

APOPKA CITY COUNCIL AGENDA
November 15, 2017 7:00 PM
APOPKA CITY HALL COUNCIL CHAMBERS
Agendas are subject to amendment through
5:00pm on the day prior to City Council Meetings

CALL TO ORDER

INVOCATION - Pastor John Fisher of the First United Methodist Church of Apopka

PLEDGE

APPROVAL OF MINUTES:

1. City Council regular meeting October 18, 2017.

AGENDA REVIEW:

Proclamations:

1. Apopka High School Bowling Team Proclamation.

Mayor Joe Kilsheimer

Presentations:

1. Donation presented to the Gina McReynolds Foundation.

Mayor Joe Kilsheimer

PUBLIC COMMENT; STAFF RECOGNITION AND ACKNOWLEDGEMENT

Public Comment Period:

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

CONSENT (Action Item)

1. Award a consulting services contract for professional engineering services to Wright Pierce, Tetrattech, and Reiss Engineering.

BUSINESS (Action Item)

1. Authorize a development agreement with the Center of Faith Church in order to construct a traffic signal.

Jay Davoll

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. Ordinance No. 2608 – Second Reading – PUD Master Plan Amendment – Quasi-Judicial
Project: Avian Pointe – East of S.R. 429, south of Peterson Road, north of Lust Road

David Moon

CITY COUNCIL REPORTS

MAYOR'S REPORT

NOT REQUIRING ACTION

1. Appreciation email from an Apopka resident for the Public Services, Water Division.

ADJOURNMENT

MEETINGS AND UPCOMING EVENTS

DATE	TIME	EVENT
November 16, 2017	1:30pm –	Pension Board Meeting
November 21, 2017	6:00pm –	Code Enforcement Hearing
November 23, 2017	-	Thanksgiving Holiday – City Offices Closed
November 24, 2017	-	Thanksgiving Holiday – City Offices Closed
November 27, 2017	10:00am – 11:00am	Lake Apopka Natural Gas District Board Meeting: Winter Garden
December 1, 2017	5:30pm – 9:00pm	Winter Wonderland & Tree Lighting – Kit Land Nelson Park
December 6, 2017	1:30pm –	Council Meeting
December 7, 2017	5:30pm – 9:00pm	Food Truck Round-Up
December 9, 2017	10:00am – 12:00pm	Apopka Christmas Parade
December 11, 2017	6:30pm –	CONA Meeting – UCF Apopka Business Incubator
December 12, 2017	5:30pm –	Planning Commission Meeting
December 20, 2017	7:00pm –	Council Meeting
December 25, 2017	-	Holiday – City Offices Closed
December 26, 2017	-	Holiday – City Offices Closed

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

Backup material for agenda item:

1. City Council regular meeting October 18, 2017.

CITY OF APOPKA

Minutes of the City Council regular meeting held on October 18, 2017, at 7:00 p.m., in the City of Apopka Council Chambers.

PRESENT: Mayor Joe Kilsheimer
Commissioner Billie Dean
Commissioner Diane Velazquez
Commissioner Doug Bankson
Commissioner Kyle Becker
City Attorney Cliff Shepard
City Administrator Glenn Irby

PRESS PRESENT: John Perry - The Apopka Chief
Reggie Connell, The Apopka Voice

INVOCATION: Mayor Kilsheimer introduced Pastor Waldemar Serrano of Remnant Christian Center, who gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor Kilsheimer said on October 22, 1968, members of the Apopka Historical Society appealed to the City Council for use of a room on the second floor of City Hall to establish a museum. The Council's vote was unanimous and the Apopka Historical Society quickly setup the museum in City Hall where it remained for nearly twenty years. In 1987, looking for more space for the growing number of exhibits, the museum relocated to the ground floor of the McBride building. The Museum of the Apopkans today is situated in a modern log cabin structure built in 2001. It hosts an impressive display of the rich heritage and history of Apopka and serves an important role in preserving artifacts and presenting the stories of the past. He asked everyone to remember those men and women who help preserve our history for future generations as he led in the Pledge of Allegiance.

APPROVAL OF MINUTES:

- 1. City Council special meeting September 27, 2017.**
- 2. City Council regular meeting October 4, 2017.**

MOTION by Commissioner Velazquez, and seconded by Commissioner Becker, to approve City Council minutes of September 27, 2017, and October 4, 2017 as presented. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Dean, Velazquez, Becker, and Bankson voting aye.

AGENDA REVIEW

Proclamations:

1. Mayor Kilsheimer read a proclamation recognizing and proclaiming November 4, 2017, through November 11, 2017, as Week of the Family in the City of Apopka, and presented it to the Week of the Family Foundation.

Presentations:

- 1. Presentation on Apopka Property Values by Property Appraiser Rick Singh.**
Mr. Singh gave an overview of Orange County stating there was a total parcel count of 453,000

parcels and in addition there are 60,000 tangible personal or business assets. He reported Apopka has 49,458 residents, total housing exceeds 17,000, and the average age is 38 years. He advised Apopka is home to close to 2,000 veterans. Apopka's population has grown nearly 20% from 2010 to 2016. He reported 86.6% of Apopka's population has graduated from high school or higher. He advised the average household income in Apopka is moving closer to \$60,000 per year. He said foreclosures are down in Apopka and there were 332 new single family homes built in Apopka in 2016. He stated Apopka has a budding hotel market and there is strong growth in Apopka for 2017. Total commercial property value in Apopka is approaching \$1 billion. He advised the historical value in Apopka is \$4.4 billion which is a \$1.5 billion increase in market value from 2013 to 2017. He spoke of technology and how it is changing the dynamics of real estate and other industries.

PUBLIC COMMENT/STAFF RECOGNITION AND ACKNOWLEDGEMENT

Public Comment:

Madeline Spencer was present to discuss concerns of the egress in Emerson Park between Tract J and the Townhomes. She said she walks by this every morning and showed photographs of how it appears, stating it has been torn up since early spring. She met with the City Engineer who reviewed the plans and said this was going to be put back to a green space. She said she later received a call from the City Engineer who told her it was going to be a green driveway and there would be a gate put in to allow for emergency vehicles. She was advised that in December the City Council approved a final development plan that allowed the grass area to be utilized as an emergency entrance.

Jennifer Hay said she was a resident in the Emerson Park community and stated they have watched their community private roads and green space be invaded by construction vehicles. She stated it was her understanding the City Council signed off on Centex-Pulte's construction plans and allowed them to turn their private property into their personal roadway without notifying the residents. She said Centex made their non-gated community streets private, but failed to mention that very important detail to the homeowners who purchased property there. She stated once their HOA fees started they soon learned about the required large reserves for the maintenance of the seventeen private streets and by then Centex-Pulte was long gone leaving the residents to pick up the pieces. She said after the Briar Team construction crew broke ground on a nearby tree field lot, they soon became aware of their latest intentions of utilizing their streets with construction trucks over the next year and lack of concern or respect of their quiet community. She said their HOA Board tried to resolve this but could not compete with a multi-million dollar corporation. The company assured them they would respect their roads and only use the green space as an emergency easement. She questioned the legality of the signed agreement between the City and Builder allowing use of Emerson Park private streets and green space.

Richard Earp, City Engineer, said the signatures were on the final development plan that was approved in December. Since the spring, the engineering inspector and the city engineer have been helping the developer, inspecting the project, and he advised the emergency access easement is part of the approved final development plan. He advised this area has been torn up and some water lines were put in. The area has not been regraded, irrigation replaced, or sod replaced yet. He said Pulte Homes has been working with the City and they have put a white vinyl fence up so that you cannot drive between the two properties. He advised there will be a sod delivery on the Emerson Park side and they are working with Pulte for implementation of the final development plan.

Jay Davoll, Public Services Director said this was a unique concept that was new to the City of Apopka with larger density, smaller lots and alleyways. It was agreed upon at the time they would be private streets because of the nature of the development. He said this was a five phase project that was platted all at once. He advised the first page of the plat lists clearly that they are private streets and there are easements for the City to maintain utilities. He said there was a Pulte representative present that may be able to address the legality of Tract J that is under discussion. He stated this was platted from the beginning that this would be an emergency or some type of tract to the north. In response to Mayor Kilsheimer inquiring why the City would not want to take over the private streets, Mr. Davoll said the City would inherit the maintenance of private streets that would be near the end of their life cycle that should have been maintained by the private development throughout this time frame. He also responded to Commissioner Bankson explaining it was for emergency vehicle access and the access for construction was approved at the time the development plan was approved.

Commissioner Bankson said since this was set in motion from the beginning, was it their due diligence that they needed to see the small print.

City Attorney Shepard said if he was speaking of the homeowners, the answer is clearly yes. If the question is regarding the agreement to come in under the emergency access for construction, he could not answer.

Neil Klaproth, Land Development Manager for Pulte-Centex, said he was the manager for this project and it was his understanding that connection through Tract J was provided when the land was sold and they reserved an easement over Tract J to connect future utilities and this was incorporated through the sale of the project to the developer who finished Emerson Park. He advised he met with the HOA of Emerson Park before they broke ground and explained how the project was planned, what was expected, and what the expectation was at the end of the project to restore the tract to the existing condition. They are finally at the end and within the next two weeks Tract J will be sodded and landscaped. He said they immediately blocked it off when they were told it was being used and placed the fence to make sure no one went through that tract. He declared Emerson Parks HOA attorney has agreed that their access through Tract J was valid. He apologized for inconvenience that has been made to these people. Some of the concerns he has heard through their attorney is construction traffic through their neighborhood. He maintained that they have explained to all of their vendors that is not an access point that should be used and that there is Hilltop Reserve across Marden Road and there is probably other people using it for construction purposes. He advised they have reacted each time they were contacted and from his understanding they are operating completely within the confines and aspects they are legally allowed.

Mayor Kilsheimer provided a recap of the issue of Tract J and its current use stating today it is fenced off and there will not be any more construction traffic. He stated Pulte is in the process of restoring the tract and it will be sodded and restored within the next two weeks. He said with regards to whether or not what they did was legal, Mr. Klaproth has represented that he spoke to the Emerson Park Homeowner's Association and attorney and they mutually agreed that the use they had was legal and provided for in the documents. At this point, this issue is coming to an end in terms of the irritation and annoyance it has caused. He stated with regards to the private streets, that issue was decided before the majority of council was here and it was legally disclosed to all of the home buyers in Emerson Park at the time they closed on their property.

Ray Shackelford gave comparisons of the millage rate, total budget, total general fund, amounts transferred to the general fund and the total budget amounts for FY 2014 and FY 2017/18. He said the total general fund of 2014 was \$38 million, and 2017/18 was \$48 million, and transferring in to the general fund in 2014 was \$4.4 million and in 2017 \$7.4 million. He stated the reserves into the general fund for 2014 was \$400,000 and transferring into the general fund in 2017/18 was \$1.3 million. He said the debt service for 2014 was \$2 million and in 2017/18 it is \$3.4 million. He said he mentions this data as he feels it is very important to become more sensitive as to how the tax money is spent. He called upon City Council to develop a strategic plan to support a 25% reserve fund balance within five years as recommended by Commissioner Bankson. He stated the general fund and reserves for 2016/2017 to 2017/2018 will be reduced and, the transfers in and debt service will increase.

Rod Love said he wanted to encourage the City Council to look at contracting transparency within the City. He stated he attends the Council meetings and looks at the contracts moving forward and he sees some contract irregularities that need to be addressed. He said he would like to see the policy in place for local preference utilized more. He stated he continues to hear about legacy issues and he understands this, but at some point in time responsibility needs to be taken for the here and now. He said he was disappointed about the CRA decision that was made and to see a decision on \$2.2 million made within fifteen minutes. He said if Council is not totally prepared to move forward, it was alright to study these issues. He stated he was glad to hear Commissioner Becker mention the homestead that will be on the ballot and the City needs to plan for this if it passes. He said it was refreshing to hear the individual from Centex apologize and hear willingness to make amends for what has taken place. He recognized Commissioner Bankson, Commissioner Dean, and Commissioner Becker for their participation in the Gospel Fest.

CONSENT (Action Item)

1. Approve the renewal of Inmate Contract W1084 for the use of Inmate Squad III.
2. Approval of two voting precincts for the General Election March 13, 2018.

Discussion was held on Item 2.

MOTION by Commissioner Becker, and seconded by Commissioner Velazquez, to approve two items on the Consent Agenda. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Dean, Velazquez, Becker, and Bankson voting aye.

BUSINESS

1. Approval of blanket purchase orders for the Public Services Department.

Jay Davoll, Public Services Director, said it is a new budget year and they need to have purchasing in place for the new budget. He advised these were for standard items used throughout the year that they do a blanket purchase order in order to have the funds encumbered and ready to order as the need arises.

MOTION by Commissioner Bankson, and seconded by Commissioner Dean to approve a blanket purchase orders for the Public Services Department as presented Motion carried unanimously with Mayor Kilsheimer, and Commissioners Dean, Velazquez, Becker, and Bankson voting aye.

2. Approval of a proposal to perform rehabilitation and repairs of Lift Station #9 Wet Well.

Kevin Burgess, Assistant Public Services Director, advised that following Hurricane Irma there was a line break within the wet well of Lift Station #9 located at Oasis of Wekiva apartments. In conducting the repair, the concrete inside the wet well is eroded from sewer gases creating an unsafe situation. He advised the line has been repaired, but they need to rehabilitate this wet well that will include restoring the concrete and placing a fiberglass liner that is resistant to the gases and new HDPE piping for the pumps. He advised this was an unbudgeted item and they are requesting approval.

In response to Commissioner Bankson inquiring about the piggyback option rather than going out to bid, Mr. Burgess explained due to the safety hazard this was posing, it would not be advisable to take the additional time required to bid.

MOTION by Commissioner Dean, and seconded by Commissioner Becker, to approve the rehabilitation and repairs of Lift Station #9 wet well. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Dean, Velazquez, Becker, and Bankson voting aye.

3. Approval of a Management Assessment/Audit of the meter reading & customer service operations.

Mr. Burgess said a condition of our consumptive use permit with St. Johns River Water Management District (SJRWMD) is that we conduct an audit on the potable water system. He stated he conducted the audit and in 2016 we had a 26.1% of unaccountable water and the allowable amount is 10%. He said they have been working with SJRWMD and explained in 2007 the City switched to an automated meter reading system and since then the unaccountable water has gradually climbed. He advised they believe this to be due to the age of meters and said we need to understand the best way to approach this and the scope of the problem. This is the purpose of having this study completed.

Commissioner Velazquez inquired if this was related to the discussion held a few months ago regarding the replacement of aged meters. She spoke of residents in Rock Springs Ridge that had utility bills that suddenly increased and apparently is was due to the meter not transmitting.

Mr. Burgess said that was discussed during the budget workshops and he advised there are two new employees added to the budget to address the meter replacement issue and following it on a schedule. He stated due to the magnitude of this problem, they need to have a better idea of the scope of this issue and how quickly it can be dealt with

Pam Barclay, Finance Director, said they identify the meters that have zero reads and stated most of the residents were receiving the base rate on their bill and when the meter is replaced they send an updated bill. She advised they do not back bill, but the reason for the increase is that they were receiving the base rate and not paying for any consumption and once the meter starts reading they are suddenly paying for consumption. They are notified by a door hanger that their meter has been replaced.

Mayor Kilsheimer said, as a result of the audit, we have determined that we are probably in need of a systematic program of replacing water meters on a routine basis. At this time there is not a systematic program of replacing water meters that age out or become nonfunctional. He stated in this case you would want an independent third party assessment of the entire water meter

infrastructure as a proactive measure to understand the scope and show SJRWMD we are addressing the issue.

MOTION by Commissioner Velazquez, and seconded by Commissioner Becker to approve a Management Assessment/Audit of the meter reading and customer service operations. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Dean, Velazquez, Becker, and Bankson voting aye.

- 4. Approval of a property bid offer for the SE corner of N. Park Av. and E. Sandpiper Road.**
James Hitt, Community Development Director, said this was the second parcel of some parcels declared surplus in February 2017. This parcel is the SE corner of N. Park Avenue and E. Sandpiper Road. An appraisal was done on the property and a bid came in at \$1.3 million from Wekiva Capital Partners, LLC. He advised this is over the appraised value and staff recommends approval. He advised if approved by Council, Item 9, Confidentiality, will be removed from the contract. This does have proper land-use and zoning for Commercial and C-1 zoning and if approved will be back on the tax rolls.

MOTION by Commissioner Velazquez, and seconded by Commissioner Bankson to approve a property bid offer for the SE corner of N. Park Av and E. Sandpiper Road. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Dean, Velazquez, Becker, and Bankson voting aye.

- 5. Approval of the Johns Road Maintenance Map.**
Richard Earp, City Engineer, advised this portion of Johns Road is a paved portion of the road that has been paved and maintained by the City since 2006. He advised Community Development has prepared a map that depicts the southern portion of the paved Johns Road right-of-way being maintained by the City and it connects to other rights-of-way on either end. The approval of this recording of the map will provide title over the southern portion of the area maintained by the City of Apopka. He advised he spoke with the property owner and he does not object of this formally becoming right-of-way.

MOTION by Commissioner Bankson, and seconded by Commissioner Becker to approve the Johns Road Maintenance Map. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Dean, Velazquez, Becker, and Bankson voting aye.

PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS (Action Item)

- 1. Ordinance No. 2603 – Second Reading – Annexation – Project: Irmalee Lane Right-of-Way,** located north of McCormick Road and east of State Road 429. The City Clerk read the title as follows:

ORDINANCE NO. 2603

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUE 171.044 THE HEREINAFTER DESCRIBED PUBLIC RIGHT-OF-WAY KNOWN AS IRMALEE LANE SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, LOCATED GENERALLY

EAST OF STATE ROAD 429 AND NORTH OF MCCORMICK ROAD AND COMPRISED OF APPROXIMATELY 6.5 ACRES; OWNED BY ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

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

MOTION by Commissioner Becker, and seconded by Commissioner Velazquez, to adopt Ordinance No. 2603. Motion carried unanimously with Mayor Kilsheimer, and Commissioner Dean, Velazquez, Becker, and Bankson voting aye.

- 2. Ordinance No. 2602 – First Reading – Corrective Ordinance – Kelly Park Crossing DRIDO – Project: Kelly Park Crossing Development of Regional Impact Development Order. The City Clerk read the title as follows:**

ORDINANCE NO. 2602

AN ORDINANCE AMENDING AND CORRECTING ORDINANCE NO. 2564; AMENDING AND CORRECTING THE FIRST AMENDMENT TO THE KELLY PARK CROSSING DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER; CLARIFYING THAT PROJECT ORLANDO, LLC IS THE APPLICANT AND DEVELOPER FOR THE KELLY PARK CROSSING DEVELOPMENT OF REGIONAL IMPACT; CORRECTING ORDINANCE NO. 2564 BY REPEALING AND REPLACING SAME AND REPEALING AND REPLACING ORDINANCE NO. 2230; AND PROVIDING AN EFFECTIVE DATE.

Mayor Kilsheimer announced this was a quasi-judicial hearing. Witnesses were sworn in by the clerk.

Mr. Hitt said this is considered a corrective ordinance for the Kelly Park Crossing Development of Regional Impact and the Development Order. He advised the first amendment to the Development Order was approved, however, there was a request by the applicant to change the title from Project Orlando to Rochelle Holdings. He said Rochelle Holdings XIII is actually one of the property owners and the proper method should have been to change to Rochelle Holdings XIII with the approval of the other property owners. Staff recognized this and checked with the Department of Economic Opportunity. They are proposing a corrective ordinance to bring this back to the original title of Project Orlando, LLC. The remainder is the same, except for adding page numbers to the table of contents, and correction of the item numbers.

City Attorney Shepard advised this was where the City found they were being sued through an article in the newspaper. He said this should be approved based on what is being presented. He affirmed that this has also been ran by the plaintiff and if adopted there is an agreement in place that will cause that law suit to be dismissed.

Mayor Kilsheimer opened the meeting to a public hearing.

Jeff Welch, Rochelle Holdings, said this was put in for a clarification. He stated while they don't agree with everything, they do understand why staff is doing this and would like to see this approved.

