



**City of Apopka
Planning Commission
Meeting Agenda
December 12, 2017
5:30 PM @ City Council Chambers**

I. CALL TO ORDER

If you wish to appear before the Planning Commission, please submit a "Notice of Intent to Speak" card to the Recording Secretary.

II. OPENING AND INVOCATION

III. APPROVAL OF MINUTES:

1. Approve minutes of the Planning Commission regular meeting held November 14, 2017.

IV. PUBLIC HEARING:

1. COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – From "County" Rural to "City" Mixed Use Interchange (0-5 du/ac) for property owned by Orlando Beltway Associates; the West Parcel is located west of S.R. 429 and north of Kelly Park Road; and the East Parcel is located east of S.R. 429 and north of Kelly Park Road. (Parcel ID Nos. 12-20-27-0000-00-100 – East Parcel; 12-20-27-0000-00-047 – West Parcel)

V. SITE PLANS:

1. FINAL DEVELOPMENT PLAN – ADAMS BROTHERS CONSTRUCTION COMPANY - Owned by Adams Brothers Construction Company, c/o Aaron Adams; and located between Tilden Avenue and South Apopka Boulevard on the south side of East 13th (Parcel ID #: 15-21-28-0000-00-210)
2. FINAL DEVELOPMENT PLAN – KMG FENCE NEW HEADQUARTERS – Owned by KMG Fence, LLC, c/o Karen and Joe Grimsley; and located on Johns Road (Northwest corner of Johns Road and Bradshaw Road). (PARCEL ID #: 09-21-28-3986-00-010)
3. PLAT - NORTHWEST DISTRIBUTION CENTER II REPLAT LOTS 3 & 4 – Owned by Oakmont Apopka Road LLC; and located west of Ocoee Apopka Road, east of SR 451, and north of SR 414. (Parcel ID #s: 17-21-28-5953-03-000; 17-21-28-5953-04-000)

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. ADJOURNMENT:

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

In accordance with the American with Disabilities Act (ADA), persons with disabilities needing a special accommodation to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, FL 32703, telephone (407) 703-1704, no less than 48 hours prior to the proceeding.

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON NOVEMBER 14, 2017, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Tony Foster, Linda Laurendeau, Jose Molina, and John Sprinkle

ABSENT: Roger Simpson, Orange County Public Schools (Non-voting)

STAFF PRESENT: David Moon, AICP - Planning Manager, Richard Earp – City Engineer, Patrick Brackins – City Attorney, Bobby Howell – Senior Planner, Phil Martinez – Planner I, Jean Sanchez – Planner I, and Jeanne Green – Recording Secretary.

OTHERS PRESENT: Peter Dailey, Tom Adams, Carol Adams, Jim Hall, Sandra Martinez, Denise Prescott, Art Wilson, Barry Kalmanson, Jeb Bittaer, Suzanne Kidd, Lydia Glover, Camden Young, Teresa Sargeant – Apopka Chief

OPENING AND INVOCATION: Chairman Greene called the meeting to order and asked for a moment of silent prayer. The Pledge of Allegiance followed.

APPROVAL OF MINUTES: Chairperson Greene asked if there were any corrections or additions to the regular meeting minutes of October 10, 2017, at 5:30 p.m.

Motion: Tony Foster made a motion to approve the Planning Commission minutes from the regular meeting held on October 10, 2017, at 5:30 p.m. and seconded by Linda Laurendeau. Aye votes were cast by James Greene, Tony Foster, Linda Laurendeau, Jose Molina, and John Sprinkle (5-0).

LEGISLATIVE - COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – AHIFO-18 LLC - Chairperson Greene stated this is a request to find the proposed Future Land Use Designation consistent with the Comprehensive Plan; to recommend approval of the Large Scale Future Land Use Amendment from “County” Rural Settlement to “City” Mixed Use Interchange for the property owned by AHIFO-18 LLC and located on the north side of West Kelly Park Road, west of Plymouth-Sorrento Road; and recommend transmittal to the Florida Department of Economic Opportunities for review.

Staff Presentation: David Moon, AICP, Planning Manager, stated this is a request to find the proposed Future Land Use Designation consistent with the Comprehensive Plan; to recommend approval of the Large Scale Future Land Use Amendment from “County” Rural Settlement to “City” Mixed Use Interchange for property located on the north side of West Kelly Park Road, west of Plymouth-Sorrento Road; and recommend transmittal to the Florida Department of Economic Opportunities for review. The owner is AHIFO-18 LLC and the applicant is VHB, c/o Jim Hall. The existing use is an equestrian ranch and single family home. The current zoning is “County” PD (ZIP). The proposed zoning is Mixed Use Interchange with a Neighborhood Residential Overlay District. The proposed development is a detached single family residential subdivision in a Neighborhood Overlay District. The tract size is 51 +/- acres. The existing maximum allowable development is 5 units (up to 1 unit per 10 acres); and the proposed is a maximum of 255 du (5.0 du/ac).

