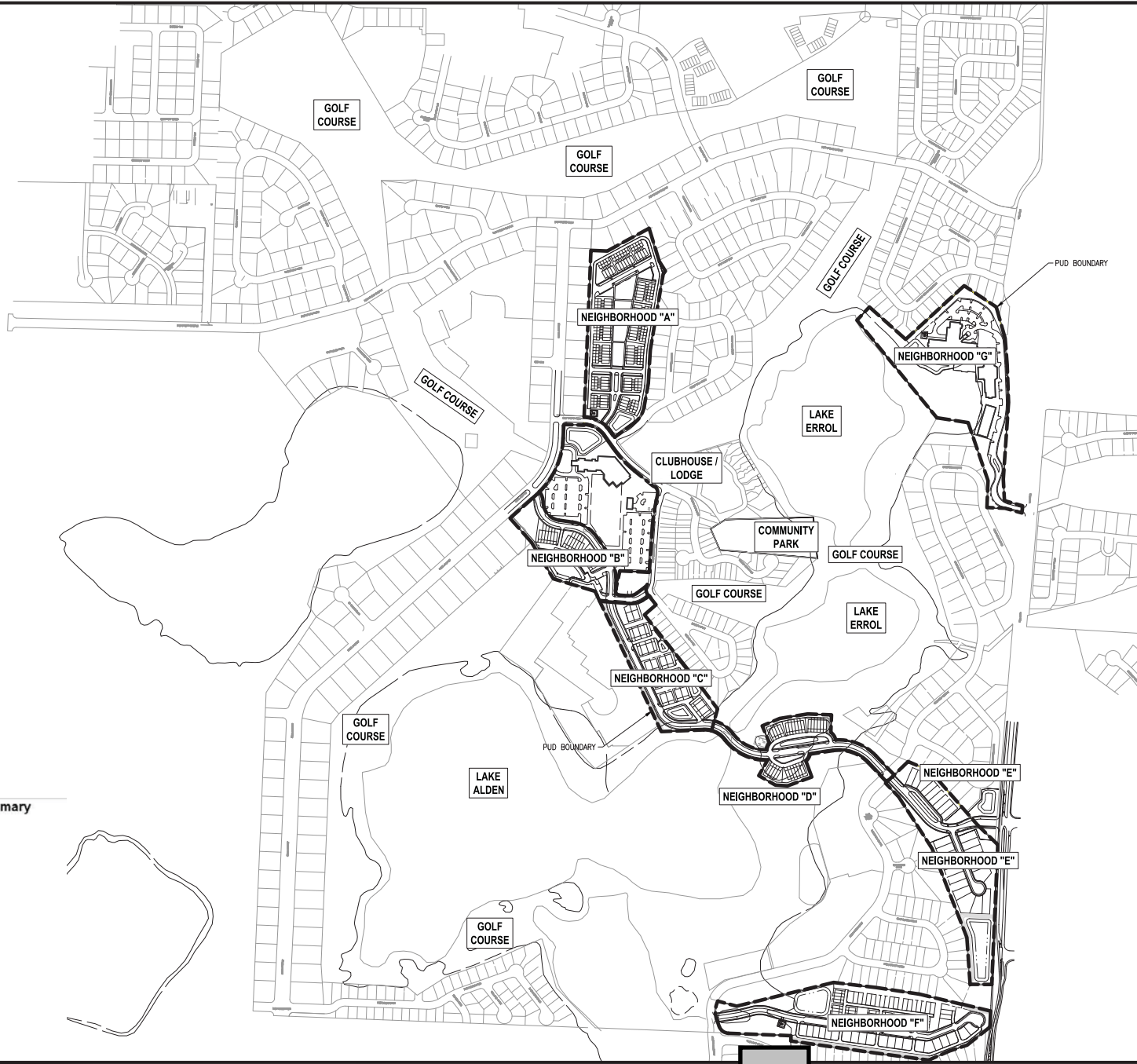




**APPENDIX A**

Preliminary Concept Plan

Z:\Corpor\2018\160186.01 - erol address additonal\CAD\Drawings\preliminary development plan\160186\_01\_OVERALL\_CONCEPT.dwg Mar 02, 2018 - 10:25am  
 THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION



**Table 5.0A - Maximum Development Program Summary**

Neighborhood	Acreage	Program
A	11.84 acres	70 townhomes
B-1	9.95 acres	26,000 sq ft clubhouse 40 (21,200 sq ft) room hotel
B-2	5.45 acres	18 townhomes
C	6.76 acres	46 carriage homes (townhomes)
D	4.97 acres	26 townhomes
E	8.57 acres	26 single family units
F	13.3 acres	32 townhomes 41 single family units
G	13.94 acres	180 ALF units (200,000 sq ft) 60 acute care beds (45,000 sq ft)
Community Park	4.04 acres	Park

Notes 1 Total conditioned space.

OVERALL CONCEPT PLAN NEW ERROL CITY OF APOPKA, FLORIDA	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>APP'D</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	CHKD	APP'D	DESCRIPTION						
NO.	DATE	BY	CHKD	APP'D	DESCRIPTION								
SCALE: AS SHOWN DATE: 03-02-2018 DRAWING: MJC CHECKED: RSC APPROVED: RSC													
RANDALL S. COHEN, P.E. No. 58581  <b>gai consultants</b> EB 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398													
PROJECT NO./DASH NO. <b>A160186.01</b> SHEET <b>5.0</b>													



## **APPENDIX B**

### Methodology Coordination

\*Available as part of the electronic project file



## **APPENDIX C**

### ITE Graphs

# Single-Family Detached Housing (210)

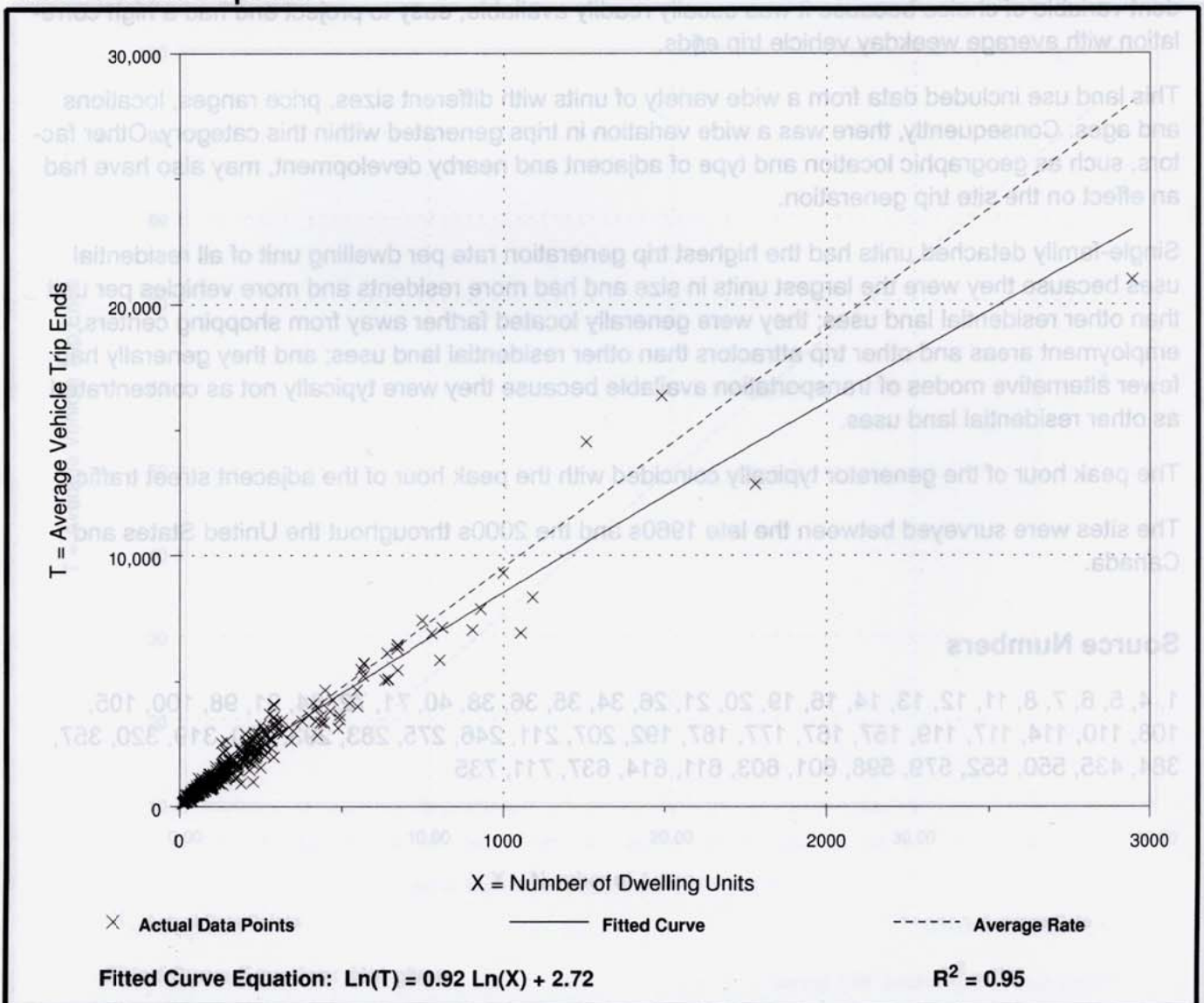
## Average Vehicle Trip Ends vs: Dwelling Units On a: Weekday

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

### Trip Generation per Dwelling Unit

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

### Data Plot and Equation





# Single-Family Detached Housing (210)

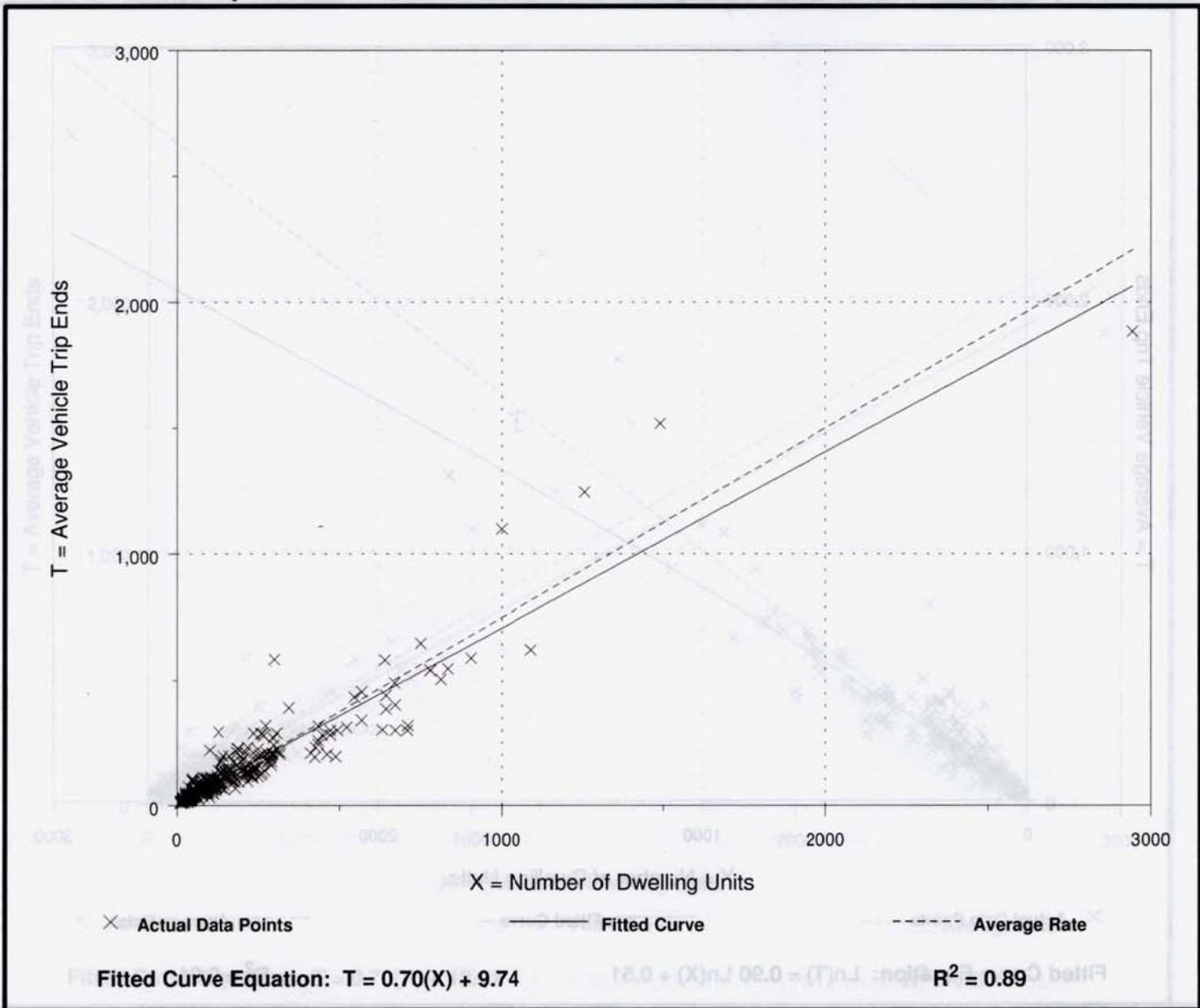
**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

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

## Trip Generation per Dwelling Unit

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

## Data Plot and Equation



# Single-Family Detached Housing (210)

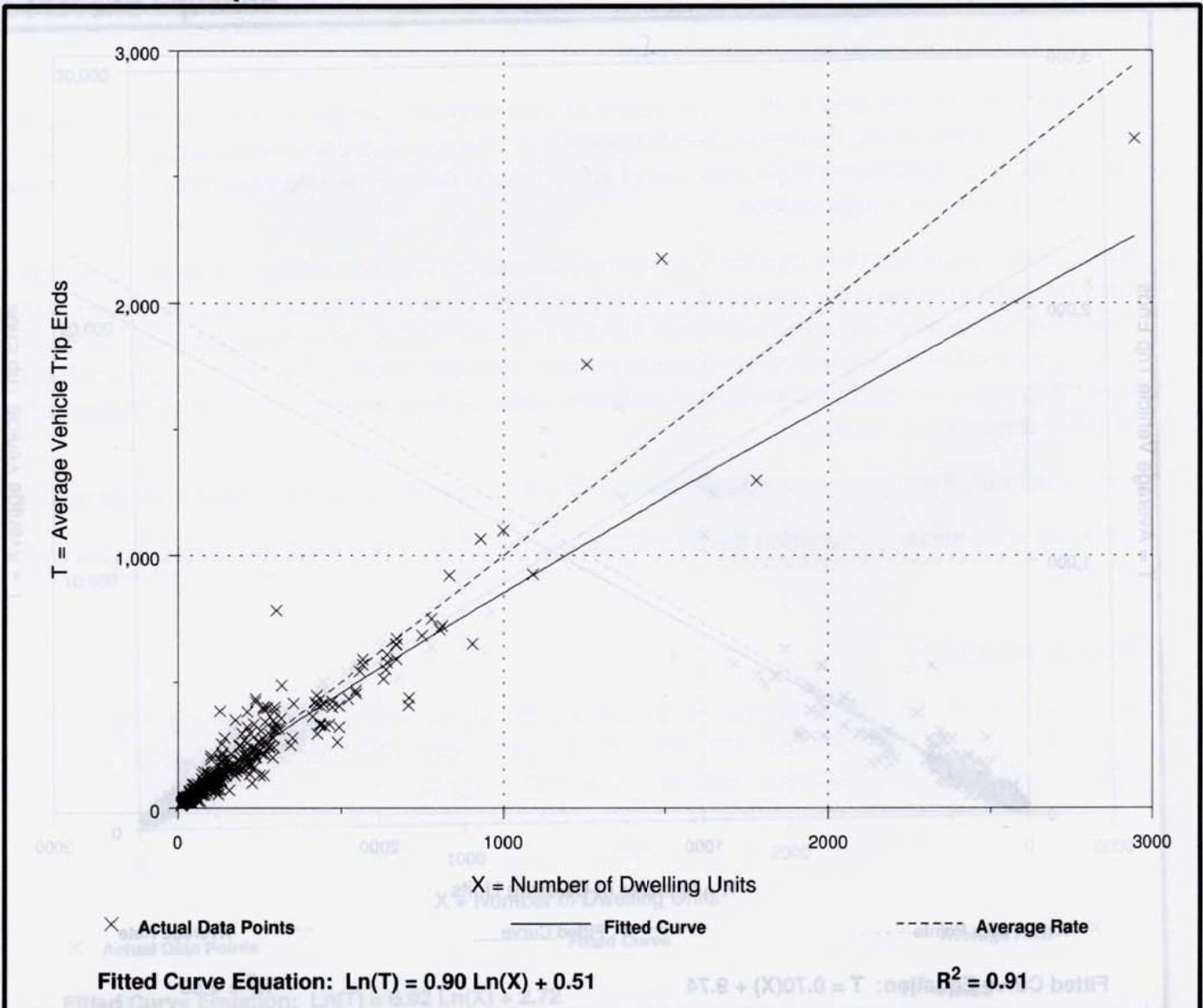
**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

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

## Trip Generation per Dwelling Unit

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

## Data Plot and Equation





# Residential Condominium/Townhouse (230)

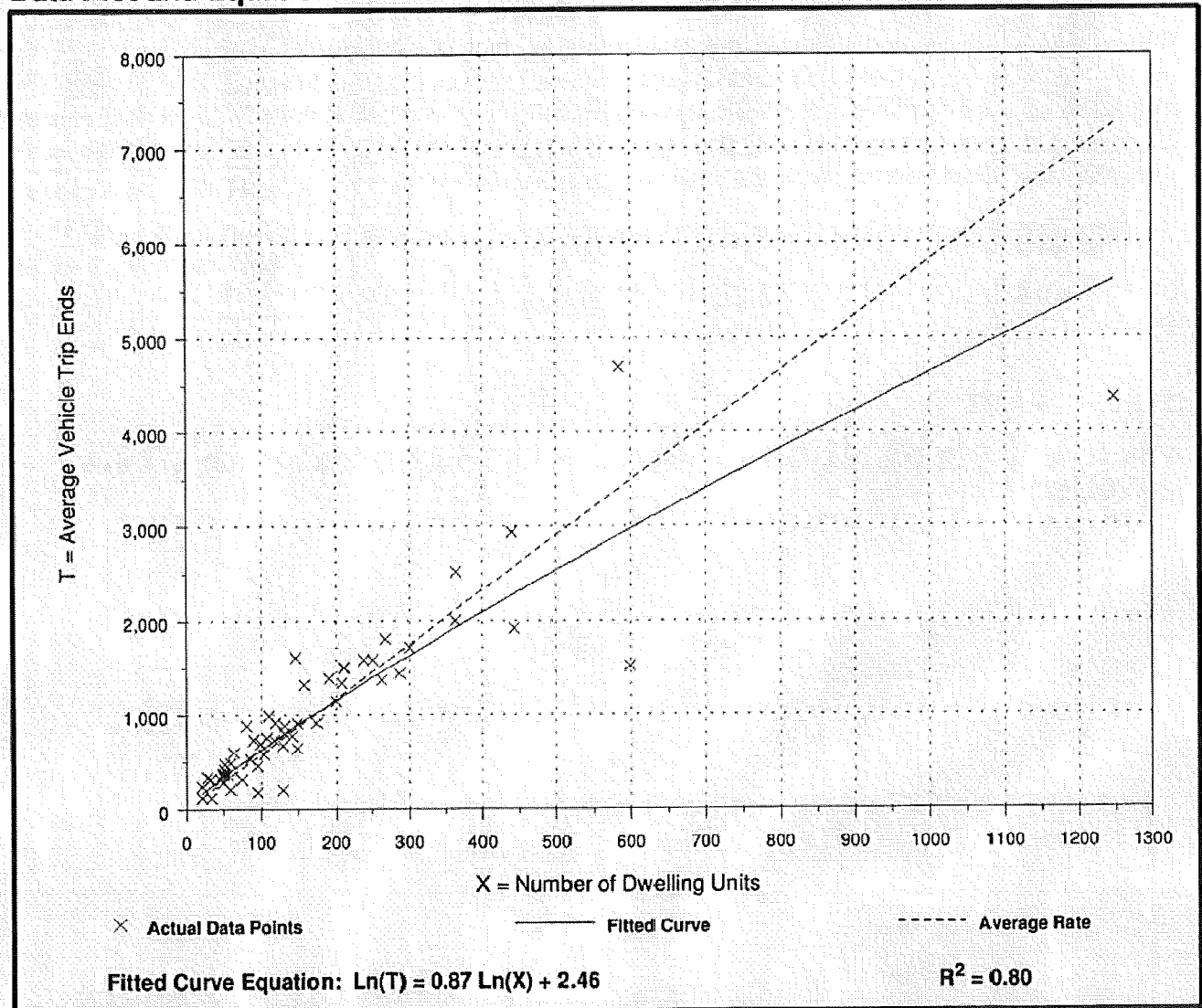
## Average Vehicle Trip Ends vs: Dwelling Units On a: Weekday

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

### Trip Generation per Dwelling Unit

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

### Data Plot and Equation



# Residential Condominium/Townhouse (230)

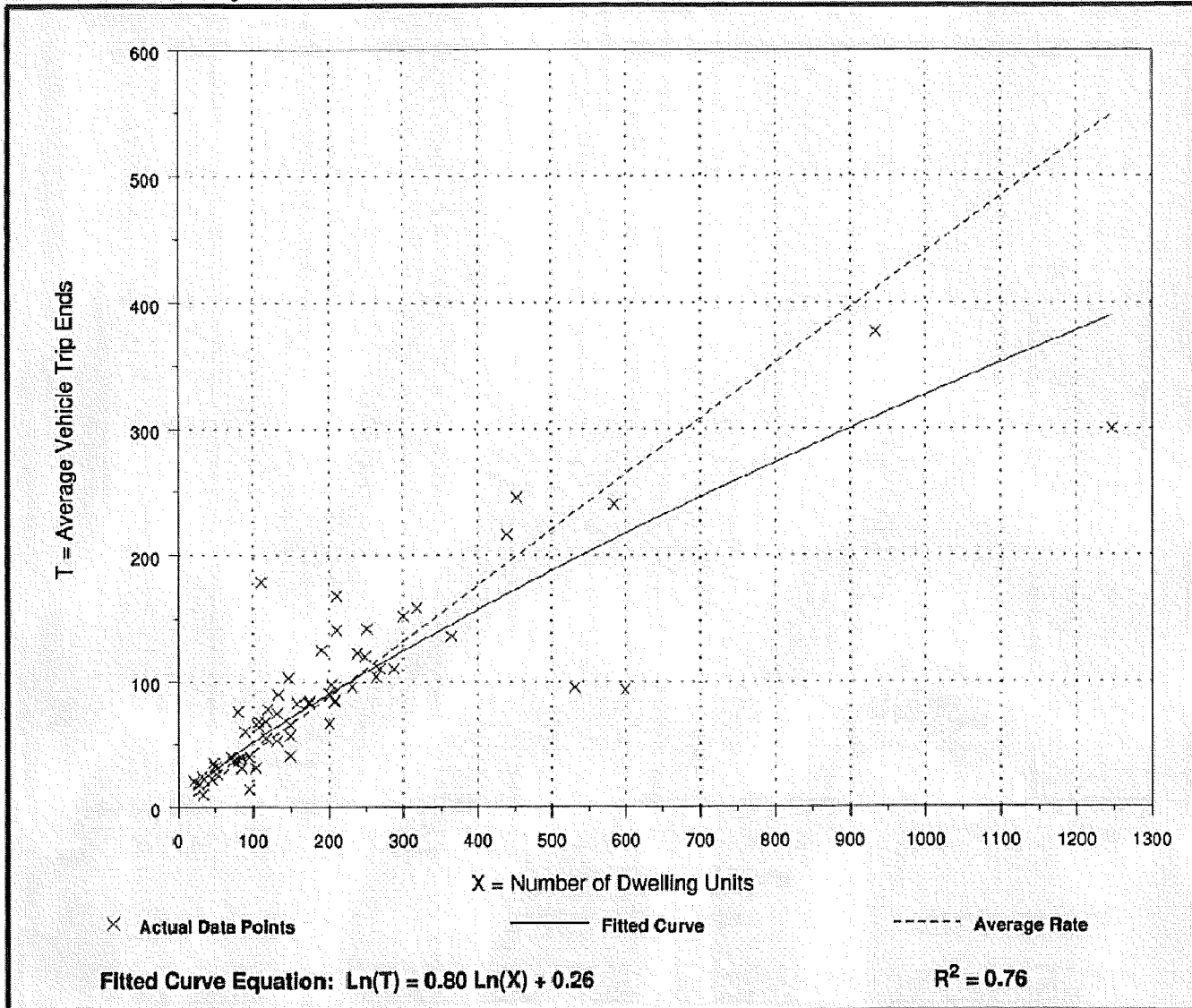
**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

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

## Trip Generation per Dwelling Unit

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

## Data Plot and Equation





# Residential Condominium/Townhouse (230)

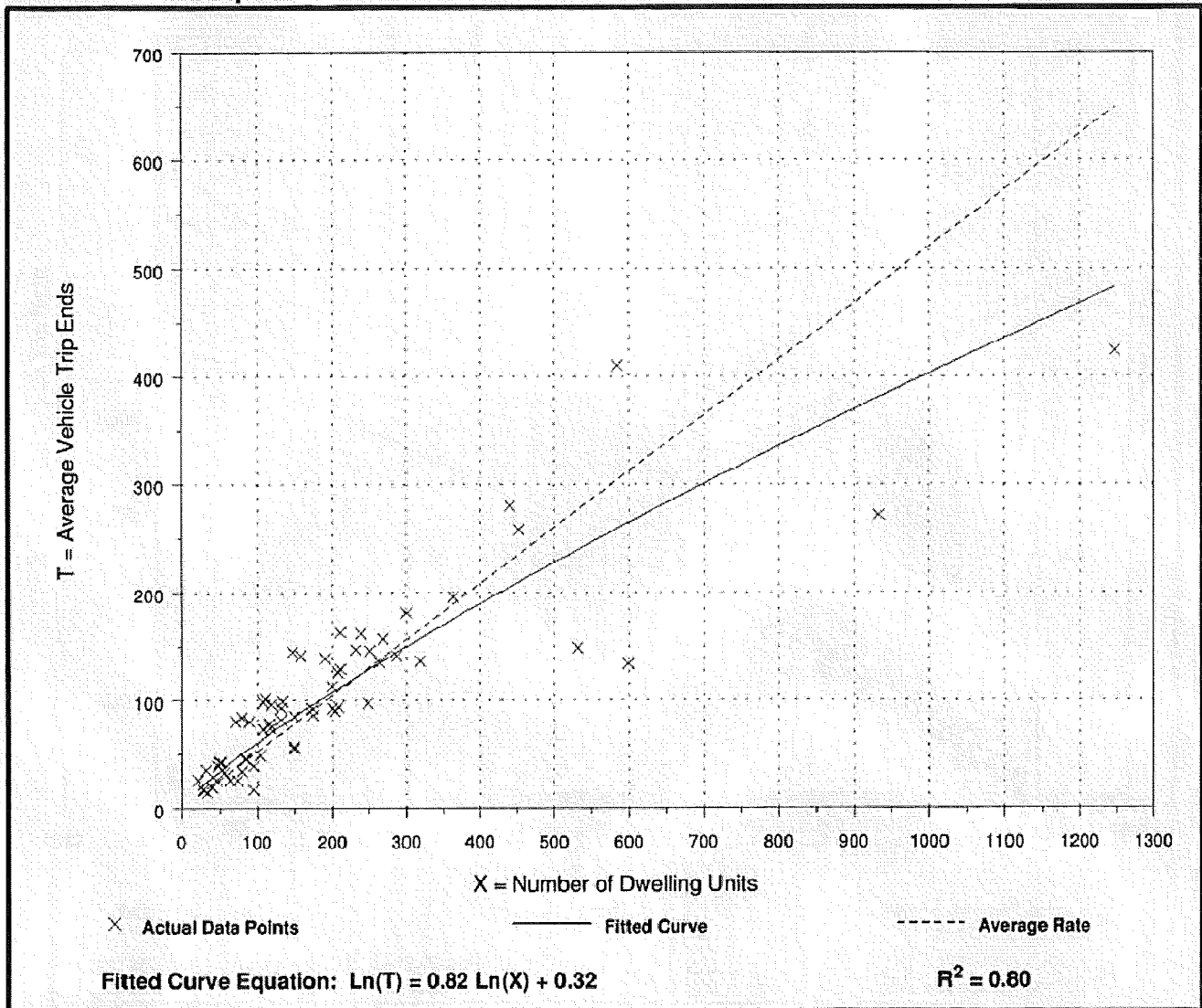
**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