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

MOTION by Commissioner Bankson, and seconded by Commissioner Dean, to approve Ordinance No. 2602 at First Reading and carry it over for a Second Reading. Motion carried unanimously with Mayor Kilsheimer, and Commissioner Dean, Velazquez, Becker, and Bankson voting aye.

- 3. Resolution No. 2017-24– Opposing consideration of a second Wekiva Parkway Interchange.** The City Clerk read the title as follows:

RESOLUTION NO. 2017-24

A RESOLUTION OF THE CITY OF APOPKA, OPPOSING THE CONSIDERATION OF A SECOND WEKIVA PARKWAY INTERCHANGE IN NORTHWEST ORANGE COUNTY OR LAKE COUNTY.

Mayor Kilsheimer said this came up last week at MetroPlan and he was approached by an individual stating they had heard someone was going to propose a second interchange on the Wekiva Parkway. He affirmed there was an editorial in the Orlando Sentinel this past Sunday that laid this out pretty dramatically. He said one of the things Apopka has always counted on is the idea there would be only one interchange on the Wekiva Parkway at Kelly Park Road. This was part of the original legislation that was passed. He stated there is a temporary interchange on Mt. Plymouth Road that was opened to facilitate the use of the early section of the Wekiva Parkway. He declared the discussion has always been when the full Wekiva Parkway opens, that temporary interchange will close and there will be just the one intersection at Kelly Park Road. The discussions with the original legislation have been based on the Wekiva River being named an Outstanding Florida Water and while understanding the need for greater transportation access through this corridor, this is also one of the most pristine parts of the State of Florida. He said an incredible amount of work by the lawmakers, environmental groups, City of Apopka, and a host of people went into crafting the agreement that resulted in the unanimous passage of the Wekiva Parkway and Protection Act in 2004. He asked for Council approval of this Resolution.

Commissioner Velazquez spoke of the many meetings Mary Brooks held with the public regarding the Wekiva Parkway and how it was being built to protect the environment and wildlife. She said she did not agree with keeping the temporary interchange.

Commissioner Bankson said the one interchange has been the mindset all along and it is a benefit to Apopka. He stated he reached out to various people involved and many times things are reported that put things in a certain light and the article makes it sound like this is a done deal. He reiterated the one interchange is best for Apopka.

Mayor Kilsheimer opened the meeting to a public hearing.

Michael Jones, Conservation Committee Chair, Orange Audubon Society, said they support Resolution 2017-24 and feel this is a courageous act of the City of Apopka to go on the record to support the design of the Wekiva Parkway as a result of extensive negotiation that builds a road and protects the environment. To reopen the 2004 Wekiva Parkway and Protection Act would result in extensive costs and there would have to be an act of the legislation to do this. He submitted a letter of support and said the Orange Audubon urges Council to support this resolution.

Scott Taylor said he lives in Lake County, but also owns a nursery in Apopka and had some 60 acres taken by FDOT for section five of the Wekiva Parkway. He joined with the environmental community in 2001 to seek a compromise with the transportation community plan to four lane State Road 46. He said they worked together with transportation officials that started the process that led to the conclusion of the 2004 Wekiva Parkway and Protection Act. He encouraged approval of this resolution.

Deborah Green said while she is associated with Orange Audubon, she was speaking for herself as an advocate for the Wekiva River basin properties. She reviewed the history of how these came into public hands starting in 1969 with the purchase of Wekiva Springs State Park. She said this was a large state effort to have contiguous acreage assembled and connect to the Ocala Forest. The Wekiva Parkway was a very carefully crafted compromise with the 2004 Wekiva Parkway and Protection Act. She urged support of this resolution.

Charles Lee said he was not a resident of Apopka, but he was here representing Audubon Florida and he was here to speak in favor of the resolution. He stated this has taken a very long time to get to the point of a consensus highway through a very environmentally sensitive area. He said two commissions appointed consecutively by Governor Bush, the Wekiva Task Force and the Wekiva Coordinating Committee, carefully reviewed every aspect of this road. He pointed out that former Mayor John Land served on both of those commissions. He affirmed it was very clear the number of interchanges in the northern area needed to be limited because of the recharge areas that might be affected. It turned out that the area determined to be the least damaging was the Kelly Park Road interchange. He urged Council to support this resolution.

Russ Melling said he is a resident of Sorrento and has seen a lot of changes in the area. He stated he worked with the commission on the environmental side and public health. He said it took a large amount of work to come to this good plan and a change at this state makes no sense. He stated he supported this resolution.

Jeff Welch said the most compelling argument was by Commissioner Velazquez and said this was a violation of the public trust. He said he also attended all of the meetings and the expressway boards and the Florida State Department of Transportation did an excellent job of communicating this entire project to the people who will be impacted. He stated this was a compromise between developers, the environmental community, and the City of Apopka. He declared the City had properties placed in environmental protection for perpetuity and these are off of the tax rolls. He said this was the right thing to do and he supports the resolution.

Ann Volmer said she was speaking on behalf of the League of Women Voters of Orange County in opposition of an additional interchange. She said many colleagues have already said what she was prepared to say. Her only request is regarding the plan for the additional interchange to b

torn down in 2021, stating there was no guarantee this Commission would still be here, so she encouraged them to ensure there are laws and regulations in place so that the integrity continues to be supported. She stated she also spoke with her local chapter of the Native Plant Society in preparing her comments.

Loretta Satterthwaite said for thirty years or more there has been discussion about a western beltway around Orlando. It wasn't until the establishment of the 2003 Wekiva River Basin Commission and the Wekiva Parkway and Protection Act of 2004 that any conclusion was able to be agreed upon. She said this 19 member Wekiva River Basin Commission has met consistently since 2003 and they have been charged to ensure and monitor implementation of the recommendations of the Wekiva River Basin Coordinating Committee. She said in the 2016 annual report of the Wekiva River Basin Commission, Florida Department of Transportation reported to the Commission a temporary ramp connects the Parkway to 435 and that temporary connection will be removed with CFX ties section 2A to the west into section 4A. She said promises were made and agreements were written into law. She urged Council to vote in favor of this resolution and not allow this second interchange to come into existence.

Pam Meharg said she was the Conservation Chair for the Seminole Audubon Society and said as many have spoken of tonight, the 2004 Wekiva Parkway and Protection Act was a model for the state. She stated stakeholders from the development community, transportation, and environmental community met to deal with the challenge of providing necessary transportation to accommodate our rapidly growing population and provide the important environmental protections needed in the Wekiva River Basin. Critical to the discussions on the Wekiva Parkway provision was the limiting of interchanges with just one in the Apopka area. She said additional interchanges would encourage urban sprawl in critical water recharge areas. She stated as Central Florida policy makers, they are now dealing with challenges of how to provide adequate potable water to citizens and she reiterated these are critical recharge areas. She said this was also critical areas to allow wildlife to move through safely and avoid human interaction. She said this resolution supports the public trust of being promised one interchange.

Robert Stamps said they have heard a lot of history tonight. He spoke of the future stating Apopka was working on development a high level identity and competing against a number of cities in this area that has things making them unique. He said Apopka has two great resources, to the west Lake Apopka and to the northeast they have Little Wekiva. No one else has this and by supporting this resolution Council can help protect the Wekiva area which will help in bringing in high quality businesses in the future.

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

Commissioner Becker said he takes that route every day to work and it will be an inconvenience to him, but in a good way. He stated this was a well thought out plan in 2004. He said there was no compelling reason to change this and he fully supports the resolution.

MOTION by Commissioner Bankson, and seconded by Commissioner Velazquez, to approve Resolution No. 2017-24. Motion carried unanimously with Mayor Kilsheimer, and Commissioners Dean, Velazquez, Becker, and Bankson voting aye.

CITY COUNCIL REPORTS.

Commissioner Dean said in regards to Dr. Shackelford's presentation, he would propose City Council develop a strategic plan to obtain a 25% reserve fund balance within the next five years. He stated we must protect the fiscal integrity of the City.

Commissioner Becker asked who is going to do that walk for us to get to that 25% mark and who will formulate that proposal.

Commissioner Dean said the City Council is responsible and should appoint someone to monitor this proposal.

Commissioner Becker said he knows Commissioner Bankson had the PowerPoint presentation during the budget process and that number was in play. He declared from a financial perspective if trying to step up to a 25% mark, how we get there incrementally is what he perceives lacks. He stated if he could see that, it would allow to make better decisions on how to get to that mark.

Commissioner Bankson said that is a policy of where we need to get to and it is up for discussion of where they want to set that number. No policy in place hurts the City. He stated we need to find how to get there and giving a window of how to get there is partly done by giving staff a directive of where we need to be, putting the City in position not only for reserves, but investment opportunities. He said it should be designed to give flexibility based upon what the City will be facing over the years. He stated it should be a collaboration between Council's thoughts and staff saying this is a policy and a goal to aim for.

Commissioner Becker said until they have something in black and white text they can look at to determine if it is agreeable to not, they are talking aspirational.

Commissioner Bankson suggested this was an issue they could hold workshops to focus on what they can do to plan for a policy that is good for Apopka.

Mayor Kilsheimer said they keep going around in circles here and he did not hear a consensus among this City Council to move forward with this. He said this has been talked about at the budget workshop, and here on more than one occasion with no consensus to move forward, yet it keeps coming back. He stated if there was a more compelling argument than what has been presented, maybe they could move this agenda forward.

Commissioner Bankson said he simply brought this to the budget workshop to propose Council look at that as a foundation and work together to establish a policy that is considered by the experts he spoke with to be a good path to take.

Commissioner Velazquez requested Commissioner Bankson provide a list of all the experts he spoke with to give other Council members an opportunity to confer with them.

City Administrator asked Commissioner Bankson to provide those names to him and he will make them available to the other Commissioners.

MAYOR'S REPORT

Mayor Kilsheimer reported on the storm debris removal stating there has been a lot of progress made

over the last two weeks. Josh Robinson, Sanitation Manager, has reported to him there are eight double loader trucks working in the City of Apopka now and the capacity for removal is at 8,000 cubic yards per day. He pointed out that we started with 250,000 cubic yards. The first pass is almost complete throughout the entire City. The second pass will be to go back and pick up what they were unable to take on the first pass and there is a crew going through trimming hangers out of trees. These will be placed in the curb and will be picked up as they go back through. There will be a third pass to make sure they have all storm debris.

Mayor Kilsheimer said Council needs to determine what to do with the debris once it is all collected. The debris is primarily being collected at the Northwest Recreation Complex. The original proposal was to grind it and haul it off, however, this is quite expensive. An idea proposed that will save approximately \$125,000 is to combust the debris utilizing an air curtain burner. This method directs air to the combustion zone, increasing the temperature resulting in complete combustion and greatly eliminates the amount of smoke and odor. This would result in only having to haul away the ash.

ADJOURNMENT – There being no further business the meeting adjourned at 9:29 p.m.

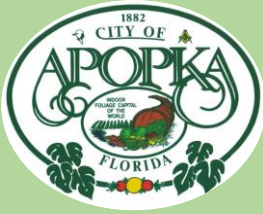
Joseph E. Kilsheimer, Mayor

ATTEST;

Linda F. Goff, City Clerk

Backup material for agenda item:

1. Award a consulting services contract for professional engineering services to Wright Pierce, Tetrattech, and Reiss Engineering.



CITY OF APOPKA CITY COUNCIL

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

MEETING OF: November 15, 2017
 FROM: Public Services
 EXHIBITS: Evaluation Summary

SUBJECT: PROFESSIONAL ENGINEERING SERVICES

REQUEST: AWARD PROFESSIONAL ENGINEERING SERVICES CONTRACTS TO WRIGHT-PIERCE, TETRATECH, AND REISS ENGINEERING

SUMMARY:

On September 26, 2017, the City received qualifications, data, and expressions of interest for Professional Engineering Services from nine firms.

Staff has evaluated the qualifications submittals and the scoring results are as follows:

Wright Pierce	326	Booth, Ern, Straughn Hiott	276
Tetrattech	320	S&ME	276
Reiss Engineering	318	Arminius Consultants	256
Hazen & Sawyer	312	CPWG	248
CPH Engineering	302		

Staff requests approval to enter into a one year contract with Wright Pierce, Tetrattech, and Reiss Engineering to provide the City with engineering services under a consulting services contract.

The contract will be effective for one year and subject to renewal for two one-year extensions. The services will be performed on an as-needed basis.

FUNDING SOURCE:

N/A

RECOMMENDATION ACTION:

Award a professional engineering services to Wright Pierce, Tetrattech, and Reiss Engineering, for one year, with the option to extend the contract for two additional one-year periods.

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 |

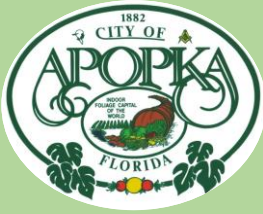
EVALUATION SUMMARY

RFQ 2017-21 - Professional Engineering Services
Ranking by Points Awarded

	Jay Davoll	Kevin Burgess	Vladimir Simonovski	Naret Teran	TOTAL	Ranking
Arminius Consultants	66	68	74	48	256	
REISS Engineering	79	77	84	78	318	3
TETRA TECH	76	76	83	85	320	2
HAZEN & Sawyer	75	77	82	78	312	
Wright-Pierce	80	79	83	84	326	1
Booth Ern Straughan Hiott	73	73	82	48	276	
CPH Engineering	69	73	82	78	302	
S & ME	53	71	78	74	276	
CPWG	55	63	75	55	248	

Backup material for agenda item:

1. Authorize a development agreement with the Center of Faith Church in order to construct a traffic signal. Jay Davoll



CITY OF APOPKA CITY COUNCIL

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

MEETING OF: November 15, 2017
 FROM: Public Services
 EXHIBITS: Development Agreement

SUBJECT: DEVELOPMENT AGREEMENT BETWEEN CITY OF APOPKA AND CENTER OF FAITH CHURCH, INC.

REQUEST: AUTHORIZE THE CITY ADMINISTRATOR TO SIGN THE DEVELOPMENT AGREEMENT

SUMMARY:

A Signal Warrant Analysis was received by the City in July, 2016 which indicated that a traffic signal at Vick Road and Martin Street was the best option to handle the traffic at the intersection. City Staff has designed a traffic signal, however, a right-of-way issue became apparent. As shown in the gray, shaded area of Exhibit "B", there is property that is not owned by the City that is needed to allow the installation of the traffic signal.

City Staff approached the Center of Faith Church to negotiate an opportunity for both parties to benefit from the planned improvement. Staff negotiated providing some work in the right-of-way for a future planned development in exchange for the needed right-of-way. The area need, shown in Exhibit "A", is 3,406.42 square feet. The engineering cost estimate for work being provided by the City is \$23,164.50 which equates to approximately 9.5 times the assessed value based upon the 2017 property appraised information.

Staff met several times with the Church to discuss the proposed agreement. Two concerns were identified. First, the Church requested to extend the left turn lane farther to the east. City staff evaluated the left turn lane. Based upon projected traffic, generated by the proposed development, extending the left turn lane is not currently warranted. Second, the Church requested a second full access driveway instead of an emergency right in/right out driveway west of their main driveway on Martin Street. Based upon the Land Development Code, the spacing needed for a full access driveway is 245 feet, however, the proposed driveway is only 185 feet. Staff does not support a full access driveway.

FUNDING SOURCE:

Fund 102- Transportation Impact Fee Fund

RECOMMENDATION ACTION:

Authorize the City Administrator to sign the Development Agreement between City of Apopka and Center of Faith Church, Inc.

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 |

CENTER OF FAITH CHURCH, INC.

Rev. James Hicks, USN Retired
Senior Pastor and Founder
Co-Pastor Alice Hicks, M. Ed.



P.O. Box 192

Apopka, FL 32704

Phone: 407 464-9375

WWW.CENTEROFFAITHCHURCH.COM

October 25, 2017

City of Apopka
120 E. Main Street
Apopka, FL 32703
Attn. Mr. Jay Davoll
Mr. Glenn Irby

Mr. Jay Davoll and Mr. Glenn Irby,
First of all, allow me to thank Mr. Jay Davoll for his kind service to us. He has answered many questions and concerns during those times we invited him out and we believe he serves our community well. Thanks Jay.

Thank you City of Apopka for your considerations made toward Greater Faith World Center, (aka Center of Faith Church, Inc.) in exchange for the five feet of right of way. Greater Faith has been a friendly neighbor to Apopka High School and the Latter Day Saints Church for more than fifteen years. Since we all have a sincere interest in our community and its development, we only want what is best for all constituents involved. Having said that, we are not trying to be difficult and we certainly does not want to delay our much needed construction of the light mechanism. But at the same time let us not allow cost or any other factor to stand in the way of doing what is right and necessary for the safety, health and welfare of Greater Faith World Center and the citizens of Apopka. We ask that the city reconsider our concerns below.

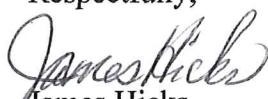
Our primary concerns are two-fold.

1. We strongly believe and according to the experts that a longer extension of the left westbound turning lane on W. Martin Street is feasible since the additional five feet width is more than enough to allow it. The extension would have allowed for easier access into our property and would be advantageous for future growth. I noticed on Thompson street (the new apartment complex), there is no tapered area, just the left turning lane. Could we do something similar?
2. Second, we believe according to the experts, that a full access apron, instead of a right in right out, which is noted on the site drawing, would serve us better in the long run. Our reasoning is simple. We only have one full access on West Martin Street. According to the new revision, the only other entrance into our property is the right in, right out on Vick Road. Not to mention that our current entrance to the house will also be removed. We sincerely think that this needs a second look.

Please note the signed proposal contract. I ask that upon Mr. Irby's signature, a copy be mailed back for our records.

We thank our Mayor, the commissioners and the city of Apopka for serving us.

Respectfully,


James Hicks

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT (The "Agreement") which was made and entered into on this 25 day of October, 2017 (The "Effective Date"), by and between the CITY OF APOPKA, a political subdivision of the State of Florida, hereinafter referred to as "City", and CENTER OF FAITH CHURCH, INC., hereinafter referred to as "Property Owner".

RECITALS

- A. The Property Owner hold legal title to that certain land legally described in Exhibit "A" attached hereto, such land to be hereafter reference to as the "Subject Property"; and
- B. The Property Owner is desirous to enter this Agreement for the City to provide certain improvements associated with future site improvements in exchange for the property owner to deed the property identified in Exhibit "A" to the City; and
- C. The City is authorized by Charter of the City of Apopka (the Charter) and Code of Regulations of the City of Apopka (the Code) to enter into the Agreement; and
- D. It is the purpose of this Agreement to set forth the understanding of the parties with respect to the foregoing matters.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and mutual covenants, agreements and conditions herein contained, the receipts and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 1. Recitals. The above recitals are true and correct and are incorporated by reference as set forth in full herein.
- 2. The City will construct or have to construct the proposed future potable water stub out to the Property Owner. The stub out would generally be located in proximity to what is shown on the plans originally approved by City Council dated January 18, 2012 or a mutually agreed upon location. The current general location is on the north side of Martin Street connecting to the existing 16 inch potable water main.
- 3. The City will construct or have to construct the proposed future reclaim water stub out to the Property Owner. The stub out would generally be located in proximity to what is shown on the plans originally approved by City Council dated January 18, 2012 or a mutually agreed upon location. The current general location is on the south side of Martin Street connecting to the existing 20 inch reclaim water main.

4. The City will construct or have to construct the proposed future sanitary sewer force main stub out to the Property Owner. The stub out would generally be located in proximity to what is shown on the plans originally approved by City Council dated January 18, 2012 or a mutually agreed upon location. The current general location is on the south side of Martin Street connecting to the existing 14 inch force main.
5. The City will construct or have to construct the proposed future driveway connection approaches to the property line for the Property Owner. The driveway connections would generally be located in proximity to what is shown on the plans originally approved by City Council dated January 18, 2012 and as updated on July 22, 2017 or a mutually agreed upon location. This includes an emergency right in/right out driveway. The current general locations are both on Martin Street.
6. The Property Owner would, within 30 days of the execution of this Agreement, quit-claim deed the property identified in Exhibit "A" to the City.
7. Both parties agree that this agreement is in keeping with the discussion between each party and that it is a fair and equitable agreement.
8. Both parties agree and understand that this agreement does not constitute any specific approval of prior or future plans that may be submitted for the site.
9. Effective Date. This Agreement shall become effective upon the date of execution by the last of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement this date:

CITY OF APOPKA

Glenn Irby, City Administrator

Date:

CENTER OF FAITH CHURCH, INC.