Presently, the subject property does not have a “City” future land use designation or “City” zoning classification assigned. The applicant requests a future land use designation of “City” Mixed Use Interchange. Presently, the applicant proposes a residential subdivision consistent with the Neighborhood Overlay Zoning District, as defined in the Kelly Park Crossing Form-Based Code.

Policy 20.9, Future Land Use Element of the Comprehensive Plan, requires that a Mixed Use Interchange future a land use designation must be assigned to the property.

The subject property is located within the one-mile radius from the Wekiva Parkway interchange at Kelly Park Road,; and are located within the Wekiva Parkway Interchange Vision Plan Area. Each parcel is therefore subject to the Kelly Park Crossing Form Based Code Area. Therefore, the property must comply with Objectives 18 – 20 and related policies within the Future Land Use Element of the Comprehensive Plan and the recently adopted Kelly Park Crossing Form-Based Code. The applicant's request is consistent with the Mixed Use Interchange future land use designation. While the majority of the subject property lies within the Neighborhood Overlay District of the Wekiva Parkway Vision Plan and the Kelly Park Form Based Code Area, a small portion of its southeast corner lies within the Transitional Overlay Zone (5 -15 units\acre). At the time of zoning application, the application of the Overlay district will be determined.

The proposed use of the property is compatible with the character of the surrounding area, is within one mile of the SR 429/Kelly Park Road interchange, and is consistent with the Mixed Use Interchange Land Use designation. City planning staff supports the FLUM amendment given the consistency with the Comprehensive Plan policies listed below and the intent of the Wekiva Parkway Interchange Vision Plan a (see Land Use Analysis below). Site development cannot exceed the intensity allowed by the Future Land Use policies.

Future Land Use Element

1. **Policy 3.1.r** The primary intent of the Mixed Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional and public facilities uses to serve the residential and non-residential needs of special areas of the City. The mix of land uses may occur on a single parcel or multiple parcels ...

The designation of a mixed use category may occur only in certain areas of the city, including “land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan...” These properties are within the 1-mile radius of the Wekiva Parkway Interchange depicted on the Wekiva Parkway Interchange Vision Plan Map located within the Future Land Use Element of the Apopka Comprehensive Plan.

2. **Policy 18.1** The City shall implement the Wekiva Parkway Interchange Vision Plan, which guides the location of a range of uses, such as residential, office, commercial, industrial, recreation, public and institutional, at various densities and intensities around the proposed interchange.

The proposed Mixed Use Future Land Use Designation allows for residential densities and non-residential uses and intensities to implement the Wekiva Parkway Interchange Vision Plan, consistent with Objective 18 and related policies.

3. **Policy 18.2:** Prior to rezoning any property within a one-mile radius of the interchange Study Area, the City shall amend its LDC to incorporate development standards that will implement the Vision Plan.

The City adopted a Form-Based Code for the Wekiva Parkway Vision Plan Area, titled the “Kelly Park Crossing Form-Based Code”, on June 21, 2017 through Ordinance 2577.

4. **Policy 20.4:** Prior to approving the first development plan with the Wekiva Parkway Interchange vision Plan Area, the City shall adopt the Wekiva Parkway Interchange Form-Based Cod establishing the design and development standards for the Wekiva Parkway Interchange Vision Plan Area.

The subject properties will be required to comply with the above policy should the development submit a development plan to ensure consistency with the Comprehensive Plan and Wekiva Parkway Interchange Vision Plan.

5. **Policy 20.9:** Development within the Wekiva Parkway Interchange Plan Area shall be assigned a Mixed-Use Interchange future land use designation and shall accomplish an overall mix of residential and non-residential uses as outline in Policy 3.1.r. Assignment of the Mixed-Use Interchange Land Use future land use designation shall require an amendment to the Comprehensive Plan.

The applicant's request for a Mixed Use Interchange future land use designation is consistent with this policy, as well as the intent of the Wekiva Parkway Interchange Vision Plan area, which intends to concentrate a mixture of land uses with varying densities and intensities within one mile of the Wekiva Parkway Interchange.