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

### Trip Generation per Dwelling Unit

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

### Data Plot and Equation



# Assisted Living (254)

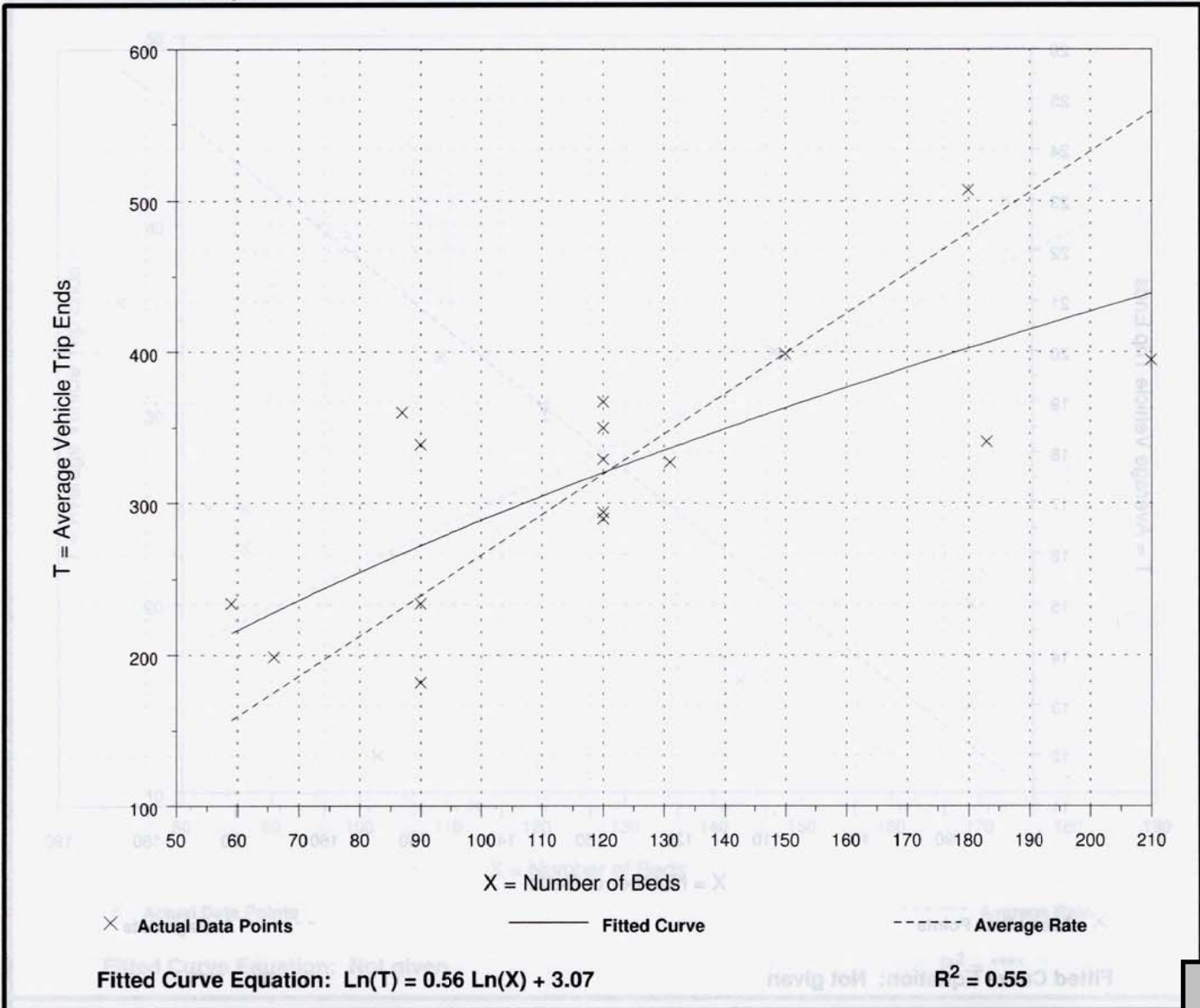
## Average Vehicle Trip Ends vs: Beds On a: Weekday

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

### Trip Generation per Bed

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

### Data Plot and Equation





# Assisted Living (254)

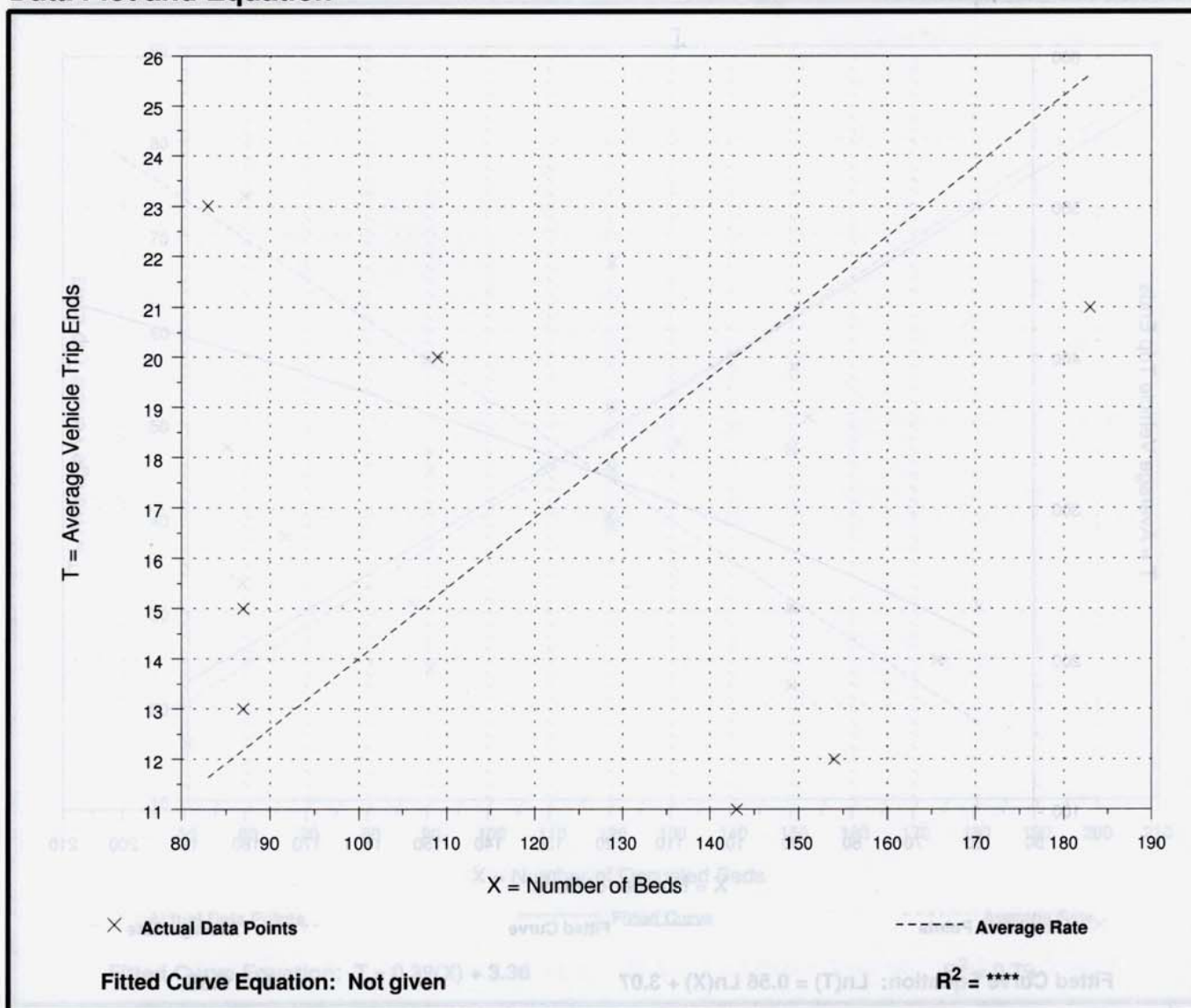
**Average Vehicle Trip Ends vs: Beds**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

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

## Trip Generation per Bed

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

## Data Plot and Equation



# Assisted Living (254)

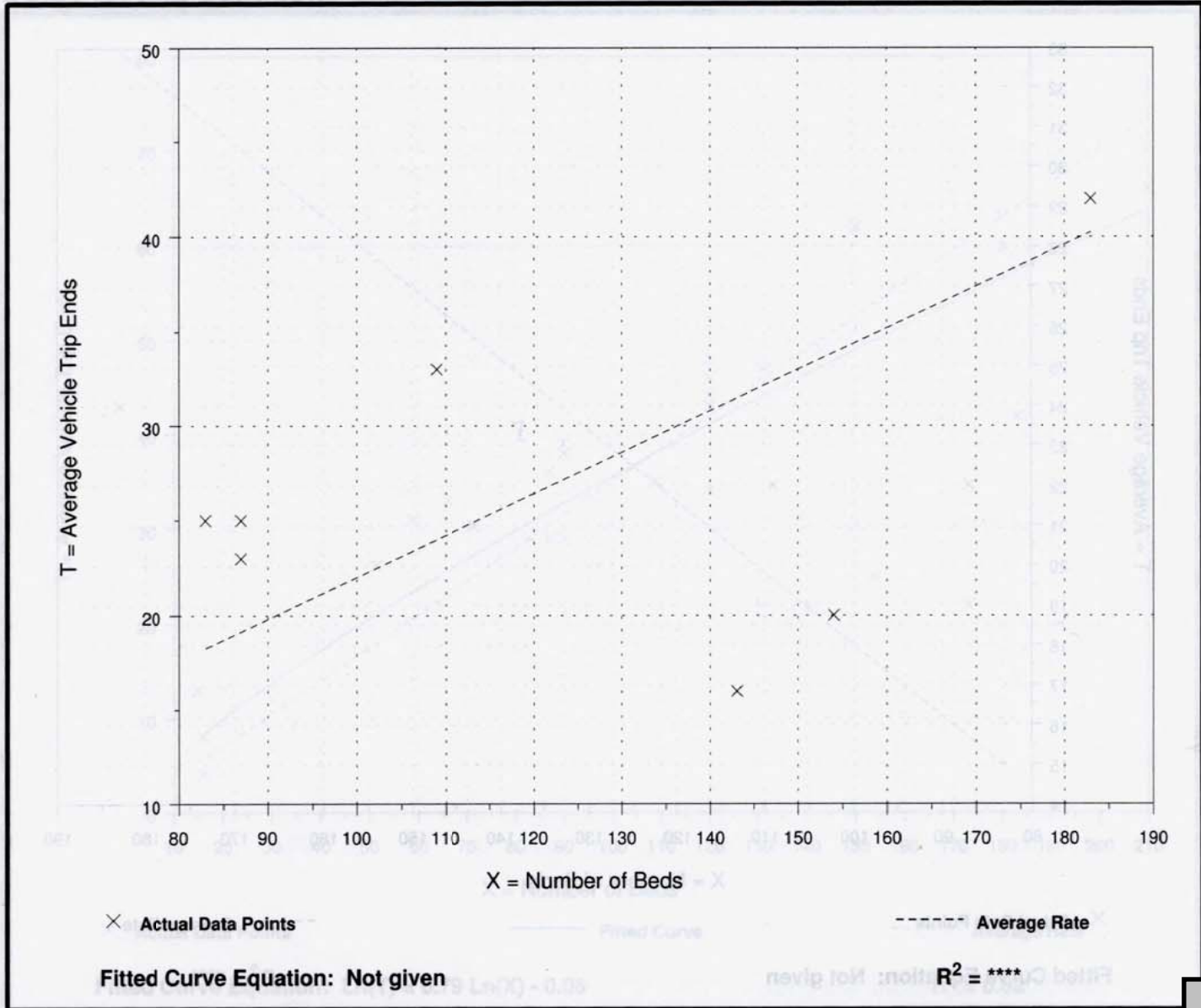
**Average Vehicle Trip Ends vs: Beds**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

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

## Trip Generation per Bed

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

## Data Plot and Equation





# Hotel (310)

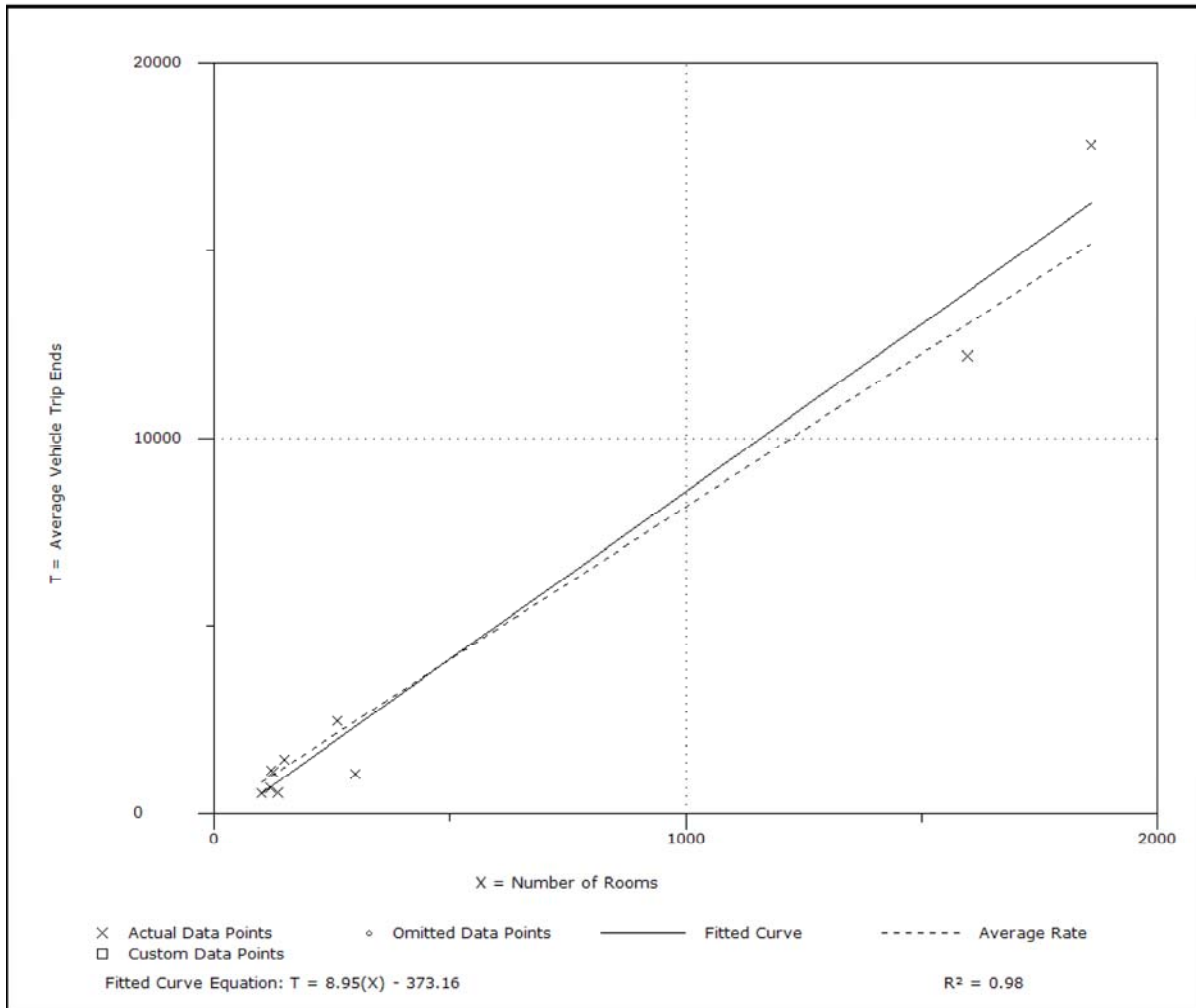
**Average Vehicle Trip Ends vs: Rooms**  
**On a: Weekday**

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

### Trip Generation per Room

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

### Data Plot and Equation



Trip Generation, 9th Edition

# Hotel (310)

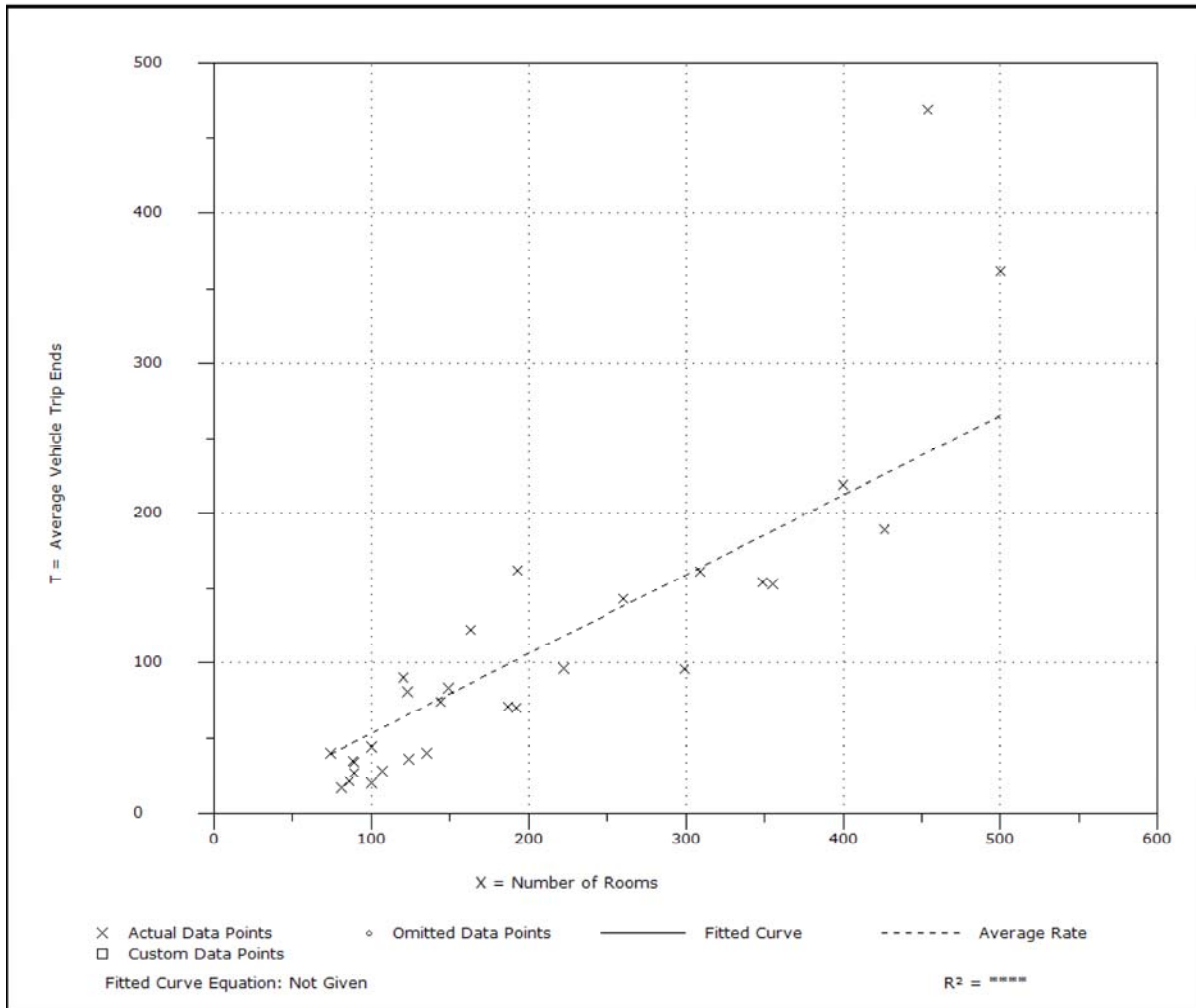
**Average Vehicle Trip Ends vs: Rooms**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 7 and 9 a.m.**

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

### Trip Generation per Room

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

### Data Plot and Equation



Trip Generation, 9th Edition



## Hotel (310)

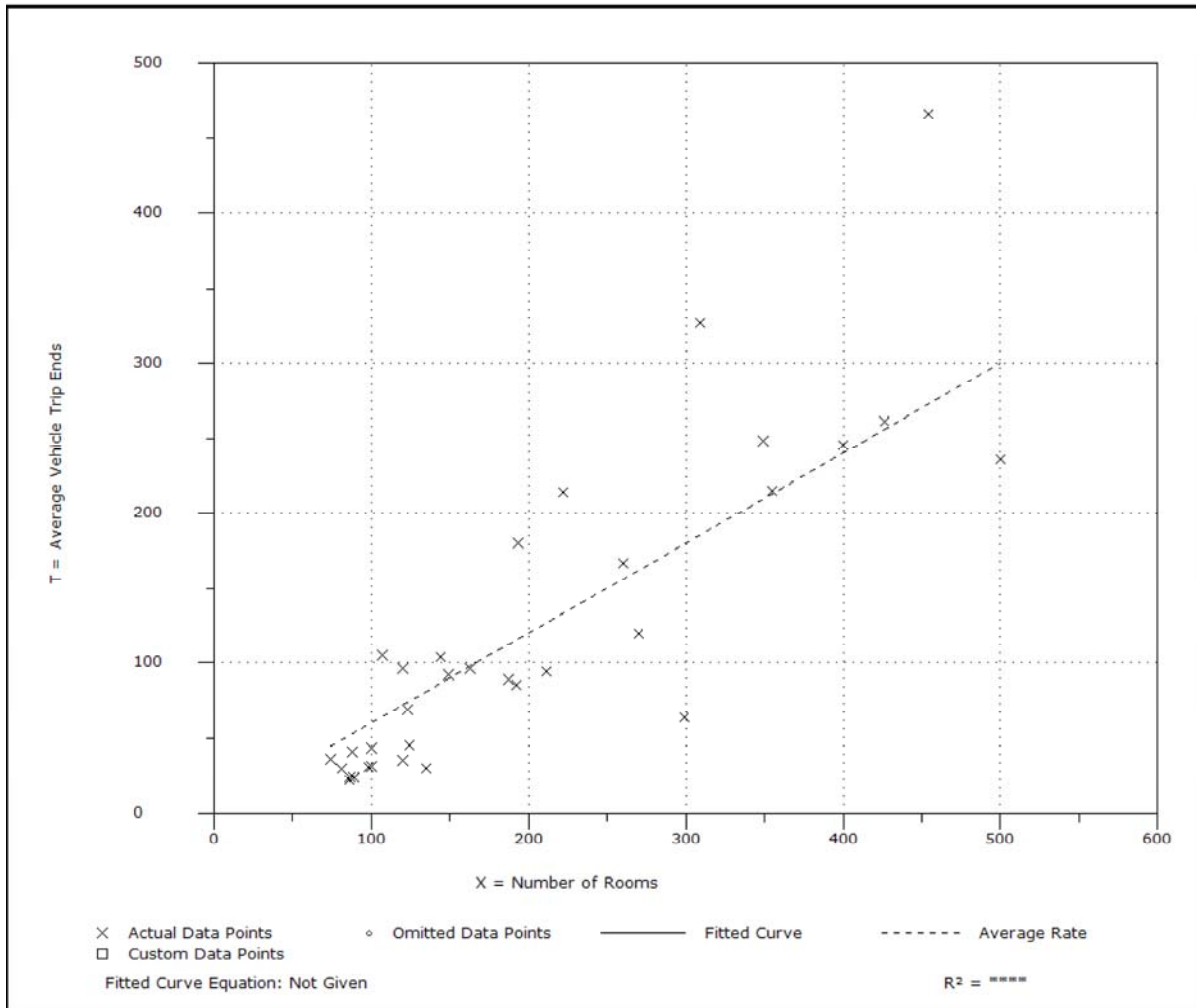
**Average Vehicle Trip Ends vs: Rooms**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 4 and 6 p.m.**

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

### Trip Generation per Room

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

### Data Plot and Equation



Trip Generation, 9th Edition

# Hotel (310)

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

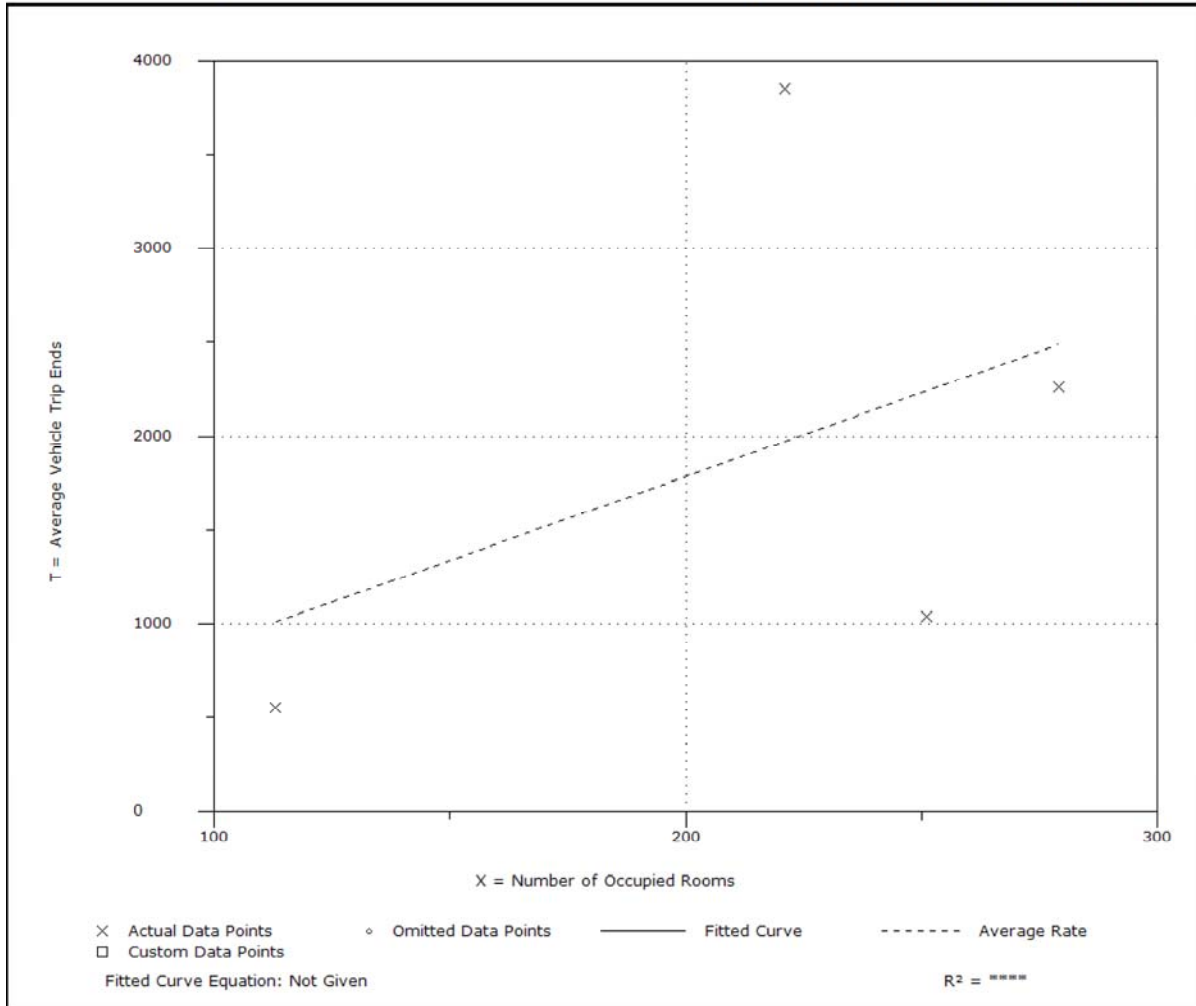
Number of Studies: 4  
Average Number of Occupied Rooms: 216  
Directional Distribution: 50% entering, 50% exiting

### Trip Generation per Occupied Room

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

### Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*



Trip Generation, 9th Edition



## Hotel (310)

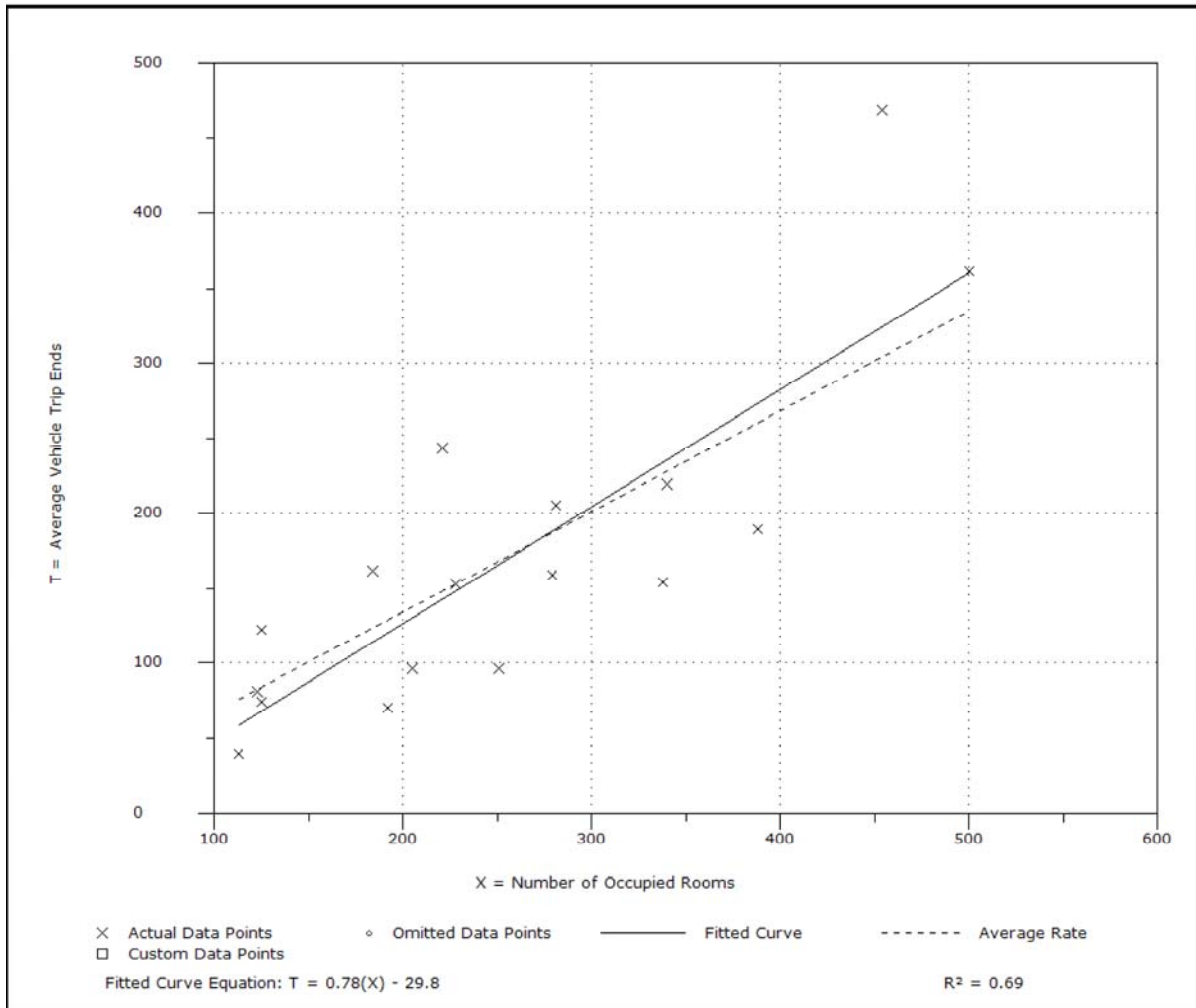
**Average Vehicle Trip Ends vs: Occupied Rooms**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 7 and 9 a.m.**