By: James Hicks
James Hicks

Printed name:

Date: October 25, 2017

Exhibit "A"

Description of "Right-Of-Way"

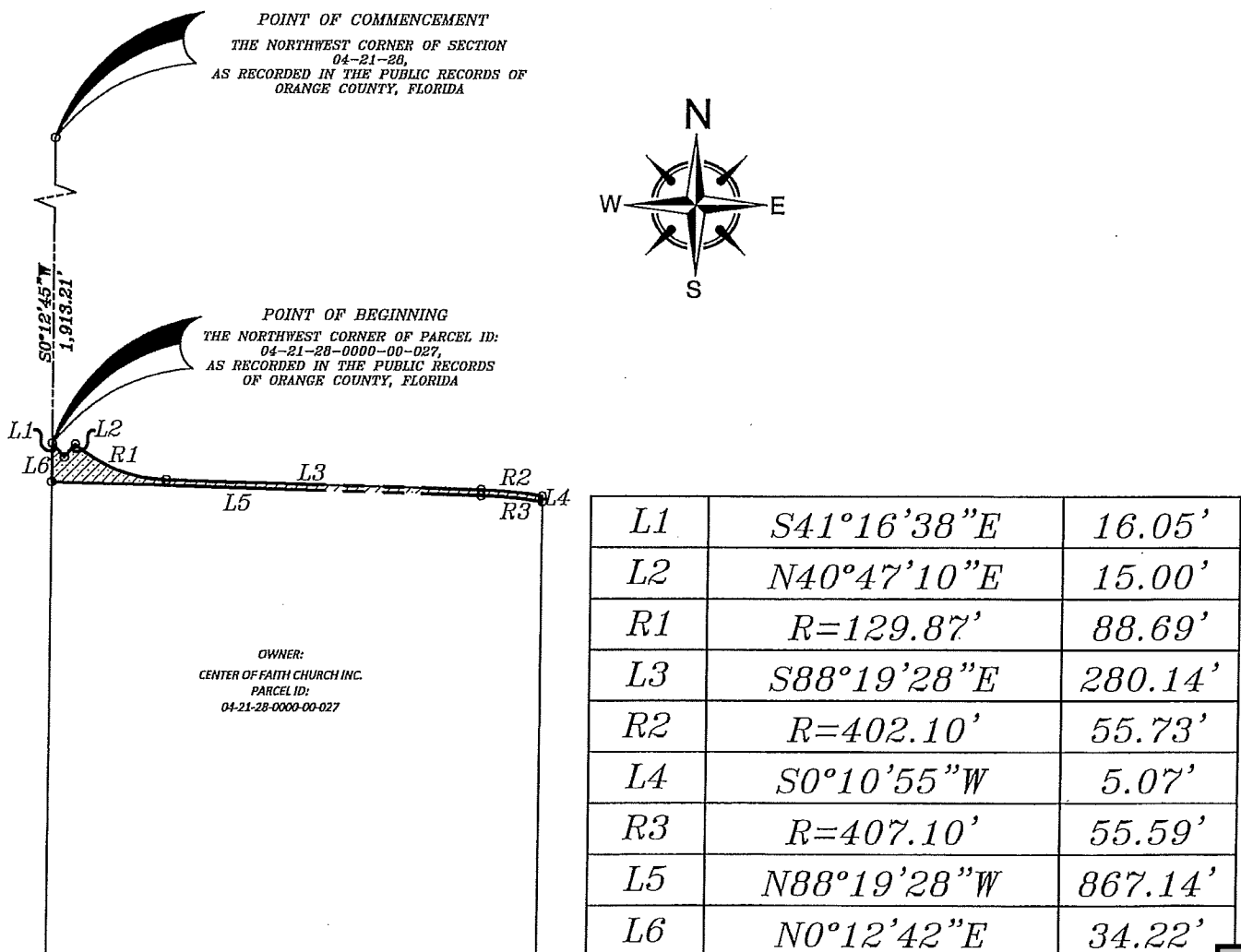
Parcel ID: 04-21-28-0000-00-027

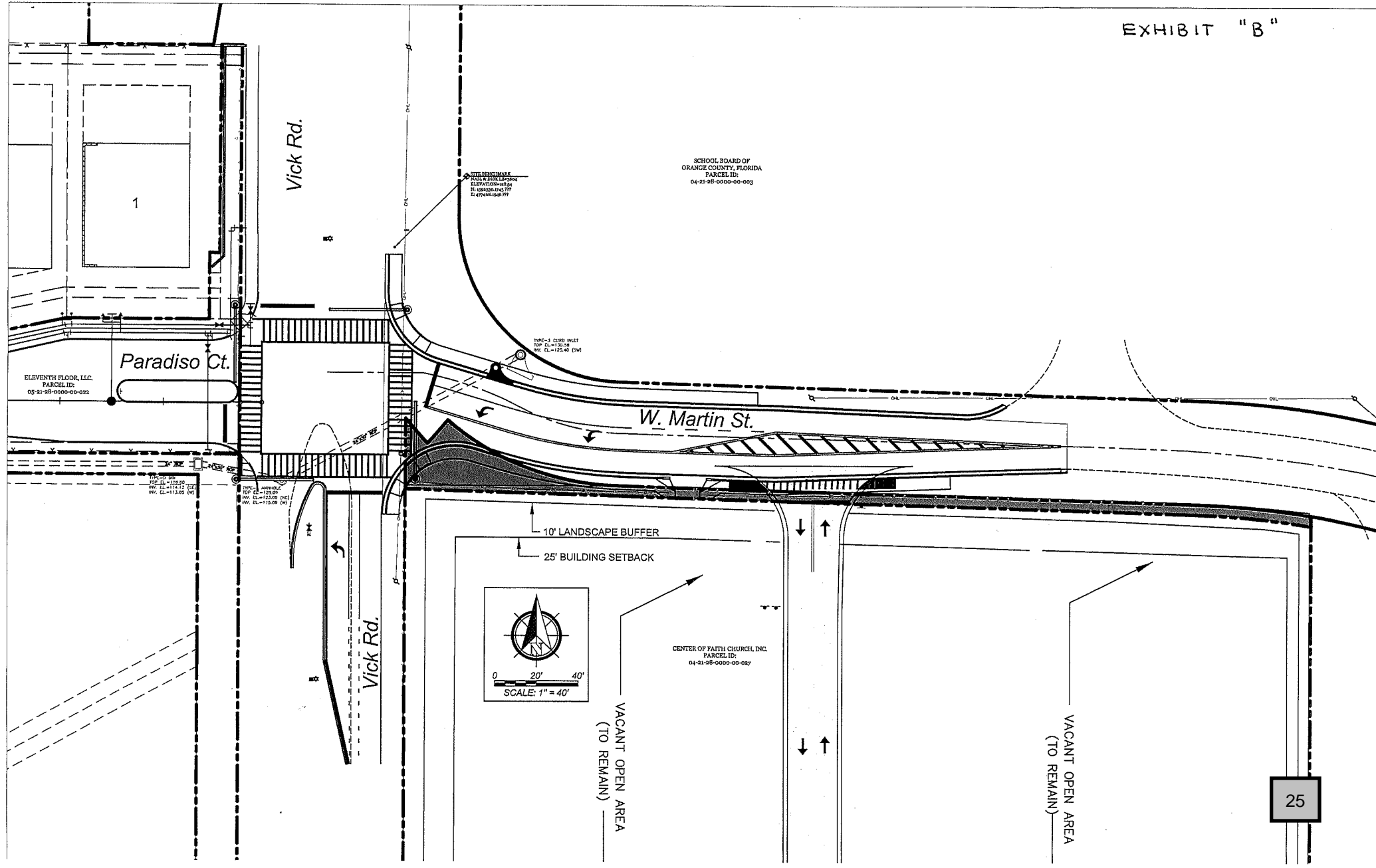
Owner: Center of Faith Church Inc.

A portion of Parcel ID: 04-21-28-0000-00-027 as recorded in the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Section 04-21-28, as recorded in the Public Records of Orange County, Florida; thence South $0^{\circ}12'45''$ West, a distance of 1,913.21 feet along the Western line of said section; said point being the POINT OF BEGINNING; thence South $41^{\circ}16'38''$ East, a distance of 16.05 feet; thence North $40^{\circ}47'10''$ East, a distance of 15.00 feet; thence a radius of 129.87 feet, a distance of 88.69 feet; thence South $88^{\circ}19'28''$ East, a distance of 280.14 feet; thence a radius of 402.10 feet, a distance of 55.73 feet; thence South $0^{\circ}10'55''$ West, a distance of 5.07 feet; thence a radius of 407.10 feet, a distance of 55.59 feet; thence North $88^{\circ}19'28''$ West, a distance of 867.14 feet; thence North $0^{\circ}12'42''$ East, a distance of 34.22 feet.

Containing 3,406.42 square feet (0.078-Acres), more or less.





Vick Rd.

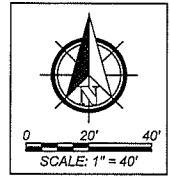
Paradiso Ct.

W. Martin St.

Vick Rd.

10' LANDSCAPE BUFFER

25' BUILDING SETBACK



VACANT OPEN AREA (TO REMAIN)

VACANT OPEN AREA (TO REMAIN)

ELEVENTH FLOOR, LLC
PARCEL ID:
05-21-28-0000-00-022

SCHOOL BOARD OF
ORANGE COUNTY, FLORIDA
PARCEL ID:
04-21-28-0000-00-023

CENTER OF FAITH CHURCH, INC.
PARCEL ID:
04-21-28-0000-00-027

TYPE-3 CURB INLET
TOP EL = 132.08
INV. EL = 132.40 (END)

TYPE-3 CURB INLET
TOP EL = 132.08
INV. EL = 132.40 (END)

TYPE-3 CURB INLET
TOP EL = 132.08
INV. EL = 132.40 (END)

Engineering Cost Estimate

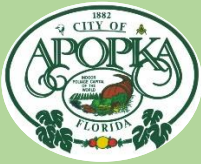
Center of Faith Church, Inc.
(W. Martin St.)
Driveway & Utility Connection

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
160-4	TYPE B STABILIZATION	260	SY	\$3.50	\$910.00
230-1-1	LIMEROCK STABILIZED BASE, 8" (LBR 100)	215	SY	\$12.00	\$2,580.00
334-1-13	SUPERPAVE ASPHALTIC CONCRETE (1.5", TRAFFIC C, SP-9.5)	187	SY	\$10.00	\$1,870.00
520-1-10	CONCRETE CURB & GUTTER (TYPE F & DROP CURB)	260	LF	\$12.00	\$3,120.00
520-2-4	CONCRETE CURB (TYPE D)	120	LF	\$10.00	\$1,200.00
522-1	CONCRETE SIDEWALK (4" THICK)	70	SY	\$25.00	\$1,750.00
700-20-11	SIGNAL POST SIGN (LESS THAN 12 SF)	1	AS	\$250.00	\$250.00
711-11-123	12" WHITE SOLID (THERMOPLASTIC, STANDARD)	55	LF	\$2.00	\$110.00
711-11-125	24" WHITE SOLID (THERMOPLASTIC, STANDARD)	12	LF	\$3.75	\$45.00
1050-11-222-A	UTILITY PIPE (4" PVC, C-900 DR-18, PC 150, PURPLE)	10	LF	\$2.25	\$22.50
1050-11-222-B	UTILITY PIPE (4" PVC, C-900 DR-25, PC 100, GREEN)	30	LF	\$1.50	\$45.00
1050-11-224	UTILITY PIPE (12" PVC, C-900 DR-18, PC 150, BLUE)	50	LF	\$13.90	\$695.00
1055-11-154	UTILITY FITTINGS (4" PVC, PLUG)	2	EA	\$25.00	\$50.00
1055-11-254	UTILITY FITTINGS (12" PVC, PLUG)	1	EA	\$85.00	\$85.00
1080-11-204-A	UTILITY FIXTURES (4" GATE VALVE ASSEMBLY)	1	EA	\$360.00	\$360.00
1080-11-204-B	UTILITY FIXTURES (4" PLUG VALVE ASSEMBLY)	1	EA	\$420.00	\$420.00
1080-11-209-A	UTILITY FIXTURES (4" MECHANICAL JOINT RESTRAINT, FITTING)	2	EA	\$30.00	\$60.00
1080-11-209-B	UTILITY FIXTURES (4" MECHANICAL JOINT RESTRAINT, PIPE)	1	EA	\$50.00	\$50.00
1080-11-403-A	UTILITY FIXTURES (4" x 14" TAPPING SADDLE)	1	EA	\$425.00	\$425.00
1080-11-403-B	UTILITY FIXTURES (12" x 16" TAPPING SADDLE)	1	EA	\$750.00	\$750.00
1080-11-404	UTILITY FIXTURES (12" GATE VALVE ASSEMBLY)	1	EA	\$1,399.00	\$1,399.00
1080-11-409-A	UTILITY FIXTURES (12" MECHANICAL JOINT RESTRAINT, FITTING)	1	EA	\$88.00	\$88.00
1080-11-409-B	UTILITY FIXTURES (12" MECHANICAL JOINT RESTRAINT, PIPE)	2	EA	\$120.00	\$240.00
1080-11-503	UTILITY FIXTURES (4" x 20" TAPPING SADDLE)	1	EA	\$640.00	\$640.00
	MAINTENANCE OF TRAFFIC	1	LS	\$500.00	\$500.00
	RESTORATION	1	LS	\$500.00	\$500.00
	LABOR	1	LS	\$5,000.00	\$5,000.00
TOTAL					\$23,164.50

Backup material for agenda item:

1. Ordinance No. 2608 – Second Reading – PUD Master Plan Amendment – Quasi-Judicial Moon
Project: Avian Pointe – East of S.R. 429, south of Peterson Road, north of Lust Road

David



**CITY OF APOPKA
CITY COUNCIL**

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

MEETING OF: November 15, 2017
 FROM: Community Development
 EXHIBITS: Zoning Report
 Vicinity Map
 Adjacent Zoning Map
 Adjacent Uses Map
 Ex. A – Adopted Master Plan
 Ex. B – Amended Dev. Standards
 Ex. C – Flex Use Description
 Ex. D – Landscape Plan
 Ex. E – Open Space/Recreation Plan
 Ex. F – Prototype Renderings

SUBJECT: ORDINANCE NO. 2608 – AVIAN POINTE PLANNED UNIT DEVELOPMENT AND MASTER PLAN - AMENDING MAXIMUM BUILDING HEIGHT AND MAXIMUM NUMBER OF STORIES WITHIN PHASE B-2 OF THE AVIAN POINTE PLANNED UNIT DEVELOPMENT

REQUEST: SECOND READING AND ADOPTION OF ORDINANCE NO. 2608 -- AMENDING THE MAXIMUM BUILDING HEIGHT AND MAXIMUM NUMBER OF STORIES FOR MULTI-FAMILY RESIDENTIAL BUILDINGS WITHIN PARCEL B-2 OF THE AVIAN POINTE MASTER PLAN.

SUMMARY:

OWNERS: Apopka Clear Lake Investments, LLC & Lust Grant\WD Long Family Farms
 APPLICANT: Apopka Clear Lake Investments LLC, c/o Ken Stoltenberg
 ENGINEER/PLANNER: Tannath Design, Inc.\Holly Swanson
 LOCATION: East of S.R. 429, south of Peterson Road, and north of Lust Road
 PARCEL ID NUMBERS: 07-21-28-0000-00-002, 07-21-28-0000-00-015, & 07-21-28-0000-00-023
 FLUM DESIGNATION: Residential Medium Density (90.7 ac) and Residential Low Density (30.3 ac)
 EXISTING USE: Vacant Land
 CURRENT ZONING: Planned Unit Development (PUD) and County A-2 (ZIP)
 APPROVED DEVELOPMENT:
 Single Family Homes 58
 Townhomes 216
 Apartments 484
 Community Park --
 Flex Use Area – 6.09 acres; 100 bed boutique hotel, school. ALF, (Exhibit “C”)
 PROPOSED ZONING: No change – Planned Unit Development (PUD/R-3)
 TRACT SIZE: 125.27 +/- acres total project (Parcel B-2 – 39.83 acres)

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 OF PROPOSED AMENDMENT:

Exhibit “B” Avian Pointe Master Plan Development Standards and Guidelines

BUILDING DESIGN/ARCHITECTURE

1. Townhomes: entrance to each unit must access a public sidewalk. Refer to landscape plans for proposed sidewalk locations.
2. Townhomes abutting a street shall have their main entry from that street. This applies to perimeter units on Parcels B-1 and B-3. Internal block units shall have their primary entrance off of the common green-space with rear access from internal streets or alleys. Refer to enlarged landscape plans for graphic information.
3. Refer to parking notes above for single family home front entry garage requirements.
4. Standards for apartment mix are listed in tabular format on sheet za.02.
5. A minimum of one of the two required parking spaces occur within an enclosed garage space.
6. Single family residences shall have a minimum of two (2) enclosed garage spaces.
7. Maximum building height for multiple-family residential buildings constructed in the area defined as “Parcel B-2” is fifty (50) feet. Within Parcel “B-2” the maximum number of stories in a multi-family residential building is four (4).

Development Profile:

Total Residential Units	758 units		Min. Livable Area	
Single Family (70’ width; 8,400 sq.ft. min.)	58 units	7.65%	1,700 sq. ft.	
Townhomes	216 units	28.50%	1,350 sq. ft.	
Apartments	484 units	63.85%	1-bedroom:	750 sq. ft.
			2-bedroom:	900 sq. ft.
			3-bedroom:	1,050 sq. ft.
Flex Use				
Public\private school; ALF\Senior housing; 100-bed boutique hotel	6.09 ac			
Community Park	10.36 ac			
Open Space	30%			
Park & Recreation	Each residential phase has its own park and recreation facility plan.			
Building Height				
Apartments	3 stories; 45 ft.; 4 stories; 50 ft.			
Townhomes	3 stories; 45 ft.			

SCHOOL CAPACITY REPORT: The proposed amendment does not increase the number of residential units.

PUBLIC HEARING SCHEDULE:

October 10, 2017 – Planning Commission (530 pm)
 November 1, 2017 – City Council (1:30 pm) - 1st Reading
 November 15, 2017 – City Council (7:00 pm) – 2nd Reading

DULY ADVERTISED:

September 29, 2017– Public Notice and Notification
October 27, 2017– Public Notice and Notification

RECOMMENDATION ACTION:

The **Development Review Committee** recommends to amend the development standards for the Avian Pointe Planned Unit Development zoning and master plan to allow a maximum building height of fifty feet and a maximum of four stories for Phase B-2.

The **Planning Commission**, at its meeting on October 10, 2017, unanimously recommended approval to amend the development standards for the Avian Pointe Planned Unit Development zoning and master plan to allow a maximum building height of fifty feet and a maximum of four stories for Phase B-2 for the property owned by Apopka Clear Lake Investments, LLC & Lust Grant\WD Long Family Farms.

The **City Council**, at its November 1, 2017 meeting, accepted the First Reading of Ordinance No. 2608 and held it over for Second Reading and Adoption on November 15, 2017.

Adopt Ordinance no. 2608.

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.