6. **Policy 20.3:** The annexation, land use change, and subsequent development of lands located within the Wekiva Parkway Interchange Plan Area for Apopka and the Wekiva Interchange Land Use Plan Overlay for the County shall be consistent with the adopted Interlocal Agreement between Orange County and the City of Apopka regarding Wekiva Interchange Land Use Plan Overlay.
7. **Objective 19 and 20, and their associated policies.** See objectives and policies within the supporting information.

Transportation Element

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

The Mixed Use Interchange future land use designation allows for a mixture of land use types such as residential and non-residential, which promotes shorter trip lengths, concentrated development to reduce travel demand.

2. **Policy 3.1.r** The primary intent of the Mixed Use Interchange land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses...This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses.
3. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, shorter trip lengths and balanced trip demand.
4. **Objective 20 and associated Policies, Future Land Use Element.** Provided with the Supporting Information.

The property is located within the boundaries of the Wekiva Parkway Interchange Vision Plan Area, making it subject to the "Kelly Park Crossing Form-Based Code", Mixed- Use Interchange Zoning District and Neighborhood Overlay District. A copy of the Wekiva Parkway Interchange Vision Plan is provided with the support material.

An executed capacity enhancement agreement with Orange County Public Schools will be required prior to adoption of the future land use amendment.

The JPA requires the City to notify the County 30 days before any public hearing or advisory board. Notification has already occurred through the Second Amendment to the Joint Planning Agreement with Orange County government. The second amendment acknowledges that the City will assign a land use designation similar to the overlay district illustrated in the Wekiva Parkway Interchange Vision Plan.

The Development Review Committee finds the proposed FLUM amendment to be consistent with the Comprehensive Plan and recommends approval to transmit a change in Future Land Use to Mixed Use Interchange for the property owned by AHIFO-18 LLC subject to the information and findings in the staff report.

Staff recommended the Planning Commission find the Mixed Use Interchange Future Land Use Designation consistent with the Comprehensive Plan and recommend a change in Future Land Use Designation from "County" Rural Settlement to "City" Mixed Use Interchange for the properties owned by AHIFO-18 LLC subject to the information and findings in the staff report.

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

In response to a question by Mr. Foster, Mr. Moon stated that several projects have been presented to the Planning Commission in the last few months that were requesting similar future land use amendments to Mixed Use Interchange. As future expansion occurs in the Wekiva Parkway Interchange area similar requests will be presented to the Planning Commission.

Jim Hall, VHB, 225 East Robinson Street, Suite 300, Orlando, stated he was representing AHIFO-18 LLC. He concurred with staff and he was available to answer any questions from the Planning Commission.

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

Motion: **Jose Molina made a motion to find the application consistent with the Apopka Comprehensive Plan and compatible with the character of the surrounding area; and to recommend approval of the Large Scale Future Land use amendment from "County" Rural Settlement to "City" Mixed Use Interchange for the property owned by AHIFO-18 LLC and located on the north side of West Kelly Park Road, west of Plymouth-Sorrento Road; and recommend transmittal to the Department of Economic Opportunity. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Tony Foster, Linda Laurendeau, Jose Molina, and John Sprinkle (5-0). (Vote taken by poll.)**

LEGISLATIVE - COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – MOORWOLF, LLC - Chairperson Greene stated this is a request to find the proposed Future Land Use Designation consistent with the Comprehensive Plan; and to recommend approval of the Small Scale Future Land Use Amendment from “County” Low Density Residential (0-4 du/ac) to “City” Office for the property owned by Moorwolf, LLC and located at 145 South Wekiva Springs Road.

Staff Presentation: Mr. Moon stated this is a request to find the proposed Future Land Use Designation consistent with the Comprehensive Plan ; and to recommend approval of the Small Scale Future Land Use Amendment from “County” Low Density Residential (0-4 du/ac) to “City” Office for the property owned by Moorwolf, LLC and located at 145 South Wekiva Springs Road. The applicant is Dailey Design Group, c/o Peter Dailey. The existing use is a single-family residence and the proposed development is an office building with a maximum of 13,917 sq. ft. (0.3 FAR). The current zoning is “County” R-1 (ZIP) and the proposed zoning is “City” PO/I (Professional Office/Institutional). The existing maximum allowable development is a single family residence and the proposed development is up to 13,917 sq. ft. of office use. The tract size is 1+/- acre.

The applicant intends to use the subject property for a 7,000 sq. ft. business or professional office facility. The subject property was annexed into the City of Apopka on February 7th, 2007, through the adoption of Ordinance No. 1900. A request to assign a Future Land Use Designation of “Office” is compatible with the designations assigned to abutting properties. The FLUM application covers approximately 1 acre.