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

### Trip Generation per Occupied Room

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

### Data Plot and Equation



Trip Generation, 9th Edition

# Hotel (310)

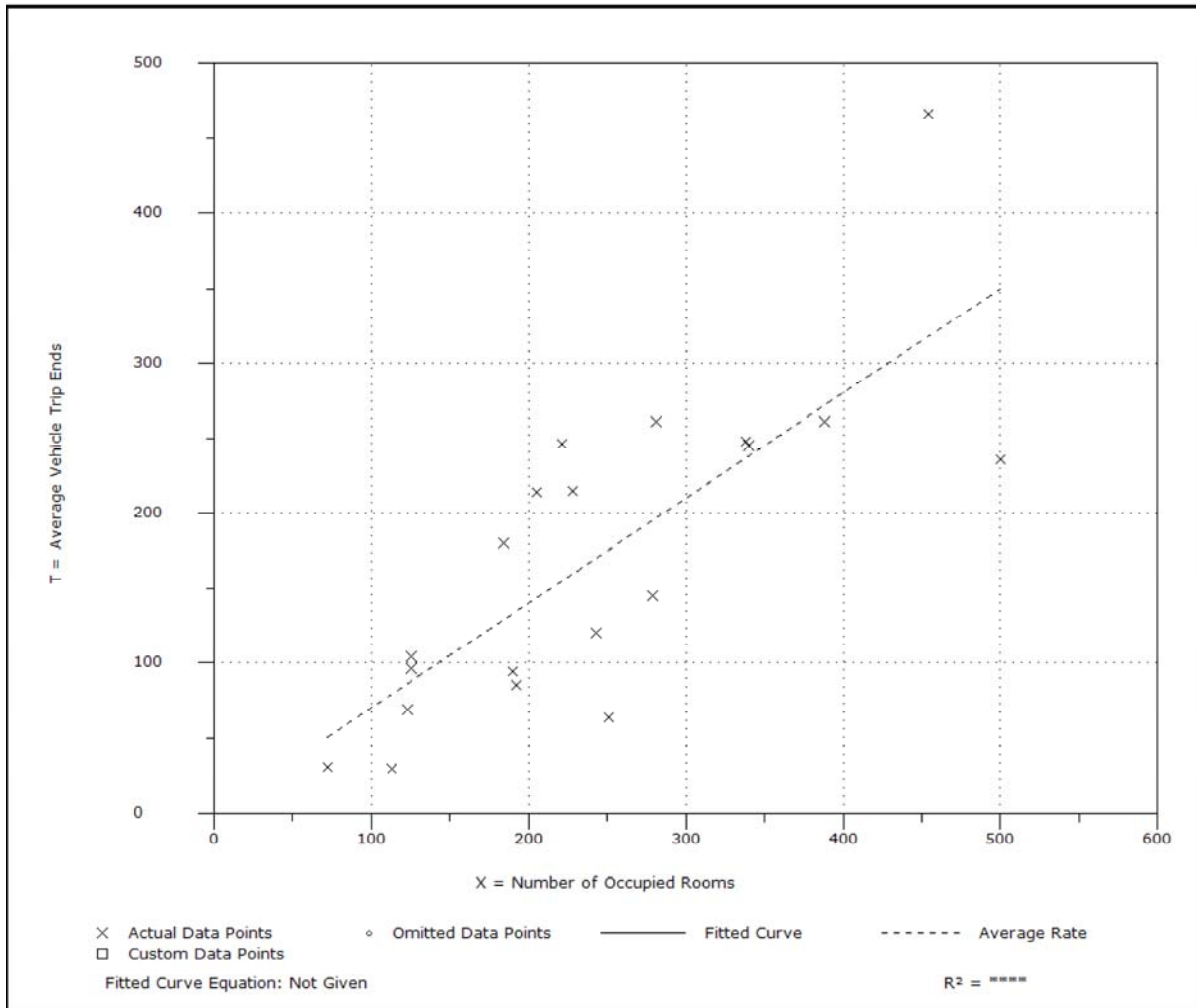
**Average Vehicle Trip Ends vs: Occupied Rooms**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 4 and 6 p.m.**

Number of Studies: 20  
 Average Number of Occupied Rooms: 243  
 Directional Distribution: 49% entering, 51% exiting

### Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.70	0.25 - 1.11	0.87

### Data Plot and Equation



Trip Generation, 9th Edition



## Golf Course (430)

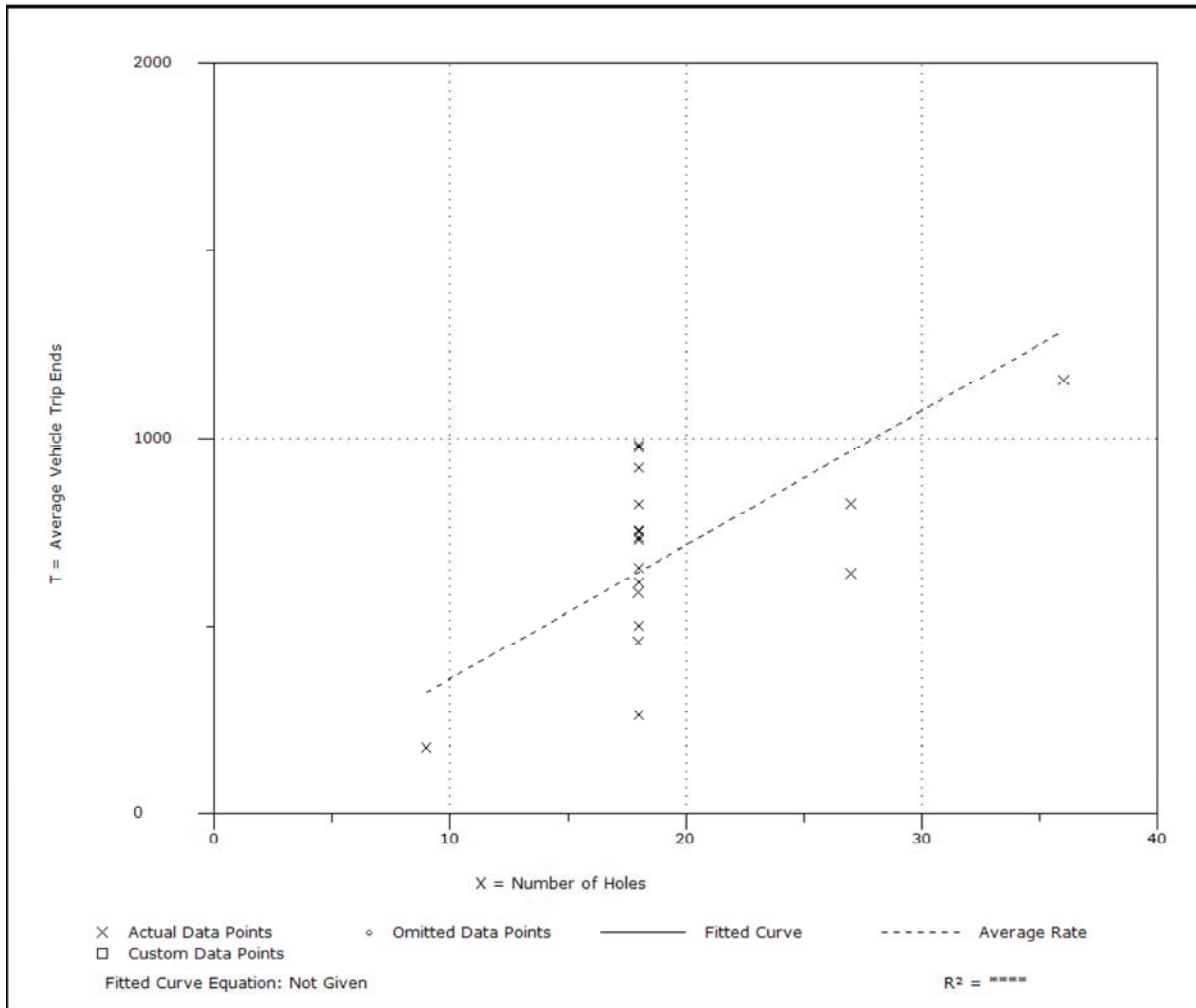
**Average Vehicle Trip Ends vs: Holes**  
**On a: Weekday**

Number of Studies: 18  
Average Number of Holes: 20  
Directional Distribution: 50% entering, 50% exiting

### Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
35.74	14.50 - 54.44	12.12

### Data Plot and Equation



Trip Generation, 9th Edition

## Golf Course (430)

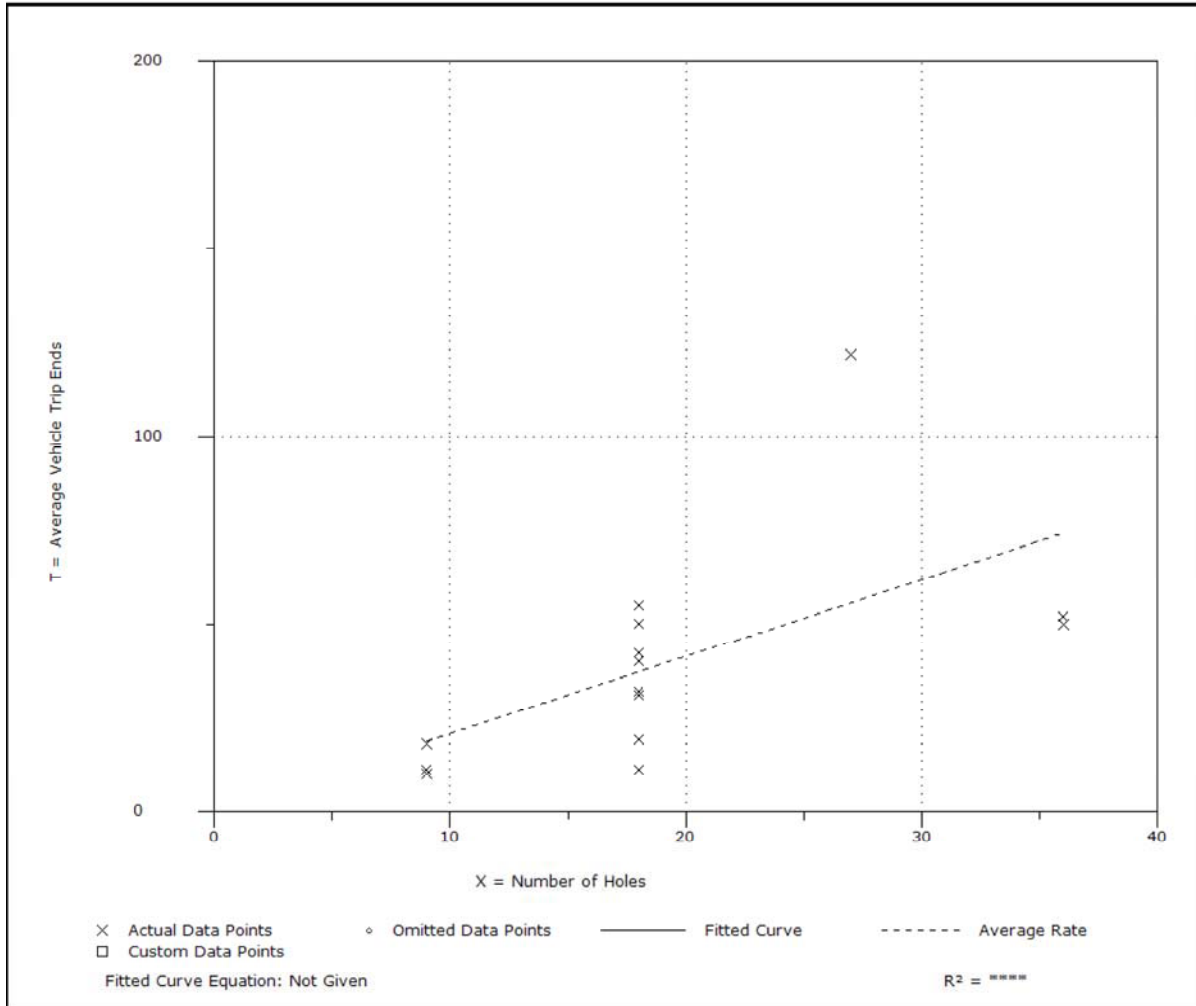
**Average Vehicle Trip Ends vs: Holes**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 7 and 9 a.m.**

Number of Studies: 15  
 Average Number of Holes: 19  
 Directional Distribution: 79% entering, 21% exiting

### Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
2.06	0.61 - 4.52	1.74

### Data Plot and Equation



Trip Generation, 9th Edition



## Golf Course (430)

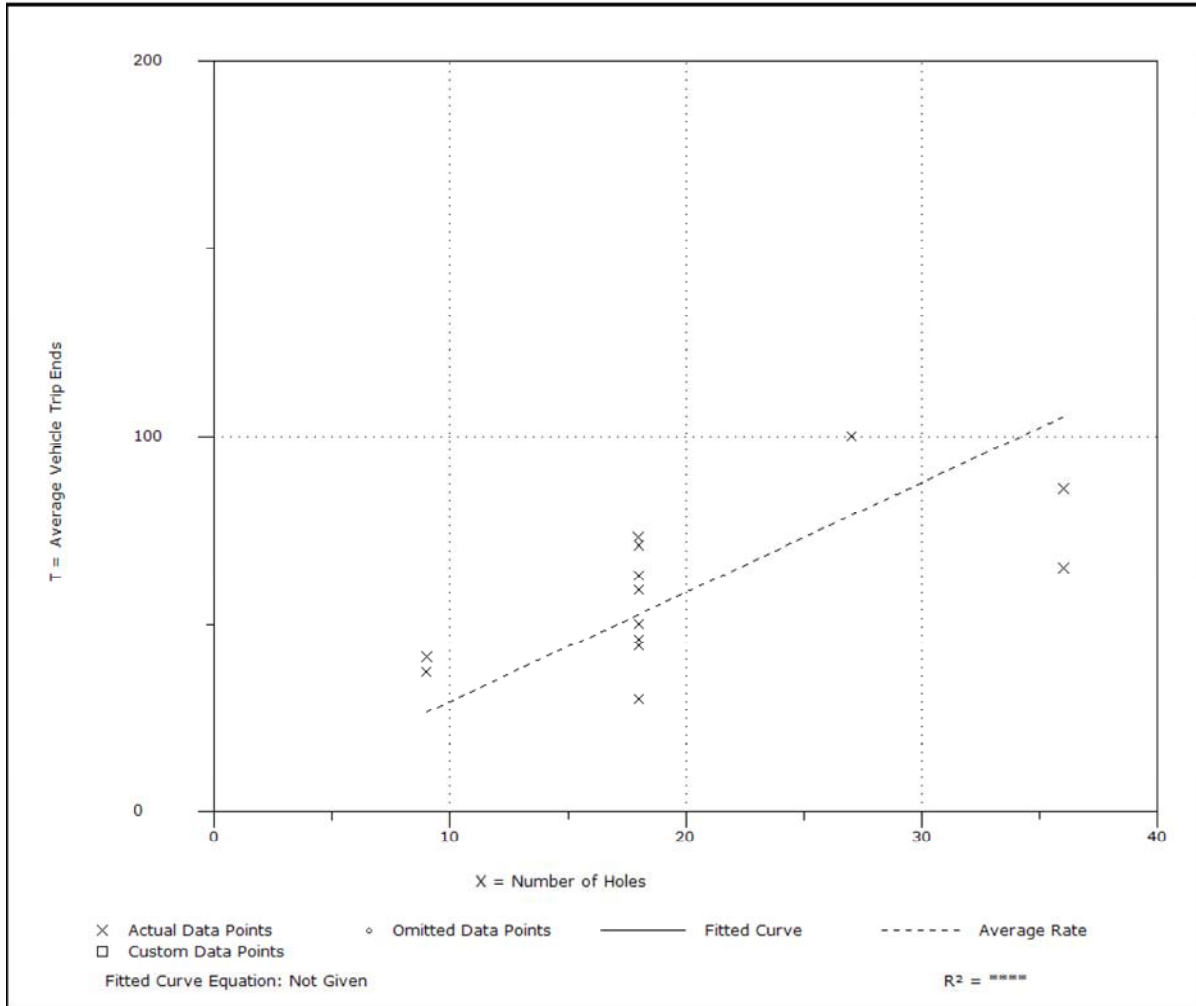
**Average Vehicle Trip Ends vs: Holes**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 4 and 6 p.m.**

Number of Studies: 14  
 Average Number of Holes: 20  
 Directional Distribution: 51% entering, 49% exiting

### Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
2.92	1.67 - 4.56	1.86

### Data Plot and Equation



Trip Generation, 9th Edition

# Water Slide Park (482)

**Vehicle Trip Ends vs: Parking Spaces**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 2  
Avg. Num. of Parking Spaces: 900  
Directional Distribution: 50% entering, 50% exiting

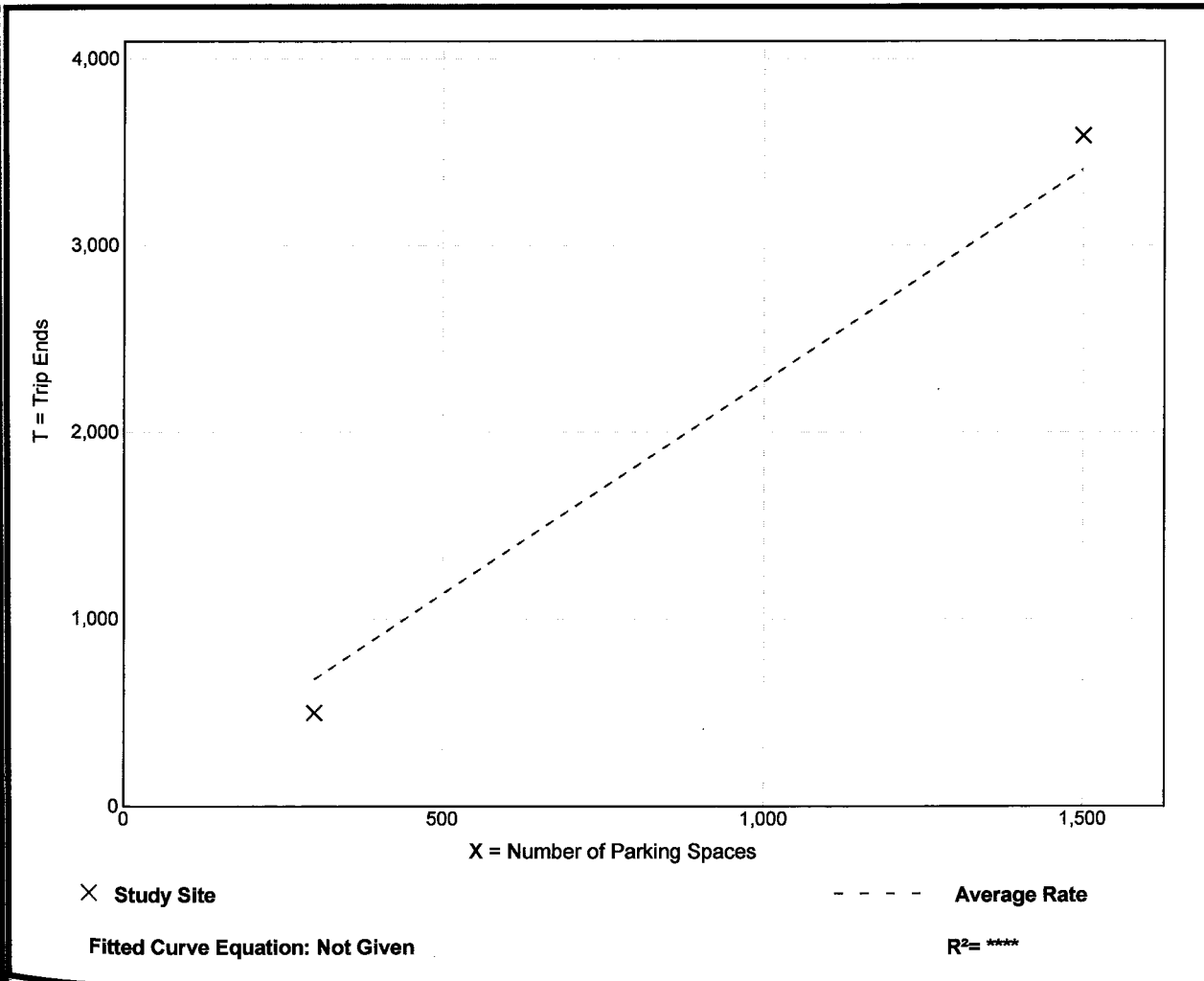
501-590

## Vehicle Trip Generation per Parking Space

Average Rate	Range of Rates	Standard Deviation
2.27	1.67 - 2.39	*

## Data Plot and Equation

*Caution - Small Sample Size*







# Water Slide Park (482)

501-590

**Vehicle Trip Ends vs: Parking Spaces**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 1

Avg. Num. of Parking Spaces: 1500

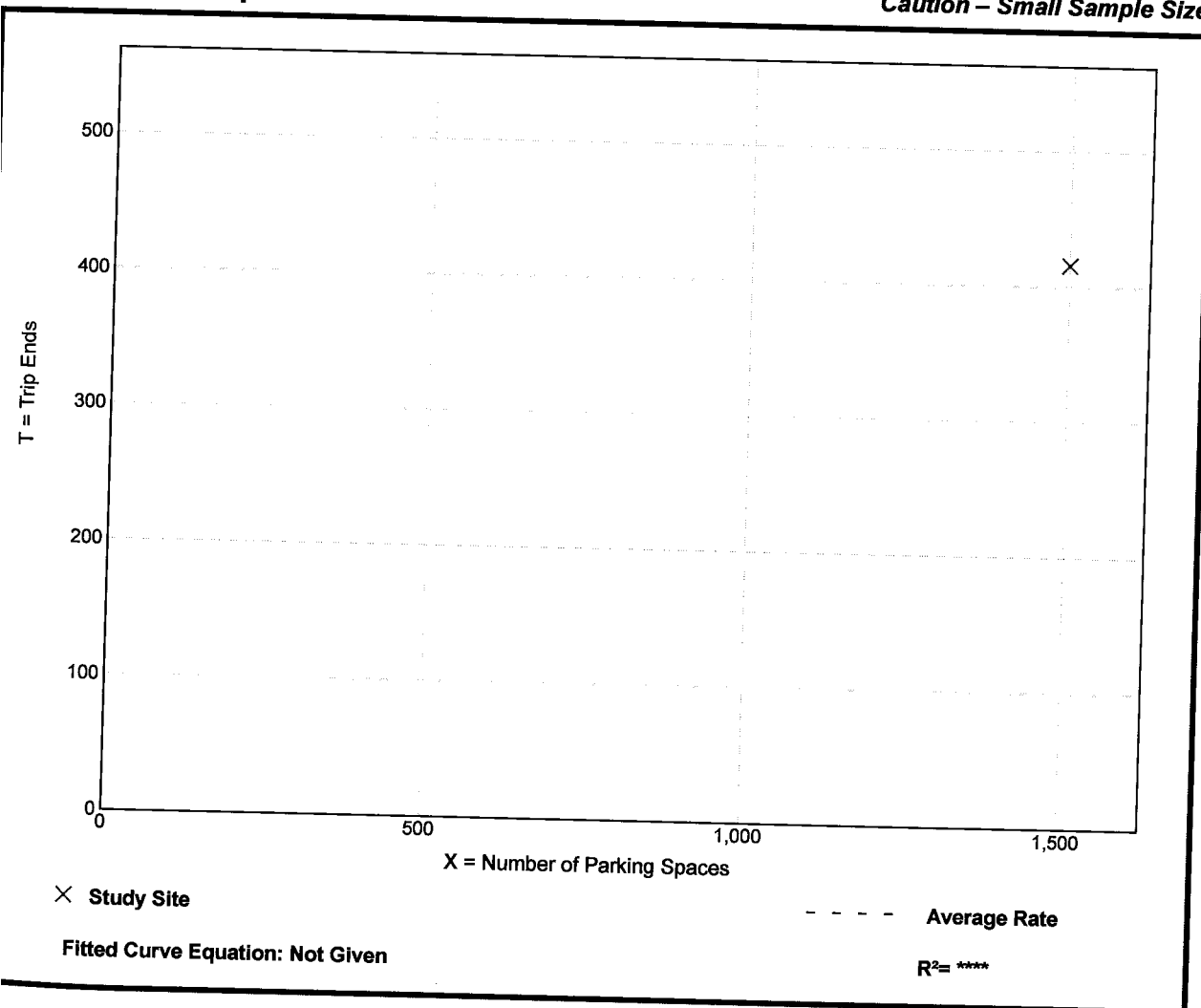
Directional Distribution: 21% entering, 79% exiting

## Vehicle Trip Generation per Parking Space

Average Rate	Range of Rates	Standard Deviation
0.28	0.28 - 0.28	*

## Data Plot and Equation

*Caution – Small Sample Size*





# Land Use: 495

## Recreational Community Center

### Description

Recreational community centers are stand-alone public facilities similar to and including YMCAs. These facilities often include classes and clubs for adults and children; a day care or nursery school; meeting rooms; swimming pools and whirlpools; saunas; tennis, racquetball, handball, basketball and volleyball courts; outdoor athletic fields/courts; exercise classes; weightlifting and gymnastics equipment; locker rooms; and a restaurant or snack bar. Public access is typically allowed, but a fee may be charged. Racquet/tennis club (Land Use 491), health/fitness club (Land Use 492) and athletic club (Land Use 493) are related land uses.

### Additional Data

One surveyed site recorded significant pedestrian trips.

The sites were surveyed in the 1990s and 2000s throughout the United States.

### Source Numbers

281, 410, 443, 571, 618, 705, 719

# Recreational Community Center (495)

**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday**

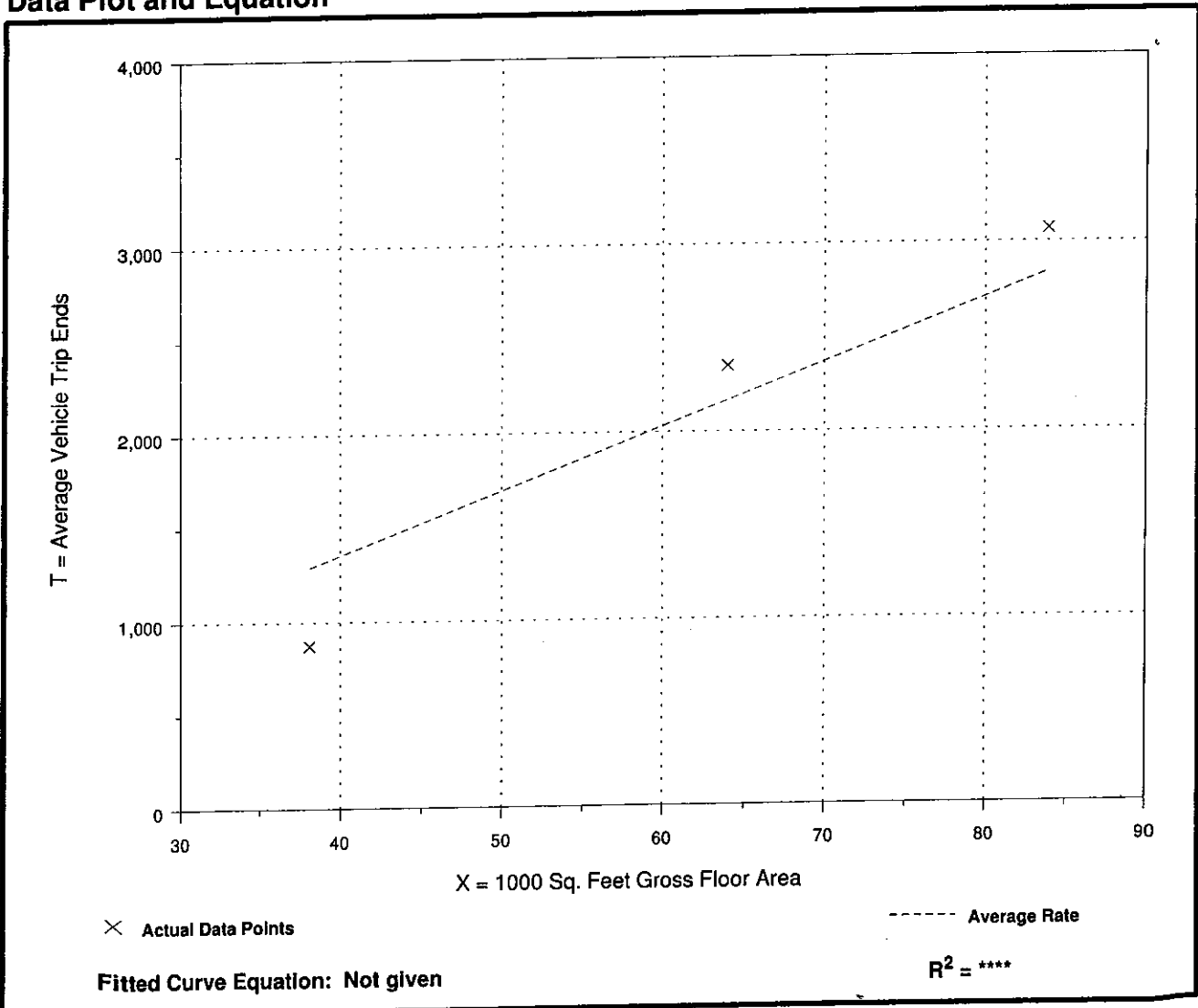
Number of Studies: 3  
Average 1000 Sq. Feet GFA: 62  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
33.82	22.88 - 36.71	8.03

## Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*





# Recreational Community Center (495)

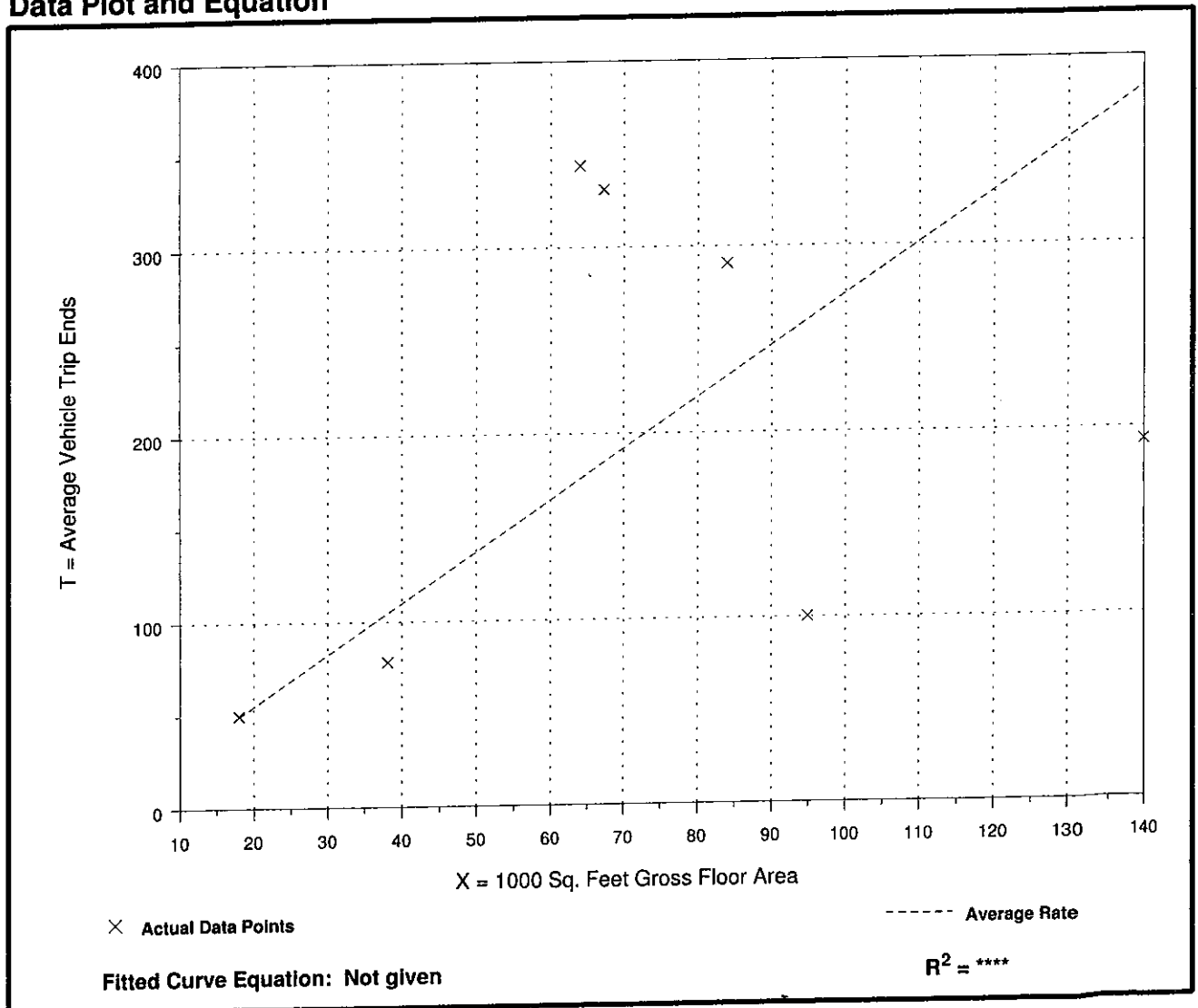
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

Number of Studies: 7  
 Average 1000 Sq. Feet GFA: 72  
 Directional Distribution: 49% entering, 51% exiting

### Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.74	1.05 - 5.37	2.32

### Data Plot and Equation



# Private School (K-12) (536)

## Average Vehicle Trip Ends vs: Students On a: Weekday

Number of Studies: 2

Average Number of Students: 537

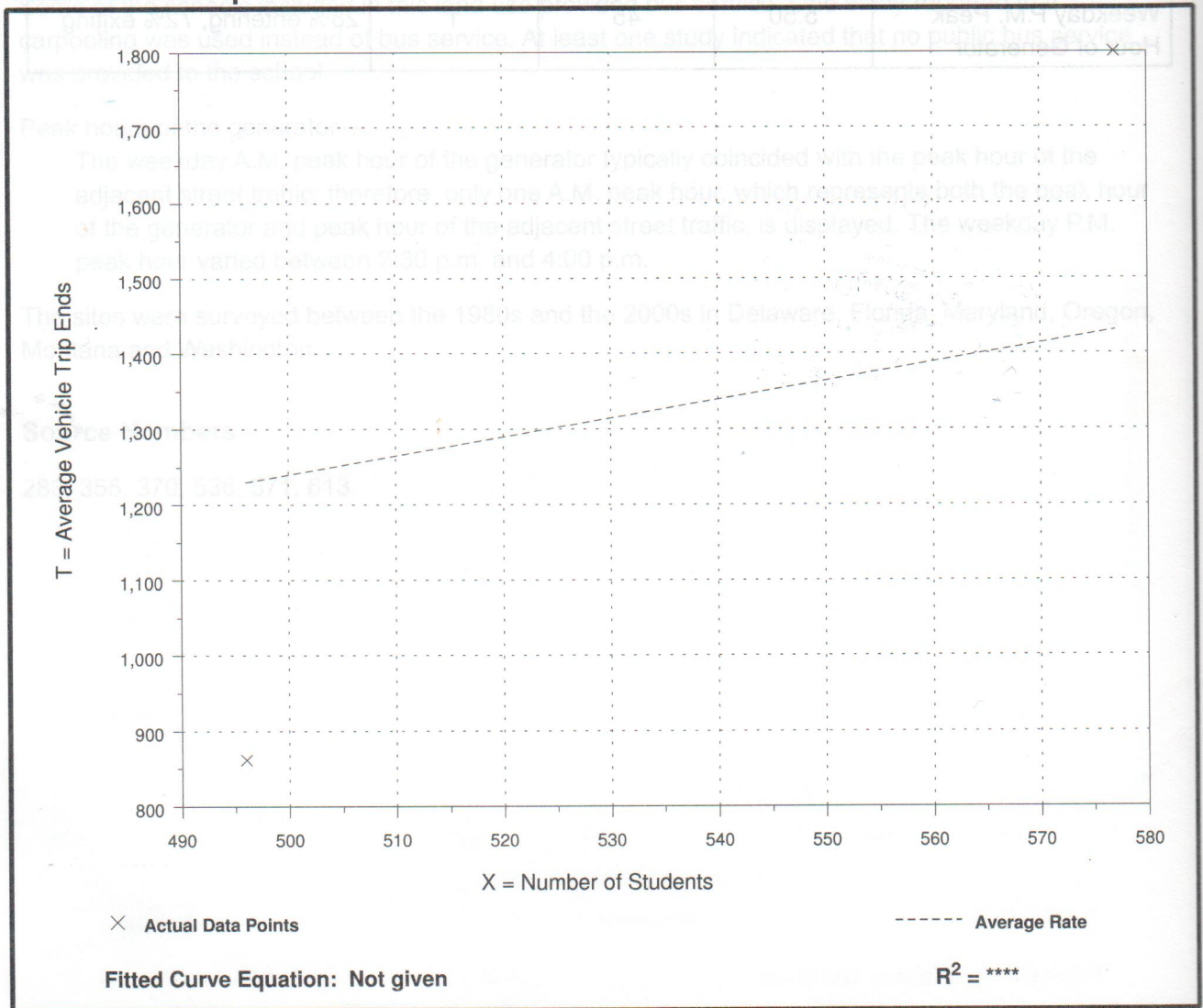
Directional Distribution: 50% entering, 50% exiting

### Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
2.48	1.74 - 3.12	*

### Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*





# Private School (K-12) (536)

**Average Vehicle Trip Ends vs: Students**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

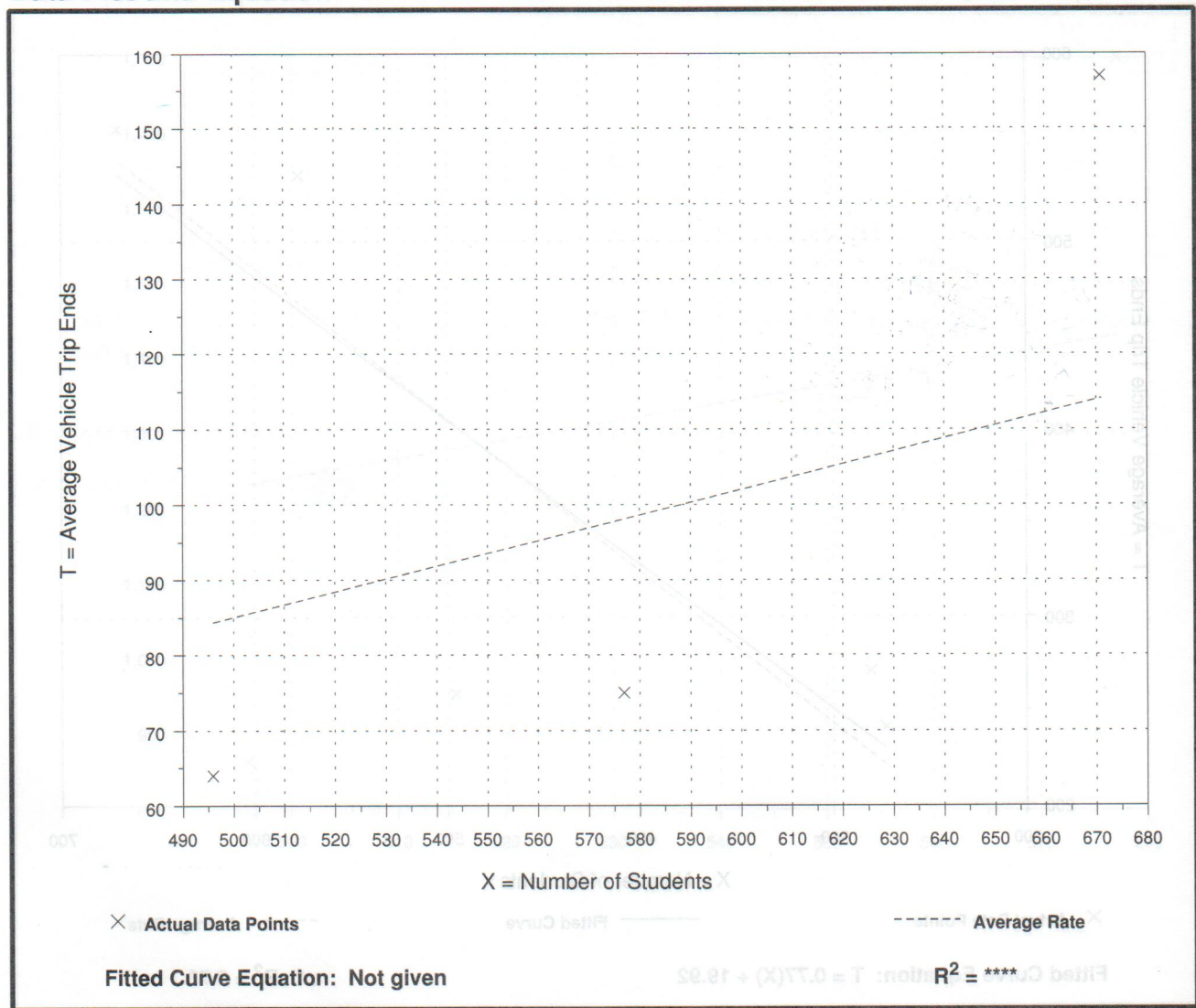
Number of Studies: 3  
 Average Number of Students: 581  
 Directional Distribution: 43% entering, 57% exiting

## Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.17	0.13 - 0.23	0.41

## Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*



# Private School (K-12) (536)

## Average Vehicle Trip Ends vs: Students On a: Weekday

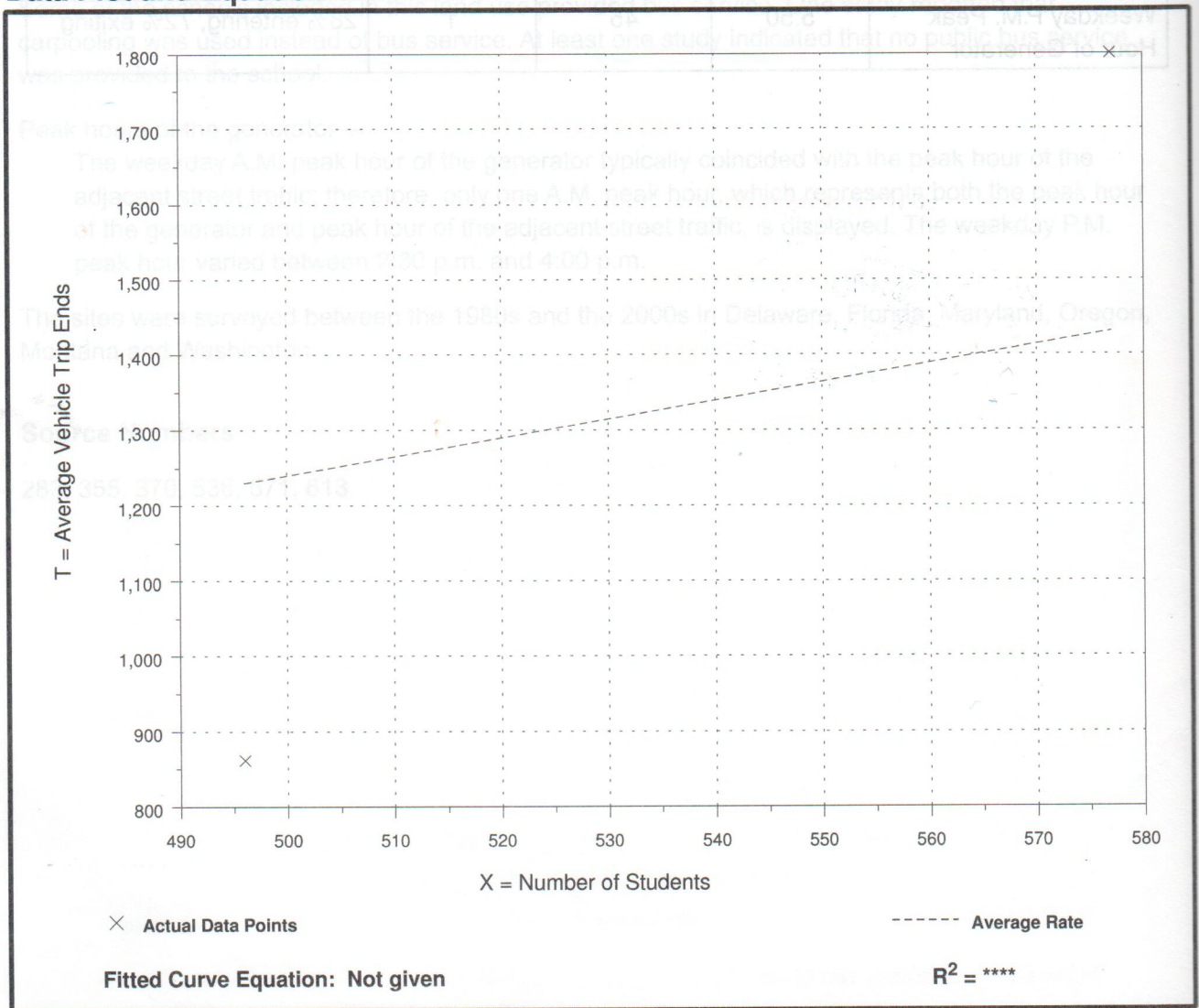
Number of Studies: 2  
Average Number of Students: 537  
Directional Distribution: 50% entering, 50% exiting

### Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
2.48	1.74 - 3.12	*

### Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*





# Private School (K-12) (536)

**Average Vehicle Trip Ends vs: Students**  
**On a: Weekday,**  
**A.M. Peak Hour**

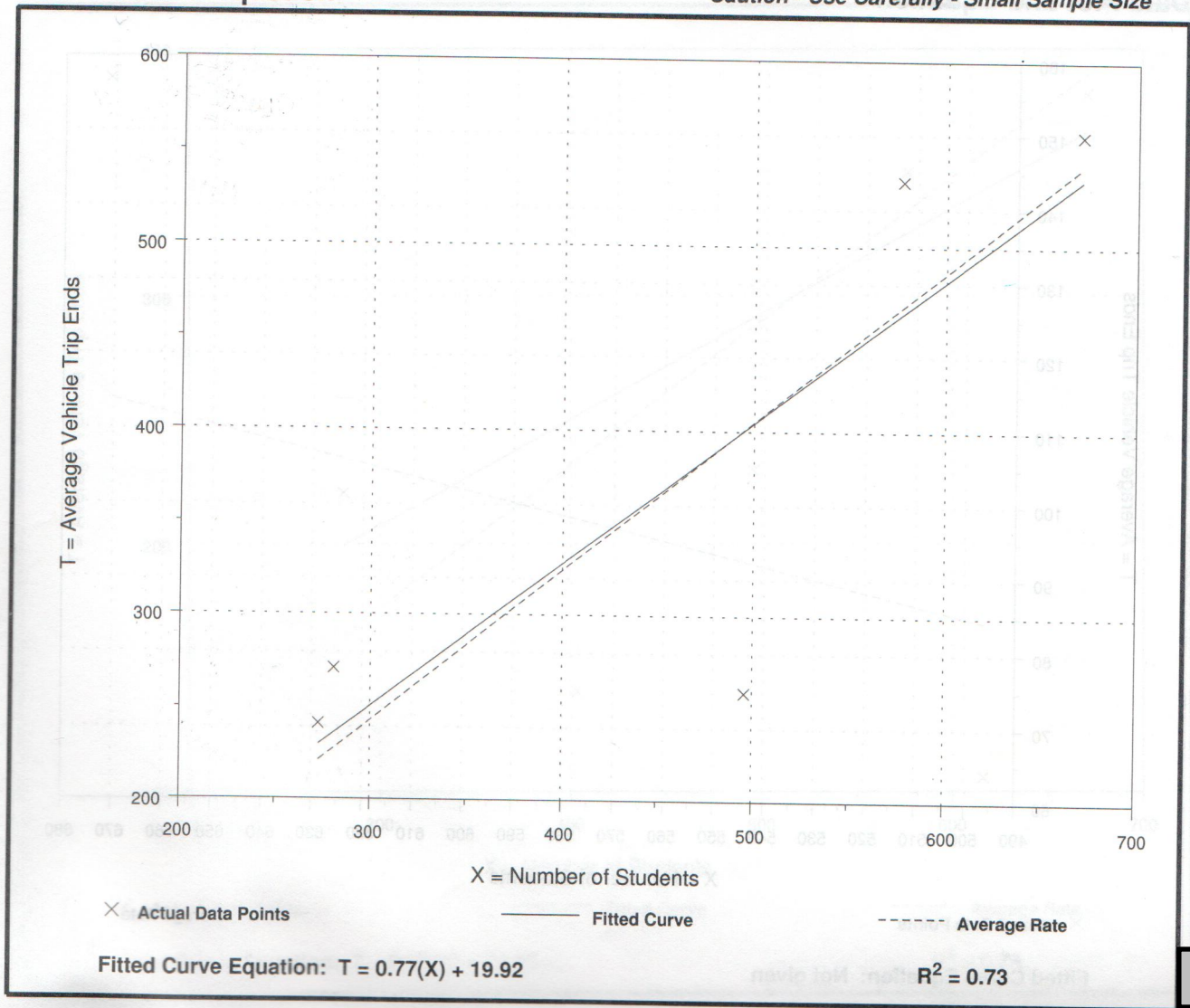
Number of Studies: 5  
 Average Number of Students: 460  
 Directional Distribution: 61% entering, 39% exiting

## Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.81	0.52 - 0.96	0.91

## Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*



# Private School (K-12) (536)

**Average Vehicle Trip Ends vs: Students**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

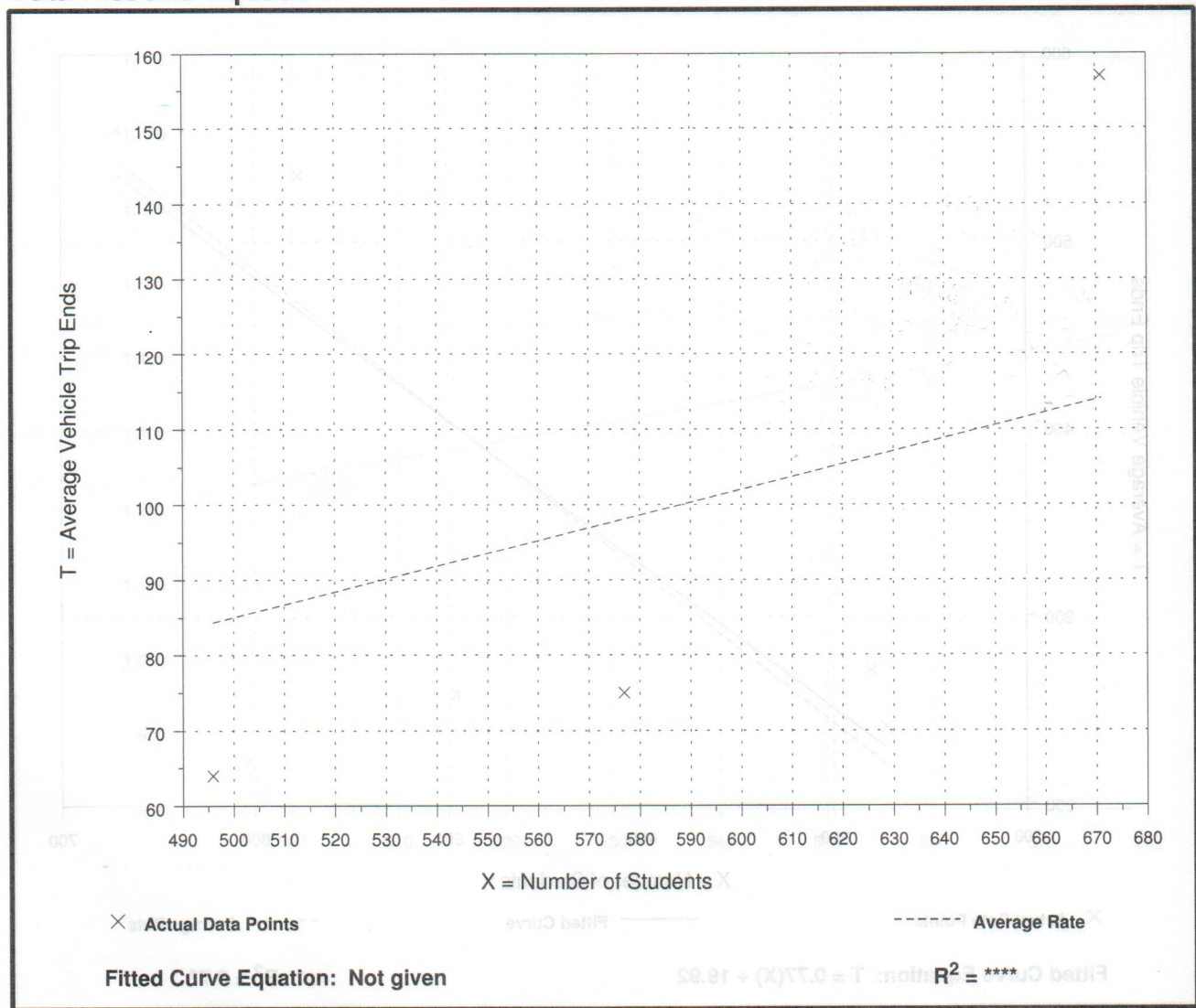
Number of Studies: 3  
 Average Number of Students: 581  
 Directional Distribution: 43% entering, 57% exiting

## Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.17	0.13 - 0.23	0.41

## Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*





# Day Care Center (565)

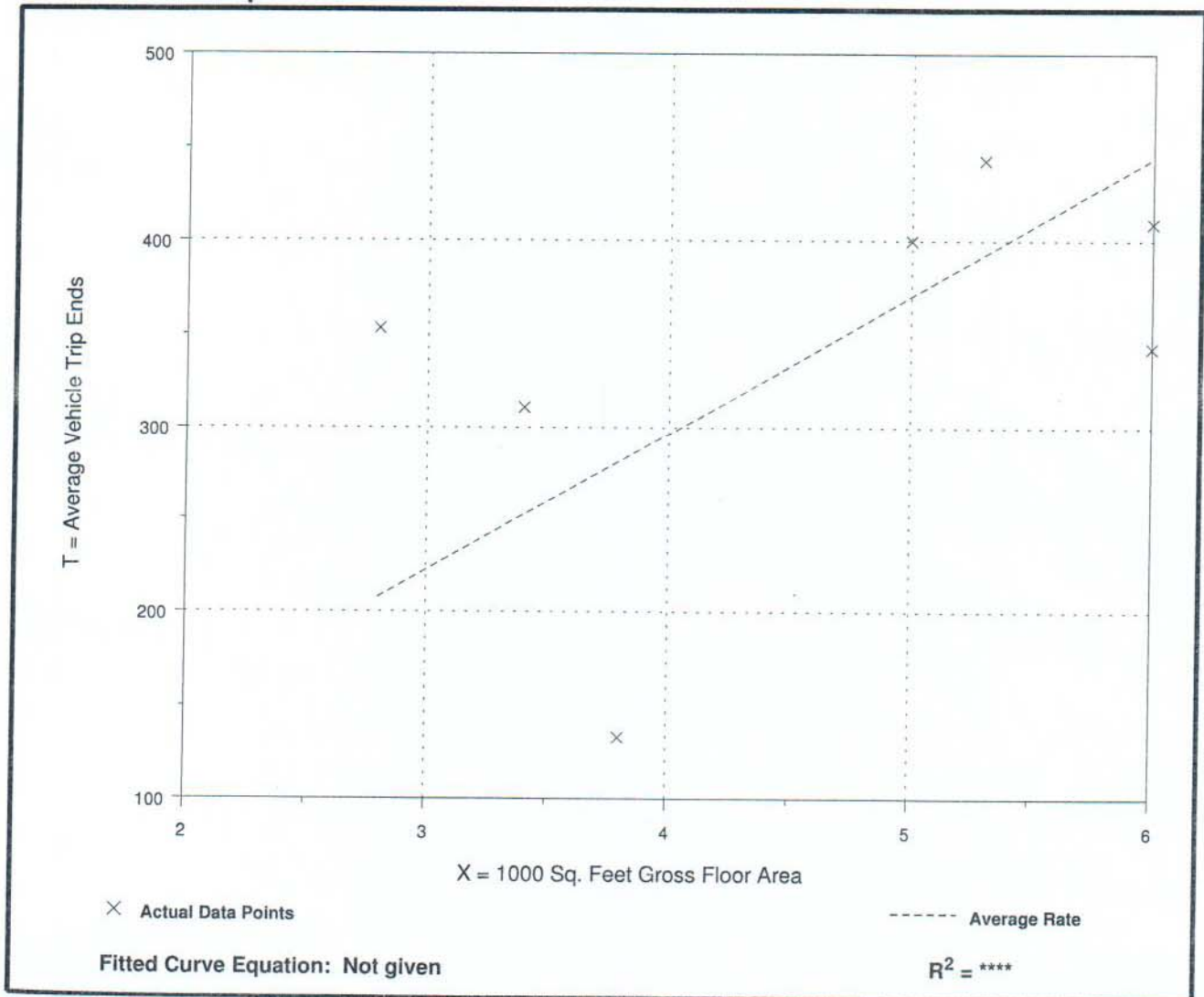
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday**

Number of Studies: 7  
Average 1000 Sq. Feet GFA: 5  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
74.06	35.00 - 126.07	24.53

## Data Plot and Equation



# Day Care Center (565)

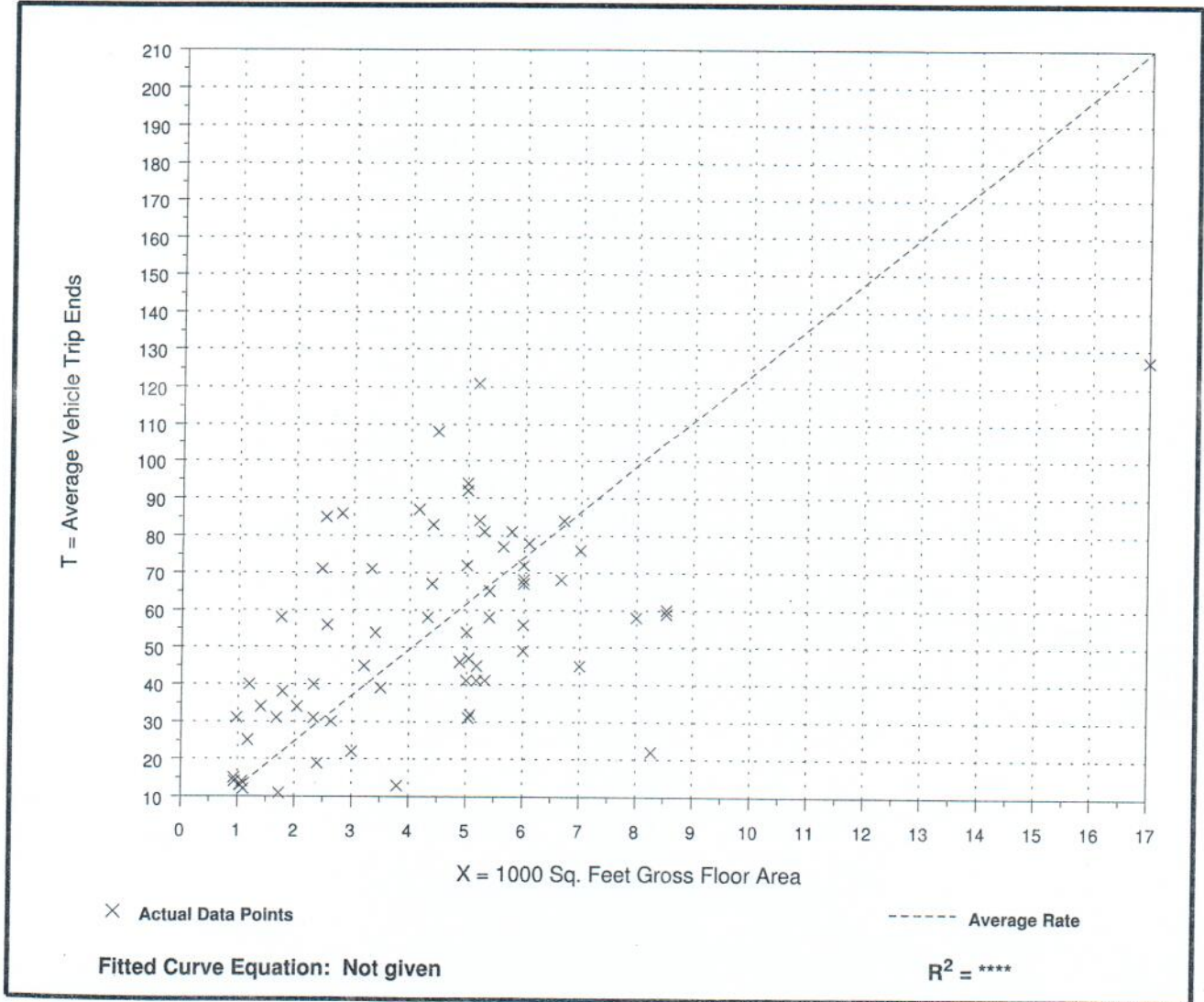
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