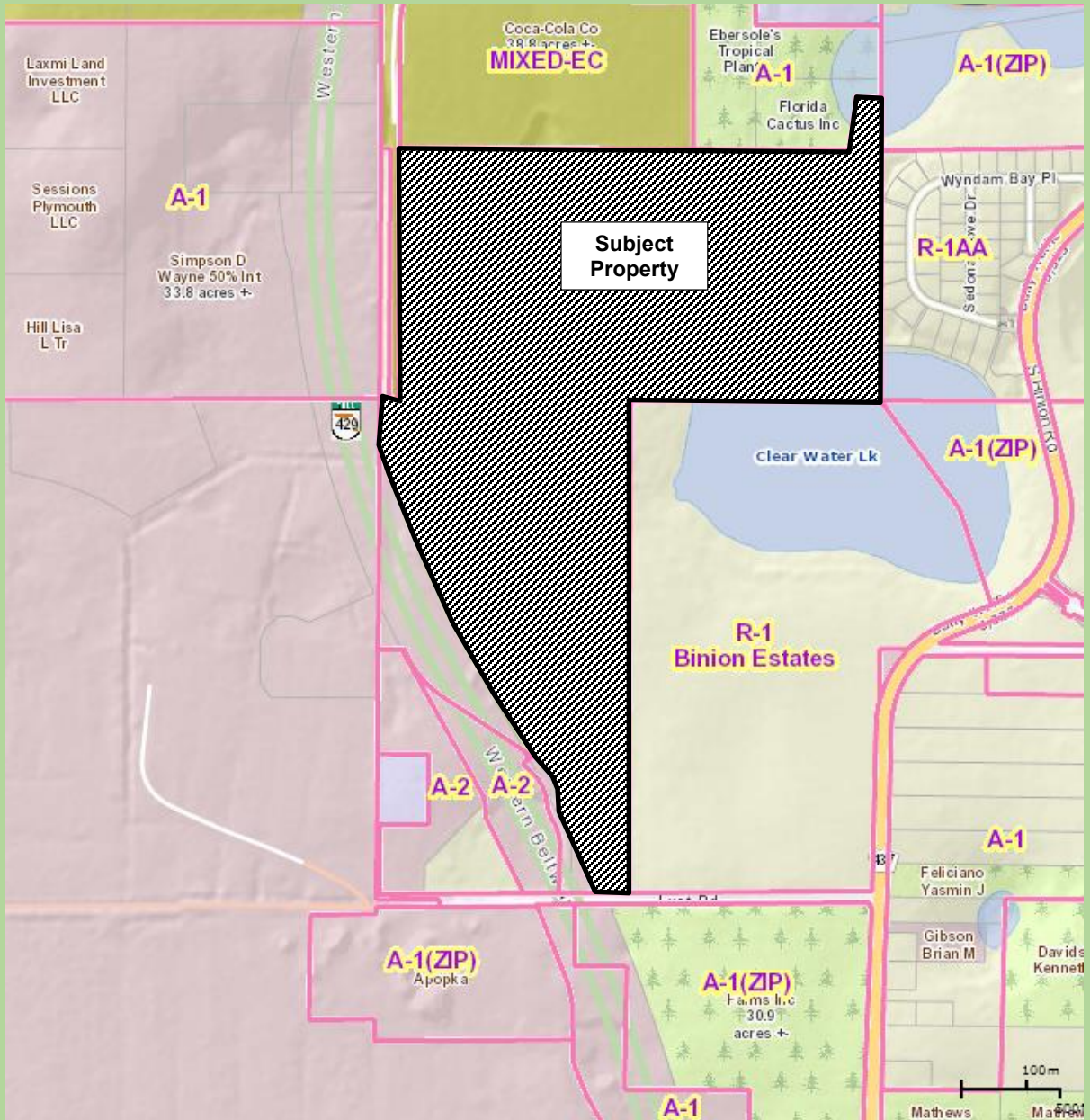
Avian Pointe - Apopka Clear Lake Investments LLC
Existing Maximum Allowable Development: 665 SFR
Proposed Maximum Allowable Development: 58 SFR; 216 Townhomes; and 484 Apartment Units
Parcel ID #s: 07-21-28-0000-00-002, 07-21-28-0000-00-015, 07-21-28-0000-00-023
125.27 +/- Acres Combined

VICINITY MAP





ADJACENT ZONING





ADJACENT USES



ORDINANCE NO. 2608

AN ORDINANCE AMENDING ORDINANCE NO. 2433; AMENDING THE MAXIMUM BUILDING HEIGHT AND MAXIMUM NUMBER OF STORIES FOR MULTI-FAMILY DWELLING UNITS WITHIN PARCEL B-2; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

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

WHEREAS, the property owner has requested to amend Ordinance No. 2433 and its associated Master Plan to change the maximum building height and maximum number of stores for multi-family residential buildings in Phase B-2.

WHEREAS, the proposed amendment to Ordinance No. 2608 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 Ordinance No. 2433, Exhibit “B”, Building Design\Architecture, Condition Avian Pointe Planned Unit Development Master Plan, Development Design Standard, which affected property is described in Exhibit “A” of Ordinance 2433, is amended to add the following standard:

“7. Maximum building height for multiple-family residential buildings constructed in the area defined as “Parcel B-2” is fifty (50) feet. Within Parcel “B-2” the maximum number of stories in a multi-family residential building is four (4).”; AND

The Avian Pointe Master Plan (Exhibit “A” of Ordinance No. 2433), is also amended to allow a maximum building height for multiple-family residential buildings constructed in the area defined as “Parcel B-2” is fifty (50) feet. Within Parcel “B-2” the maximum number of stories in a multi-family residential building is four (4).

SECTION II. Except for the amendments described in Section I, all other zoning and development standards set forth in Ordinance 2433 remain in effect and applicable to the property described in Exhibit “A” of Ordinance 2433.

Section III. That this amendment to Ordinance No. 2433 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. As may be applicable, 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.

ORDINANCE NO. 2608

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

Section VII. That this Ordinance shall take effect upon adoption.

READ FIRST TIME: November 1, 2017

READ SECOND TIME
AND ADOPTED: November 15, 2017

Joseph E. Kilsheimer, Mayor

ATTEST:

Linda Goff, City Clerk

APPROVED AS TO FORM:

Cliff Shepard, City Attorney

DULY ADVERTISED FOR TRANSMITTAL HEARING: September 29, 2017
October 27, 2017

**EXHIBIT "A"
LEGAL DESCRIPTION**

A parcel of land lying in the Southeast 1/4 of Section 18, Township 20 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Begin at the Northeast corner of the Southeast 1/4 of said Section 18; thence, along the North line of said Southeast 1/4, South 88°08'31" West, 922.44 feet; thence departing said North line South 00°55'14" East, 1,401.57 feet; thence North 89°02'58" East, 135.50 feet; thence South 00°55'14" East, 562.93 feet to the South line of the North 3/4 of said Southeast 1/4; thence along said South line South 89°46'29" West, 1,948.05 feet to the West line of said Southeast 1/4; thence along said West line North 01°19'12" East, 637.94 feet to the South line of Oak Ridge Subdivision – Phase 1, as recorded in Plat Book 68, Pages 105 through 107, Public Records of Orange County, Florida; thence along said South line North 89°13'53" East, 659.46 feet to the East line of said Oak Ridge Subdivision; thence along said East line North 01°22'25" East, 613.51 feet; thence North 88°09'06" East, 670.93 feet to a point on the East line of the Northwest 1/4 of said Southeast 1/4; thence along said East line North 01°11'56" East, 675.00 feet, to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 18; thence, along the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 18, North 01°12'14" East, 324.74 feet; thence, departing said West line, North 88°08'14" East, 1,329.47 feet to the East line of the Northeast 1/4 of said Section 18; thence, along said East line, South 01°05'15" West, 324.81 feet to the POINT OF BEGINNING.

Containing: 60.82 acres more or less.

(Information purposes: Parcel Nos.: 18-20-28-0000-00-055, 18-20-28-0000-00-059, and portion of 18-20-28-0000-00-117.)

ORDINANCE NO. 2433

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

WHEREAS, to manage 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/R-3) 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/R-3), as defined in the Apopka Land Development Code, and with the following Avian Pointe Mixed Use Master Plan, as established in Exhibit "A" and subject to the following zoning provisions:

- A. The uses permitted within the Avian Pointe Mixed Use PUD district shall be: Parcel A, maximum of 58 single family homes; Parcel B-1, 114 townhomes; Parcel B-2, maximum of 484 apartment units; Parcel B-3, maximum of 102 townhomes; Parcel B-4, Shared Recreation Area; Parcel B-5, Flex Zoning District as defined in Exhibit "C"; and associated accessory uses or structures consistent with land use and development standards established for the R-3 zoning category except where otherwise addressed in this ordinance.
- B. Development of the property shall occur consistent with the Avian Pointe Mixed Use Master Plan as set forth in Exhibit "A," attached hereto and incorporated herein and with the development standards set forth within Exhibit "B," attached hereto and incorporated herein. If a development standard or zoning regulation is not addressed within Exhibit "B", development shall comply with the R-3 zoning standards set forth in the Land Development Code. Where any development standard conflicts between the Avian Pointe Mixed Use Master Plan and the Land Development Code, the Master Site Plan shall prevail. Any proposed revision to the Master Site Plan shall be evaluated and processed pursuant to Section 2.02.18.N. (Master plan revision), LDC.

- C. If a Preliminary Development Plan associated with the Avian Pointe PUD district has not been approved by the City within five (5) years after approval of these Master Plan provisions, the approval of the Master Site Plan provisions shall expire. At such time, the City Council may:
 - 1. Permit a single six-month extension for submittal of the required Preliminary 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.

- D. The Avian Pointe PUD Master Plan development standards and guidelines shall apply to the development of the subject property:
 - 1. Development standards and Guidelines are established in Exhibit "B" of this Ordinance.
 - 2. Unless otherwise addressed within the PUD development standards and Master Plan, the R-3 zoning standards will apply to the subject property.

Section II. That the zoning classification of the following described property, being situated in the City of Apopka, Florida, is hereby Planned Unit Development (PUD/R-3), as defined in the Apopka Land Development Code.

Legal Description:

2995 Peterson Road: THE WEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ & THE SOUTHWEST ¼ OF THE NORTHWEST ¼ (LESS THE WEST 100 FEET) OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ & SOUTHWEST ¼ OF THE SOUTHWEST ¼ LYING EAST OF THE RAILROAD R/W (LESS THE SOUTH 750 FEET) & WEST 100 FEET VAC RAILROAD R/W IN NORTHWEST ¼ OF SOUTHWEST ¼ OF SEC & ALL TRIANGULAR PT LYING SOUTHWEST OF A LINE 25 FEET SOUTHEAST OF C/L RAILROAD R/W IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SEC 07-21-28 (LESS COM THENCE SOUTHWEST CORNER OF SEC 7 PER HENRICH INC LAND SURVEYORS 11/9/73 & BOUNDARY SURVEY BY PEC FOR SJRWMD 8/1/98; THENCE RUN NORTH 00°23'15" EAST 1559.73 FEET TO POINT OF BEGINNING; THENCE CONTINUE NORTH 00°23'15" EAST 875.65 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4850 FEET A CENTER ANGLE OF 13°51'26" A CHORD BEARING OF SOUTH 22°13'04" EAST & AN ARC DISTANCE OF 1172.99 FEET; THENCE SOUTH 29°08'48" EAST 656.85 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 597.96 A CENTER ANGLE OF 02°06'24" A CHORD BEARING OF NORTH 55°30'56" WEST & AN ARC DISTANCE OF 21.99 FEET; THENCE NORTH 56°34'09" WEST 488.72 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 548.70 FEET TO A CENTER ANGLE OF 34°20'30" A CHORD BEARING OF NORTH 39°23'54" WEST & AN ARC DISTANCE OF 328.88 FEET; THENCE NORTH 89°22'05" WEST 13.88 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5156 FEET A CENTER ANGLE OF

03°05'12" A CHORD BEARING OF NORTH 26°14'38" WEST & AN ARC DISTANCE OF 277.76 FEET TO THE POINT OF BEGINNING) & (LESS COMMENCE THENCE SOUTHWEST CORNER OF SEC 7 PER HENRICH INC LAND SURVEYORS 11/9/73 & BOUNDARY SURVEY BY PEC FOR SJRWMD 8/1/98; THENCE RUN NORTH 00°23'15" EAST 1312 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°23'15" EAST 247.73 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5156 FEET A CENTER ANGLE OF 03°05'12" A CHORD BEARING OF SOUTH 26°14'38: EAST & AN ARC DISTANCE OF 277.76 FEET; THENCE NORTH 89°22'05" WEST 124.49 FEET TO THE POINT OF BEGINNING)

Parcel ID No. 07-21-28-0000-00-002

89.7 acres (+/-) "City" Planned Unit Development to "City" Planned Unit Development

230 S. Binion Road: THE SOUTHEAST ¼ OF THE NORTHWEST ¼ (LESS THE WEST ¼ THEREOF) AND BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ RUN WEST 160 FEET, NORTH 7 DEGREES EAST 277.24 FEET, EAST 124.78 FEET, SOUTH 275 FEET TO THE POINT OF BEGINNING, SAID LAND LYING IN SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

Parcel ID No. 07-21-28-0000-00-015

30.34 acres (+/-) "City" Planned Unit Development to "City" Planned Unit Development

2771 Lust Road: COMMENCE TO THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 07-21-28 RUN NORTH 30 FEET FOR THE POINT OF BEGINNING NORTH 89° WEST 295.64 FEET NORTH 00° EAST 274.53 FEET TO THE POC RUN NORTHWESTERLY ALONG CURVE CONCAVE TO THE SOUTHWEST 162.67 FEET TO THE PRC; RUN NORTHWESTERLY ALONG CURVE CONCAVE TO NE 95.21 FT TO PRC; RUN NORTHWESTERLY ALONG CURVE CONCAVE TO SOUTHWEST 182.36 FEET NORTH 32° EAST 60 FEET THEN EAST 516.82 FEET TO THE EAST LINE OF THE SOUTHWEST ¼ OF SOUTHWEST ¼ THENCE SOUTH ALONG SEC LINE 720 FEET TO THE POINT OF BEGINNING (LESS COM THE SOUTHWEST CORNER OF SEC 7 PER HENRICH INC LAND SURVEYORS 11/9/73 & BOUNDARY SURVEY BY PEC FOR SJRWMD 8/1/98; RUN NORTH 89°39'46" EAST 1018.42 FEET THENCE NORTH 00°53'03" EAST 30.01 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°53'03" EAST 244.53 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 305 FEET FOR A CENTER ANGLE 08°30'19" A CHORD BEARING OF NORTH 03°22'06" WEST & AN ARC DISTANCE OF 45.28 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 8150 FEET ON A CENTER ANGLE OF 02°14'40" A CHORD BEARING OF SOUTH 25°11'59" EAST & AN ARC DISTANCE OF 319.25 FEET; THENCE SOUTH 89°39'46" WEST 137.04 FEET TO THE POINT OF BEGINNING)

Parcel ID No. 07-21-28-0000-00-023

5.29 acres (+/-) "County" A-2 to "City" Planned Unit Development

Combined total acreage: 125.74 acres (+/-)

Section III. Ordinance Number 1091, Binion Estates PUD, is hereby repealed and replaced by Ordinance Number 2433.

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

Section V. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation. The Community Development Director shall not accept an application for a development plan until such time the property owner addresses school capacity enhancement review with Orange County Public Schools.

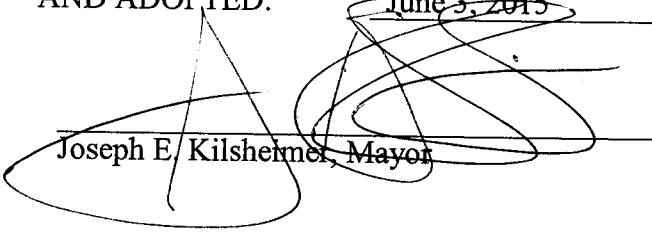
Section VI. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

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

Section VIII. That this Ordinance shall take effect immediately.

READ FIRST TIME: May 20, 2015

READ SECOND TIME
AND ADOPTED: June 3, 2015


Joseph E. Kilshner, Mayor

ATTEST:


Linda Goff, City Clerk

DULY ADVERTISED: April 24, 2015
May 22, 2015

<p>GENERAL NOTES</p> <ol style="list-style-type: none"> PROJECT SHALL COMPLY WITH THE FOLLOWING: <ul style="list-style-type: none"> AMERICANS WITH DISABILITIES ACT CITY OF APOPKA MUNICIPAL & LAND USE CODES, DESIGN GUIDELINES AND STANDARDS. CITY OF APOPKA FIRE DEPARTMENT FLORIDA FIRE MARSHAL FLORIDA DEPARTMENT OF TRANSPORTATION ST. JOHN'S WATER MANAGEMENT DISTRICT ON-SITE ROADS & DRAINAGE SYSTEM, INCLUDING THE RETENTION PONDS, WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER WITH A MUNICIPAL SERVICE TAXING UNIT ESTABLISHED FOR STORMWATER SYSTEM FUNCTIONALITY. ROUTINE MAINTENANCE, INCLUDING MOWING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL STORMWATER PONDS SHALL BE DESIGNED IN ACCORDANCE WITH SJWMD & CITY OF APOPKA STANDARDS. BUFFER, LANDSCAPING, RECREATION AND COMMON AREAS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. BUFFERS - WHERE REQUIRED - WILL CONSIST OF LANDSCAPING, BERMS, APPROVED FENCING, EXISTING & NEW CITY-APPROVED TREES. PROJECT INFRASTRUCTURE WILL BE DEVELOPED IN ONE PHASE. UTILITIES SHALL BE PROVIDED BY THE CITY OF APOPKA. PROJECT SHALL COMPLY WITH CITY OF APOPKA DEVELOPMENT REQUIREMENTS PER MUNICIPAL CODE PART III ARTICLE II LAND USE: TYPE, DENSITY AND INTENSITY. STRUCTURES SHALL COMPLY WITH FLORIDA BUILDING CODE, CURRENT ENFORCED EDITION. ROADS AND PARKING AREAS SHALL COMPLY WITH FDOT DESIGN AND ENGINEERING REQUIREMENTS. R.O.W. PAVEMENT WORK MUST UTILIZE TYPE SP-8.5 ASPHALT. MASTER PLAN AS SHOWN IS CONCEPTUAL. ALL FEATURES NOTED HEREIN SHALL BE SUBJECT TO JURISDICTIONAL APPROVALS AND CIVIL ENGINEERING REFINEMENTS IN ACCORD WITH AGENCY REQUIREMENTS. LANDSCAPE & IRRIGATION PLANS SHALL BE DESIGNED IN ACCORDANCE WITH CITY ORDINANCE NO. 2069. A DEVELOPER AGREEMENT SHALL BE REQUIRED FOR OFF-SITE RIGHT OF WAY IMPROVEMENTS FROM THE NORTH ENTRANCE DRIVE TO THE INTERSECTION OF ORANGE AVENUE. 	<p>PROJECT</p> <h1 style="text-align: center;">AVIAN POINTE</h1> <h2 style="text-align: center;">CITY OF APOPKA, FLORIDA</h2> <p style="text-align: center;">(FORMERLY KNOWN AS BINION ESTATES)</p> <h1 style="text-align: center;">PUD ZONING AMENDMENT</h1> <h1 style="text-align: center;">&</h1> <h1 style="text-align: center;">MIXED USE MASTER PLAN</h1> <p style="text-align: center;">PARCEL I.D. NUMBERS 07-21-28-0000-00-015 07-21-28-0000-00-002 07-21-28-0000-00-023</p> <p style="text-align: center;">SUBMITTED MAY 30, 2014</p> <p>RESUBMITTALS: 1. JUNE 12, 2014 STAFF COMMENT RESPONSES & REVISIONS 2. APRIL 27, 2015 STAFF COMMENT RESPONSES & REVISIONS</p>	<p>VICINITY MAP</p> <p>NOT TO SCALE</p>	<p>PROJECT DIRECTORY</p> <p>OWNER-APPLICANT: LUST GRANT (PARCEL A) 140 LONG FAMILY FARMS LLC 2949 LUST ROAD APOPKA, FL 32703</p> <p>OWNER CONTACT: KEN STOLTENBERG PH: 813-321-1984</p> <p>ARCHITECT: HOLLY SWANSON 6205 FLAMINGO DRIVE APOLLO BEACH, FLORIDA 33572 PH: 813-465-1095</p> <p>CIVIL ENGINEER: TANNATH DESIGN, INC. 3484 ROSE SPRING DRIVE ORLANDO, FLORIDA 32825 PH: 407-862-8878 CONTACT: BRYAN POTTS, P.E.</p> <p>SURVEYOR: ALLEN & COMPANY INC. 16 EAST PLANT STREET WINTER GARDEN, FLORIDA 34787 PH: 407-654-5355 CONTACT: JAMES RICKMAN, PSM</p> <p>TRAFFIC ENGINEER: LUKE TRANSPORTATION ENGINEERING CONSULTANTS 29 EAST PINE STREET ORLANDO, FLORIDA 32828 PH: 407-423-6055 CONTACT: JOE ROVIARO</p>																																												
<p>LEGAL DESCRIPTION</p> <p>PER CIVIL ENGINEER: PARCEL ID NO. LUST GRANT (PARCEL A) 07-21-28-0000-00-015</p> <p>THE SOUTHEAST 1/4 OF NORTHWEST 1/4 (LESS THE WEST 1/4 THEREOF) AND BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; RUN WEST 160 FEET; NORTH 7 DEGREES EAST 277.24 FEET; EAST 124.78 FEET; SOUTH 275 FEET TO THE POINT OF BEGINNING, ALL BEING SITUATED IN SECTION 07, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. CONTAINING 1,321,761 square feet, or 30.34 acres, more or less.</p> <p>PARCEL I.D. NO. APOPKA CLEAR LAKE LLC (PARCEL B) 07-21-28-0000-00-002, 07-21-28-0000-00-023</p> <p>The West 1/2 of the Southwest 1/4 of Section 7, Township 21 South, Range 28 East, lying East of State Road 429; the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 21 South, Range 28 East, less the West 100.00 feet thereof, and the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 21 South, Range 28 East, all in Orange County, Florida.</p> <p>BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING at the Southeast corner of the Southwest 1/4 of Section 7, Township 21 South, Range 28 East, Orange County, Florida; thence run South 89°39'36" West, along the South line of the Southwest 1/4 of said Section 7, for a distance of 1320.05 feet to a point on the East line of the West 1/2 of the Southwest 1/4 of said Section 7; thence departing said South line, run North 00°22'30" East, along said East line, for a distance of 30.00 feet to a point on the North right of way line of Lust Road, as recorded in Deed Book 509, Page 564 of the Public Records of Orange County, Florida, said point also being the POINT OF BEGINNING; thence run South 89°39'36" West, along the said North right of way line, for a distance of 183.18 feet to a point on the Easterly limited access right of way line of State Road 429, as shown on Orlando-Orange County Expressway Authority Right of Way Map of Project Number 429-201, said point also being on a curve, concave Southwesterly, having a radius of 8150.00 feet, a chord bearing of North 28°36'44" West, and a chord distance of 720.85 feet; thence run Northwesterly along the arc of said curve, and said Easterly limited access right of way line through a central angle of 05°04'10" for an arc distance of 721.09 feet to the point of tangency; thence run North 29°08'49" West, along said Easterly limited access right of way line, for a distance of 768.04 feet to the point of curvature of a curve, concave Northeasterly, having a radius of 4850.00 feet, a chord bearing of North 22°13'22" West, and a chord distance of 1169.35 feet; thence run Northwesterly along the arc of said curve, and said Easterly limited access right of way line, through a central angle of 13°50'52" for an arc distance of 1172.20 feet to a point on the West line of the Southwest 1/4 of said Section 7; thence departing said curve, and said Easterly limited access right of way line, run North 00°23'17" East, along said West line, for a distance of 193.80 feet to the West 1/4 corner of said Section 7; thence departing said West line, run South 89°49'16" East, along the North line of the Southwest 1/4 of said Section 7, for a distance of 106.00 feet to a point on the Westerly line of the Southwest 1/4 of said Section 7, for a distance of 106.00 feet to a point on the East line of the CSX railroad, as recorded in Deed Book 882, Page 129 of the aforesaid Public Records of Orange County, Florida; thence departing said North line, run North 00°11'33" East, along said West line, for a distance of 1313.29 feet to a point on the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 7; thence departing said West line, run South 89°44'02" East, along said North line, for a distance of 1547.79 feet to a point on the East line of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 7; thence departing said North line, run South 00°18'38" West, along said East line, for a distance of 1310.94 feet to a point on the North line of the aforesaid Southwest 1/4 of Section 7; thence departing said East line, run North 89°49'16" West, along said North line, for a distance of 327.05 feet to a point on the aforesaid East line of the West 1/2 of the Southwest 1/4 of Section 7; thence departing said North line, run South 00°22'30" West, along said East line, for a distance of 2586.52 feet to the POINT OF BEGINNING.</p> <p>Containing 4,155,511 square feet, or 95.40 acres, more or less.</p>	<p>SITE MAP</p> <p>SCALE: 1" = 500'</p> <p>MASTER PLAN IS SUBJECT TO PRELIMINARY OR FINAL DEVELOPMENT PLAN APPROVAL</p>	<p>PROJECT DATA</p> <p>CITY OF APOPKA PROJECT NO.: PENDING</p> <p>PARCEL A</p> <p>PARCEL I.D. NUMBER: 07-21-28-0000-00-015 PARCEL ADDRESS: 230 SOUTH BINION ROAD APOPKA, FL 32703</p> <p>GROSS LAND AREA: 25.7 ACRES GROSS LAKE AREA: 4.7 ACRES TOTAL GROSS AREA: 30.3 ACRES CURRENT LAND USE: LOW-RES. 0-5 D.U./AC FUTURE LAND USE (FLU): LOW-RES. 0-5 D.U./AC (NO CHANGE) CURRENT ZONING: PD R-1 PROPOSED ZONING: PD R-1 (NO CHANGE) REQUIRED LANDSCAPE BUFFER: 50' FM NHWL REQUIRED WETLAND SETBACK: 30% REQUIRED OPEN SPACE: 30% REQUIRED RECREATION: RECREATION AREAS SHALL COMPLY WITH O.C. 38-1253 151 SINGLE FAMILY HOMES 58 SINGLE FAMILY HOMES TYPE V, NON-SPRINKLERED MAX. 2 STORES, 35' 1,700 SQ FT 24 CHILDREN (ESTIMATED) (PROJECTED AT 0.4X60) 2 SPACES/O.U. 70' X 120', 8,400 SF SEE SHEETS ZA.02A & ZA.12</p> <p>ALLOWABLE D.U.: PROPOSED D.U.: 58 SINGLE FAMILY HOMES BUILDING TYPE: TYPE V, NON-SPRINKLERED MAX. 2 STORES, 35' MIN. REQD NET LIVING AREA/D.U.: 1,700 SQ FT SCHOOL AGE POPULATION: (PROJECTED AT 0.4X60)</p> <p>REQUIRED PARKING: MINIMUM LOT SIZE: 70' X 120', 8,400 SF MINIMUM SETBACKS: SEE SHEETS ZA.02A & ZA.12</p> <p>PARCEL B</p> <p>PARCEL I.D. NUMBERS: 07-21-28-0000-00-002 07-21-28-0000-00-023 PARCEL ADDRESS: APOPKA, FL 2771 LUST ROAD</p> <p>GROSS LAND AREA: 90.7 ACRES CURRENT LAND USE: LOW-RES. 0-5 D.U./AC FUTURE LAND USE (FLU): MED DENSITY, 0-12 D.U./AC CURRENT ZONING: PD R-1 PROPOSED ZONING: PD MIXED USE REQUIRED LANDSCAPE BUFFER: 25' REQUIRED WETLAND SETBACK: 50' FM NHWL REQUIRED OPEN SPACE: 30% REQUIRED RECREATION: RECREATION AREAS SHALL COMPLY WITH O.C. 38-1253</p> <p>ALLOWABLE D.U.: 454 SINGLE FAMILY HOMES</p> <p>PROPOSED D.U.:</p> <p>PARCEL B-1: 111 TOWNHOMES 1,350 SF MINIMUM LIVING AREA</p> <p>PARCEL B-2: 484 UNITS 750 SF MINIMUM LIVING AREA</p> <p>40% 1 BR 40% 2 BR 20% 3 BR</p> <p>PARCEL B-3: 102 TOWNHOMES 1,350 SF MINIMUM LIVING AREA</p> <p>REQUIRED PARKING: SEE SHEET ZA.02 BUILDING TYPE: TYPE V, SPRINKLERED BUILDING HEIGHT: MAX. 3 STORES, 45' SCHOOL AGE POPULATION: 281 CHILDREN (ESTIMATED) (PROJECTED AT 0.4X702) REQUIRED SETBACKS: SEE SHEET ZA.02A</p>	<p>PROJECT DIRECTORY</p> <p>OWNER-APPLICANT: LUST GRANT (PARCEL A) 140 LONG FAMILY FARMS LLC 2949 LUST ROAD APOPKA, FL 32703</p> <p>OWNER CONTACT: KEN STOLTENBERG PH: 813-321-1984</p> <p>ARCHITECT: HOLLY SWANSON 6205 FLAMINGO DRIVE APOLLO BEACH, FLORIDA 33572 PH: 813-465-1095</p> <p>CIVIL ENGINEER: TANNATH DESIGN, INC. 3484 ROSE SPRING DRIVE ORLANDO, FLORIDA 32825 PH: 407-862-8878 CONTACT: BRYAN POTTS, P.E.</p> <p>SURVEYOR: ALLEN & COMPANY INC. 16 EAST PLANT STREET WINTER GARDEN, FLORIDA 34787 PH: 407-654-5355 CONTACT: JAMES RICKMAN, PSM</p> <p>TRAFFIC ENGINEER: LUKE TRANSPORTATION ENGINEERING CONSULTANTS 29 EAST PINE STREET ORLANDO, FLORIDA 32828 PH: 407-423-6055 CONTACT: JOE ROVIARO</p> <p>SHEET INDEX</p> <table border="1"> <tr><td>ZA.00</td><td>COVER SHEET</td></tr> <tr><td>ZA.01</td><td>AERIAL LAND USE PLAN, SOILS & TOPOGRAPHY</td></tr> <tr><td>ZA.02</td><td>MASTER PLAN & DEVELOPMENT SUMMARY</td></tr> <tr><td>ZA.02A</td><td>DEVELOPMENT STANDARDS & GUIDELINES</td></tr> <tr><td>ZA.03</td><td>ENLARGED MASTER PLAN - SHEET 1 OF 2</td></tr> <tr><td>ZA.04</td><td>ENLARGED MASTER PLAN - SHEET 2 OF 2</td></tr> <tr><td>ZA.05</td><td>LANDSCAPE PLAN - SHEET 1 OF 2</td></tr> <tr><td>ZA.06</td><td>LANDSCAPE PLAN - SHEET 2 OF 2</td></tr> <tr><td>ZA.07</td><td>OPEN SPACE & RECREATION PLAN - SHEET 1 OF 2</td></tr> <tr><td>ZA.08</td><td>OPEN SPACE & RECREATION PLAN - SHEET 2 OF 2</td></tr> <tr><td>ZA.09</td><td>PROTOTYPE APARTMENT ELEVATIONS</td></tr> <tr><td>ZA.10</td><td>PROTOTYPE APARTMENT ELEVATIONS</td></tr> <tr><td>ZA.11</td><td>PROTOTYPE TOWNHOUSE ELEVATIONS</td></tr> </table> <p>EXHIBITS: SURVEY - LUST GRANT (PARCEL A) - SHEET 1 OF 1 SURVEY - APOPKA CLEAR LAKE LLC (PARCEL B) - SHEET 1 OF 3 SURVEY - APOPKA CLEAR LAKE LLC (PARCEL B) - SHEET 2 OF 3 SURVEY - APOPKA CLEAR LAKE LLC (PARCEL B) - SHEET 3 OF 3</p> <p>ISSUE:</p> <table border="1"> <thead> <tr><th>DATE</th><th>REV</th><th>DESCRIPTION</th></tr> </thead> <tbody> <tr><td>3/24/14</td><td></td><td>CITY REVIEW</td></tr> <tr><td>3/25/14</td><td></td><td>CITY SUBMITTAL 1</td></tr> <tr><td>5/30/14</td><td></td><td>CITY SUBMITTAL 2</td></tr> <tr><td>6/12/14</td><td>1</td><td>REVISION 1</td></tr> <tr><td>4/27/15</td><td>2</td><td>REVISION 2</td></tr> </tbody> </table> <p>SEAL:</p> <p>SHEET NUMBER: ZA.00</p> <p>PROJECT NUMBER: 14-001 DATE: 4-27-15 DRAWN BY: HS</p>	ZA.00	COVER SHEET	ZA.01	AERIAL LAND USE PLAN, SOILS & TOPOGRAPHY	ZA.02	MASTER PLAN & DEVELOPMENT SUMMARY	ZA.02A	DEVELOPMENT STANDARDS & GUIDELINES	ZA.03	ENLARGED MASTER PLAN - SHEET 1 OF 2	ZA.04	ENLARGED MASTER PLAN - SHEET 2 OF 2	ZA.05	LANDSCAPE PLAN - SHEET 1 OF 2	ZA.06	LANDSCAPE PLAN - SHEET 2 OF 2	ZA.07	OPEN SPACE & RECREATION PLAN - SHEET 1 OF 2	ZA.08	OPEN SPACE & RECREATION PLAN - SHEET 2 OF 2	ZA.09	PROTOTYPE APARTMENT ELEVATIONS	ZA.10	PROTOTYPE APARTMENT ELEVATIONS	ZA.11	PROTOTYPE TOWNHOUSE ELEVATIONS	DATE	REV	DESCRIPTION	3/24/14		CITY REVIEW	3/25/14		CITY SUBMITTAL 1	5/30/14		CITY SUBMITTAL 2	6/12/14	1	REVISION 1	4/27/15	2	REVISION 2
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DEVELOPMENT SUMMARY

PARKING SUMMARY

PARCEL	USE	REQUIRED	PROVIDED	# ENCLOSED	OVERFLOW/GUEST
A	SINGLE FAMILY	2 PER UNIT	4 PER UNIT	2 PER UNIT	5
B-1	TOWNHOMES	2 PER UNIT	2 PER UNIT	1 PER UNIT	41
B-2	APARTMENTS*				
	1 BR**	2 PER UNIT	1.5 PER UNIT	0	0
	2 BR	2 PER UNIT	2 PER UNIT	0	0
	3 BR	2 PER UNIT	2 PER UNIT	0	0
B-3	TOWNHOMES	2 PER UNIT	2 PER UNIT	1 PER UNIT	28
B-4	COMMUNITY PARK	N/A	N/A	N/A	42
B-5	FLEX ZONE	PER LDC STANDARDS BY USE			

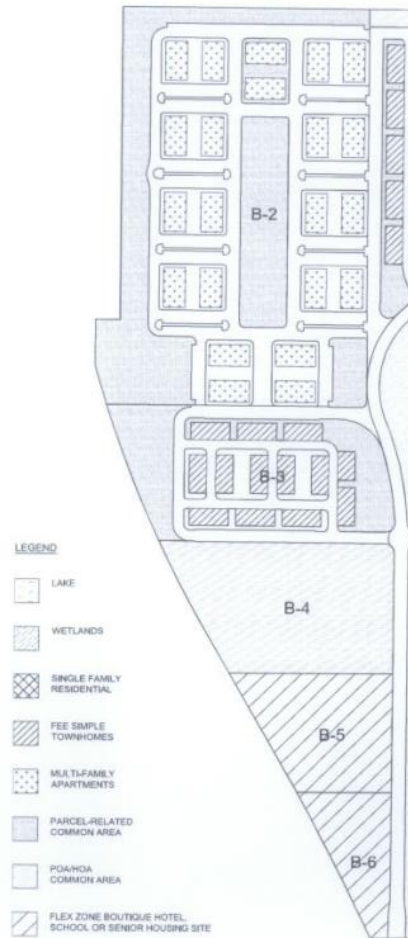
* ADDITIONAL SPACES PENDING PRELIMINARY SITE PLAN DESIGN
** VARIANCE REQUIRED

APARTMENT UNIT SUMMARY

UNIT TYPE	% OF UNITS	# OF UNITS	LIABLE SF/UNIT
1 BR	40%	194	750 SF MIN
2 BR	40%	194	900 SF MIN
3 BR	20%	96	1,050 SF MIN

* NO STUDIO APARTMENTS ALLOWED

- NOTES:
- PHASING AS INDICATED BY LETTER/NUMBER DESIGNATIONS BELOW.
 - INFRASTRUCTURE SHALL BE IN PLACE PRIOR TO COMMENCEMENT WITH INITIAL DEVELOPMENT PHASE.
 - SEE SHEETS ZA.07 & ZA.08 FOR OPEN SPACE & RECREATION AREA CALCULATIONS.

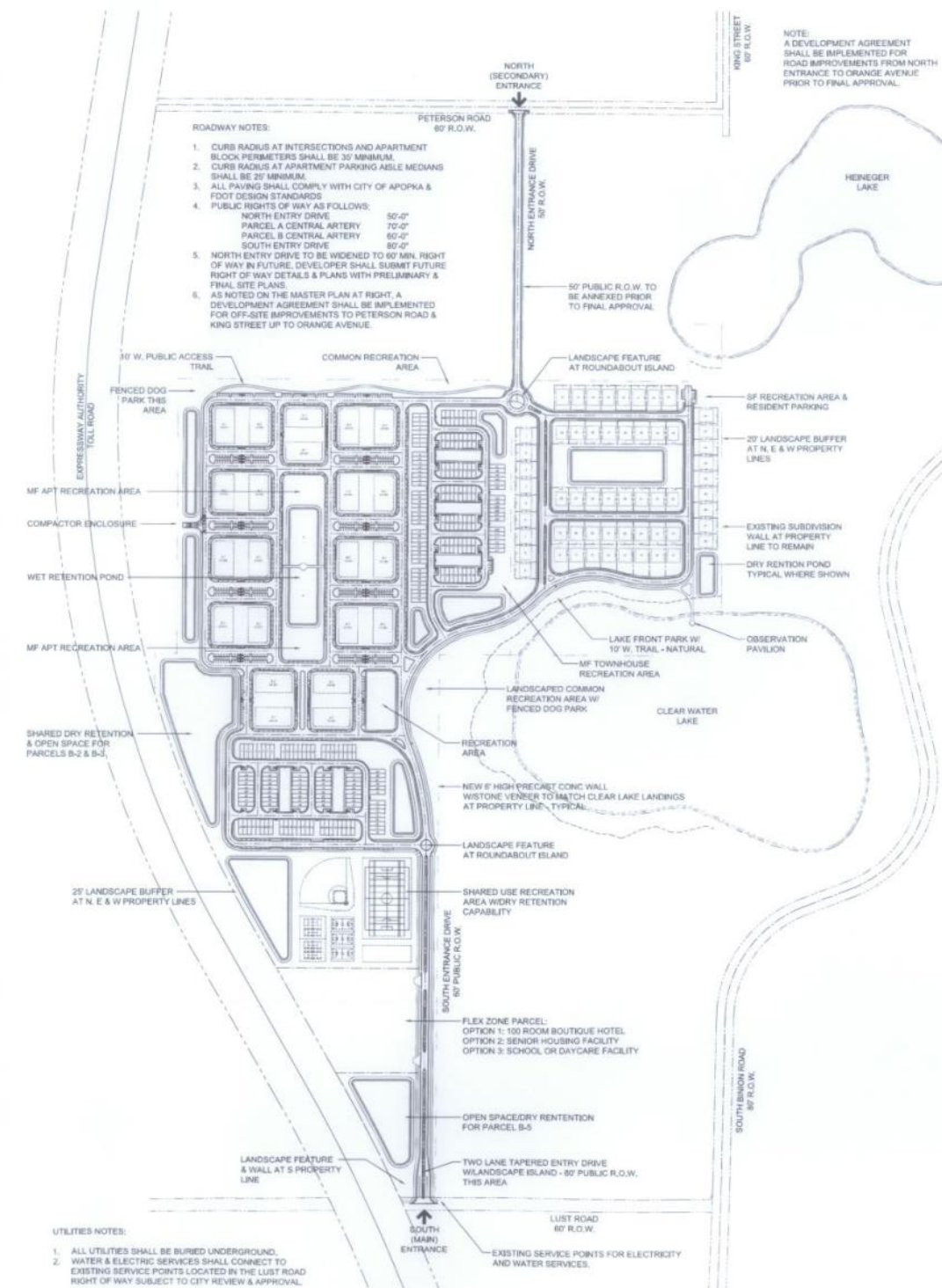


- LEGEND**
- LAKE
 - WETLANDS
 - SINGLE FAMILY RESIDENTIAL
 - FEE SIMPLE TOWNHOMES
 - MULTI-FAMILY APARTMENTS
 - PARCEL-RELATED COMMON AREA
 - POA/HA COMMON AREA
 - FLEX ZONE BOUTIQUE HOTEL, SCHOOL OR SENIOR HOUSING SITE