In conjunction with state requirements, staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this land use change (see attached Land Use Report). Based on the findings of the Land Use report, the proposed FLUM amendment is compatible with the surrounding and nearby land uses and the character of the general area.

The existing and proposed use of the subject property is consistent with the Office (max. 0.30 FAR) Future Land Use designation and the City’s proposed PO/I Zoning.

Because this request represents a change to a non-residential future land use designation and zoning classification, school capacity determination by Orange County Public Schools is not required.

The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on September 22nd, 2017

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Future Land Use Designation of Office for the property owned by Moorwolf, LLC, and located at

Staff recommended the Planning Commission find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the change of Future Land Use Designation from Residential Low Density to Office, subject to the findings of the Staff Report.

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

Peter Daily, Daily Design Group, 3751 South School Avenue, Sarasota, stated he was representing Moorwolf LLC. He concurred with staff and stated he was available to answer any questions.

Chairperson Greene opened the meeting for public hearing.

Carol and Tom Adams, 2310 Ashington Park Drive, Apopka, expressed their opposition to the proposed project. They are concerned about the density not being compatible with the surrounding area and stormwater drainage in the area.

Mr. Dailey responded that the office building will have a floor to area ratio have of what is allowed for the site. Additionally, the building will be one-story with the appearance of a single family residence. He said that they will meet any requirements for stormwater retention that are required by code.

With no one else wishing to speak, Chairperson Greene closed the public hearing.

Motion: Linda Laurendeau made a motion to find the application consistent with the Apopka Comprehensive Plan and compatible with the character of the surrounding area; and to recommend approval of the Small Scale Future Land use amendment from “County” Low Density Residential to “City” Office for the property owned by Moorwolf, LLC and located at 145 South Wekiva Springs Road. Motion seconded by Tony Foster. Aye votes were cast by James Greene, Tony Foster, Linda Laurendeau, Jose Molina, and John Sprinkle (5-0). (Vote taken by poll.)

Introductions – Mr. Foster took a moment to inform the Planning Commission that are a couple of groups attending to learn about civic processes. He introduced Denise Prescott, a former co-worker, and a member of the Wekiva Park Homeowners’ Association; and Art Wilson Jr., Guide Right Director of the Orlando Kappa League mentoring program.

QUASI-JUDICIAL - CHANGE OF ZONING – MOORWOLF, LLC - Chairperson Greene stated this is a request to recommend approval of the Change of Zoning from “County” R-1 (ZIP) to “City” PO/1 (Professional Office/Institutional) for the property owned by Moorwolf, LLC, and located at 145 South Wekiva Springs Road.

Attorney Brackens swore-in staff, petitioners, and affected parties for the quasi-judicial item to be discussed.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak.

Carol and Tom Adams requested affected party status as they live in the area of the proposed project and are concerned regarding drainage issues in the area.

The Commission unanimously agreed to grant Affected Party status to the Adams’.

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: Mr. Moon stated this is a request to recommend approval of the Change in Zoning from “County” R-1 (ZIP) to “City” PO/1 (Professional Office/Institutional) for the

property owned by Moorwolf, LLC and located at 145 South Wekiva Springs Road. The applicant is Dailey Design Group, c/o Peter Dailey. The existing use is a single-family residence and the proposed development is an office building with a maximum of 13,917 sq. ft. (0.3 FAR). The current zoning is "County" R-1 (ZIP) and the proposed zoning is "City" PO/I (Professional Office/Institutional). The existing maximum allowable development is a single family residence and the proposed development is up to 13,917 sq. ft. of office use. The tract size is 1+/- acre.

The subject property was annexed into the City of Apopka on February 7th, 2007, through the adoption of Ordinance No. 1900. Presently, the subject property has not yet been assigned a "City" zoning category. The applicant is requesting the City to assign a zoning classification of PO/I (Professional Office/Institutional District) to the property.

A request to assign a change of zoning to PO/I is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The change of zoning request is being processed in conjunction with a future land use amendment from "County" Residential Low to "City" Office.

The existing and proposed use of the property is consistent with the proposed Office (Max. 30% Floor Area Ratio) Future Land Use designation and the City's proposed Professional Office/Institutional Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies.

The proposed future land use change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on September 22, 2017.

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from "County" R-1 to "City" PO/I for the property owned by Moorwolf, LLC, and located at 145 S. Wekiva Springs Road.

Staff recommended the Planning Commission find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and to recommend approval of the proposed Change of Zoning from "County" R-1 to "City" PO/I for the property owned by Moorwolf, LLC, and located at 145 S. Wekiva Springs Road.

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.