Number of Studies: 68  
 Average 1000 Sq. Feet GFA: 4  
 Directional Distribution: 47% entering, 53% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
12.34	2.66 - 33.66	6.93

## Data Plot and Equation





# Day Care Center (565)

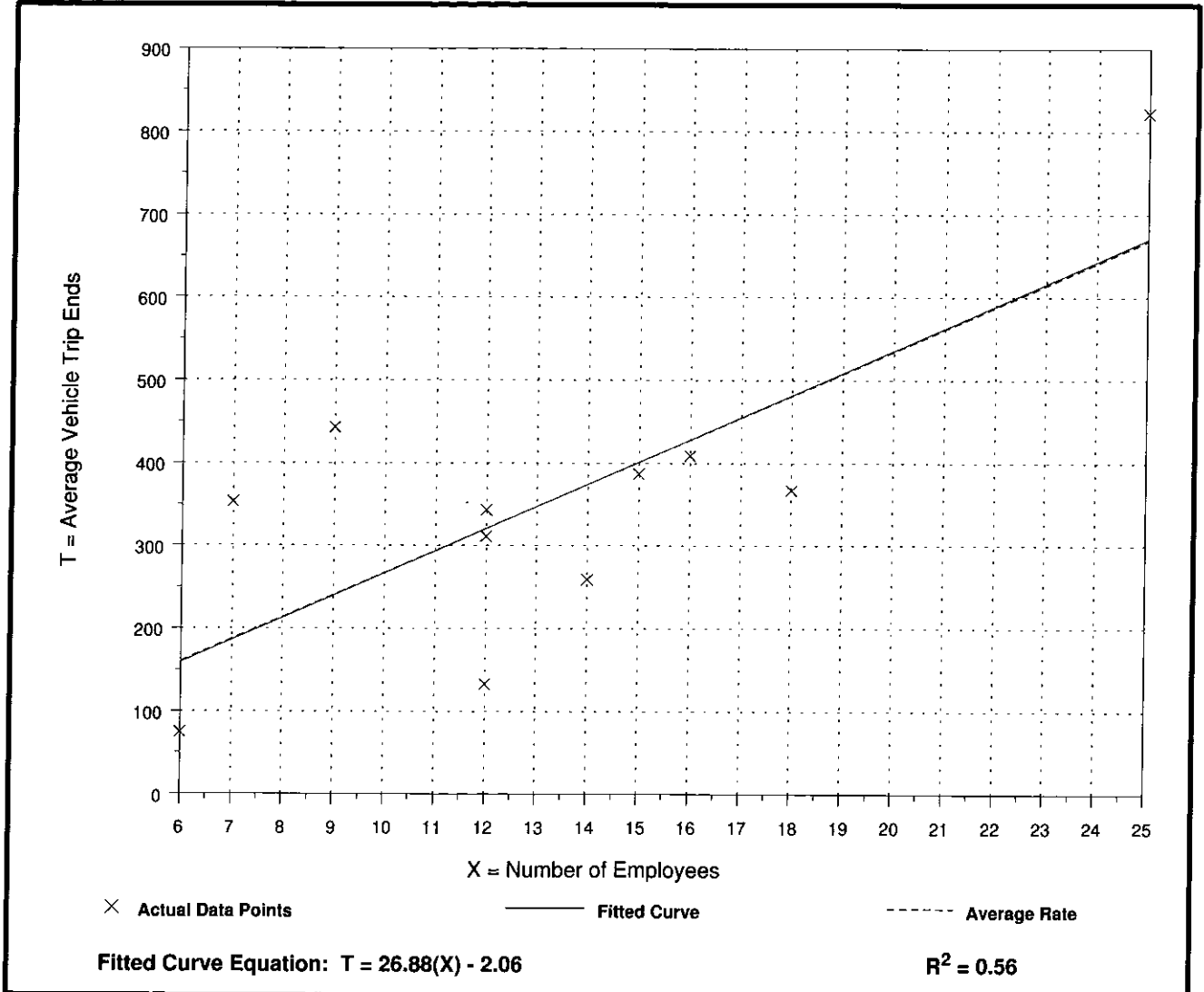
## Average Vehicle Trip Ends vs: Employees On a: Weekday

Number of Studies: 11  
Avg. Number of Employees: 13  
Directional Distribution: 50% entering, 50% exiting

### Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
26.73	11.08 - 50.43	11.43

### Data Plot and Equation



# Day Care Center (565)

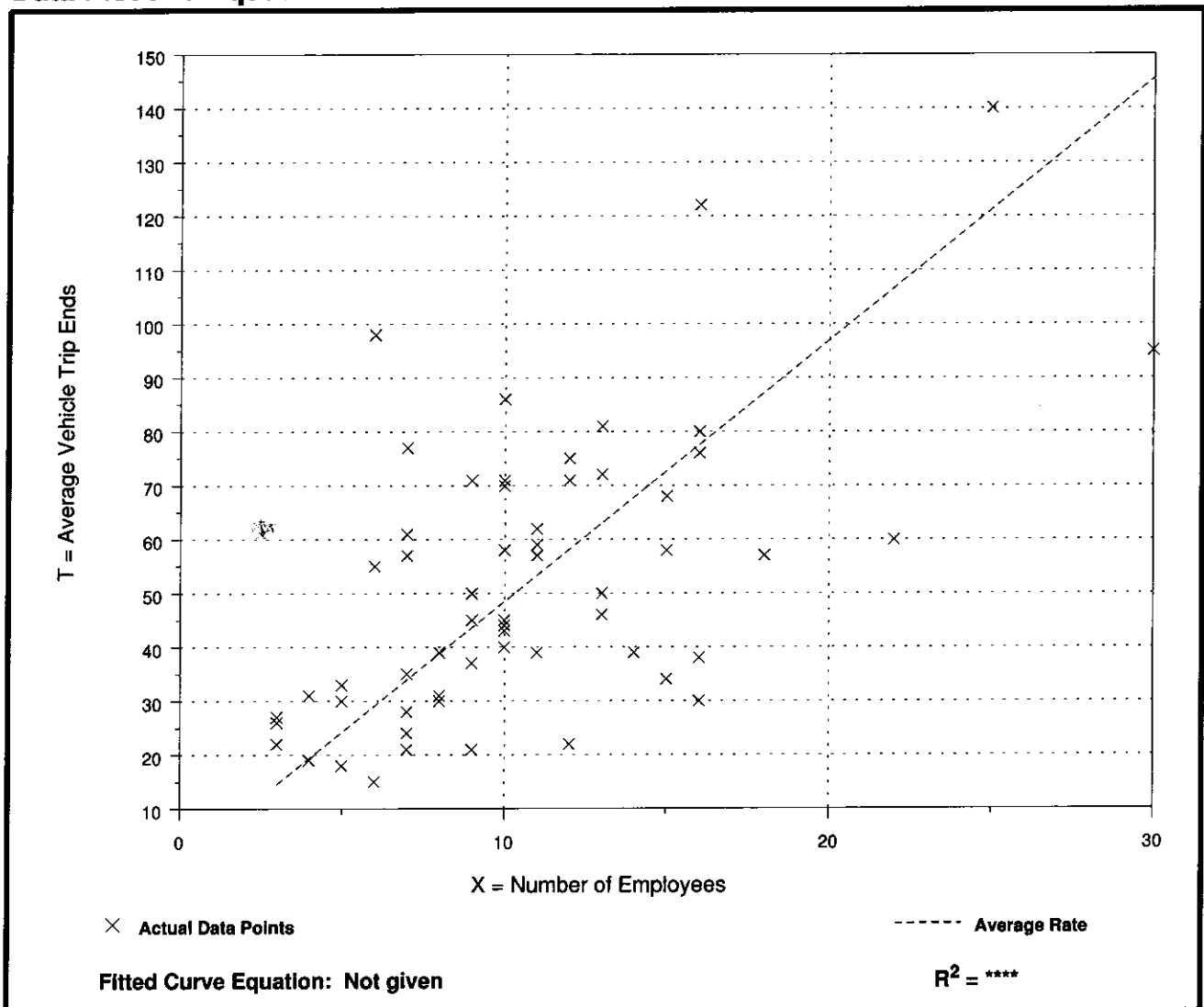
**Average Vehicle Trip Ends vs: Employees**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

Number of Studies: 60  
 Avg. Number of Employees: 10  
 Directional Distribution: 53% entering, 47% exiting

## Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.85	1.83 - 16.33	3.04

## Data Plot and Equation





# Day Care Center (565)

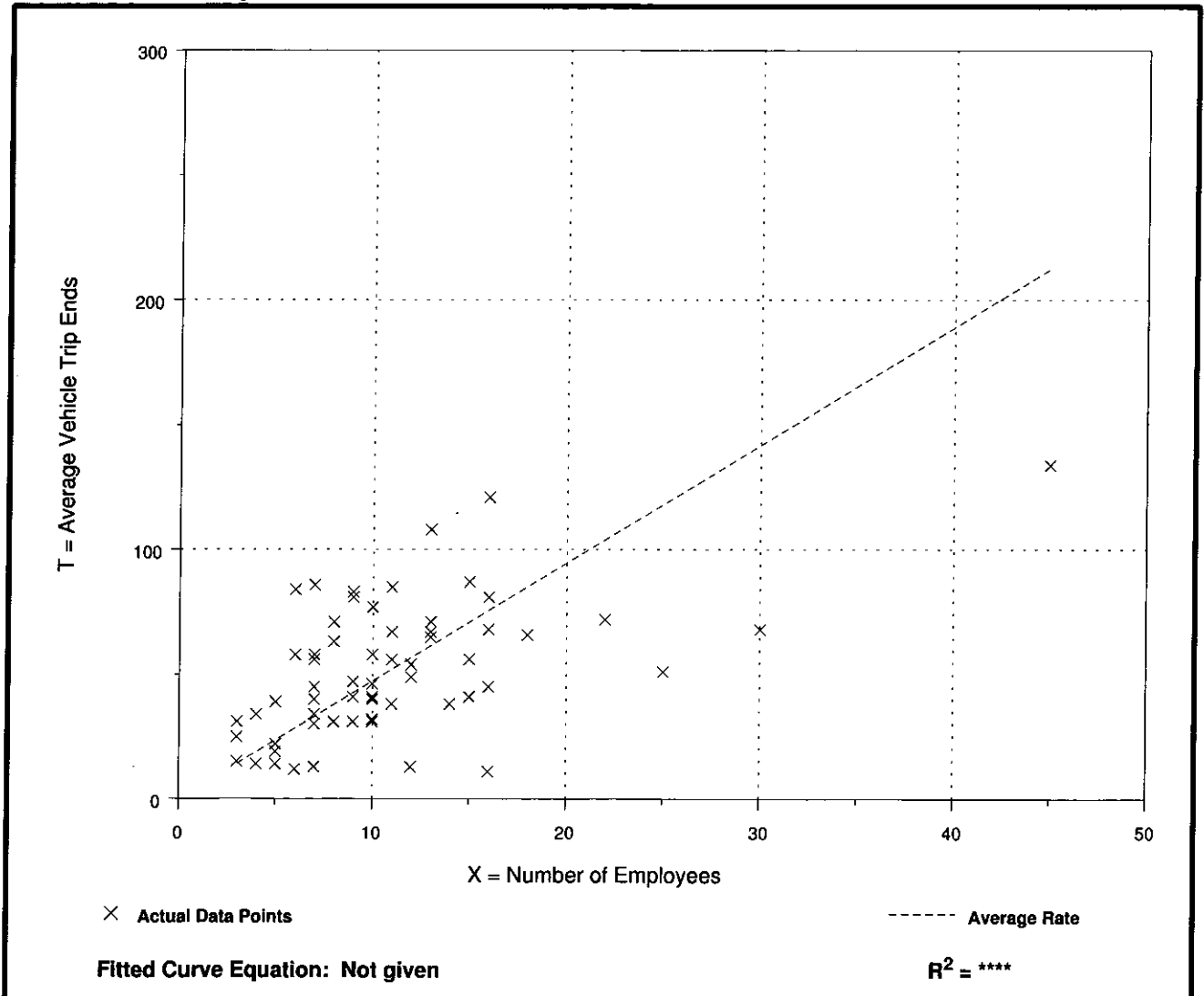
**Average Vehicle Trip Ends vs: Employees**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

Number of Studies: 61  
 Avg. Number of Employees: 11  
 Directional Distribution: 47% entering, 53% exiting

## Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.73	0.69 - 14.00	3.20

## Data Plot and Equation



# Specialty Retail Center (826)

**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area  
On a: Weekday**

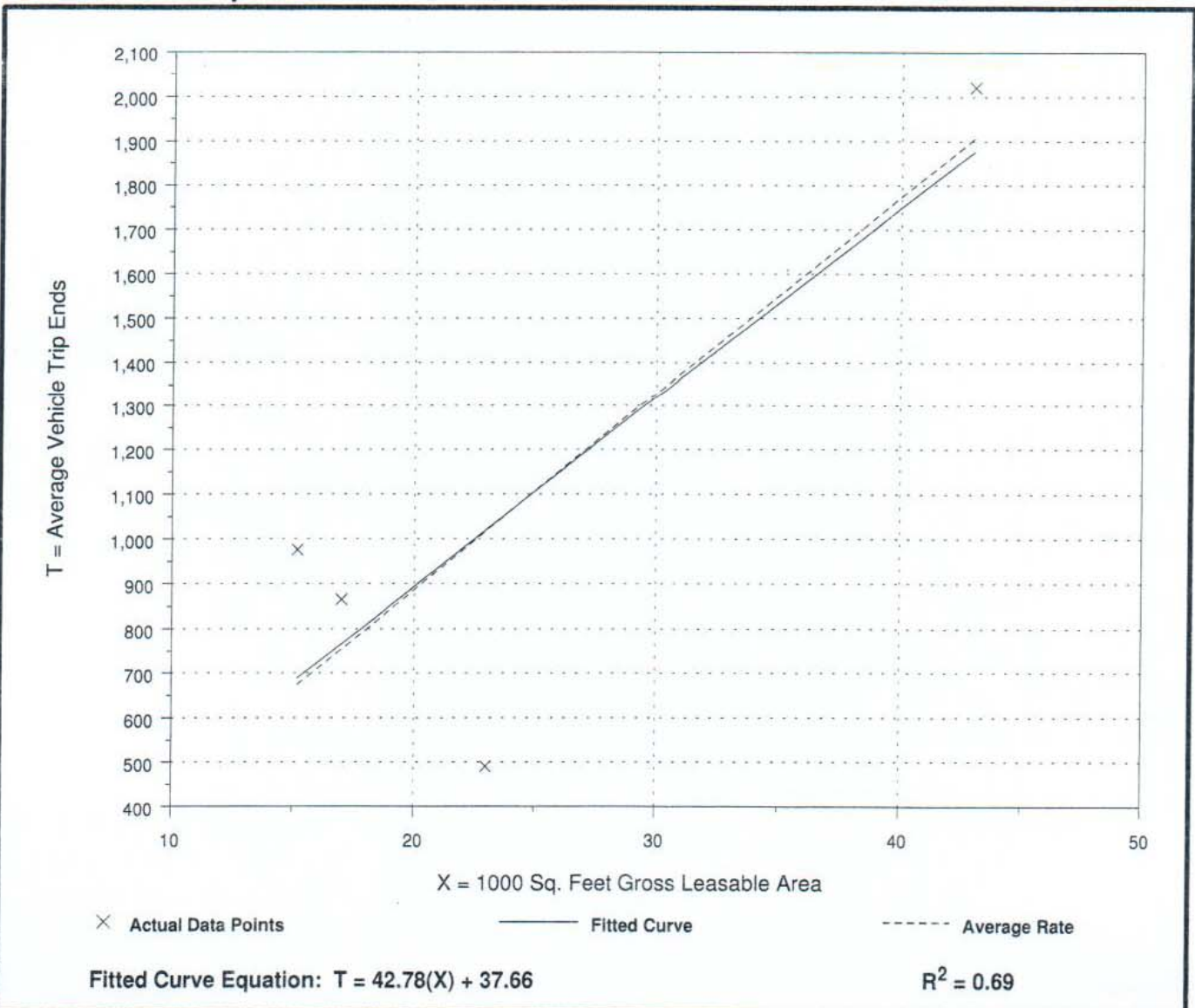
Number of Studies: 4  
Average 1000 Sq. Feet GLA: 25  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
44.32	21.30 - 64.21	15.52

## Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*





# Specialty Retail Center (826)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

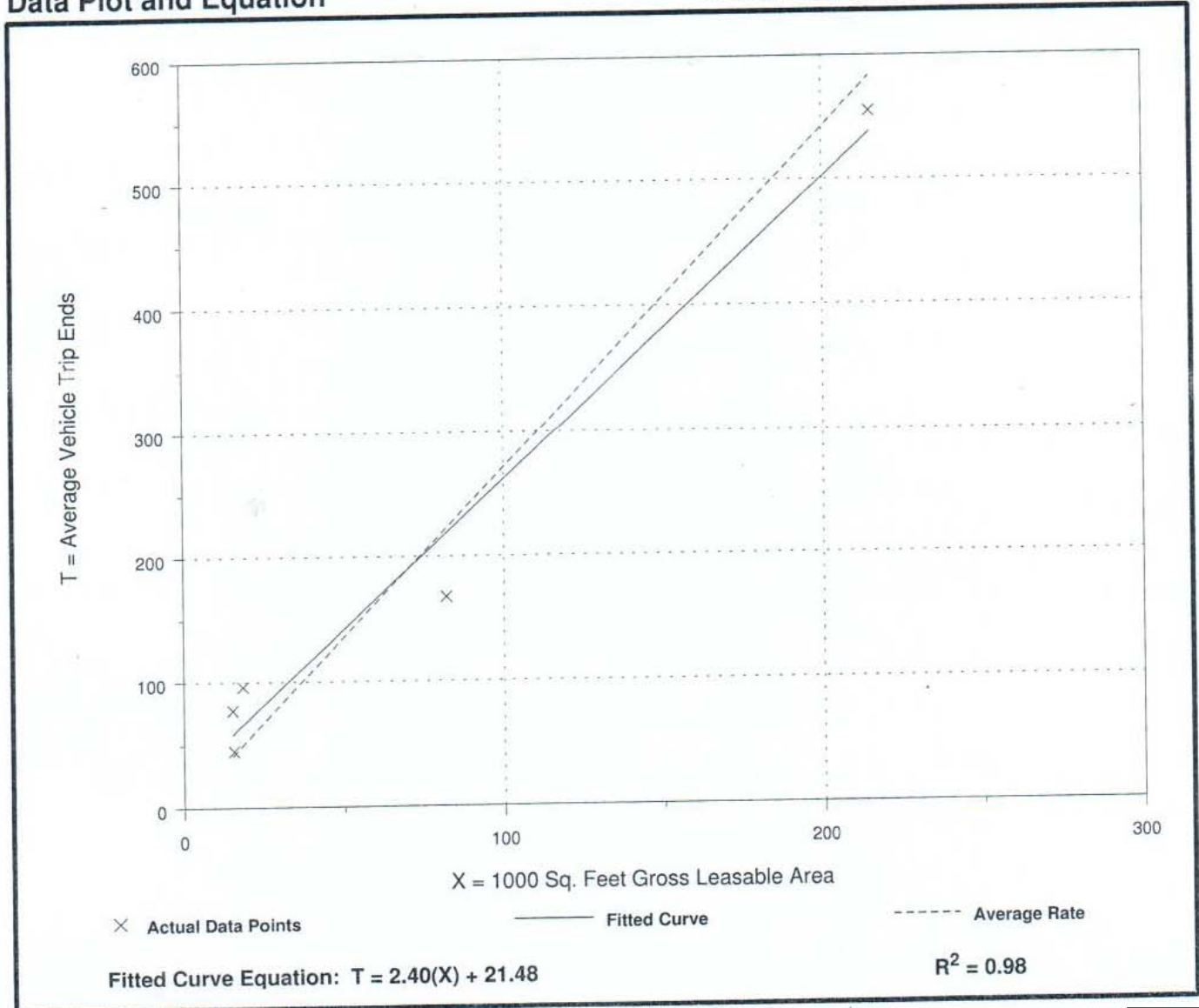
Number of Studies: 5  
Average 1000 Sq. Feet GLA: 69  
Directional Distribution: 44% entering, 56% exiting

## Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
2.71	2.03 - 5.16	1.83

## Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*



## **Land Use: 918 Hair Salon**

### **Description**

Hair salons are facilities that specialize in cosmetic and beauty services including hair cutting and styling, skin and nail care, and massage therapy. Hair salons may also contain spa facilities.

### **Additional Data**

The surveyed site had 15 parking spaces.

The site was surveyed in 2007 in New York.

### **Source Number**

586



## Land Use: 918 Hair Salon

### *Independent Variables with One Observation*

The following trip generation data are for independent variables with only one observation. This information is shown in this table only; there are no related plots for these data.

Users are cautioned to use data with care because of the small sample size.

<u>Independent Variable</u>	<u>Trip Generation Rate</u>	<u>Size of Independent Variable</u>	<u>Number of Studies</u>	<u>Directional Distribution</u>
<b>1,000 Square Feet Gross Floor Area</b>				
Weekday A.M. Peak Hour of Adjacent Street Traffic	1.21	4	1	100% entering, 0% exiting
Weekday P.M. Peak Hour of Adjacent Street Traffic	1.45	4	1	17% entering, 83% exiting
Weekday A.M. Peak Hour of Generator	1.21	4	1	100% entering, 0% exiting
Weekday P.M. Peak Hour of Generator	1.93	4	1	38% entering, 62% exiting
Saturday Peak Hour of Generator	5.08	4	1	36% entering, 64% exiting

## **Land Use: 925 Drinking Place**

### **Description**

A drinking place contains a bar, where alcoholic beverages and food are sold, and possibly some type of entertainment, such as music, television screens, video games, or pool tables. Establishments that specialize in serving food but also have bars are not included in this land use.

### **Additional Data**

The sites were surveyed in 1987, 1995 and 1997 in Colorado, Oregon and South Dakota.

### **Source Numbers**

291, 358, 583



# Drinking Place (925)

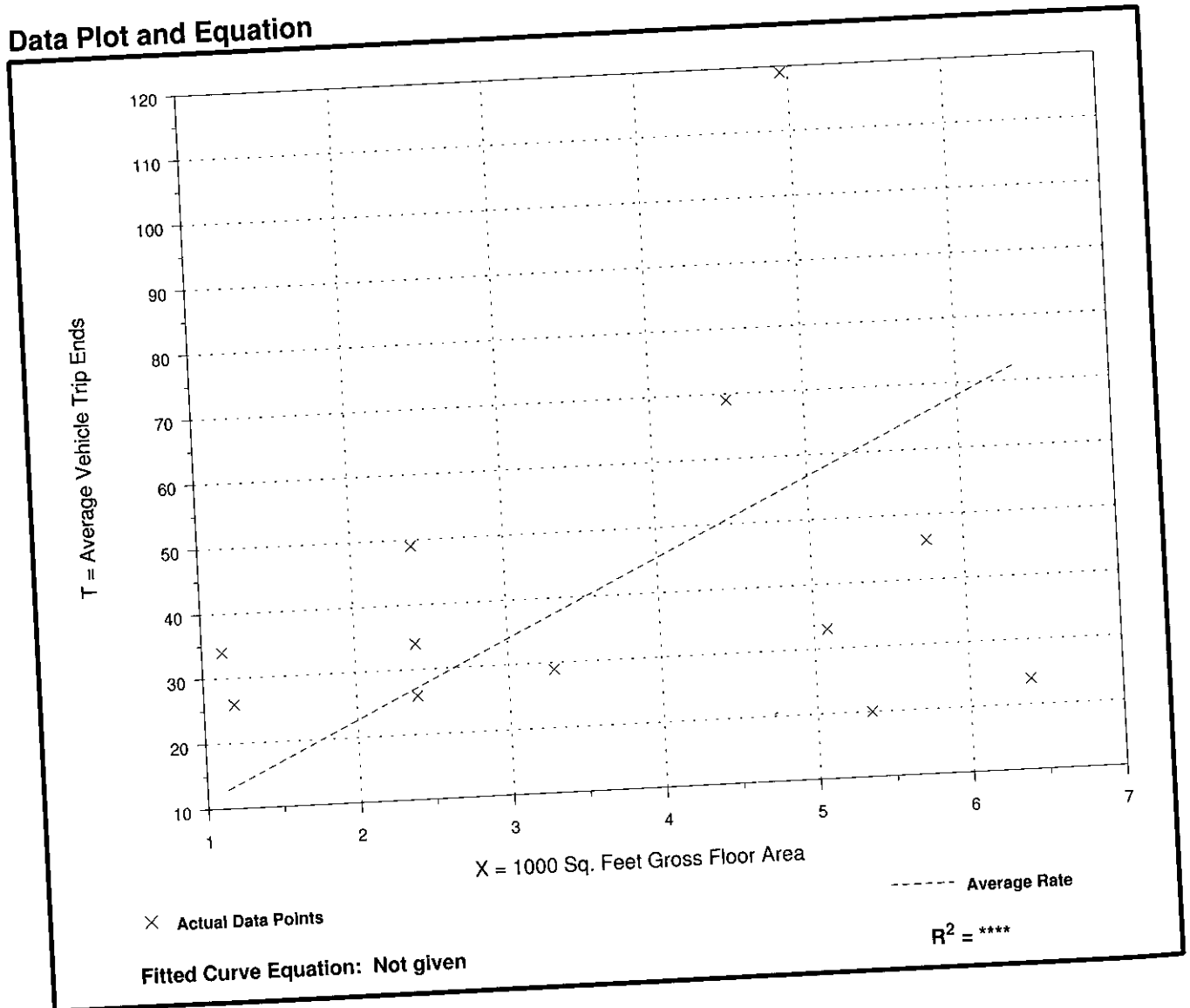
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Number of Studies: 12  
Average 1000 Sq. Feet GFA: 4  
Directional Distribution: 66% entering, 34% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
11.34	3.73 - 29.98	8.04

## Data Plot and Equation



# Land Use: 931

## Quality Restaurant

### Description

This land use consists of high quality, full-service eating establishments with typical duration of stay of at least one hour. Quality restaurants generally do not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires reservations and is generally not part of a chain. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for meals after they eat. While some of the study sites have lounge or bar facilities (serving alcoholic beverages), they are ancillary to the restaurant. High-turnover (sit-down) restaurant (Land Use 932) is a related use.

### Additional Data

Truck trips accounted for approximately 1 to 4 percent of the weekday traffic. The average for the sites that were surveyed was approximately 1.6 percent.

Vehicle occupancy ranged from 1.59 to 1.98 persons per automobile on an average weekday. The average for the sites that were surveyed was approximately 1.78.

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

The sites were surveyed between the 1970s and the 1990s throughout the United States.