PARCEL A SITE AREA 1,321,761 SF = 30.3 AC	PARCEL B-2 SITE AREA 1,726,074 SF = 39.63 AC
DWELLING UNITS 58 SINGLE FAMILY LOTS, 2 D.U./AC	D.U.'S 484 MULTI-FAMILY APARTMENTS, 12 D.U./AC
NORTH 98,375 SF	(11) 20 UNIT BLDGS 14,940 164,340 SF
EAST 74,250 SF	(11) 24 UNIT BLDGS 14,940 164,340 SF
SOUTH 147,402 SF	328,680 SF = 7.55 AC
WEST 71,999 SF	
CENTRAL 132,290 SF	OPEN SPACE
485,316 SF = 11.37 AC	N/W COMMON AREA 119,536 SF
OPEN SPACE	EAST COMMON 41,817 SF
HEINIGER LAKE 19,998 SF	BLOCK COMMON (TOTAL) 253,407 SF
CLEAR LAKE 183,113 SF	CENTRAL COMMON 171,245 SF
203,101 SF = 4.66 AC	810,844 SF = 13.45 AC
HEINIGER WETLANDS 8,010 SF	STREETS & PKG ASBLES 528,368 SF = 12.13 AC
CLEAR LAKE WETLANDS 65,998 SF	
74,008 SF = 1.7 AC	PARCEL B-3 SITE AREA 384,197 SF = 8.82 AC
N/E/S COMMON AREA 186,356 SF	D.U.'S 100 FEE SIMPLE TOWNHOMES, 12 D.U./AC
W COMMON 32,918 SF	(1) 8 UNIT BLDG 8,010 8,010 SF
CENTRAL COMMON 127,221 SF	(12) 8 UNIT BLDGS 11,360 136,320 SF
326,972 SF = 7.50 AC	144,330 SF = 3.31 AC
R.O.W./STREETS 86,732 SF	OPEN SPACE
135,295 SF	N/E COMMON AREA 94,022 SF
222,131 SF = 5.1 AC	S COMMON 17,800 SF
	CENTRAL COMMON 31,472 SF
PARCEL B-1 SITE AREA 504,916 SF = 11.59 AC	163,294 SF = 3.75 AC
D.U.'S 114 FEE SIMPLE TOWNHOMES, 10 D.U./AC	STREETS 75,926 SF = 1.74 AC
(3) 8 UNIT BLDGS 8,520 26,560 SF	
(12) 8 UNIT BLDGS 11,360 136,320 SF	PARCEL B-4 451,437 SF = 10.36 AC
151,880 SF = 3.72 AC	SHARED-USE RECREATION AREA
OPEN SPACE	
N/E/S COMMON AREA 122,559 SF	PARCEL B-5 265,089 SF = 6.09 AC
WEST COMMON 49,392 SF	FLEX ZONE SCHOOL, SENIOR HOUSING OR HOTEL
CENTRAL COMMON 55,943 SF	
237,584 SF = 5.45 AC	PARCEL B-6 123,311 SF = 2.8 AC
STREETS 103,847 SF = 2.38 AC	SCHOOL OR SHARED-USE OPEN SPACE
	PARCEL B POA/HA COMMON AREA 38,665 SF
	NORTH 156,313 SF
	EAST 121,833 SF
	WEST 296,911 SF = 6.86 AC
	ROW & STREETS 208,871 SF = 4.82 AC

MASTER PLAN IS SUBJECT TO PRELIMINARY OR FINAL DEVELOPMENT PLAN APPROVAL

MASTER PLAN



ROADWAY NOTES:

- CURB RADIUS AT INTERSECTIONS AND APARTMENT BLOCK PERMETERS SHALL BE 30' MINIMUM.
- CURB RADIUS AT APARTMENT PARKING AISLE MEDIANS SHALL BE 25' MINIMUM.
- ALL PAVING SHALL COMPLY WITH CITY OF APOPKA & FOOT DESIGN STANDARDS.
- PUBLIC RIGHTS OF WAY AS FOLLOWS:
NORTH ENTRY DRIVE 50'-0"
PARCEL A CENTRAL ARTERY 70'-0"
PARCEL B CENTRAL ARTERY 60'-0"
SOUTH ENTRY DRIVE 80'-0"
- NORTH ENTRY DRIVE TO BE WIDENED TO 60' MIN. RIGHT OF WAY IN FUTURE. DEVELOPER SHALL SUBMIT FUTURE RIGHT OF WAY DETAILS & PLANS WITH PRELIMINARY & FINAL SITE PLANS.
- AS NOTED ON THE MASTER PLAN AT RIGHT, A DEVELOPMENT AGREEMENT SHALL BE IMPLEMENTED FOR OFF-SITE IMPROVEMENTS TO PETERSON ROAD & KING STREET UP TO ORANGE AVENUE.

UTILITIES NOTES:

- ALL UTILITIES SHALL BE BURIED UNDERGROUND.
- WATER & ELECTRIC SERVICES SHALL CONNECT TO EXISTING SERVICE POINTS LOCATED IN THE LUST ROAD RIGHT OF WAY SUBJECT TO CITY REVIEW & APPROVAL.

MASTER PLAN IS SUBJECT TO PRELIMINARY OR FINAL DEVELOPMENT PLAN APPROVAL

HOLLY SWANSON
ARCHITECT, AIA

6205 FLAMINGO DRIVE
APOLLO BEACH, FLORIDA
33572

813-465-1095

FL LICENSE NO. AR92665

CONSULTING ENGINEER

ERIC J. HENORA, P.E.

ENDRA
& associates, inc.

PROJECT INFORMATION

AVIAN POINTE
(FORMERLY BINION ESTATES)
PUD ZONING AMENDMENT
(SINGLE FAMILY TO MIXED USE)

2771 LUST ROAD
APOPKA, FLORIDA

SCALE: 1" = 300'

ISSUE

DATE	REV.	DESCRIPTION
3/24/14		CITY REVIEW
3/26/14		CITY SUBMETAL 1
3/30/14		CITY SUBMETAL 2
6/12/14	1	REVISION 1
4/27/15	2	REVISION 2

SEAL:

SHEET NUMBER:

ZA.02

PROJECT NUMBER: 14-001

DATE: 4-27-15

DRAWN BY: HS

AMENDED DEVELOPMENT SUMMARY

PARCEL A

PARCEL ID NUMBER:	07-21-28-0000-00-015	ADDRESS: 230 SOUTH BINION ROAD, APOPKA, FL 32703	NO CHANGE:	APPROVED:	PROPOSED:
OWNER:	WD LONG FARMS LLC	ADDRESS: 2849 LUST ROAD, APOPKA FL 32703	●	●	
ACREAGE:	30.3 AC MOL		●	●	
ZONING:	PUD (RESIDENTIAL)		●	●	
LAND USE:	SINGLE FAMILY RESIDENTIAL		●	●	
NUMBER OF LOTS:	59		●	●	
DWELLING UNITS/ACRE:	2		●	●	
MINIMUM NET LIVING AREA:	1,700 SF PER DWELLING UNIT		●	●	
SETBACKS:	PER PREVIOUSLY APPROVED MASTER PLAN		●	●	
PARKING REQUIREMENTS:	2 ENCLOSED SPACES, 2 DRIVEWAY SPACES		●	●	
LANDSCAPE BUFFERS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
COMMON AREA:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
RECREATION AREA:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
DEVELOPMENT STANDARDS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
STREET STANDARDS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	

PARCEL B (OVERALL)

PARCEL ID NUMBERS:	07-21-28-0000-00-002, 07-21-28-0000-00-023	ADDRESS: 2771 LUST ROAD, APOPKA, FL 32703	NO CHANGE:	APPROVED:	PROPOSED:
OWNER:	APOPKA CLEAR LAKE INVESTMENTS, LLC	ADDRESS: 1810 W. KENNEDY BLVD., STE 232, TAMPA FL 33606	●	●	
ACREAGE:	95 AC MOL		●	●	
ZONING:	PUD (MIXED-USE)		●	●	
USE:	MIXED USE RESIDENTIAL, RECREATION & FLEX		●	●	
NUMBER OF PARCELS:	8		●	●	
LANDSCAPE BUFFERS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
COMMON AREA:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	MINOR CHANGES TO COMMON AREA
DEVELOPMENT STANDARDS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
STREET STANDARDS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	MINOR CHANGES TO ROW LAYOUT

PARCEL B-1

ACREAGE:	12 AC MOL		●	●	ADDED .1 AC
LAND USE:	TOWNHOMES		●	●	
DWELLING UNITS/ACRE:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
MINIMUM NET LIVING AREA:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
SETBACKS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
PARKING REQUIREMENTS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
LANDSCAPE BUFFERS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
COMMON AREA:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
RECREATION AREA:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
DEVELOPMENT STANDARDS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
STREET STANDARDS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	

PARCEL B-2

ACREAGE:	35.4 AC MOL		●	●	REMOVED 4.9 AC
LAND USE:	MULTI-FAMILY APARTMENTS		●	●	
DWELLING UNITS/ACRE:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
MINIMUM NET LIVING AREA:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
SETBACKS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
PARKING REQUIREMENTS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
LANDSCAPE BUFFERS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
COMMON AREA:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
RECREATION AREA:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
DEVELOPMENT STANDARDS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	MODIFIED INTERNAL STREET LAYOUT INCREASED # EXITS FROM 3 TO 4.
STREET STANDARDS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	

PARCEL B-3

ACREAGE:	12.3 AC MOL		●	●	REMOVED .7 AC
LAND USE:	TOWNHOMES		●	●	
DWELLING UNITS/ACRE:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
MINIMUM NET LIVING AREA:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
SETBACKS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
PARKING REQUIREMENTS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
LANDSCAPE BUFFERS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
COMMON AREA:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
RECREATION AREA:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
DEVELOPMENT STANDARDS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	
STREET STANDARDS:	PER ALREADY APPROVED MASTER DEVELOPMENT AGREEMENT		●	●	

PARCEL B-4

ACREAGE:	12.2 AC MOL		●	●	ADDED 1.6 AC
LAND USE:	RECREATION		●	●	

PARCEL B-5

ACREAGE:	9.9 AC MOL		●	●	ADDED 4 AC
LAND USE:	FLEX - SCHOOL, COMMERCIAL, SENIOR HOUSING		●	●	

PARCEL B-6

ACREAGE:	2.90 AC MOL		●	●	
LAND USE:	FLEX - SCHOOL, COMMERCIAL, SENIOR HOUSING		●	●	

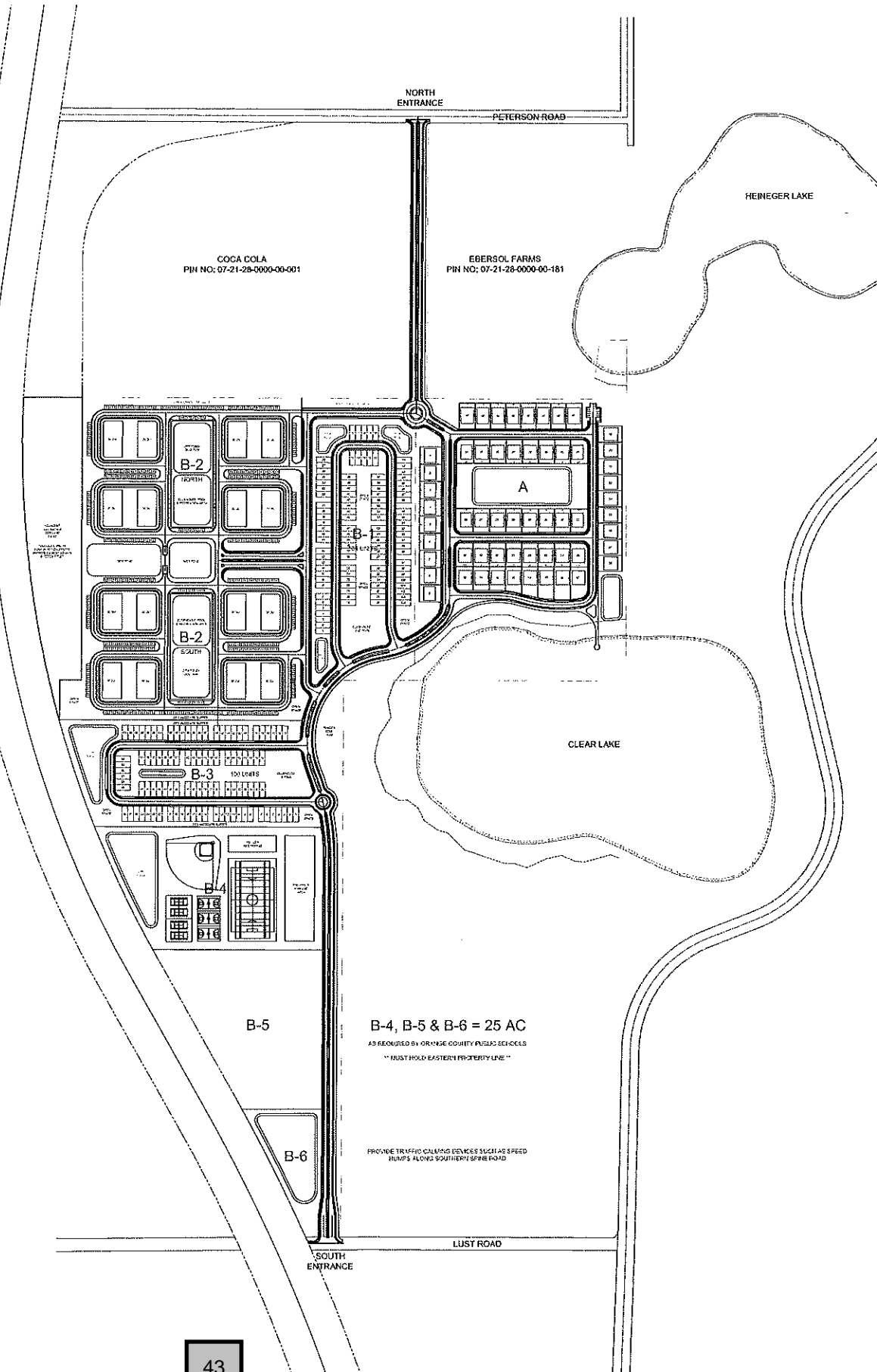
ROW

ACREAGE:	11.6 AC MOL		●	●	
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NOTES

- ALL MASTER PLAN MODIFICATIONS SHALL COMPLY WITH PREVIOUSLY APPROVED MASTER DEVELOPMENT AGREEMENT.
- RIGHT OF WAY & PRIVATE STREET DESIGNS INCLUDING STREET LIGHTING SHALL COMPLY WITH CITY OF APOPKA & FDOT STANDARDS.
- WASTE MANAGEMENT DESIGNS SHALL COMPLY WITH CITY OF APOPKA SANITATION DEPARTMENT STANDARDS.
- MAIL BOXES / KIOSKS SHALL COMPLY WITH CITY OF APOPKA & UNITED STATES POSTAL SERVICE STANDARDS.
- A PRELIMINARY SITE PLAN DRAWING PACKAGE SHALL BE COORDINATED WITH & SUBMITTED TO THE CITY OF APOPKA BY THE CIVIL ENGINEER FOR REVIEW & APPROVAL PRIOR TO CONSTRUCTION.

AMENDED MASTER PLAN



HOLLY SWANSON
ARCHITECT, AIA

6205 FLAMINGO DRIVE
APOLLO BEACH, FLORIDA
33572

813-260-4818

FL LICENSE NO. AR92665

CONSULTING ENGINEER:

LOCHRANE
ENGINEERING
201 S. BUMBY AVENUE
ORLANDO, FL
407-696-3517

PROJECT INFORMATION:

INSUBSTANTIAL ADMENDMENT TO
AVIAN POINTE MASTER PLAN

2771 LUST ROAD
APOPKA, FLORIDA

SCALE: 1" = 300'

ISSUE:

DATE: REV: DESCRIPTION:

10/14/16 SUBMITTAL

1/17/16 REVISED PLAN

PA.01

PROJECT NUMBER: 1400

DATE: 11/17/2016

DRAWN BY: HS

EXHIBIT "B"

Avian Pointe Master Plan Development Standards and Guidelines

Refer to developer agreement for additional project information regarding development standards and guidelines.

COMMUNITY DESIGN

1. Northern and southern entrance feature designs and landscaping will be provided at the preliminary development plan.
2. Postal Service:
 - a. Parcel A: Service shall be via individual mailboxes located in the landscape strip abutting the street. If any on-street parking is proposed within the Spine Road for Parcel A, a mail kiosk may be required at the time of the preliminary development plan.
 - b. Mailboxes shall be uniform in design & color and overseen by the homeowner's association.
 - c. Parcels B-1, B-2 & B3 shall have USPS/ADA approved mail kiosks as shown on the enlarged master plan. These kiosks shall be located on paved areas with sufficient maneuvering clearances and proper grading to accommodate both mail carriers and persons with disabilities. A letter from the Apopka USPS shall be required prior to approval of the preliminary development plan.
3. Public and private roads are called out on the enlarged master plan sheets. A list of potential street names is included in this document set. Final street names shall be submitted with the preliminary development plan.
4. Fenced dog parks: two (2) fenced dog parks are noted on the Master Plan. Delineated dog park plans shall be submitted with the preliminary development plan.
5. A list of potential 'village' or neighborhood names shall be included with the preliminary site plan. Each village will be named 'xxxx' at Avian Pointe.
6. Community signage will be uniform, developed, submitted and approved per City of Apopka signage standards at the preliminary site\subdivision plan.
7. Community street lighting will be uniform, selected, submitted and approved per City of Apopka street lighting standards at the preliminary site plan. Street light and pedestrian light poles shall be of a decorative type consistent with City's Development Design Guidelines.

PARKING

1. Parking standards set forth within Sheet ZA.02 for parking summary table, Master Plan.
2. On street parallel parking spaces shall be a minimum of 9' wide x 22' in length.
3. Head-in, 90° standard parking spaces shall be a minimum of 9' wide x 18' in length.
4. Head-in 90° standard parking spaces at Parcel B-2 parking aisles may be decreased to 9' wide x 16' deep to increase landscaped median per city of Apopka LDC.
5. Head-in 90° ADA parking spaces shall be a minimum of 12' wide x 19' long & meet both Florida building code and Federal ADA standards. A 5' wide accessible aisle shall be required at each ADA parking space. Each space shall be marked with the universal ADA symbol and be provided with appropriate signage in accordance with code requirements.
6. Compact spaces are not allowed.

7. Garage setbacks:

Parcel A: 30' minimum clear driveway depth to right of way sidewalk

Parcels B-1 & B-3: 20' min. clear driveway depth to right of way sidewalk.

8. Front entry garage minimum setback for single family homes is 30' per development design guidelines.
9. Garage setback for townhomes must be sufficient to accommodate a 20' long vehicle without extending over a sidewalk or street or alley.
10. Townhome driveways shall be separated by a landscape area to separate vehicles & define property boundaries.

BUILDING DESIGN/ARCHITECTURE

1. Townhomes : entrance to each unit must access a public sidewalk. Refer to landscape plans for proposed sidewalk locations.
2. Townhomes abutting a street shall have their main entry from that street. This applies to perimeter units on Parcels B-1 and B-3. Internal block units shall have their primary entrance off of the common greenspace with rear access from internal streets or alleys. Refer to enlarged landscape plans for graphic information.
3. Refer to parking notes above for single family home front entry garage requirements.
4. Standards for apartment mix are listed in tabular format on sheet za.02.
5. A minimum of one of the two required parking spaces occur within an enclosed garage space.
6. Single family residences shall have a minimum of two (2) enclosed garage spaces.

RECREATION

1. Parcel A: the edge of Heninger Lake shall be left undisturbed and vegetated. See notes on Sheet ZA.02 and ZA.03
2. Community Park (Parcel B-4): Community park shall be available to residents of all villages (A to B-6) to use, including any guest and/or residents at any hotel or living facility within Parcel B-5. Refer to Sheet enlarged plans for additional information (Sheet ZA.07 and ZA.08).
3. Development Agreement will include schedule for completion of parks and recreation facilities.