In response to questions by Mr. Molina, Mr. Moon stated that at the site plan phase, the applicant will be required to provide stormwater calculations to show that stormwater retention will be handled on-site.

In response to questions by Mr. Sprinkel, Richard Earp, P.E., City Engineer stated that the site would be required to be designed to hold a 100 year rain fall event. During and after the recent storms, the area experienced rain events caused flooding beyond a 100 year rain fall event. It was worse in this area because of the closed basin. When this project is constructed the code will require that all stormwater be retained on site.

Petitioner Presentation: Mr. Dailey, having been sworn in, said he is representing the owners of the property, Moorwolf, LLC, for the property located at 145 South Wekiva Springs Road. The parcel is approximately one acre in size. The property was annexed into the City in 2007. We are trying to build a small office complex on this facility. We believe it is a good transition use between the church to the north, the assisted living facility to the south and the shopping center located across Wekiva Springs Road from this lot. We are requesting to go from “County” R-1 (ZIP) and from single family residential to “City” PO/I (Office) which is consistent with the Comprehensive Plan and the character of the area. Access to the site would be from Wekiva Springs Road that is a five-lane road with the middle lane being the turn lane that would allow safe access. Any traffic impact that the proposed project would have is de minimus. When we come in with the site plans we will have to meet all of the codes of the City and St. Johns River Water Management District with regard to the drainage. Due to the small size of the parcel, we do not feel there will be any impacts to the surrounding areas due to drainage issues. We request that the Commission recommend approval of the change of zoning.

Affected Party Presentation: Mr. and Mrs. Adams reiterated their concerns expressed earlier in the meeting and requested that the Planning Commission require that the development be required to retain the stormwater on the site.

In response to a question by Chairperson Greene, Attorney Brackens stated that the stormwater requirements would be more appropriately addressed during the site plan review.

In response to a question by Chairperson Greene, Mr. Dailey stated that they have not begun the site plan preparation. They are concentrating on getting the appropriate future land use and zoning changes and once those have been addressed they will begin the site plan preparation.

In response to a question by Mr. Foster, Mr. Earp stated that the Federal Emergency Management Agency (FEMA) updated the flood maps in 2009. Prior to adoption of the amendments, FEMA sent maps out to floodplain managers and engineers for their review and comments.

In response to a question by Mr. Molina, Mr. Earp stated that retaining the stormwater onsite will benefit Lake Cortez.

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

Motion: Jose Molina made a motion to find the application consistent with the Apopka Comprehensive Plan and Land Development Code, and recommend adoption of the change of zoning from “County” R-1 (ZIP) to “City” PO/I (Professional Office/Institutional) for property owned by Moorwolf, LLC and located at 145 South Wekiva Springs Road. Motion seconded by John Sprinkle. Aye votes were cast by James Greene, Tony Foster, Linda Laurendeau, Jose Molina, and John Sprinkle (5-0). (Vote taken by poll.)

QUASI-JUDICIAL - CHANGE OF ZONING – PAUL & KIMBERLY REHN - Chairperson Greene stated this is a request to recommend approval of the Change of Zoning from R-1AAA (Residential Single Family) to AG-E (Agricultural Estate) for property owned by Paul and Kimberly Rehn located at 2393 Appy Lane.

Attorney Brackens swore-in staff, petitioners, and affected parties for the quasi-judicial item to be discussed.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak. No one spoke.

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: Phil Martinez, Planner I, stated this is a request to recommend approval of the Change in Zoning from R-1AAA (Residential Single Family) to AG-E (Agricultural Estate) for property owned by Paul and Kimberly Rehn located at 2393 Appy Lane. The existing and proposed uses are as a single family home, a horse barn, and a mobile home. The Future Land Use is Very Low Density Suburban Residential (Max. 2 du/ac). The existing maximum allowable development is up to 20 dwelling units; and the proposed maximum allowable development is up to 4 dwelling units. The tract size is 10.0 +/- acres.

The property owner requests to change the zoning to Agriculture Estates so that horses and other domestic animals can continue to legally occur at the property. Currently, the subject property has a barn and corral fences. The subject property has a horse barn which is prohibited in the existing R-1AAA zoning district. In order for the property owner to be in compliance with the City's Land Development Code, the two subject parcels require Agriculture Estate District zoning.

The existing and proposed use complies with the Agricultural Estate zoning district and the Future Land Use designation, Very Low Density Suburban Residential. Site development cannot exceed the intensity allowed by the Future Land Use policies.

The proposed future land use change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the three acres are exempt from school capacity enhancement per the School Interlocal Planning Agreement.