### Source Numbers

13, 73, 88, 90, 98, 100, 126, 172, 260, 291, 301, 338, 339, 368, 437, 440



# Quality Restaurant (931)

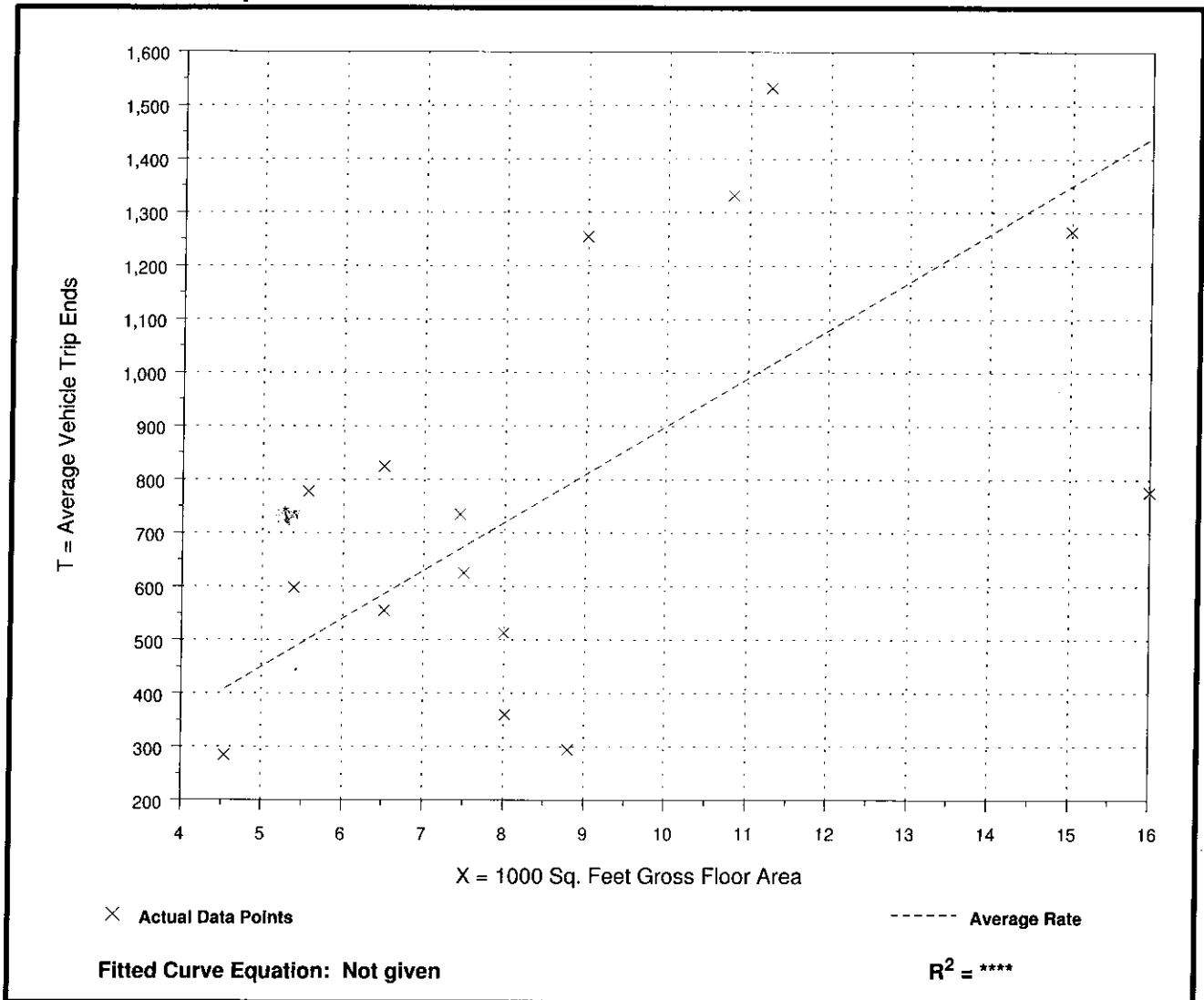
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area  
On a: Weekday

Number of Studies: 15  
Average 1000 Sq. Feet GFA: 9  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
89.95	33.41 - 139.80	36.81

## Data Plot and Equation







# Quality Restaurant (931)

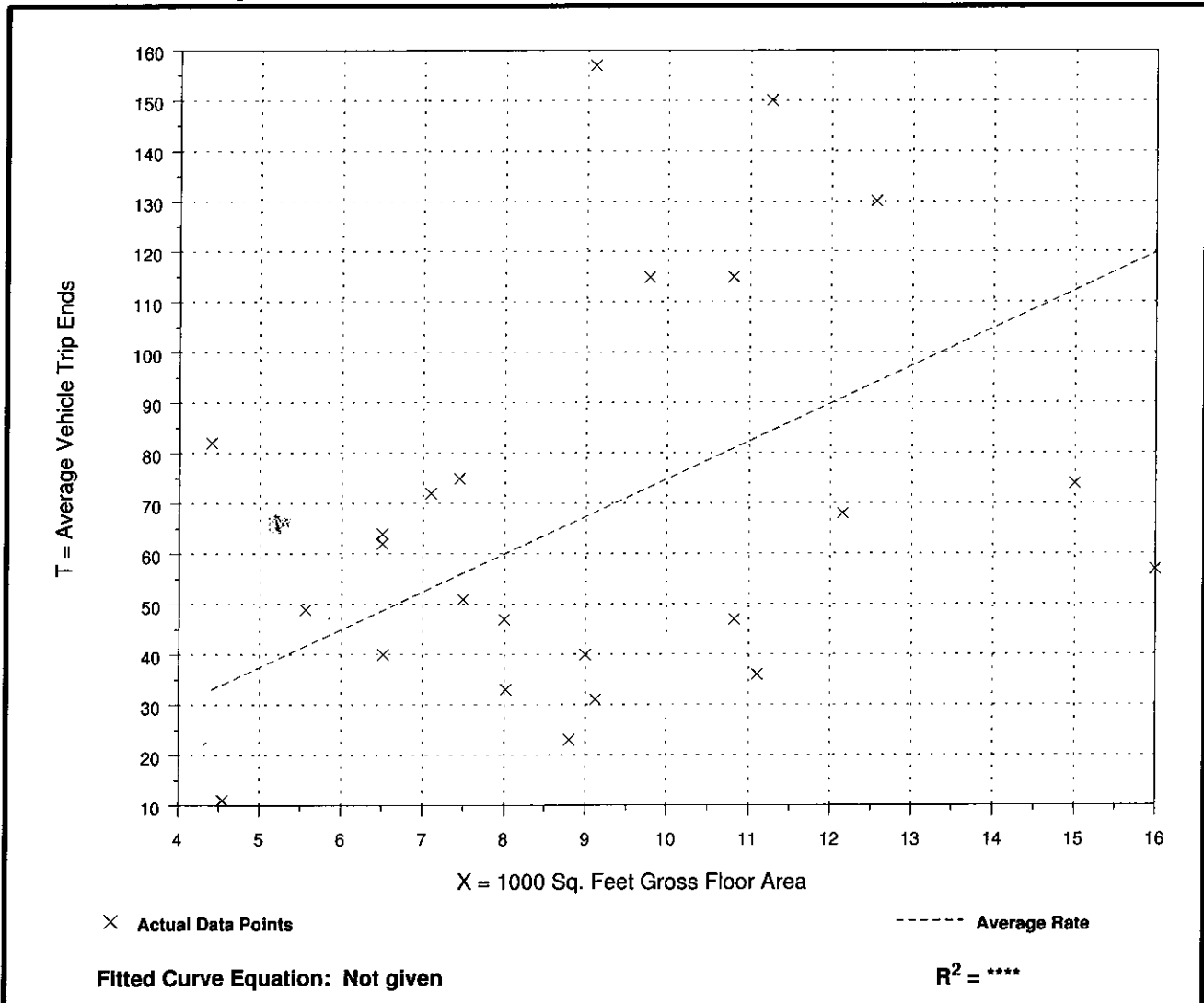
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

Number of Studies: 24  
 Average 1000 Sq. Feet GFA: 9  
 Directional Distribution: 67% entering, 33% exiting

## Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
7.49	2.42 - 18.64	4.89

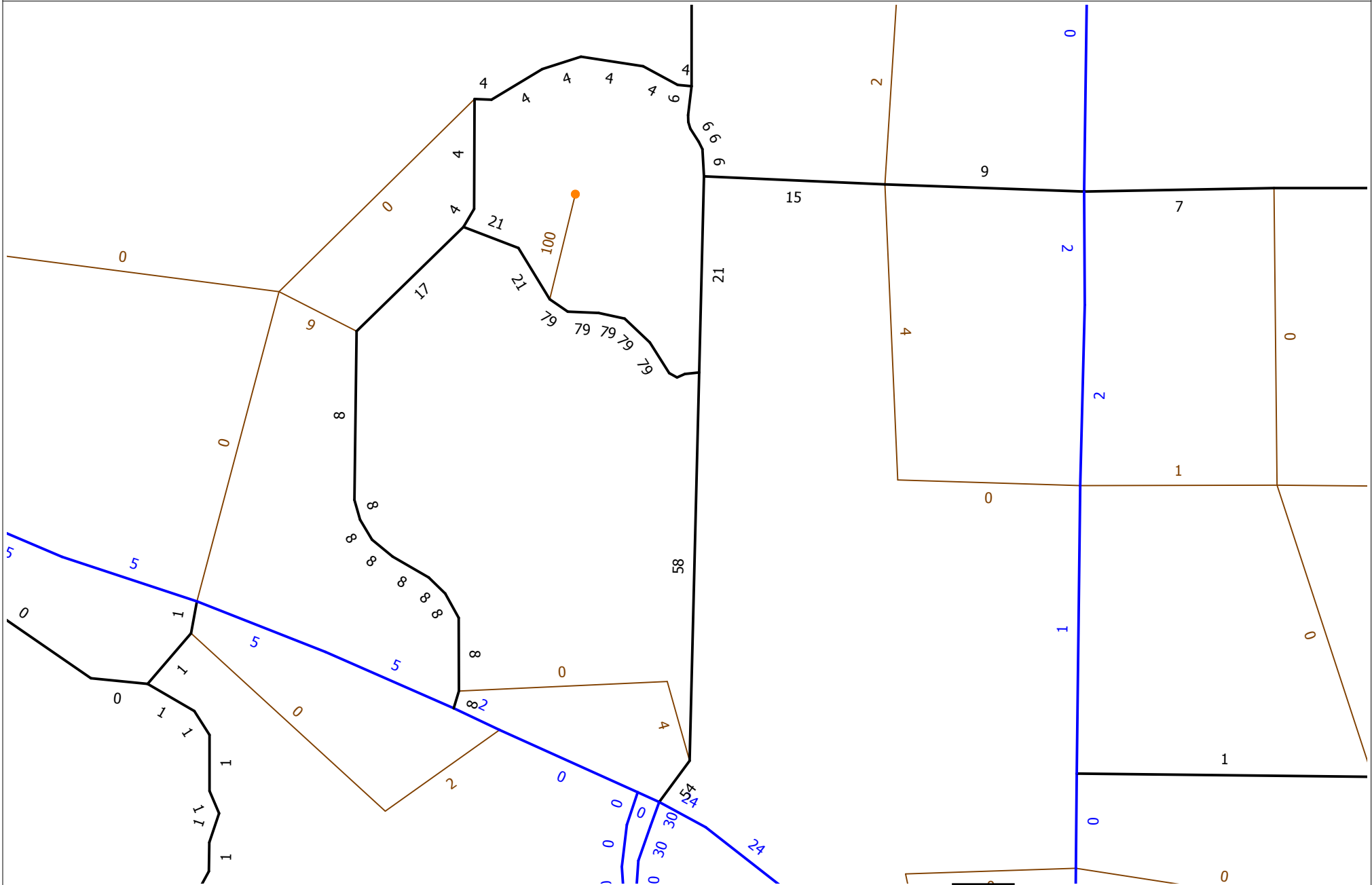
## Data Plot and Equation



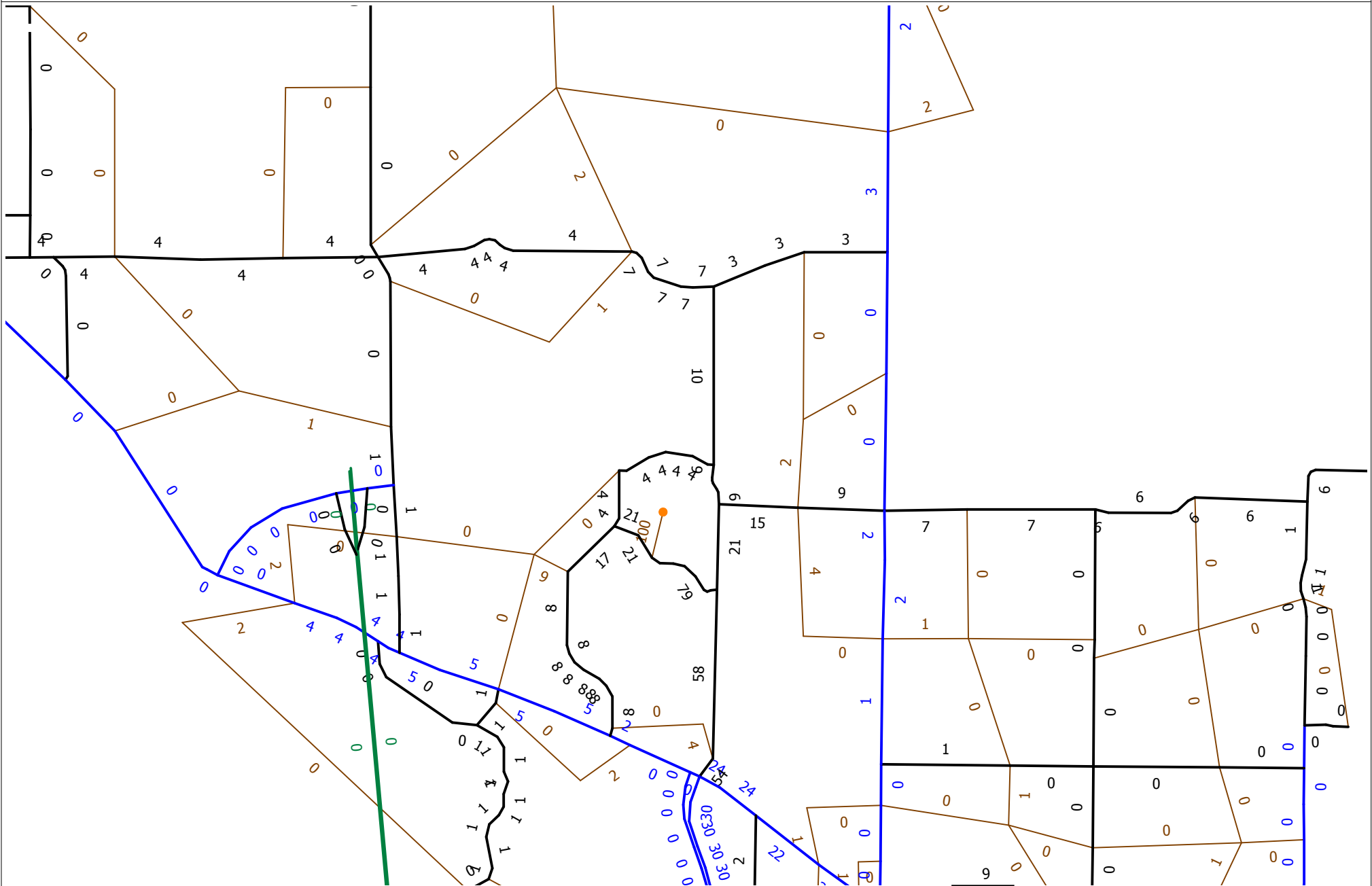
**APPENDIX D**  
OUATS Model Plot



Errol Estates Redevelopment TIA  
 Trip Distribution  
 OUATS 2020 Inter Year Model



Errol Estates Redevelopment TIA  
 Trip Distribution  
 OUATS 2020 Inter Year Model





## **APPENDIX E**

### ArtPlan Analysis

# ARTPLAN 2012 Conceptual Planning Analysis

## Project Information

<b>Analyst</b>	TPD Inc.	<b>Arterial Name</b>	Vick Road	<b>Study Period</b>	<b>Standard K</b>
<b>Date Prepared</b>	4/4/2017 1:52:23 PM	<b>From</b>	Matin St	<b>Modal Analysis</b>	Multimodal
<b>Agency</b>	TPD Inc.	<b>To</b>	Welch Rd	<b>Program</b>	ARTPLAN 2012
<b>Area Type</b>	Large Urbanized	<b>Peak Direction</b>	Northbound	<b>Version Date</b>	12/12/2012
<b>Arterial Class</b>	1				
<b>File Name</b>	\\HQDC01\Shared Folders\Company\Public\Project\4800-4899\4892 Errol Estates\ArtPlan\Vick Rd.xap				
<b>User Notes</b>					

## Arterial Data

<b>K</b>	0.09	<b>PHF</b>	1	<b>Control Type</b>	Fully Actuated
<b>D</b>	0.565	<b>% Heavy Vehicles</b>	2	<b>Base Sat. Flow Rate</b>	1950

## Automobile Intersection Data

Cross Street	Cycle Length	Thru g/C	Arr. Type	INT # Dir.Lanes	% Left Turns	% Right Turns	Left Turn Lanes	Left Turn Phasing	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes
Welch Rd	120	0.44	3	2	0	45	No	None	N/A	N/A	N/A	No

## Automobile Segment Data

Segment #	Length	AADT	Hourly Vol.	SEG # Dir.Lanes	Posted Speed	Free Flow Speed	Median Type	On-Street Parking	Parking Activity
1 (to Welch Rd)	4800	15000	763	2	35	40	Restrictive	No	N/A

## Automobile LOS

Segment #	Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS			
1 (to Welch Rd)	763	3252	0.533	24.75	C	0.00	30.00	C			
<b>Arterial Length</b>	<b>0.9205</b>	<b>Weighted g/C</b>	<b>0.44</b>	<b>FFS Delay</b>	<b>28.63</b>	<b>Threshold Delay</b>	<b>0.00</b>	<b>Auto Speed</b>	<b>30.00</b>	<b>Auto LOS</b>	<b>C</b>

## Automobile Service Volumes

**Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln.**

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	**	230	740	***	***
2	**	470	1480	***	***
3	**	730	2240	***	***
4	**	980	3000	***	***
*	**	470	1480	***	***
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	**	410	1300	***	***
4	**	840	2640	***	***
6	**	1300	3970	***	***
8	**	1740	5310	***	***
*	**	840	2640	***	***
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	**	4600	14400	***	***
4	**	9300	29300	***	***
6	**	14400	44200	***	***
8	**	19300	59000	***	***
*	**	9300	29300	***	***



### Multimodal Segment Data

Segment #	Outside Lane Width	Pave Cond	Pave Shldr / Bike Lane	Side Path	Side Path Separation	Side walk	Sidewalk Roadway Separation	Sidewalk Roadway Protective Barrier	Bus Freq	Passenger Load Factor	Amenities	Bus Stop Type
1 (to Welch Rd)	Typical	Typical	No	No	N/A	Yes	Typical	No	2	0.8	Excellent	Typical

### Pedestrian SubSegment Data

Segment #	% of Segment			Sidewalk			Separation			Barrier		
	1	2	3	1	2	3	1	2	3	1	2	3
1 (to Welch Rd)	100			Yes			Typical				No	

### Multimodal LOS

Link #	Bicycle Street		Bicycle Sidepath		Pedestrian			Bus						
	Score	LOS	Score	LOS	1	2	3	Score	LOS	Adj. Buses	LOS			
1 (to Welch Rd)	3.97	D	N/A	N/A				2.87	C	2.77	D			
	<b>Bicycle LOS</b>	<b>3.97</b>	<b>D</b>					<b>Pedestrian LOS</b>	<b>2.87</b>	<b>C</b>		<b>Bus LOS</b>	<b>2.77</b>	<b>D</b>

## MultiModal Service Volume Tables

### Bicycle

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	**	**	190	530	1000
2	**	**	380	1080	2000
3	**	**	560	1620	3000
4	**	**	750	2170	4000
*	**	**	380	1080	2000
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	**	**	340	940	1770
4	**	**	670	1910	3540
6	**	**	1000	2870	5310
8	**	**	1330	3840	7080
*	**	**	670	1910	3540
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	**	**	3700	10400	19700
4	**	**	7400	21200	39400
6	**	**	11100	31900	59000
8	**	**	14800	42700	78700
*	**	**	7400	21200	39400

### Pedestrian

	A	B	C	D	E
<b>Lanes</b>	<b>Hourly Volume In Peak Direction</b>				
1	1000	> 1000	***	***	***
2	2000	> 2000	***	***	***
3	3000	> 3000	***	***	***
4	4000	> 4000	***	***	***
*	2000	> 2000	***	***	***
<b>Lanes</b>	<b>Hourly Volume In Both Directions</b>				
2	1770	> 1770	***	***	***
4	3540	> 3540	***	***	***
6	5310	> 5310	***	***	***
8	7080	> 7080	***	***	***
*	3540	> 3540	***	***	***
<b>Lanes</b>	<b>Annual Average Daily Traffic</b>				
2	19700	> 19700	***	***	***
4	39400	> 39400	***	***	***
6	59000	> 59000	***	***	***
8	78700	> 78700	***	***	***
*	39400	> 39400	***	***	***

### Bus

A	B	C	D	E
<b>Buses Per Hour In Peak Direction</b>				
>= 6	>= 4	>= 3	>= 2	>= 1
<b>Buses in Study Hour in Peak Direction (Daily)</b>				

$\geq 5.28$	$\geq 3.52$	$\geq 2.64$	$\geq 1.76$	$\geq 0.88$
-------------	-------------	-------------	-------------	-------------

**\* Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.**

**\*\* Cannot be achieved based on input data provided.**

**\*\*\* Not applicable for that level of service letter grade. See generalized tables notes for more details.**

**# Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.**

**## Facility weighted g/C exceeds normally acceptable upper range (0.5); verify that g/C inputs are correct.**

**### Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.**



**ORDINANCE 2638**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM PARKS AND RECREATION AND PLANNED UNIT DEVELOPMENT TO PLANNED UNIT DEVELOPMENT (NEW ERROL); FOR CERTAIN REAL PROPERTY GENERALLY LOCATED WEST OF VICK ROAD, SOUTH OF WEST LESTER ROAD, AND NORTH OF OLD DIXIE HIGHWAY, COMPRISING APPROXIMATELY 75.06 +/- ACRES, MORE OR LESS AND OWNED BY 5<sup>th</sup> HOLE INVESTMENTS LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, to manage the growth, the City of Apopka, Florida, finds it in the best interest of the public health, safety and welfare of its citizens to establish zoning classifications within the City; and

**WHEREAS**, the City of Apopka has requested a change in zoning on said property as identified in Section I of this ordinance; and

**WHEREAS**, the proposed Planned Unit Development (PUD) zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and the City of Apopka Land Development Code.

**NOW THEREFORE, BE IT ORDAINED**, by the City Council of the City of Apopka, Florida, as follows:

**Section I.** That the zoning classification of the following described property be designated as Planned Unit Development (PUD), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

- A. The uses permitted within the PUD district shall be those set forth in the New Errol Master Plan as provided in Exhibit "A".
- B. Development of the property shall occur consistent with the Master Site Plan set forth in Exhibit "A". If a development standard or zoning regulation is not addressed within Exhibit "A", development shall comply with the R-3 zoning standards set forth in the Land Development Code. Any proposed revision to the Master Plan shall be evaluated and processed pursuant to Section 2.02.18.N. (Master plan revision), LDC.
- C. If a Final Development Plan associated with the PUD district has not been approved by the City within three years after approval of these Master Plan provisions, the approval of the Master Plan\Preliminary Development Plan provisions will expire. At such time, the City Council may:
  - 1. Permit a single six-month extension for submittal of the required Final Development Plan;
  - 2. Allow the PUD zoning designation to remain on the property pending resubmittal of new Master Site Plan provisions and any conditions of approval; or
  - 3. Rezone the property to a more appropriate zoning classification.

If more than two years lapses between the Final Development Plan approvals of any sequential phase on the PUD, the approval of the PUD master plan shall expire.

**Section II.** That the zoning classification of the following described property, being situated in

**ORDINANCE NO. 2638**

**PAGE 2**

the City of Apopka, Florida, is hereby Planned Unit Development (PUD) as defined in the Apopka Land Development Code for the properties described in Exhibit “B”.

**Section III.** That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

**Section IV.** That the Community Development Director, or the Director’s designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

**Section V.** That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

**Section VI.** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section VII.** That this Ordinance shall take effect upon the effective date of Ordinance No. 2581.

READ FIRST TIME: March 27, 2018

READ SECOND TIME  
AND ADOPTED: April 11, 2018

\_\_\_\_\_  
Joseph E. Kilsheimer, Mayor

ATTEST:

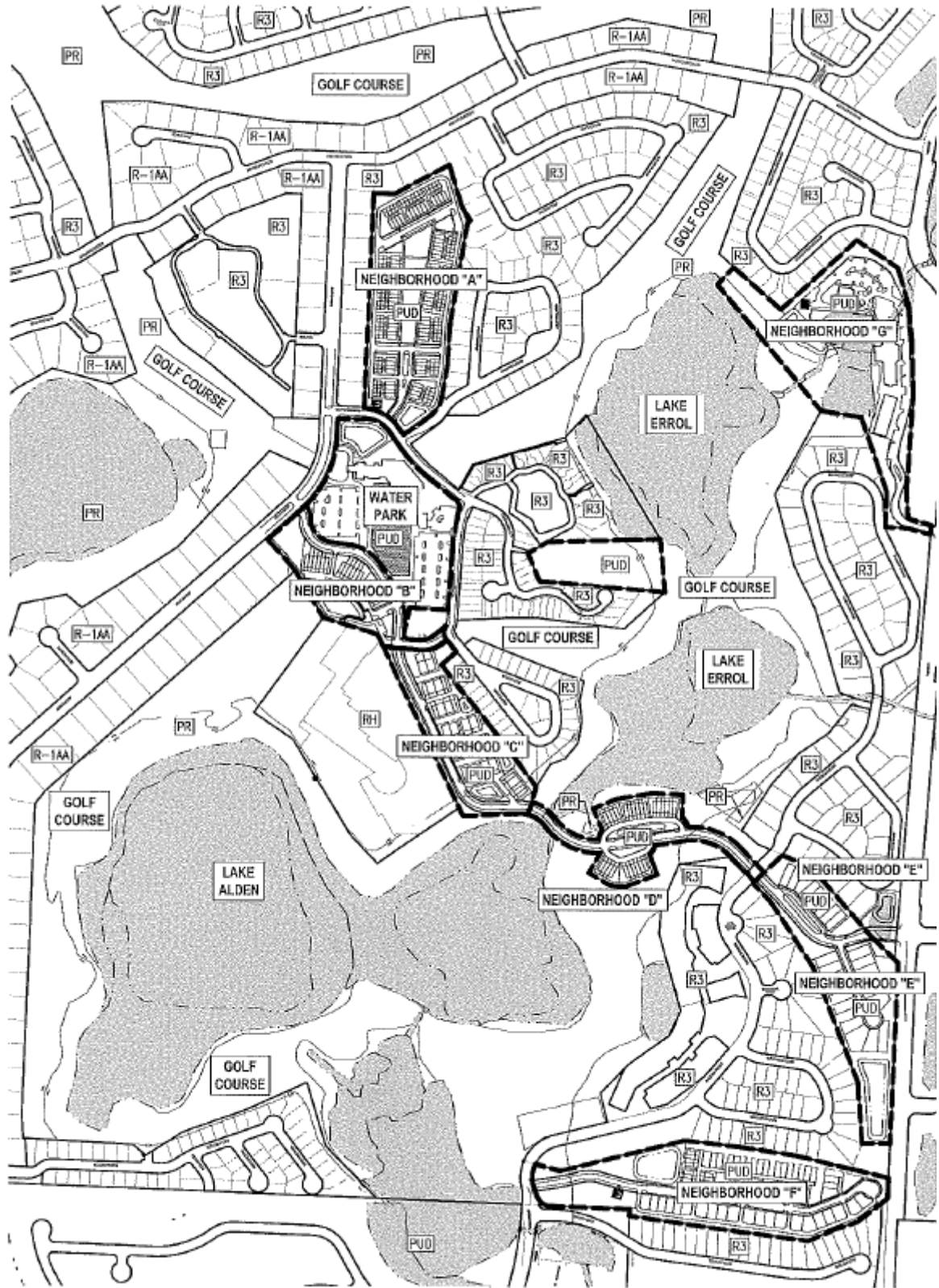
\_\_\_\_\_  
Linda Goff, City Clerk

DULY ADVERTISED:     March 16, 2018  
                                  March 23, 2018  
                                  March 30, 2018

**Exhibit "A"**  
**New Errol PUD Master Plan**



Exhibit "B"  
Property and Legal Description of Master Plan Neighborhoods



**EXHIBIT B-1**

**LEGAL DESCRIPTION OF PUD MASTER PLAN NEIGHBORHOODS**

# SKETCH OF DESCRIPTION 4

A PORTION OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 37, ERROL VISTA ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGES 41-42 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 17°03'04" EAST ALONG THE WESTERLY LINE OF LOTS 37 THROUGH 35 OF SAID ERROL VISTA ESTATES, A DISTANCE OF 224.78 FEET; THENCE SOUTH 32°19'16" EAST ALONG THE WESTERLY LINE OF SAID LOTS 34 AND 35 A DISTANCE OF 74.95 FEET; THENCE SOUTH 36°01'35" WEST ALONG THE WESTERLY LINE OF SAID LOT 34, A DISTANCE OF 24.95 FEET; THENCE SOUTH 09°37'09" WEST ALONG THE WESTERLY LINE OF LOTS 34 AND 33, AFORESAID ERROL VISTA ESTATES AND THE WESTERLY LINE OF LOTS 9-5, DUNHILL AT ERROL ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 500.80 FEET; THENCE SOUTH 03°25'04" WEST CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 5 AND LOTS 4, 3 AND 2, A DISTANCE OF 218.77 FEET; THENCE SOUTH 10°07'12" WEST CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 2 AND LOT 1, A DISTANCE OF 154.33 FEET TO POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREEN VISTA CIRCLE ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 43°43'37" AND A CHORD DISTANCE OF 126.62 FEET WHICH BEARS SOUTH 32°00'57" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 129.74 FEET; THENCE SOUTH 53°52'04" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 153.87 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GOLF COURSE DRIVE PER OFFICIAL RECORDS BOOK 2436, PAGE 819; THENCE NORTH 35°29'53" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 49.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 220.57 FEET, A CENTRAL ANGLE OF 52°16'28" AND A CHORD DISTANCE OF 201.24 FEET WHICH BEARS NORTH 61°31'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 220.57 FEET TO A POINT ON THE EASTERLY LINE OF ERROL ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 81 OF AFORESAID ORANGE COUNTY RECORDS; THENCE NORTH 02°20'25" EAST ALONG THE EASTERLY LINE OF SAID BLOCK F, A DISTANCE OF 1084.91 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK F, ERROL ESTATE UNIT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 58-59, AFORESAID ORANGE COUNTY RECORDS; THENCE SOUTH 87°43'42" EAST, ALONG THE SOUTHERLY LINE OF SAID BLOCK F, ERROL ESTATE UNIT 3, A DISTANCE OF 106.68 FEET; THENCE NORTH 61°28'41" EAST CONTINUING ALONG THE SOUTHERLY LINE OF BLOCK F, ERROL ESTATE UNIT 3, A DISTANCE OF 310.07 FEET TO THE POINT OF BEGINNING. CONTAINING 11.643 ACRES MORE OR LESS.