LANDSCAPE & BUFFER

1. A 6' high precast concrete wall with ledgestone finish shall be placed within the landscape buffer next to the Clear Lake landings subdivision. All perimeter property separation walls to match.
2. Final recreation plan for each residential village shall be provided at the preliminary development plan.

FIRE DEPARTMENT NOTES

1. All roadways, water line infrastructure and fire hydrants shall be in place before building construction may begin.
2. Fire hydrants must be within 500 feet of each home.

3. Fire hydrant shall be marked with a blue road reflector.
4. Fire lanes shall be provided for the multi residential buildings.
5. All multi residential town homes or apartments must be equipped with fire sprinkler systems, and fire alarm systems meeting Florida fire prevention code.
6. Fire department connections (FDC) for sprinkler systems must be remote from the buildings with fire lanes.
7. If the development is gated, the gate shall be equipped with an opti-com type signaling device that is compatible with City of Apopka emergency vehicles. It must also be equipped with a yelp siren activation and gate code requested by the Fire Department.
8. Connector road to the north all the way to W. Orange Avenue shall meet City of Apopka standards to allow safe travel for fire apparatus.

PUBLIC SERVICES DEPARTMENT NOTES

1. Roads, driveways & roundabouts shall follow FDOT standards.
2. Utilities shall be coordinated with and provided by the city of Apopka.
3. Sanitation service shall be coordinated with and provided by the City of Apopka.
4. Single family and townhome sanitation service shall be via individual unit curbside waste bins per city schedule.
5. Apartment sanitation service shall be via roll-off bins located within an enclosed compactor bay on site. Apartment maintenance staff shall be responsible for transportation of trash from the apartment buildings to the compactors and coordinating pick up with the city sanitation department.
6. No trees or shrubs shall be planted within the road right of ways with contain city-maintained potable water, reclaimed water, stormwater or sewer mains.
7. Landscape and irrigation design shall be in accordance with the City of Apopka Ordinance 2069, adopted May 21, 2008 which establishes waterwise landscape and irrigation standards.

BUILDING DESIGN/ARCHITECTURE

1. Village structures shall be complimentary to but distinct from adjacent villages.
2. Building facades shall be varied in depth with multiple pitched roof heights to provide visual interest. Flat and/or mansard roofs shall not be permitted.
3. Facade materials shall be varied and may consist of stucco, horizontal siding, stone and/or brick veneer.
4. Color palettes shall be complimentary to but distinct from adjacent villages. Field colors and trim shall be distinct from one another.
5. Residential units shall have a useable front porch accessible from the sidewalk. Upper units at the apartments shall also have porches and/or useable outdoor seating areas located along the upper floor verandas.
6. A community clubhouse and resort style pool shall be located in the single family and townhome villages.
7. Two community clubhouses and resort style pools shall be located in the apartment village.

- 8. Community clubhouses shall be equipped with restrooms, communal kitchens (indoor and/or outdoor), seating areas and exercise areas.
- 9. Community clubhouses shall be designed to accommodate persons with disabilities as required by the Florida building code and ADA, current enforced editions.
- 10. Access to community clubhouses shall be restricted to village residents and their guests.

BUILDING SETBACKS

1. SINGLE FAMILY RESIDENCES

FRONT YARD:	25' MINIMUM
SIDE YARD:	7.5' MINIMUM
REAR YARD:	20' MINIMUM
FRONT-FACING GARAGE:	30' MINIMUM

NOTES:

- Two story residences shall be set back an additional 2.5' from the side yard property lines.
- Front porches may encroach into the front yard setback no more than 5'.

2. TOWNHOMES

Front yard: 15' minimum, 17' to 20' shown on plan to public sidewalk where facing street

Front yard: 5' minimum to public sidewalk where facing central greenbelt face of bldg to face of bldg: 60' minimum where facing central greenbelt side yard between bldgs:20' minimum

Garage driveway: 20' minimum to public sidewalk\edge of right of way

NOTES:

- Townhomes abutting the single family residential village shall be setback a minimum of 30' from the property line separating the two villages.
- A 6' high precast concrete wall with stone veneer shall be located along that property line. Refer to master plan & landscape plan for location
- Front porches at townhomes may not encroach into the front yard setback.

3. APARTMENTS

Front yard: 12' MINIMUM TO PUBLIC SIDEWALK WHERE FACING STREET

Side yard: NOT APPLICABLE

Face of bldg to face of bldg: 60' MINIMUM, 70' SHOWN ON PLAN WHERE FACING central greenspace.

NOTES:

- Ground floor apartment units facing the street shall have usable front porches and entrances accessible from the public sidewalk.

- Units facing the central greenspace shall have usable porches accessible from common area walkways.
- Front porches at apartments may not encroach into the front yard setback or central greenspace setback.

LOT DIMENSIONS

1. SINGLE FAMILY RESIDENCES

INTERIOR LOTS: 70' X 120' (LIMITED TO 10% OF TOTAL LOTS)
75' X 110'
80' X 100'

CORNER LOTS: 75' X 110' MINIMUM

NOTES:

- Lot widths at internal blocks vary but must maintain minimum standards listed above.
- Lot configuration diagrams are located on Sheet ZA.12

2. TOWNHOMES

INTERIOR LOTS: 20' X 71' MINIMUM
END LOTS: 20'-4" WIDE X 71' DEEP TO ACCOMODATE END

WALL THICKNESS.

NOTES:

- Common areas abutting the townhome lots shall be the responsibility of and maintained by the Village H.O.A.

UNIT SIZES

1. SINGLE FAMILY RESIDENCES

1,700 minimum sf livable area
2 enclosed parking spaces

2. TOWNHOMES

1,350 minimum sf livable area
1 enclosed parking space

3. APARTMENTS

1 BR UNIT: 750 minimum SF livable area
2 BR UNIT: 900 minimum SF livable area
3 BR UNIT: 1,050 minimum SF livable area

NOTES:

- See Sheet ZA.02 for parking table
- A list of luxury apartment features is included in the developer agreement.

ADDITIONAL NOTES

1. All residential units shall comply with fair housing act accessibility standards.
2. A minimum of 5% of the apartment units shall be designed to comply with ADA standards.
3. All single family and townhome units shall have a fair housing act compliant bath or 1/2 bath located on the ground floor of the unit.
4. All residential units shall laundry facilities located within the livable area.
5. Bicycles and or personal items other than outdoor furnishings and plants shall not be stored on porches. Bicycle racks shall be provided at community clubhouses, recreation areas and each apartment block.
6. Single family waste bins shall be stored either within each unit's garage or behind an opaque screen wall or fence located within the sideyard setback
7. Townhome waste bins shall be stored within each unit's garage or behind an opaque screen wall or fence located within the rear yard setback.
8. Apartment buildings shall have common trash rooms located within each building. Property management shall be responsible for transporting trash from each building to the compactor enclosure shown on the plans.

COMMUNITY PARK GUIDELINES

1. Park facilities shall meet ADA accessibility requirements.
2. Restrooms shall be provided for park users.
3. On-street parking is provided for park users. Additional parking pending. Refer to developer agreement for additional information.
4. Bicycle racks shall be provided. Number and location(s) to be determined at preliminary development plan.
5. Drinking fountains shall be provided. Number and locations to be determined at preliminary development plan.
6. Recreation facilities shown on plans are conceptual final facilities to be determined at preliminary development plan.
7. All development residents shall have shared-use access to the community park including flex zone Parcel B-5.

FLEX ZONE PARCEL B-5

1. Refer to Exhibit “C” for permissible uses. Any additional uses within Flex Zon parcel B-5 must be approved through an amendment to the PUD ordinance.
2. Development standards to follow land development code.
3. Refer to adopting PUD zoning ordinance for additional information.

PROPOSED VILLAGE NAMES

PARCEL A The Lakes at Avian Pointe
PARCEL B-1 North Mews at Avian Pointe
PARCEL B-2 The Commons at Avian Pointe
PARCEL B-3 South Mews at Avian Pointe
PARCEL B-4 Community park to be determined and submitted with preliminary development plan
PARCEL B-5 FLEX ZONE To be determined and submitted with preliminary development plan

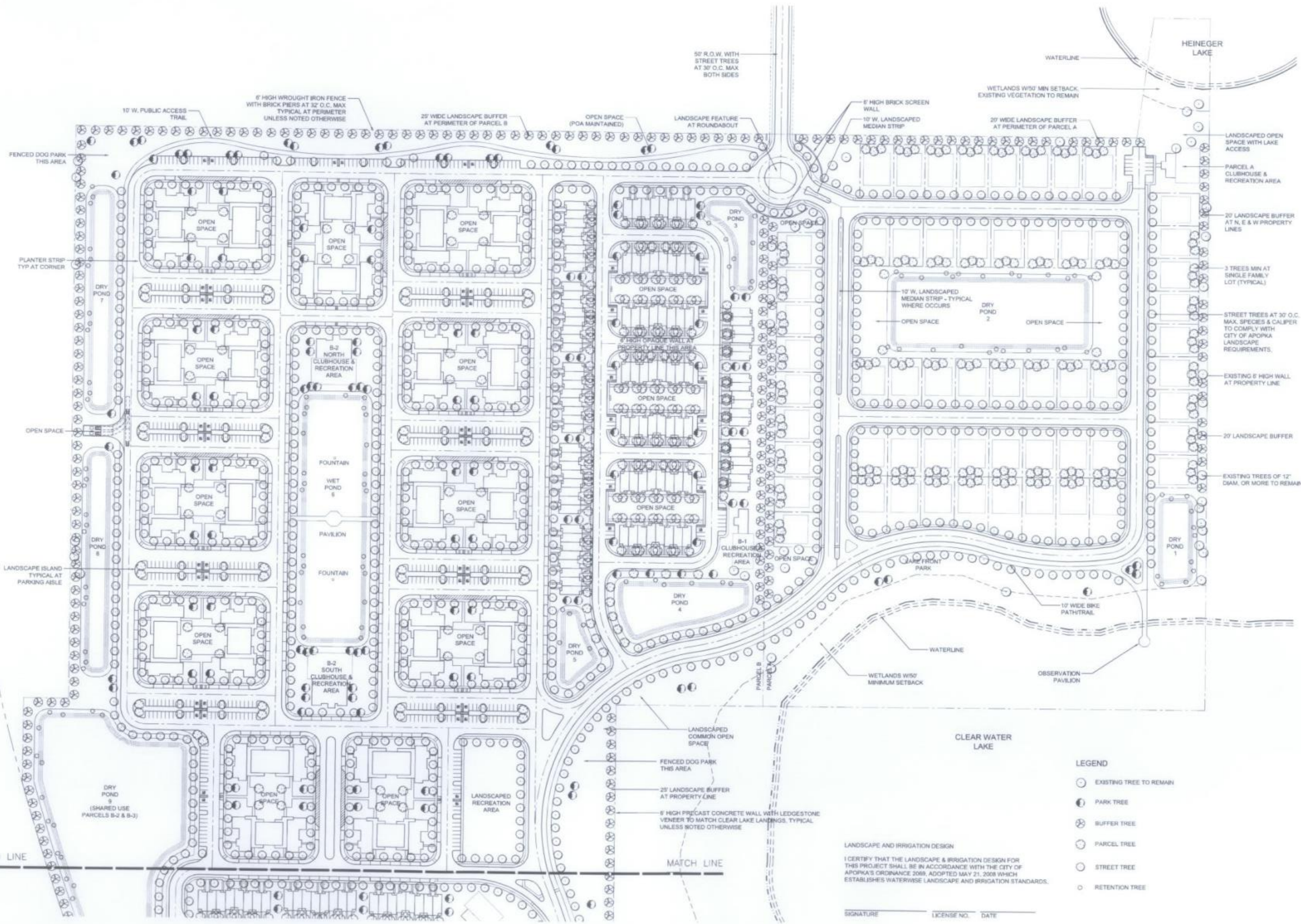
1. Village names listed above are preliminary & subject to change pending preliminary site plan submittal.
2. Street names are preliminary & subject to change pending orange county availability and preliminary site plan submittal.

EXHIBIT “C”

FLEX ZONE PERMITTED USES – PARCEL B-5

Flex Space Permitted Uses. The following land uses are permissible uses within the Flex Zone area (Phase B-5):

- a. Boutique Hotel. The Hotel shall not exceed 100 rooms and all rooms must have entry only through the interior of the hotel building. A restaurant is allowed at the hotel but must be interior to the hotel or connected by a covered walkway. Restaurant facilities must be managed or leased by the hotel owner. The boutique hotel shall demonstrate character and attributes common to the definition of such hotels and shall be furnished in a themed, stylish and/or aspirational manner.
- b. School. A public or private school serving school age children from grades kindergarten (including pre-school) to 12th grade. In the event that the Flex Space Phase is developed as a school use, the Master Association shall enter into a shared use agreement with the owner of the school property to enable the school to utilize a portion of the Recreational Area Phase during normal school hours.
- c. Day care, adult or child.
- d. Assisted Living Facility or Senior Housing.
- e. Residential. The City and the Developer agree that in the event nonresidential development does not occur on the Flex Space area, Developer shall be permitted to convert the flex space to develop up to a maximum of sixty (60) townhome units on the Flex Space area to the extent and limited to a maximum residential density of ten (10) units per acres for the entire area of the Avian Pointe Master Plan assigned a Residential Medium Density Future Land Use Designation and subject to compliance with all school concurrency requirements and the City’s Land Development Code. Conversion of the Flex Space area to residential townhomes shall not occur until after 650 residential units have been constructed within Avian Pointe or five (5) years from the completion of the Spine Road, whichever occurs first. Conversion may include residential apartments above first-floor professional or business office uses consistent with Section (f) below. Residential buildings within parcel B-5 nearest the Spine Road or the northern private road shall be have the front facade oriented to the street with the primary entrance connected to the street sidewalk and to the perimeter of the Parcel. Parking shall be located behind residential buildings screened from S.R. 429 or the PUD roads. Residential buildings nearest the Spine Road shall be limited to two stories and a height of thirty-five (35) feet.
- f. Vertical Mixed Use Buildings. Professional or business office on the first floor and apartments on the upper floors. A maximum of sixty (60) apartment units are allowed. A professional or business office unit shall not exceed 2,500 square feet.
- g. Any residential development within the Flex Use Area must satisfy any applicable school concurrency requirements prior to submittal of a preliminary or final development plan. Additional requirements may appear in the Avian Pointe PUD development agreement.



6205 FLAMINGO DRIVE
 APOLLO BEACH, FLORIDA
 33572
 813-465-1095
 FL LICENSE NO. AR92665
 CONSULTING ENGINEER



PROJECT INFORMATION:
 2771 LUST ROAD
 APOPKA, FLORIDA

AVIAN POINTE
 (FORMERLY BINION ESTATES)
PUD ZONING AMENDMENT
 (SINGLE FAMILY TO MIXED USE)

SCALE: 1" = 100'

DATE	REV.	DESCRIPTION
3/24/14		CITY REVIEW
3/28/14		CITY SUBMITAL 1
5/30/14		CITY SUBMITAL 2
6/12/14	▲	REVISION 1
4/27/15	▲	REVISION 2

SEAL:

SHEET NUMBER:
ZA.05

PROJECT NUMBER: 14-001
 DATE: 4-27-15
 DRAWN BY: HS

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

SIGNATURE _____ LICENSE NO. _____ DATE _____

- LEGEND**
- EXISTING TREE TO REMAIN
 - PARK TREE
 - ⊗ BUFFER TREE
 - PARCEL TREE
 - STREET TREE
 - RETENTION TREE

MASTER PLAN IS SUBJECT TO PRELIMINARY OR FINAL DEVELOPMENT PLAN APPROVAL

LANDSCAPE PLAN - SHEET 2 OF 2

HOLLY SWANSON
ARCHITECT, AIA

6205 FLAMINGO DRIVE
APOLLO BEACH, FLORIDA
33572

813-465-1095

FL LICENSE NO. AR92665

CONSULTING ENGINEER:

ERIC J. HENDRA, P.E.



PROJECT INFORMATION:

AVIAN POINTE
(FORMERLY BINION ESTATES)
PUD ZONING AMENDMENT
(SINGLE FAMILY TO MIXED USE)

2771 LUST ROAD
APOPKA, FLORIDA

SCALE: 1" = 100'

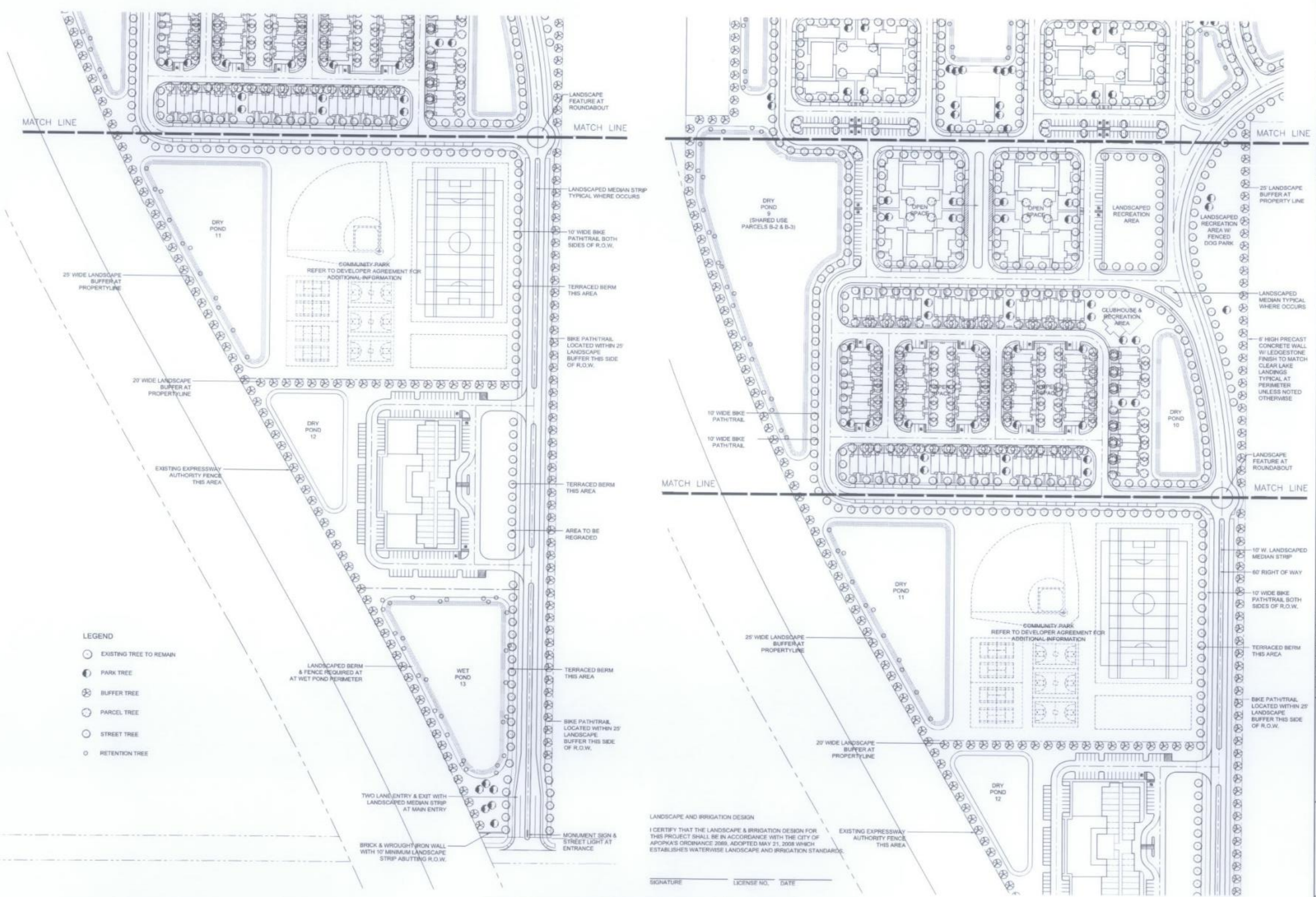
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2/24/14		CITY REVIEW
3/28/14		CITY SUBMETAL 1
5/30/14		CITY SUBMETAL 2
6/12/14	▲	REVISION 1
4/27/15	▲	REVISION 2