A notification was not required for this project. In accordance with our Joint Planning Agreement with Orange County, when a city parcel is not adjacent to an unincorporated parcel, no notification is required for a rezoning action.

The Development Review Committee finds the change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding area. Planning staff recommends approval for the zoning change, R-1AAA to Agricultural Estate District.

Staff recommended that the Planning Commission find the change of zoning to Agricultural Estates to be consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend to change the zoning from R-1AAA to Agricultural Estates for the property owned by Paul and Kimberly Rehn, subject to the findings of the Staff Report.

In response to a question by Mr. Sprinkle, Mr. Moon stated that in order for the property owners to sell the property and to continue to have horses the change of zoning is required.

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.

Petitioner Presentation: None.

Affected Party Presentation: None.

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

Motion: Jose Molina made a motion to find the application consistent with the Apopka Comprehensive Plan and Land Development Code, and recommend adoption of the change of zoning from R-1AAA (Residential) to AG-E (Agricultural Estate) for the property owner by Paul and Kimberly Rehn located at 2393 Appy Lane. Motion seconded by John Sprinkle. Aye votes were cast by James Greene, Tony Foster, Linda Laurendeau, Jose Molina, and John Sprinkle (5-0). (Vote taken by poll.)

OLD BUSINESS: None.

NEW BUSINESS: None.

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

James Greene, Chairperson

James K. Hitt
Community Development Director

Backup material for agenda item:

1. COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – From “County” Rural to “City” Mixed Use Interchange (0-5 du/ac) for property owned by Orlando Beltway Associates and the West Parcel is located west of S.R. 429 and north of Kelly Park Road and the East Parcel is east of S.R. 429 and north of Kelly Park Road. (Parcel ID Nos. 12-20-27-0000-00-100 – East Parcel; 12-20-27-0000-00-047 – West Parcel)



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ ANNEXATION
☐ PLAT APPROVAL
☐ OTHER:

DATE: December 12, 2017
FROM: Community Development
EXHIBITS: Vicinity Map
Zoning Map
Aerial Map
Kelly Park Interchange Area
WPIVP Character Districts
Comp Plan Objectives
JPA Amendment No. 2

SUBJECT: COMPREHENSIVE PLAN – LARGE SCALE - FUTURE LAND USE
AMENDMENT – ORLANDO BELTWAY ASSOCIATES

PARCEL ID NUMBERS: 12-20-27-0000-00-100 (east of S.R. 429)
12-20-27-0000-00-047 (west of S.R. 429)

Request: LARGE SCALE - FUTURE LAND USE AMENDMENT
FROM: “COUNTY” RURAL
TO: “CITY” MIXED USE INTERCHANGE (0 – 5 DU/AC)

SUMMARY

OWNER: Orlando Beltway Associates

APPLICANT: VHB

LOCATION: West Parcel: west of S.R. 429 and north of Kelly Park Road
East Parcel: east of S.R. 429 and north of Kelly Park Road

EXISTING USE: Agriculture – grazing

CURRENT ZONING: “County” RCE-2 (ZIP)

PROPOSED
DEVELOPMENT: West Parcel: Consistent with Employment Overlay District of the Kelly Park
Crossing Form-Based Code Area
East parcel: Consistent with Neighborhood Residential Overlay District of the
Kelly Park Crossing For-Based Code Area.

PROPOSED ZONING: Mixed Use Interchange Zoning District with Transition (east parcel) Overlay Zone, and
with Employment Overlay Zone (west parcel)

TRACT SIZES: West Parcel: 51.0 acres +/-
East Parcel: 56.5 acres +/-

DISTRIBUTION:

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

Finance Director
HR Director
IT Director
Police Chief

Public Ser. Director
City Clerk
Fire Chief
Recreation Director

SUMMARY (CONTINUED):

MAXIMUM ALLOWABLE
 DEVELOPMENT:

WEST PARCEL:	EXISTING:	Max. 51 residential units
	PROPOSED:	Max. 1.1 million square feet commercial\ industrial\institutional or 382 residential units, or a combination
EAST PARCEL:	EXISTING:	Max. 56 residential units
	PROPOSED:	Max. 847 residential units

ADDITIONAL COMMENTS: Presently, the subject properties do not have a “City” future land use designation or “City” zoning classification assigned. The applicant requests a future land use designation of “City” Mixed Use Interchange. Presently, the applicant proposes a residential subdivision on the parcel east of State Route 429. The residential subdivision is in the Transition Overlay Zoning Districts, as defined in the Kelly Park Crossing Form-Based Code.