**SURVEYOR NOTES:**

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF X

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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOLITRO, PSM #4458  
 FOR THE FIRM OF  
 REPUBLIC NATIONAL #LB 6300







# SKETCH OF DESCRIPTION 5

A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY MOST CORNER OF ERROL CLUB VILLAS IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN CONDOMINIUM BOOK 3, PAGES 55-59 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 25°03'56" EAST ALONG THE NORTHERLY LINE OF SAID ERROL CLUB VILLAS IV, A DISTANCE OF 39.19 FEET; THENCE SOUTH 85°26'30" EAST, A DISTANCE OF 76.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°51'25" WEST, A DISTANCE OF 88.46 FEET; THENCE NORTH 23°40'06" WEST, A DISTANCE OF 199.40 FEET; THENCE NORTH 36°48'47" WEST, A DISTANCE OF 130.07 FEET; THENCE NORTH 59°35'04" WEST, A DISTANCE OF 147.54 FEET; THENCE NORTH 59°35'04" WEST, A DISTANCE OF 147.54 FEET; THENCE NORTH 73°17'15" WEST, A DISTANCE OF 67.14 FEET; THENCE NORTH 78°34'33" WEST, A DISTANCE OF 104.87 FEET; THENCE NORTH 60°31'21" WEST, A DISTANCE OF 83.97 FEET; THENCE NORTH 49°44'59" WEST, A DISTANCE OF 110.57 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ERROL PARKWAY PER PLAT OF ERROL ESTATE AS RECORDED IN PLAT BOOK 3, PAGE 81, PUBLIC RECORDS OF ORANGE COUNTY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES, NORTH 48°18'07" EAST, A DISTANCE OF 156.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 512.35 FEET, A CENTRAL ANGLE OF 45°56'44" AND A CHORD DISTANCE OF 399.93 FEET WHICH BEARS NORTH 25°20'54" EAST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 410.85 FEET; THENCE NORTH 02°24'19" EAST, A DISTANCE OF 64.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°29'31" AND A CHORD DISTANCE OF 35.20 FEET WHICH BEARS NORTH 47°16'25" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLF COURSE DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID GOLF COURSE DRIVE, SOUTH 87°44'55" EAST, A DISTANCE OF 115.10 FEET TO THE EAST LINE OF ERROL ESTATE PER PLAT BOOK 3, PAGE 81; THENCE NORTH 02°19'24" EAST, A DISTANCE OF 5.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLF COURSE DRIVE PER PLAT OF GOLF COURSE DRIVE EXTENSION AS RECORDED IN PLAT BOOK 6, PAGE 52, PUBLIC RECORDS OF ORANGE COUNTY, SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 170.57 FEET, A CENTRAL ANGLE OF 52°12'12" AND A CHORD DISTANCE OF 150.09 WHICH BEARS SOUTH 61°29'29" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 155.41 FEET THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES; SOUTH 35°36'01" EAST, A DISTANCE OF 101.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 753.97 FEET, A CENTRAL ANGLE OF 15°35'04" AND A CHORD DISTANCE OF 204.05 FEET WHICH BEARS SOUTH 43°11'41" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 205.08 FEET; THENCE SOUTH 50°57'57" EAST, A DISTANCE OF 155.99 FEET; THENCE SOUTH 65°12'22" EAST, A DISTANCE OF 18.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GOLF COURSE DRIVE EXTENSION NO. 2, AS RECORDED IN PLAT BOOK 9, PAGE 36 PUBLIC RECORDS OF SAID ORANGE COUNTY, ALSO BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 54.76 FEET, A CENTRAL ANGLE OF 53°07'25" AND A CHORD DISTANCE OF 48.97 FEET WHICH BEARS SOUTH 14°47'16" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.77 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES, SOUTH 12°07'58" WEST, A DISTANCE OF 53.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1097.55, A CENTRAL ANGLE OF 7°59'51" AND A CHORD DISTANCE OF 153.07 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 153.20 FEET; THENCE SOUTH 04°01'39" WEST, A DISTANCE OF 354.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 62.59 FEET, A CENTRAL ANGLE OF 27°15'10" AND A CHORD DISTANCE OF 29.49 FEET WHICH BEARS SOUTH 17°39'14" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 29.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 62.98 FEET, A CENTRAL ANGLE OF 65°09'59" AND A CHORD DISTANCE OF 67.83 FEET WHICH BEARS SOUTH 00°51'41" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 71.63 FEET; THENCE SOUTH 53°18'16" WEST, DEPARTING AFORESAID WESTERLY RIGHT-OF-WAY LINE OF GOLF COURSE DRIVE, A DISTANCE OF 51.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 94.56 FEET, A CENTRAL ANGLE OF 41°21'57" AND A CHORD DISTANCE OF 92.52 FEET WHICH BEARS SOUTH 73°52'57" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 94.56 FEET; THENCE NORTH 85°26'30" WEST, A DISTANCE OF 106.15 FEET TO THE POINT OF BEGINNING. CONTAINING 12.760 ACRES MORE OR LESS.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 3

**SURVEYOR NOTES:**

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

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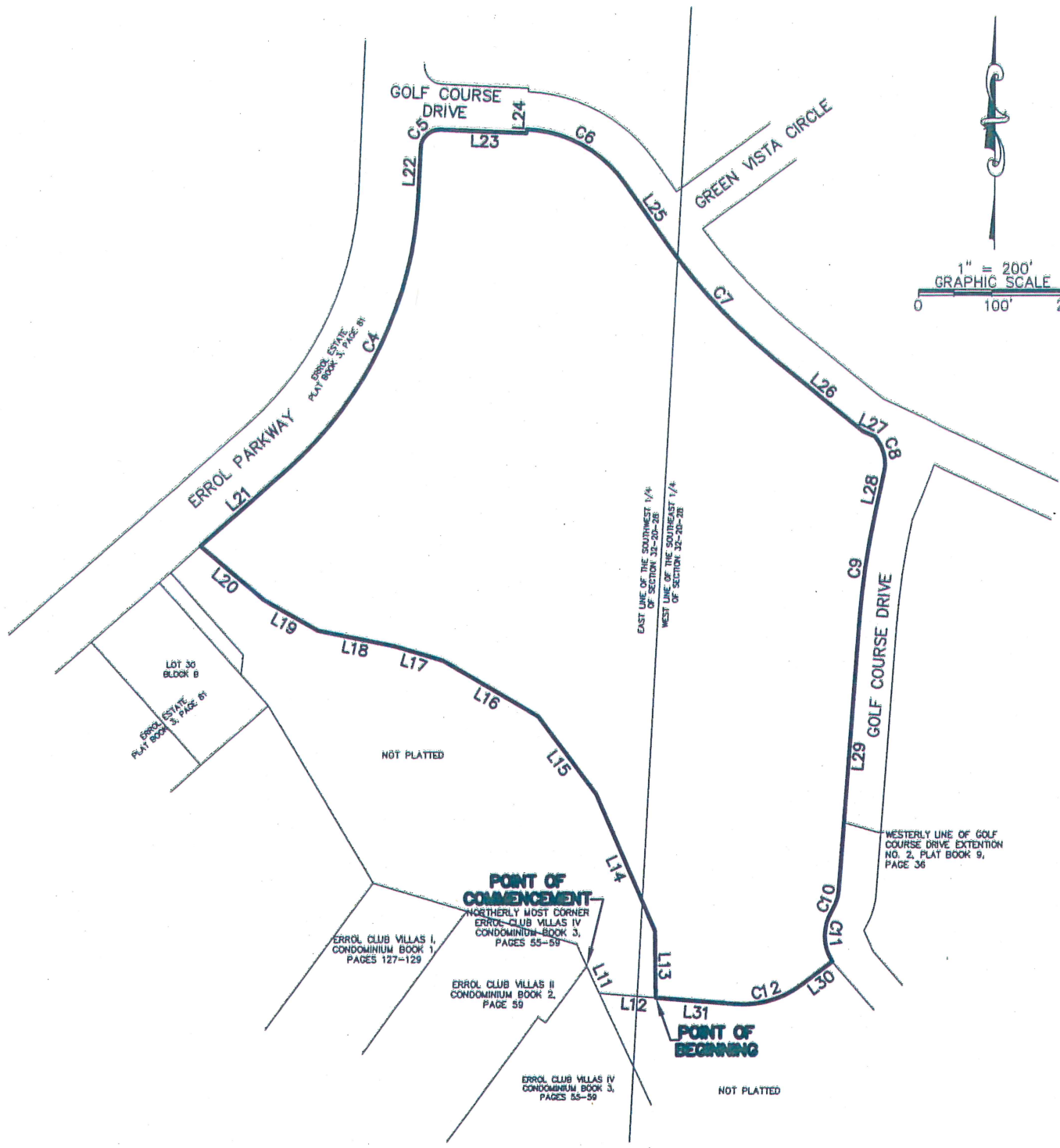
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MICHAEL W. SOLITRO, PSM #4458  
 FOR THE FIRM OF  
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SKETCH OF DESCRIPTION 5



THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 3

**SURVEYOR NOTES:**

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

2. SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

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SKETCH OF DESCRIPTION 5  
LINE & CURVE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L11	39.19'	S25°03'56"E
L12	76.20'	S85°26'30"E
L13	88.46'	N00°51'25"W
L14	199.40'	N23°40'06"W
L15	130.07'	N36°48'47"W
L16	147.54'	N59°35'04"W
L17	67.14'	N73°17'15"W
L18	104.87'	N78°34'33"W
L19	83.97'	N60°31'21"W
L20	110.57'	N49°44'59"W
L21	156.42'	N48°18'07"E
L22	64.67'	N02°24'19"E
L23	115.10'	S87°44'55"E
L24	5.04'	N02°19'24"E
L25	101.07'	S35°26'01"E
L26	155.99'	S50°57'57"E
L27	18.05'	S65°12'22"E
L28	53.03'	S12°07'58"W
L29	354.72'	S04°01'39"W
L30	51.23'	S53°18'16"W
L31	106.15'	N85°26'30"W

CURVE TABLE					
CURVE	CENTRAL ANGLE	LENGTH	RADIUS	CHORD BEARING	CHORD
C4	45°56'44"	410.85'	512.35'	N25°20'54"E	399.93'
C5	89°29'31"	39.05'	25.00'	N47°16'25"E	35.20'
C6	52°12'12"	155.41'	170.57'	S61°29'29"E	150.09'
C7	15°35'04"	205.08'	753.97'	S43°11'41"E	204.45'
C8	53°07'25"	50.77'	54.76'	S14°47'16"E	48.97'
C9	7°59'51"	153.20'	1097.55'	S08°01'48"W	153.07'
C10	27°15'10"	29.77'	62.59'	S17°39'14"W	29.49'
C11	65°09'59"	71.63'	62.98'	S00°51'41"E	67.83'
C12	41°21'57"	94.56'	130.97'	S73°52'57"W	92.52'

THIS IS NOT A BOUNDARY SURVEY

SHEET 3 OF 3

**SURVEYOR NOTES:**

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

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# SKETCH OF DESCRIPTION 6

A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST CORNER OF LOT 30, BLOCK B, ERROL ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 81 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ERROL PARKWAY NORTH 48°18'07" EAST, A DISTANCE OF 20.01 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ERROL PARKWAY, NORTH 48°18'07" EAST, A DISTANCE OF 53.66 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTH 49°44'59" EAST, A DISTANCE OF 110.57 FEET; THENCE SOUTH 60°31'21" EAST, A DISTANCE OF 83.97 FEET; THENCE SOUTH 78°34'33" EAST, A DISTANCE OF 104.87 FEET; THENCE SOUTH 73°17'15" EAST, A DISTANCE OF 67.14 FEET; THENCE SOUTH 59°35'04" EAST, A DISTANCE OF 147.54 FEET; THENCE SOUTH 36°48'47" EAST, A DISTANCE OF 130.07 FEET; THENCE SOUTH 23°40'06" EAST, A DISTANCE OF 199.40 FEET; THENCE SOUTH 00°51'25" EAST, A DISTANCE OF 88.46 FEET; THENCE NORTH 85°26'30" WEST, A DISTANCE OF 76.20 FEET TO A POINT ON THE EASTERLY LINE OF ERROL CLUB VILLAS IV, AS RECORDED IN CONDOMINIUM BOOK 3, PAGES 55 THROUGH 59, SAID ORANGE COUNTY RECORDS; THENCE NORTH 25°03'56" WEST, A DISTANCE OF 71.60 FEET ALONG SAID EASTERLY LINE OF ERROL CLUB VILLAS IV AND ERROL CLUB VILLAS II, AS RECORDED IN CONDOMINIUM BOOK 2, PAGES 59 THROUGH 61; THENCE NORTH 73°17'36" WEST ALONG THE NORTHERLY LINE OF SAID ERROL CLUB VILLAS II AND ERROL CLUB VILLAS I, AS RECORDED IN CONDOMINIUM BOOK 1, PAGES 127 THROUGH 129, SAID ORANGE COUNTY RECORDS, A DISTANCE OF 284.01 FEET; THENCE NORTH 30°52'42" WEST, A DISTANCE OF 276.17 FEET TO THE EASTERLY MOST CORNER OF AFORESAID LOT 30, BLOCK B ERROL ESTATE; THENCE NORTH 41°41'14" WEST, A DISTANCE OF 54.98 FEET; THENCE NORTH 05°49'29" EAST, A DISTANCE OF 27.14 FEET; THENCE NORTH 41°39'13" WEST, A DISTANCE OF 146.46 FEET TO THE POINT OF BEGINNING. CONTAINING 3.346 ACRES MORE OR LESS.

**SURVEYOR NOTES:**

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

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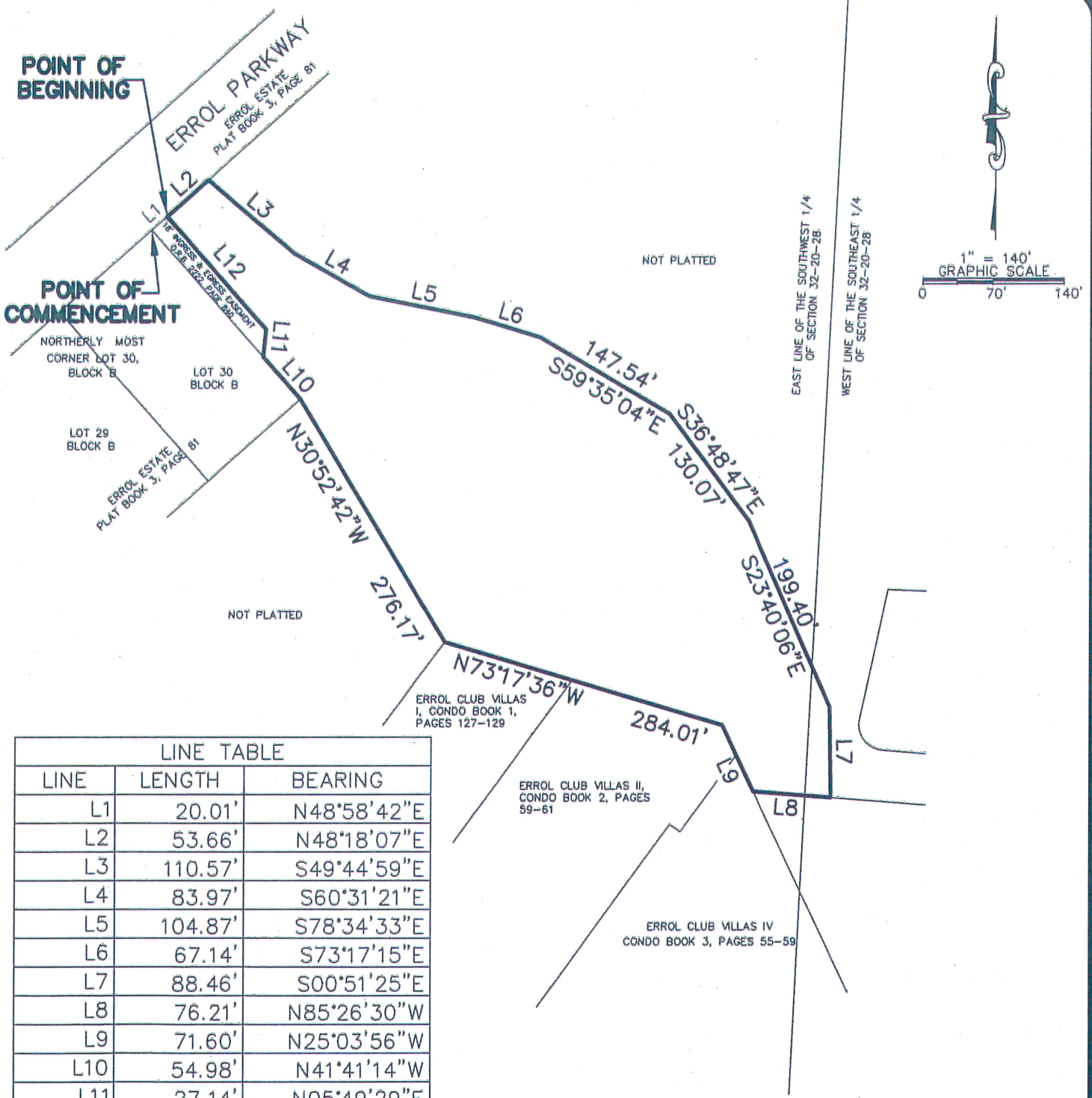
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MICHAEL W. SOLITRO, PSM #4458  
FOR THE FIRM OF  
REPUBLIC NATIONAL #LB 6300



SKETCH OF DESCRIPTION 6



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.01'	N48°58'42"E
L2	53.66'	N48°18'07"E
L3	110.57'	S49°44'59"E
L4	83.97'	S60°31'21"E
L5	104.87'	S78°34'33"E
L6	67.14'	S73°17'15"E
L7	88.46'	S00°51'25"E
L8	76.21'	N85°26'30"W
L9	71.60'	N25°03'56"W
L10	54.98'	N41°41'14"W
L11	27.14'	N05°49'29"E
L12	146.46'	N41°39'13"W

THIS IS NOT A BOUNDARY SURVEY SHEET 2 OF 2

**SURVEYOR NOTES:**  
 1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

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# SKETCH OF DESCRIPTION 7

A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST CORNER OF ERROL CLUB VILLAS IV AS RECORDED IN CONDOMINIUM BOOK 3, PAGES 55 THROUGH 59 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE SOUTH 25°03'56" EAST, ALONG THE EASTERLY LINE OF SAID ERROL CLUB VILLAS IV, A DISTANCE OF 39.19 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 85°26'30" EAST, A DISTANCE OF 182.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 130.97 FEET, A CENTRAL ANGLE OF 41°21'57" AND A CHORD DISTANCE OF 92.52 WHICH BEARS NORTH 73°52'57" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 94.56; THENCE NORTH 53°18'16" EAST, A DISTANCE OF 51.23 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LINKSIDE COURT AS RECORDED IN GOLF COURSE DRIVE EXTENSION NO. 2 AS RECORDED IN PLAT BOOK 9, PAGE 36, ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 62.98 FEET, A CENTRAL ANGLE OF 07°53'41" AND A CHORD DISTANCE OF 8.67 FEET WHICH BEARS SOUTH 36°59'28" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 8.68 FEET; THENCE SOUTH 40°57'00" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 76.44 FEET TO THE NORTHERLY MOST CORNER OF LOT 1, LINKSIDE VILLAGE AT ERROL ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 53 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE SOUTH 49°23'09" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 99.03 FEET; THENCE SOUTH 38°26'42" EAST, ALONG THE SOUTHWESTERLY LINE OF LOTS 1 THROUGH 10 OF SAID LINKSIDE VILLAGE AT ERROL ESTATES, A DISTANCE OF 477.92 FEET; THENCE SOUTH 36°45'51" EAST, ALONG THE SOUTHWESTERLY LINE OF LOTS 10 THROUGH 13 OF SAID LINKSIDE VILLAGE AT ERROL ESTATES, A DISTANCE OF 298.97 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 13; THENCE SOUTH 15°56'53" WEST, A DISTANCE OF 144.88 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 17°45'00" AND A CHORD DISTANCE OF 50.29 WHICH BEARS NORTH 83°33'17" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.50 FEET; THENCE SOUTH 87°34'13" WEST, A DISTANCE OF 277.87 FEET TO A POINT ON THE SOUTHEASTERLY PROJECTION OF THE EASTERLY LINE OF AFORESAID ERROL CLUB VILLAS IV; THENCE NORTH 25°19'15" WEST ALONG THE EASTERLY LINE OF ERROL CLUB VILLAS IV, AND ITS SOUTHEASTERLY PROJECTION, AS RECORDED IN CONDOMINIUM BOOK 3, PAGES 55 THROUGH 59, AFORESAID ORANGE COUNTY RECORDS, A DISTANCE OF 936.56 FEET TO THE POINT OF BEGINNING. CONTAINING 6.739 ACRES MORE OR LESS.

**SURVEYOR NOTES:**

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

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PHONE: (407) 862-4200  
FAX: (407) 862-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOUTRO, PSM #4458  
FOR THE FIRM OF  
REPUBLIC NATIONAL #LB 6300

SKETCH OF DESCRIPTION 7

**POINT OF COMMENCEMENT**

NORTHERLY MOST CORNER  
ERROL CLUB VILLAS IV  
CONDOMINIUM BOOK 3,  
PAGES 55-59

ERROL CLUB VILLAS II  
CONDOMINIUM BOOK 2  
PAGE 59

ERROL CLUB VILLAS IV  
CONDOMINIUM BOOK 3,  
PAGES 55-59

POINT OF BEGINNING

EAST LINE OF THE SOUTHWEST 1/4  
OF SECTION 32-20-28  
WEST LINE OF THE SOUTHEAST 1/4  
OF SECTION 32-20-28

ERROL CLUB VILLAS IV  
CONDOMINIUM BOOK 3, PAGES 55-59

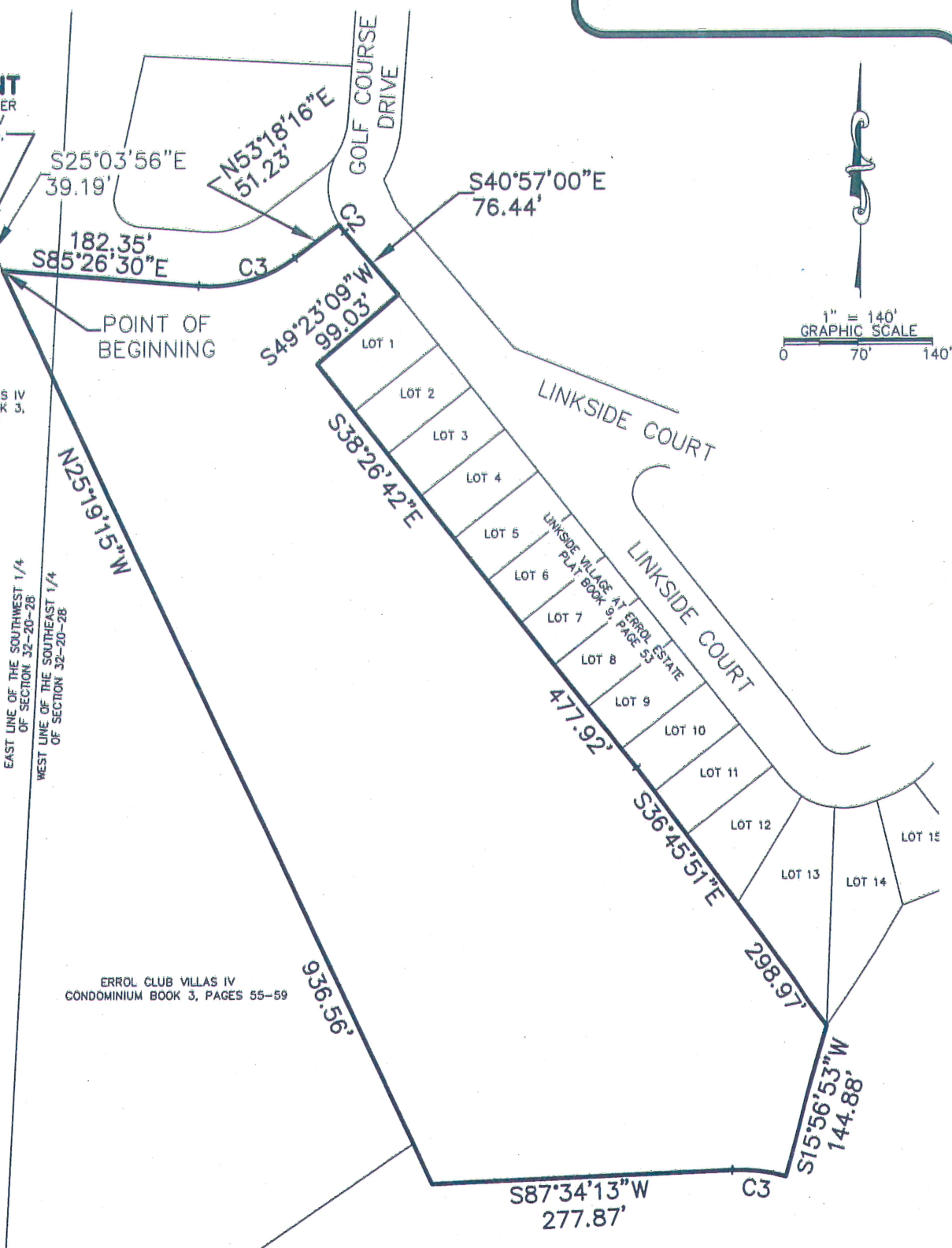
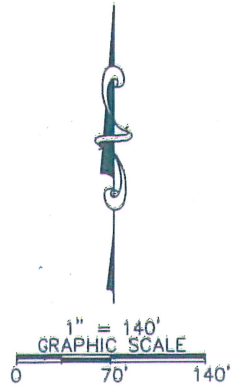
GOLF COURSE DRIVE

CURVE TABLE

CURVE	CENTRAL ANGLE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	41°21'57"	94.56'	130.97'	N73°52'57"E	92.52'
C2	07°53'41"	8.68'	62.98'	S36°59'28"E	8.67'
C3	17°45'00"	50.50'	163.00'	N83°33'17"W	50.29'

**SURVEYOR NOTES:**

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.



THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 2

JOB NUMBER: 170632		DATE: 07/11/17	
SCALE: 1" = 140'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



480 NEEDLES TRAIL  
LONGWOOD, FLORIDA 32779  
PHONE: (407) 862-4200  
FAX: (407) 862-6229



# SKETCH OF DESCRIPTION 2

"D"

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERLY MOST CORNER OF TRACT E, MURFIELD ESTATE AT ERROL PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 42 THROUGH 43 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 61°15'56" WEST, A DISTANCE OF 210.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81°20'14" WEST, A DISTANCE OF 174.24 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 42°08'14" AND A CHORD DISTANCE OF 53.92 FEET WHICH BEARS SOUTH 29°54'15" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.16 FEET; THENCE SOUTH 20°07'54" EAST, A DISTANCE OF 110.04 FEET; THENCE SOUTH 69°52'06" WEST, A DISTANCE OF 167.56 FEET; THENCE NORTH 86°37'48" WEST, A DISTANCE OF 79.58 FEET; THENCE NORTH 60°20'16" WEST, A DISTANCE OF 124.67 FEET; THENCE NORTH 29°39'44" EAST, A DISTANCE OF 120.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 67°02'38" AND A CHORD DISTANCE OF 110.45 FEET WHICH BEARS NORTH 04°36'00" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 117.01 FEET; THENCE NORTH 23°00'35" WEST, A DISTANCE OF 118.39 FEET; THENCE NORTH 66°59'25" EAST, A DISTANCE OF 122.91 FEET; THENCE NORTH 80°47'04" EAST, A DISTANCE OF 185.39 FEET; THENCE SOUTH 87°49'19" EAST, A DISTANCE OF 155.06 FEET; THENCE SOUTH 87°49'19" EAST, A DISTANCE OF 155.06 FEET; THENCE SOUTH 02°10'41" WEST, A DISTANCE OF 113.80 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 81.00 FEET, A CENTRAL ANGLE OF 41°57'38" AND A CHORD DISTANCE OF 58.00 FEET WHICH BEARS SOUTH 32°58'53" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 59.32 FEET TO THE POINT OF BEGINNING. CONTAINING 3.665 ACRES MORE OR LESS.

**SURVEYOR NOTES:**

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF X

JOB NUMBER: 170632		DATE: 07/11/17	
SCALE: 1"=200'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



**REPUBLIC NATIONAL**



480 NEEDLES TRAIL  
LONGWOOD, FLORIDA 32779  
PHONE: (407) 862-4200  
FAX: (407) 862-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOUTRO, PSM #4458  
FOR THE FIRM OF  
REPUBLIC NATIONAL #LB 6300

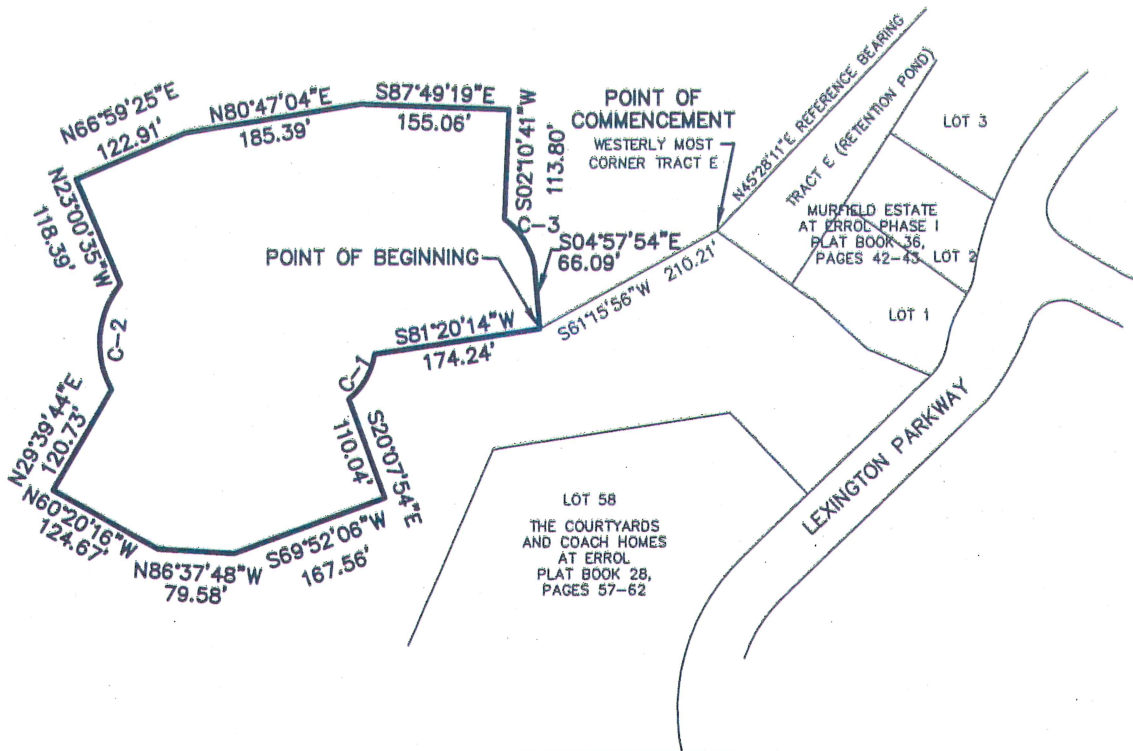


# SKETCH OF DESCRIPTION 2

"D"



1" = 200'  
GRAPHIC SCALE  
0 100' 200'



CURVE TABLE

CURVE	CENTRAL ANGLE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	42°08'14"	55.16'	75.00'	S29°54'15"W	53.92'
C2	67°02'38"	117.01'	100.00'	N04°36'00"E	110.45'
C3	41°57'38"	59.32'	81.00'	S32°58'53"E	58.00'

THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 2

**SURVEYOR NOTES:**

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

JOB NUMBER: 170632		DATE: 07/11/17	
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APPROVED BY: MWS			
DATE	REVISION HISTORY		



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LONGWOOD, FLORIDA 32779  
PHONE: (407) 862-4200  
FAX: (407) 862-6229

# SKETCH OF DESCRIPTION 1B

"E-1"

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 26, THE COURTYARDS AND COACH HOMES AT ERROL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 57-62, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 03°52'58" WEST ALONG THE EASTERLY LINE OF LOTS 26 THROUGH 23, A DISTANCE OF 307.82 FEET; THENCE NORTH 21°22'14" WEST ALONG THE EASTERLY LINE OF LOTS 22 THROUGH 20, AND LOTS 10 THROUGH 8, A DISTANCE OF 621.54 FEET; THENCE NORTH 32°51'46" WEST ALONG THE EASTERLY LINE OF LOT 8, A DISTANCE OF 78.57 FEET; THENCE NORTH 74°55'11" EAST, A DISTANCE OF 348.54 FEET TO A POINT ON THE SOUTHWESTERLY LINE TRACT G, MURFIELD ESTATE AT ERROL, PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36 PAGES 42-43, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 45°16'55" EAST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT G, A DISTANCE OF 187.99 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VICK ROAD; THENCE SOUTH 04°41'23" WEST, A DISTANCE OF 25.46 FEET ALONG SAID WESTERLY RIGHT-OF-WAY; THENCE SOUTH 02°24'40" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 886.46 FEET; THENCE NORTH 89°41'57" WEST, A DISTANCE OF 140.78 FEET TO THE POINT OF BEGINNING. CONTAINING 9.567 ACRES MORE OR LESS.