SEAL:

SHEET NUMBER:

ZA.06

PROJECT NUMBER: 14-001
DATE: 4-27-15
DRAWN BY: HS



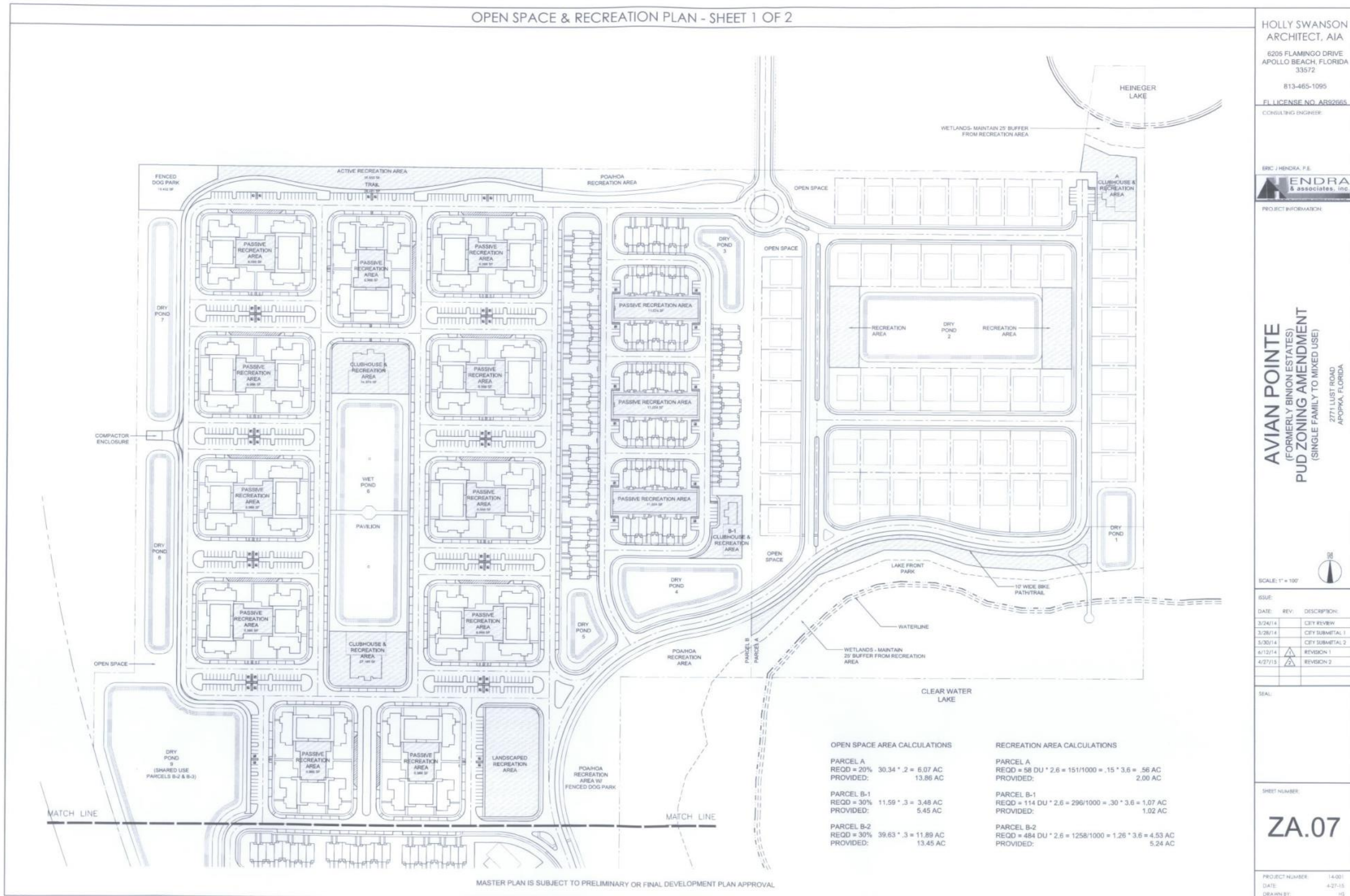
- LEGEND**
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 - STREET TREE
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LANDSCAPE AND IRRIGATION DESIGN
I CERTIFY THAT THE LANDSCAPE & IRRIGATION DESIGN FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2009, ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE _____ LICENSE NO. _____ DATE _____

MASTER PLAN IS SUBJECT TO PRELIMINARY OR FINAL DEVELOPMENT PLAN APPROVAL

OPEN SPACE & RECREATION PLAN - SHEET 1 OF 2



OPEN SPACE AREA CALCULATIONS

PARCEL A	REQD = 20%	30.34 * .2 = 6.07 AC
PROVIDED:		13.86 AC
PARCEL B-1	REQD = 30%	11.59 * .3 = 3.48 AC
PROVIDED:		5.45 AC
PARCEL B-2	REQD = 30%	39.63 * .3 = 11.89 AC
PROVIDED:		13.45 AC

RECREATION AREA CALCULATIONS

PARCEL A	REQD = 58 DU * 2.6 = 151/1000 = .15 * 3.6 = .56 AC
PROVIDED:	2.00 AC
PARCEL B-1	REQD = 114 DU * 2.6 = 296/1000 = .30 * 3.6 = 1.07 AC
PROVIDED:	1.02 AC
PARCEL B-2	REQD = 484 DU * 2.6 = 1258/1000 = 1.26 * 3.6 = 4.53 AC
PROVIDED:	5.24 AC

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CONSULTING ENGINEER

ERIC J. HENDON, P.E.
ENDRA
& associates, inc.

PROJECT INFORMATION

AVIAN POINTE
(FORMERLY BINION ESTATES)
PUD ZONING AMENDMENT
(SINGLE FAMILY TO MIXED USE)
2771 LUST ROAD
APOPKA, FLORIDA

SCALE: 1" = 100'

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3/24/14		CITY REVIEW
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5/30/14		CITY SUBMITAL 2
6/12/14	△	REVISION 1
4/27/15	△	REVISION 2

SEAL:

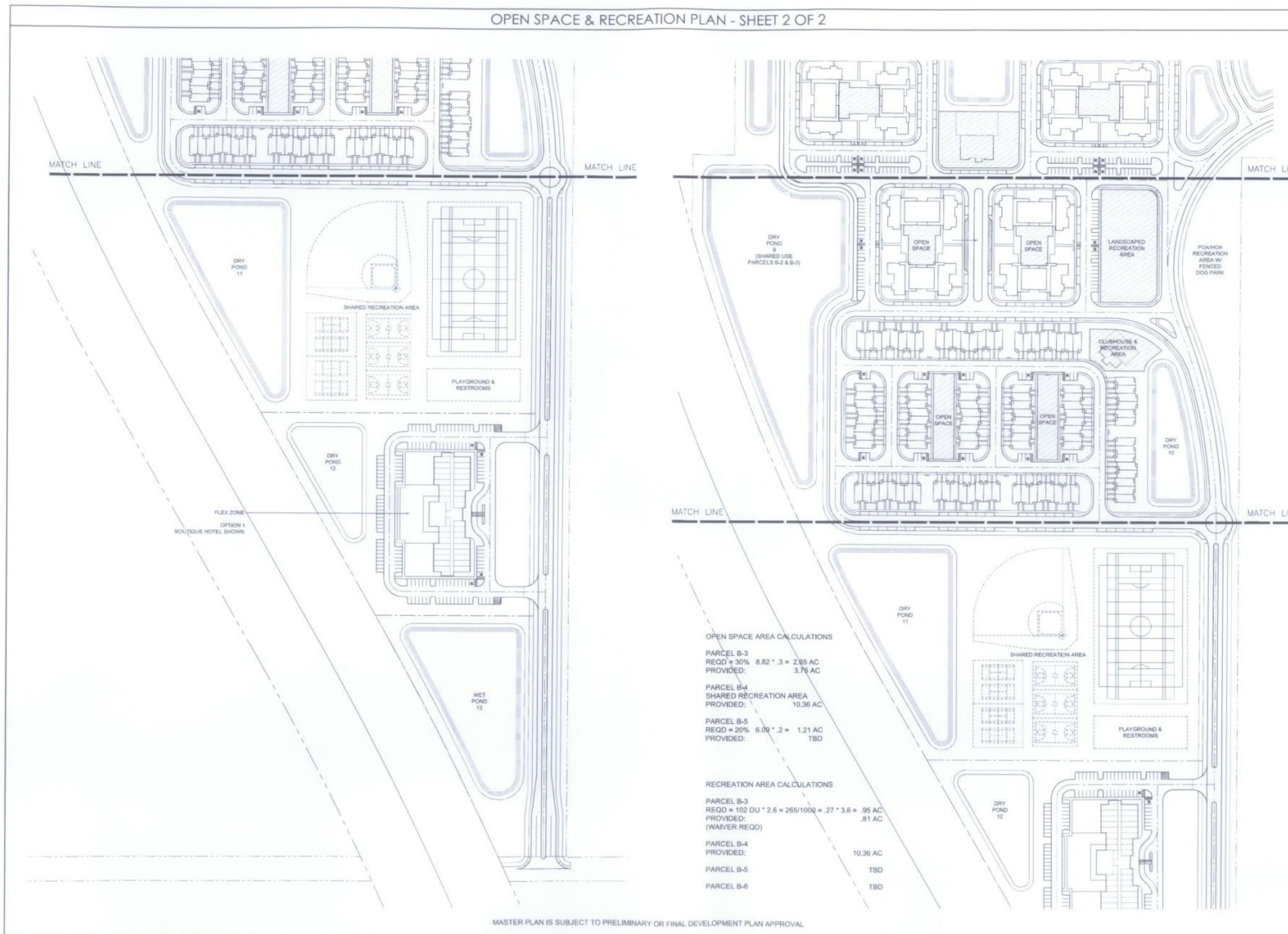
SHEET NUMBER:

ZA.07

PROJECT NUMBER: 14001
DATE: 4-27-15
DRAWN BY: HS

MASTER PLAN IS SUBJECT TO PRELIMINARY OR FINAL DEVELOPMENT PLAN APPROVAL

OPEN SPACE & RECREATION PLAN - SHEET 2 OF 2



OPEN SPACE AREA CALCULATIONS

PARCEL B-3
 REQD = 30% 8.82 * .3 = 2.65 AC
 PROVIDED: 3.76 AC

PARCEL B-4
 SHARED RECREATION AREA
 PROVIDED: 10.36 AC

PARCEL B-5
 REQD = 20% 6.09 * .2 = 1.21 AC
 PROVIDED: TBD

RECREATION AREA CALCULATIONS

PARCEL B-3
 REQD = 102 DU * 2.6 = 265/1000 = .27 * 3.6 = .95 AC
 PROVIDED: .81 AC
 (WAIVER REQD)

PARCEL B-4
 PROVIDED: 10.36 AC

PARCEL B-5
 PROVIDED: TBD

PARCEL B-6
 PROVIDED: TBD

MASTER PLAN IS SUBJECT TO PRELIMINARY OR FINAL DEVELOPMENT PLAN APPROVAL

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 FL LICENSE NO. AR92669
 CONSULTING ENGINEER



PROJECT INFORMATION

AVIAN POINTE
 (FORMERLY BINION ESTATES)
PUD ZONING AMENDMENT
 (SINGLE FAMILY TO MIXED USE)
 2771 LUST ROAD
 APOPKA, FLORIDA

SCALE: 1" = 100'

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6/12/14	▲	REVISION 1
4/27/15	▲	REVISION 2

SEAL

SHEET NUMBER
ZA.08

PROJECT NUMBER: 14001
 DATE: 4-27-15
 DRAWN BY: HG

PROTOTYPE MULTI-FAMILY APARTMENT BUILDING ELEVATIONS



BLDG 'A2' FRONT ELEVATION



BLDG 'A2' REAR ELEVATION

ELEVATIONS ARE PRELIMINARY & SUBJECT TO CHANGES PENDING ZONING AMENDMENT APPROVAL, ARCHITECTURAL & CIVIL ENGINEERING REFINEMENTS.



BLDG 'A1' FRONT ELEVATION



BLDG 'A1' REAR ELEVATION

ELEVATIONS ARE PRELIMINARY & SUBJECT TO CHANGES PENDING ZONING AMENDMENT APPROVAL, ARCHITECTURAL & CIVIL ENGINEERING REFINEMENTS.

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FL LICENSE NO. AB92665

CONSULTING ENGINEER:

ERIC J. HENDRA, P.E.



PROJECT INFORMATION:

AVIAN POINTE
(FORMERLY BINION ESTATES)
PUD ZONING AMENDMENT
(SINGLE FAMILY TO MIXED USE)
2771 LUST ROAD
APOPKA, FLORIDA

SCALE: 1/16" = 1'-0"

ISSUE:

DATE	REV.	DESCRIPTION
3/24/14		CITY REVIEW
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5/30/14		CITY SUBMITTAL 2
6/12/14	△	REVISION 1
4/27/15	△	REVISION 2

SEAL:

SHEET NUMBER:

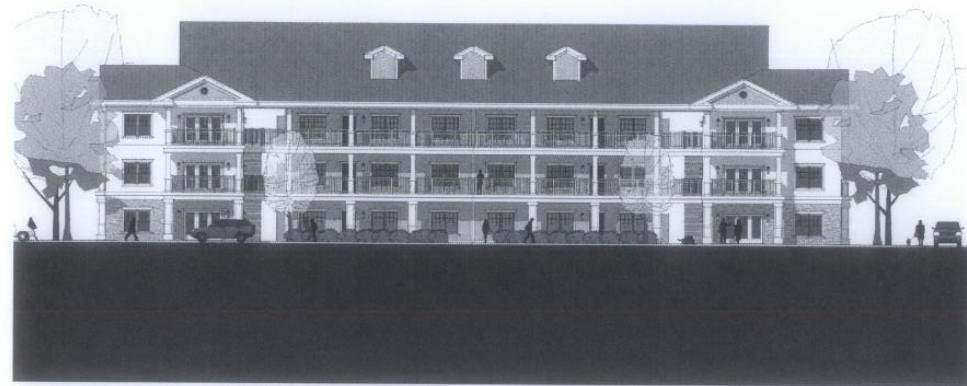
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PROJECT NUMBER: 14-001

DATE: 4-27-15

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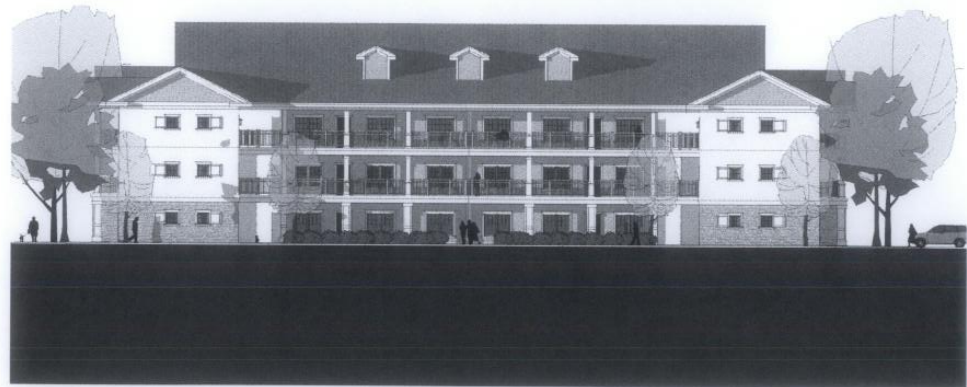
PROTOTYPE MULTI-FAMILY APARTMENT BUILDING ELEVATIONS



BLDG 'B2' FRONT ELEVATION



BLDG 'B1' FRONT ELEVATION



BLDG 'B2' REAR ELEVATION



BLDG 'B1' REAR ELEVATION

ELEVATIONS ARE PRELIMINARY & SUBJECT TO CHANGES PENDING ZONING AMENDMENT APPROVAL, ARCHITECTURAL & CIVIL ENGINEERING REFINEMENTS.

ELEVATIONS ARE PRELIMINARY & SUBJECT TO CHANGES PENDING ZONING AMENDMENT APPROVAL, ARCHITECTURAL & CIVIL ENGINEERING REFINEMENTS.

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FL LICENSE NO. AR92865

CONSULTING ENGINEER:

ERIC J HENDRA, P.E.



PROJECT INFORMATION:

AVIAN POINTE
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(SINGLE FAMILY TO MIXED USE)
2771 LUST ROAD
APOPKA, FLORIDA

SCALE: 1/16" = 1'-0"

ISSUE:

DATE REV. DESCRIPTION:

3/24/14 CITY REVIEW

3/28/14 CITY SUBMITTAL 1

5/30/14 CITY SUBMITTAL 2

6/12/14 REVISION 1

4/27/15 REVISION 2

SEAL:

SHEET NUMBER:

ZA.10

PROJECT NUMBER: 14-001

DATE: 4-27-15

DRAWN BY: HS

PROTOTYPE MULTI-FAMILY TOWNHOUSE ELEVATIONS



8 UNIT FRONT ELEVATION



6 UNIT FRONT ELEVATION



8 UNIT REAR ELEVATION



6 UNIT REAR ELEVATION



IMAGERY
LITTLE HARBOR, RUSKIN FL

ELEVATIONS ARE PRELIMINARY & SUBJECT TO CHANGES PENDING ZONING AMENDMENT APPROVAL, ARCHITECTURAL & ENGINEERING REFINEMENTS.

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FL LICENSE NO. AR92665

CONSULTING ENGINEER:

ERIC J HENDRA, P.E.



PROJECT INFORMATION:

AVIAN POINTE
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PUD ZONING AMENDMENT
(SINGLE FAMILY TO MIXED USE)
2771 LUST ROAD
APOPKA, FLORIDA

SCALE: 1/16" = 1'-0"

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4/27/15	△	REVISION 2

SEAL:

SHEET NUMBER:

ZA.11

PROJECT NUMBER: 14-001
DATE: 4-27-15
DRAWN BY: HS

Backup material for agenda item:

1. Appreciation email from an Apopka resident for the Public Services, Water Division.

Joyce Boland

From: Jay Davoll
Sent: Monday, October 30, 2017 1:31 PM
To: 'Suzanne Kidd'
Cc: Joyce Boland; Bonnie Smith; Daniel Ribnikar, Jr.; Kevin Burgess
Subject: RE: Compliments to Antonio Strickland

Good afternoon,

Thank you for the kind words about Antonio Strickland. We do take pride to providing the best possible service to the citizens of Apopka. I always like hearing that we are doing a good job. I know Mr. Strickland is always striving to provide a great service and your email confirms what I already knew. By my reply, I am letting his supervisors know what a great job he is doing. Thanks again and have a great day.

R. Jay Davoll, P.E., CFM
Public Services Director
748 Cleveland Street
407-703-1731
jdavoll@apopka.net

From: Suzanne Kidd [REDACTED]
Sent: Monday, October 30, 2017 12:01 PM
To: Jay Davoll
Subject: Compliments to Antonio Strickland

Jay,

We awoke this morning to dirty water coming from our cold water taps! Yikes!! I called Public Services immediately and they promised to have someone call us back soon. Within a quarter hour Antonio Strickland called. His questions made clear that a home visit was called for.

Antonio arrived soon thereafter. Together we checked outside and inside possibilities. He tested the water at the outside entry point for chlorination and found it fine. Then he tested the dirty water at the tap and found it devoid of chlorination and therefore unsafe. He had us open EVERY cold water tap throughout the house to "bleed" out the dirty water. In less than 10 minutes the water was running clear. He retested it and found that we now had safe, chlorinated water at the tap.

Antonio was professional and very friendly throughout. He made our day! What a wonderful representative of the friendly, competent City workers we are blessed to have here in Apopka.

I wanted you to know.

Suzanne Kidd

City of Apopka

Standing Ovation Award

Recognizing a Job Well-Done!

Awarded to:

Antonio Strickland

In Regards to: _____

Please see attached letter.

10-30-2017

Date

Original: Recipient

Jaime Balan

Signature

CC: HR, Department Head, City Administrator