Policy 20.9, Future Land Use Element of the Comprehensive Plan, requires that a Mixed Use Interchange future a land use designation must be assigned to the property.

The subject parcels are located within the one-mile radius from the Wekiva Parkway interchange at Kelly Park Road; and therefore is required to adhere to the Kelly Park Crossing Form Based Code. The two parcels are located within the Wekiva Parkway Interchange Vision Plan Area. Therefore, the property must comply with Objectives 18 – 20 and related policies within the Future Land Use Element of the Comprehensive Plan and the recently adopted Kelly Park Crossing Form-Based Code. The applicant’s request is consistent with the Mixed Use Interchange future land use designation and the Overlay District covering the property within the Vision Plan.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is compatible with the character of the surrounding area, is within one mile of the SR 429/Kelly Park Road interchange, and is consistent with the Mixed Use Interchange Land Use designation. City planning staff supports the FLUM amendment given the consistency with the Comprehensive Plan policies listed below and the intent of the Wekiva Parkway Interchange Vision Plan a (see Land Use Analysis below). Site development cannot exceed the intensity allowed by the Future Land Use policies.

Future Land Use Element

1. **Policy 3.1.r** The primary intent of the Mixed Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional and public facilities uses to serve the residential and non-residential needs of special areas of the City. The mix of land uses may occur on a single parcel or multiple parcels ...

The designation of a mixed use category may occur only in certain areas of the city, including “land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan...” These properties are within the 1-mile radius of the Wekiva Parkway Interchange depicted on the Wekiva Parkway Interchange Vision Plan Map located within the Future Land Use Element of the Apopka Comprehensive Plan.

2. **Policy 18.1** The City shall implement the Wekiva Parkway Interchange Vision Plan, which guides the location of a range of uses, such as residential, office, commercial, industrial, recreation, public and institutional, at various densities and intensities around the proposed interchange.

The proposed Mixed Use Future Land Use Designation allows for residential densities and non-residential uses and intensities to implement the Wekiva Parkway Interchange Vision Plan, consistent with Objective 18 and related policies.

3. **Policy 18.2** Prior to rezoning any property within a one-mile radius of the interchange Study Area, the City shall amend its LDC to incorporate development standards that will implement the Vision Plan.

This future land use amendment does not include a corresponding proposed zoning category because the City has yet to adopt development standards or form-based code consistent with this policy. Future densities/intensities and design character for the subject properties will be regulated at the time of rezoning once Wekiva Parkway Interchange Vision Plan design standards and form-based code are adopted.

4. **Policy 20.4** Prior to approving the first development plan with the Wekiva Parkway Interchange vision Plan Area, the City shall adopt the Wekiva Parkway Interchange Form-Based Cod establishing the design and development standards for the Wekiva Parkway Interchange Vision Plan Area.

The subject properties will be required to comply with the above policy should the development submit a development plan to ensure consistency with the Comprehensive Plan and Wekiva Parkway Interchange Vision Plan.

5. **Policy 20.9** Development within the Wekiva Parkway Interchange Plan Area shall be assigned a Mixed-Use Interchange future land use designation and shall accomplish an overall mix of residential and non-residential uses as outline in Policy 3.1.r. Assignment of the Mixed-Use Interchange Land Use future land use designation shall require an amendment to the Comprehensive Plan.

The applicant's request for a Mixed Use future land use designation is consistent with this policy, as well as the intent of the Wekiva Parkway Interchange Vision Plan area, which intends to concentrate a mixture of land uses with varying densities and intensities within one mile of the Wekiva Parkway Interchange.

6. **Policy 20.3.** The annexation, land use change, and subsequent development of lands located within the Wekiva Parkway Interchange Plan Area for Apopka and the Wekiva Interchange Land Use Plan Overlay for the County shall be consistent with the adopted Interlocal Agreement between Orange County and the City of Apopka regarding Wekiva Interchange Land Use Plan Overlay.
7. **Objective 19 and 20, and their associated policies.** See objectives and policies within the supporting information.

Transportation Element

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

The Mixed Use future land use designation allows for a mixture of land use types such as residential and non-residential, which promotes shorter trip lengths, concentrated development to reduce travel demand.

2. **Policy 3.1.r** The primary intent of the Mixed Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses...This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses.

3. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, shorter trip lengths and balanced trip demand.
4. **Objective 20 and associated Policies, Future Land Use Element.** Provided with the Supporting Information.

VISIONING AND SPECIAL STUDIES: The properties are located within the boundaries of the Wekiva Parkway Interchange Vision Plan Area, making it subject to the Kelly Park Crossing Form-Based Code, Mixed-Use Interchange Zoning District and Neighborhood, Transition, and Employment Overlay Districts. A copy of the Wekiva Parkway Interchange Vision Plan is provided with the support material.