**SURVEYOR NOTES:**

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 02/05/18	
SCALE: 1"=200'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



REPUBLIC NATIONAL



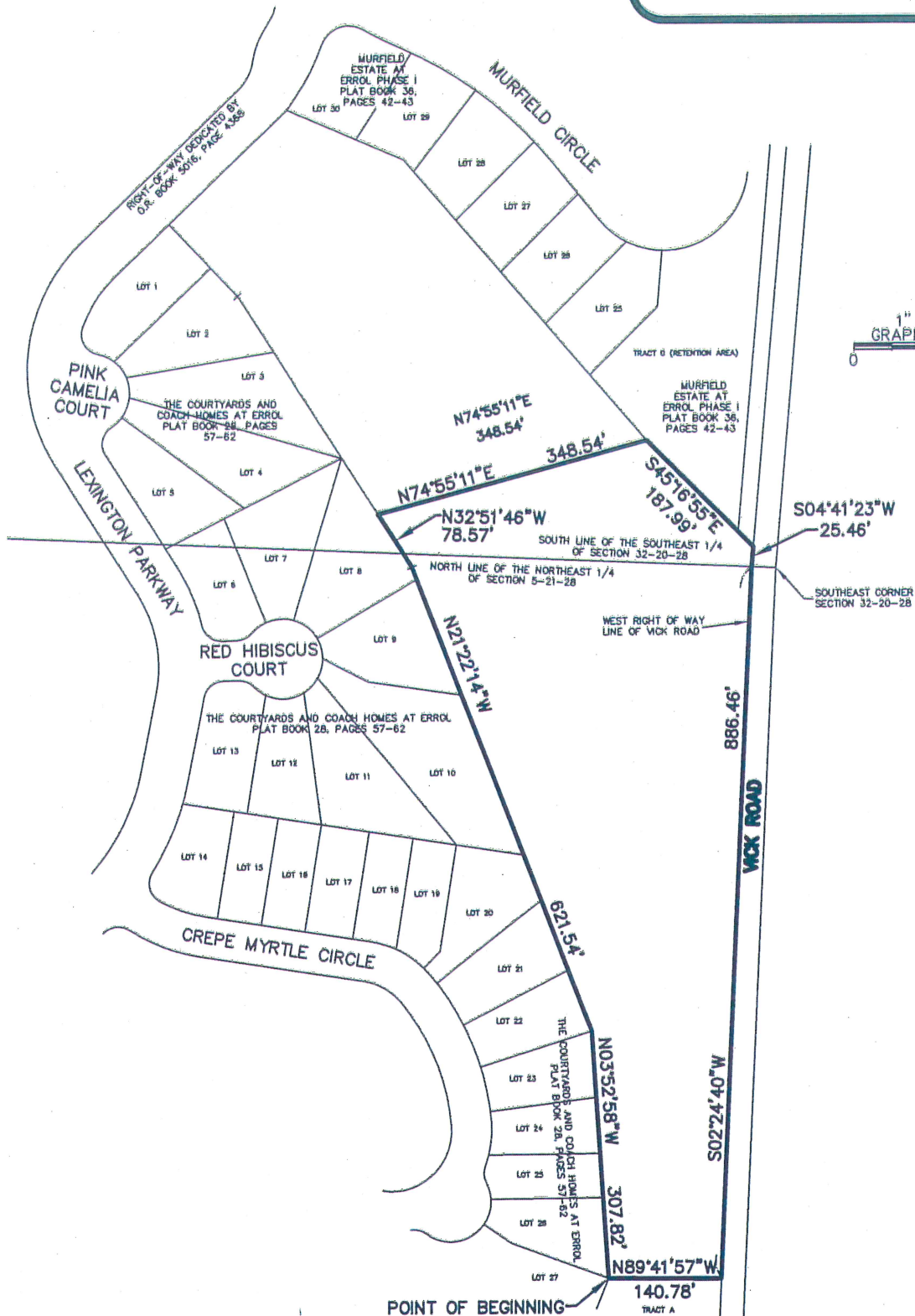
480 NEEDLES TRAIL  
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PHONE: (407) 862-4200  
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MICHAEL W. SOLITRO, PSM #4458  
FOR THE FIRM OF  
REPUBLIC NATIONAL #LB 6300

# SKETCH OF DESCRIPTION 1B

"E-1"



THIS IS NOT A BOUNDARY SURVEY SHEET 2 OF 2

**SURVEYOR NOTES:**  
 1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

JOB NUMBER: 170632		DATE: 02/05/18	
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## REPUBLIC NATIONAL



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 LONGWOOD, FLORIDA 32779  
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 FAX: (407) 862-6229



# SKETCH OF DESCRIPTION 1A

"E-2"

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY MOST CORNER OF LOT 1, THE COURTYARDS AND COACH HOMES AT ERROL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 57-62, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEXINGTON PARKWAY PER OFFICIAL RECORDS BOOK 5016, PAGE 4368, PUBLIC RECORDS OF AFORESAID ORANGE COUNTY; THENCE NORTH 46°07'37" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 203.78 FEET TO THE SOUTHWEST CORNER OF LOT 30 MURFIELD ESTATE AT ERROL PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36 PAGES 42-43, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 66°54'34" EAST ALONG THE SOUTHERLY LINE OF LOTS 30 AND 29, A DISTANCE OF 157.44 FEET; THENCE SOUTH 41°11'57" EAST, ALONG THE SOUTHWESTERLY LINE OF LOTS 29 THROUGH 25 AND TRACT G, AFORESAID MURFIELD ESTATE AT ERROL, A DISTANCE OF 463.95 FEET; THENCE SOUTH 74°55'11" WEST; DEPARTING SAID SOUTHWESTERLY LINE OF TRACT G, A DISTANCE OF 348.54 FEET TO A POINT ON THE EASTERLY LINE OF LOT 8 OF THE COURTYARD AND COACH HOMES AT ERROL, ACCORDING TO THE AFORESAID PLAT BOOK 28, PAGES 57-62; THENCE NORTH 32°51'46" WEST ALONG THE EASTERLY LINE OF LOTS 8, 3 AND 2, A DISTANCE OF 322.40 FEET; THENCE NORTH 43°48'45" WEST ALONG THE EASTERLY LINE OF LOTS 2 AND 1, A DISTANCE OF 124.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.363 ACRES MORE OR LESS.

**SURVEYOR NOTES:**

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

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SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 02/05/18	
SCALE: 1"=200'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



REPUBLIC NATIONAL



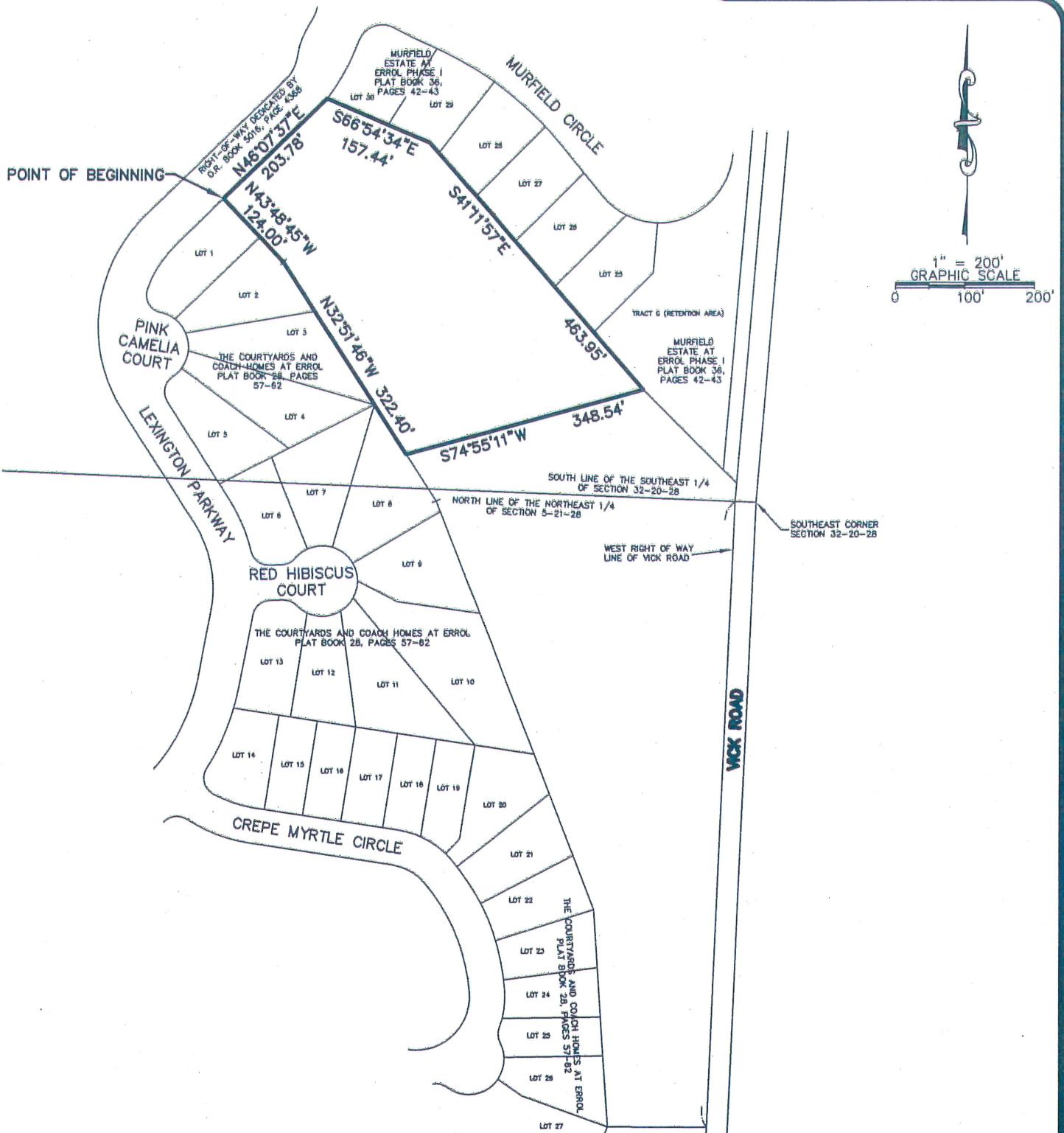
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MICHAEL W. SOLITRO, PSM #4458  
 FOR THE FIRM OF  
 REPUBLIC NATIONAL #LB 6300

# SKETCH OF DESCRIPTION 1A

"E-2"



THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 2

**SURVEYOR NOTES:**

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

JOB NUMBER: 170632      DATE: 02/05/18

SCALE: 1"=200'

DRAWN BY: UB/DMD

APPROVED BY: MWS

DATE	REVISION HISTORY



480 NEEDLES TRAIL  
LONGWOOD, FLORIDA 32779  
PHONE: (407) 862-4200  
FAX: (407) 862-6229



# SKETCH OF DESCRIPTION 8B

"F-1"

A PORTION OF THE NORTHEAST 1/4 OF SECTION 5 TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOKA, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERN MOST CORNER OF LOT 56, THE COURTYARDS AND COACH HOMES AT ERROL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 57 THROUGH 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEXINGTON PARKWAY PER PLAT BOOK 28, PAGES 57-62, ORANGE COUNTY PUBLIC RECORDS, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 43°19'40" AND A CHORD DISTANCE OF 118.13 FEET WHICH BEARS SOUTH 03°42'16" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 120.99 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 84°14'41" EAST, A DISTANCE OF 182.93 FEET; THENCE SOUTH 88°35'51" EAST, A DISTANCE OF 326.40 FEET; THENCE SOUTH 83°07'54" EAST, A DISTANCE OF 877.91 FEET; THENCE NORTH 74°10'21" EAST, A DISTANCE OF 228.85 FEET; THENCE NORTH 40°07'37" EAST, A DISTANCE OF 139.01 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT "A" THE COURTYARDS AND COACH HOMES AT ERROL, PER PLAT BOOK 28, PAGES 57-62 ORANGE COUNTY PUBLIC RECORDS; THENCE SOUTH 76°22'39" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 96.97 FEET TO THE WEST RIGHT-OF-WAY LINE OF VICK ROAD; THENCE SOUTH 02°24'58" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 102.04 FEET; THENCE SOUTH 51°41'37" WEST ALONG SAID WEST RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF LOTS 23-22, THE COURTYARDS PHASE TWO, AS RECORDED IN PLAT BOOK 31, PAGES 63-64, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 189.43 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY OF SAID PLAT BOOK 31, PAGES 63-64 THE FOLLOWING 6 COURSES; SOUTH 71°30'38" WEST, A DISTANCE OF 120.25 FEET; THENCE SOUTH 66°38'53" WEST, A DISTANCE OF 149.51 FEET; THENCE NORTH 82°27'51" WEST, A DISTANCE OF 330.93 FEET; THENCE NORTH 82°00'29" WEST, A DISTANCE OF 574.05 FEET; THENCE NORTH 02°32'29" EAST, A DISTANCE OF 34.67 FEET; THENCE NORTH 87°42'19" WEST, A DISTANCE OF 408.18 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LEXINGTON PARKWAY PER AFORESAID PLAT BOOK 28, PAGES 27-62, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 66.46 FEET, A CENTRAL ANGLE OF 68°21'33" AND A CHORD DISTANCE OF 74.67 FEET WHICH BEARS NORTH 53°33'21" WEST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 79.29 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES, NORTH 19°42'04" WEST, A DISTANCE OF 45.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 01°26'11" AND A CHORD DISTANCE OF 4.01 FEET WHICH BEARS NORTH 18°40'40" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.01 FEET TO THE POINT OF BEGINNING. CONTAINING 262,535 SQUARE FEET OR 6.027 ACRES MORE OR LESS.

**SURVEYOR NOTES:**

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 02/15/18	
SCALE: 1"=300'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



480 NEEDLES TRAIL  
LONGWOOD, FLORIDA 32779  
PHONE: (407) 862-4200  
FAX: (407) 862-6229

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. SOLITRO, PSM #4458  
FOR THE FIRM OF  
REPUBLIC NATIONAL #LB 6300



# SKETCH OF DESCRIPTION 8B

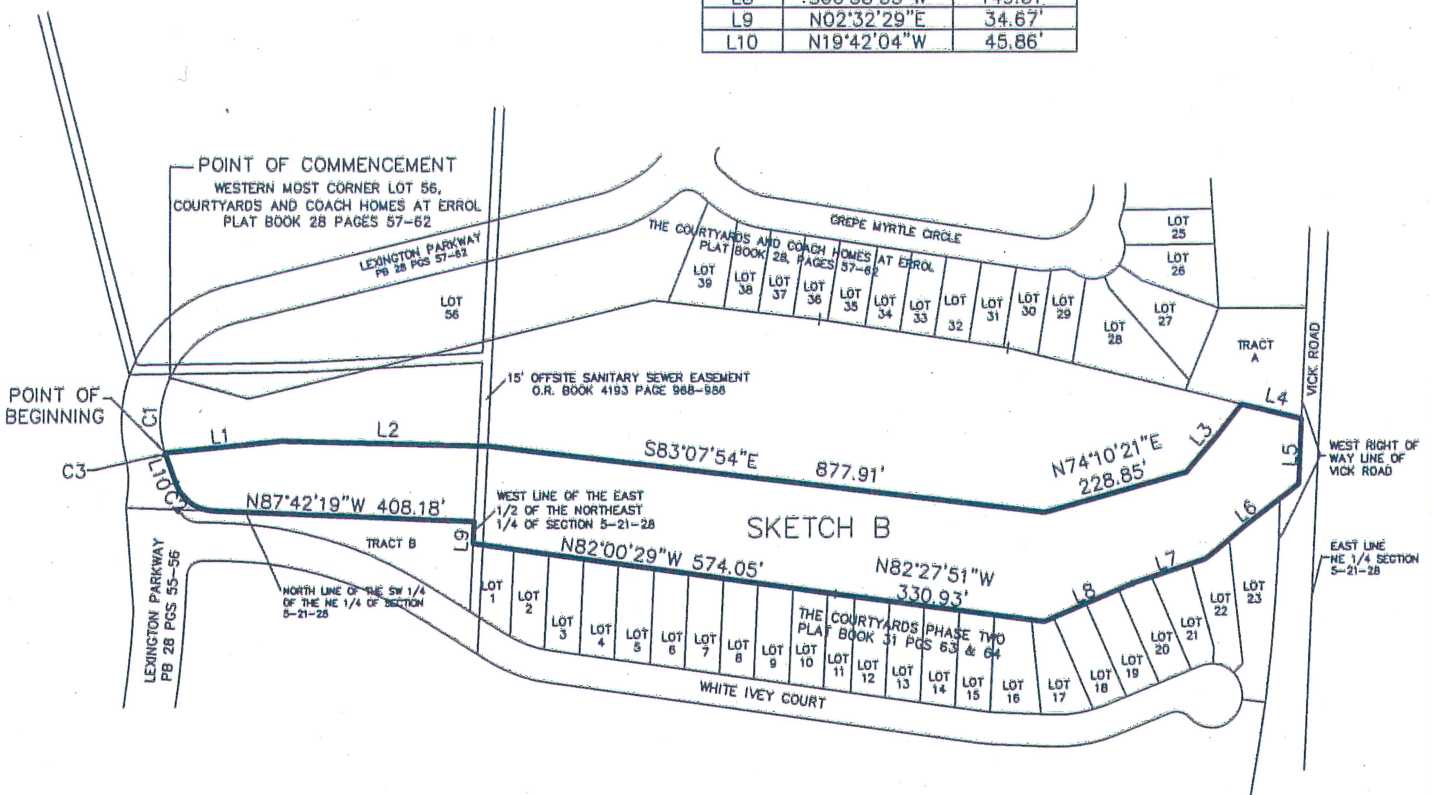
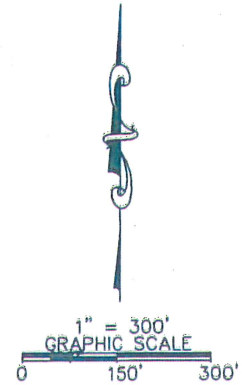
"F-1"

**C1**  
 R=160.00'  
 Δ=43°19'40"  
 CHD=118.13'  
 CB=S03°42'16"W  
 L=120.99'

**C2**  
 R=66.46'  
 Δ=68°21'33"  
 CHD=74.67'  
 CB=N53°33'21"W  
 L=79.29'

**C3**  
 R=160.00'  
 Δ=01°26'11"  
 CHD=4.01'  
 CB=N18°40'40"W  
 L=4.01'

LINE	BEARING	DISTANCE
L1	N84°14'41"E	182.93'
L2	S88°35'51"E	326.40'
L3	N40°07'37"E	139.01'
L4	S76°22'39"E	96.97'
L5	S02°24'58"W	102.04'
L6	S51°41'37"W	189.43'
L7	S71°30'38"W	120.25'
L8	S66°38'53"W	149.51'
L9	N02°32'29"E	34.67'
L10	N19°42'04"W	45.86'



**LEGEND**

- R RADIUS
- Δ CENTRAL ANGLE
- CHD CHORD DISTANCE
- CB CHORD BEARING
- L ARC LENGTH

**SURVEYOR NOTES:**

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 2 OF 2

JOB NUMBER: 170632	DATE: 02/15/18
SCALE: 1"=300'	
DRAWN BY: UB/DMD	
APPROVED BY: MWS	

DATE	REVISION HISTORY



480 NEEDLES TRAIL  
 LONGWOOD, FLORIDA 32779  
 PHONE: (407) 862-4200  
 FAX: (407) 862-6229

# SKETCH OF DESCRIPTION 8A

"F-2"

A PORTION OF THE NORTHEAST 1/4 OF SECTION 5 TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERN MOST CORNER OF LOT 56, THE COURTYARDS AND COACH HOMES AT ERROL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 57 THROUGH 62, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 56, SOUTH 74°54'04" EAST, A DISTANCE OF 126.96 FEET; THENCE NORTH 76°17'30" EAST, A DISTANCE OF 650.51 FEET; THENCE SOUTH 83°23'48" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 56 AND LOTS 39-36 OF SAID PLAT, A DISTANCE OF 264.59 FEET; THENCE SOUTH 81°19'26" EAST, ALONG THE SOUTHERLY LINE OF LOTS 36-30 OF SAID PLAT, A DISTANCE OF 299.92 FEET; THENCE SOUTH 76°22'39" EAST, ALONG THE SOUTHERLY LINE OF LOTS 30-28 AND TRACT "A", OF SAID PLAT, A DISTANCE OF 378.83 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF TRACT "A" SOUTH 40°07'37" WEST, A DISTANCE OF 139.01 FEET; THENCE SOUTH 74°10'21" WEST, A DISTANCE OF 228.85 FEET; THENCE NORTH 83°07'54" WEST, A DISTANCE OF 877.91 FEET; THENCE NORTH 88°35'51" WEST, A DISTANCE OF 326.40 FEET; THENCE SOUTH 84°14'41" WEST, A DISTANCE OF 182.93 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEXINGTON PARKWAY PER PLAT BOOK 28, PAGES 55-56, ORANGE COUNTY PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 43°19'40" AND A CHORD DISTANCE OF 118.13 FEET WHICH BEARS NORTH 03°42'16" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND AFORESAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 120.99 FEET TO THE POINT OF BEGINNING.  
CONTAINING 316,182 SQUARE FEET OR 7.258 ACRES MORE OR LESS.

**SURVEYOR NOTES:**

1. DESCRIPTIONS ARE BASED ON A SURVEY BY ALTAMONTE SURVEYING & PLATTING, INC. DATED DECEMBER 9, 2011. ALL BEARINGS ARE REFERENCED PER THIS SURVEY AND DO NOT COINCIDE WITH PLATTED GEOMETRY.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 170632		DATE: 02/15/18	
SCALE: 1"=300'			
DRAWN BY: UB/DMD			
APPROVED BY: MWS			
DATE	REVISION HISTORY		



**REPUBLIC NATIONAL**



480 NEEDLES TRAIL  
LONGWOOD, FLORIDA 32779  
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\_\_\_\_\_  
MICHAEL W. SOLITRO, PSM #4458  
FOR THE FIRM OF  
REPUBLIC NATIONAL #LB 6300

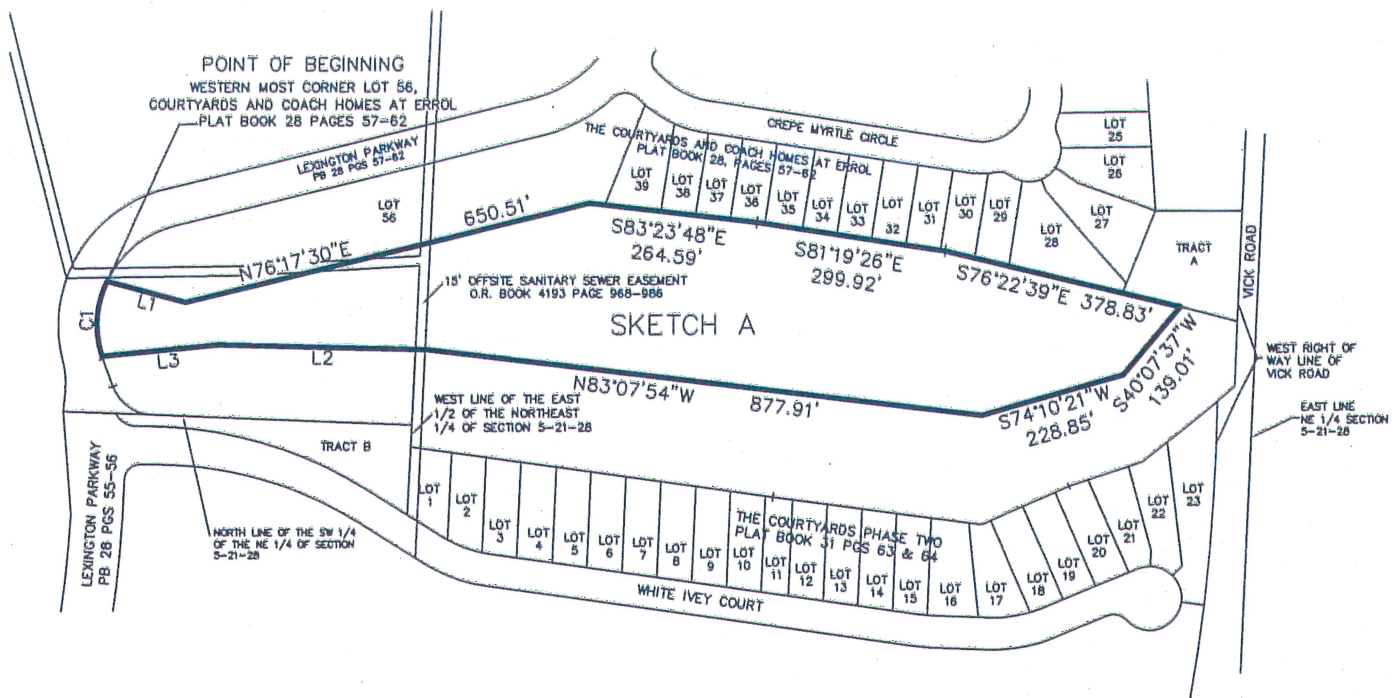
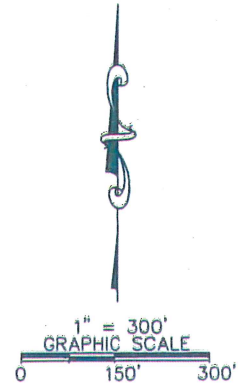


# SKETCH OF DESCRIPTION 8A

"F-2"

C1  
 R=160.00'  
 Δ=43°19'40"  
 CHD=118.13'  
 CB=N03°42'16"E  
 L=120.99'

LINE	BEARING	DISTANCE
L1	S74°54'04"E	126.96'
L2	N88°35'51"W	326.40'
L3	S84°14'41"W	182.93'



**LEGEND**

- R RADIUS
- Δ CENTRAL ANGLE
- CHD CHORD DISTANCE
- CB CHORD BEARING
- L ARC LENGTH

**SURVEYOR NOTES:**

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SHEET 2 OF 2

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# SKETCH OF DESCRIPTION 3

"G"

A PORTION OF THE EAST 1/2 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERLY MOST CORNER OF LOT 66, ERROL GOLFSIDE VILLAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 43-44 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 47°31'43" EAST ALONG THE SOUTHEASTERLY LINE OF LOTS 66 THROUGH 74, A DISTANCE OF 516.51; THENCE SOUTH 56°32'32" EAST, ALONG THE SOUTHWESTERLY LINE OF LOT 74, TRACT C AND LOTS 75 THROUGH 78 A DISTANCE OF 250.43 FEET; THENCE SOUTH 16°15'00" EAST ALONG THE SOUTHWESTERLY LINE OF LOT 78 AND TRACT D, A DISTANCE OF 192.44 FEET; THENCE SOUTH 05°36'24" EAST, A DISTANCE OF 194.02 FEET; THENCE SOUTH 02°57'30" EAST, A DISTANCE OF 244.96 FEET; THENCE SOUTH 04°48'00" WEST, A DISTANCE OF 501.01 FEET THENCE SOUTH 03°30'11" EAST, A DISTANCE OF 141.09 FEET; THENCE SOUTH 74°13'21" EAST, A DISTANCE OF 133.13 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VICK ROAD; THENCE SOUTH 05°01'03" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 46.47 FEET; THENCE NORTH 73°51'39" WEST DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 124.74 FEET; THENCE NORTH 88°06'22" WEST, A DISTANCE OF 117.29 FEET TO A POINT ON THE EASTERLY LINE OF TRACT H, MURFIELD ESTATE AT ERROL PHASE II PLAT BOOK 36J, PAGES 48 THROUGH 49; THENCE NORTH 02°15'12" EAST, A DISTANCE OF 175.83 FEET; THENCE NORTH 18°54'28" WEST, CONTINUING ALONG THE EASTERLY LINE OF SAID TRACT H AND LOT 47 AND TRACT F, AFORESAID MURFIELD ESTATE AT ERROL PHASE II, A DISTANCE OF 398.51 FEET; THENCE NORTH 81°05'52" WEST ALONG THE NORTH LINE OF TRACT F MURFIELD ESTATE AT ERROL PHASE II, A DISTANCE OF 206.33 FEET; THENCE NORTH 39°22'10" WEST, A DISTANCE OF 821.46 FEET; THENCE NORTH 43°22'18" EAST, A DISTANCE OF 119.27 FEET TO A POINT ON THE WESTERLY LINE OF LOT 62, OF AFORESAID ERROL GOLFSIDE VILLAGE; THENCE SOUTH 48°16'34" EAST ALONG THE WESTERLY LINE OF LOTS 62 THROUGH 66, A DISTANCE OF 316.41 FEET TO THE POINT OF BEGINNING. CONTAINING 14.002 ACRES MORE OR LESS.

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SHEET 1 OF X

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