SCHOOL CAPACITY REPORT: An executed capacity enhancement agreement with Orange County Public Schools will be required prior to adoption of the future land use amendment.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on August 15, 2017. Notification has already occurred through the Second Amendment to the Joint Planning Agreement with Orange County government. The second amendment acknowledges that the City will assign a land use designation similar to the overlay district illustrated in the Wekiva Parkway Interchange Vision Plan.

PUBLIC HEARING SCHEDULE:

December 12, 2017– Planning Commission (5:30 pm)

January 3, 2018 – City Council (7:00 pm) - 1st Reading & Transmittal

DULY ADVERTISED:

November 28, 2017– Public Notice and Notification

November 28, 2017 – Public Notice and Notification

November 28, 2017– Ordinance Heading & Public Notice ¼ Page Ad w/Map

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval to transmit a change in Future Land Use to Mixed Use Interchange for the property owned by Orlando Beltway Associates subject to the information and findings in the staff report.

Recommended Motion: Find the Future Land Use Designation consistent with the Comprehensive Plan and recommend a change in Future Land Use Designation to Mixed Use Interchange for the properties owned by Orlando Beltway Associates subject to the information and findings in the staff report.

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

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	Rural Settlement	P-D (ZIP)	Grazing\Agriculture
East (County)	Rural	A-1 and R-CE	Single Family Residential
South (County)	Rural	A-1	Horticulture Nursery, Woodlands, Single Family Homes
West (County)	Rural	A-1	Single Family Homes

The properties have access from Plymouth-Sorrento Road and Effie Drive.

II. LAND USE ANALYSIS

Analysis for the Future Land Use Designation was performed as part of the adopted Wekiva Parkway Interchange Vision Plan. This Vision Plan has been incorporated into the Comprehensive Plan. The subject property straddles the one-mile radius from the interchange, and the property owner has selected to pull the entire property into the Kelly Park Crossing Form-Based Code Area (aka Wekiva Parkway Interchange Vision Plan Area).

Therefore, the proposed Mixed Use Interchange future land use designation is consistent with the general future land use character and long-range planning goals of the surrounding area.

Wekiva Parkway Interchange Vision Plan Area: Yes
Wekiva River Protection Area: No
Area of Critical State Concern: No
DRI / FQD: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004 and amended the JPA in October 19, 2010 to address the Wekiva Parkway Interchange Vision Plan. The subject property is consistent with the Vision Plan incorporated into Amendment 2 of the Wekiva Parkway Interchange Vision Plan.

Transportation: Road access to the site is from Plymouth Sorrento Road to the East and Effie Drive to the West. Road systems must be consistent with the Kelly Park Crossing Form-Based Code.

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

- Future Land Use Element, Policies 4.16, 14.4, 15.1, 16.2 and 18.2; Objective 19, 20.
- Infrastructure Element, Policies 1.5.5, 4.2.7, 4.4, 4.4.1, 4.4.2 and 4.4.3
- Conservation Element, Policy 3.18

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that both parcels appear to occur within an area having a potential for karst features.

Analysis of the character of the Property: The current use of the property is for agriculture. Analysis of the FLUM designation occurred as part of the Wekiva Parkway Interchange Vision Plan.

Analysis of the relationship of the amendment to the population projections: Based on the adoption of the JPA, the size of the property, and the proposed land use change, the amendment will increase the population by as many as 525 residents. The applicant proposes to develop the property as single family residential. Land use analysis was conducted as part of the Wekiva Parkway Interchange Vision Plan.

CALCULATIONS:

EAST PARCEL	ADOPTED: 56 Unit(s) x 2.659 p/h = 150 persons
	PROPOSED: 847 Unit(s) x 2.659 p/h = 2,253 persons
WEST PARCEL	ADOPTED: 51 Unit(s) x 2.659 p/h = 135 persons
	PROPOSED: 1.1 million square feet commercial\industrial\institutional, or (382 units x 2.659 p/h) 1,017 persons or combination of both.

Housing Needs: The housing need is demonstrated through the Wekiva Parkway Interchange Vision Plan area Study.

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

Transportation: The City of Apopka is a Transportation Concurrency Exception Area. Refer to Chapter 3 of the City of Apopka 2010 Comprehensive Plan. . The road system shall be consistent with the intent of the Kelly Park Crossing Form-Based Code.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 81 GPD/Capita ; 81 GPD / Capita

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 20,972 GPD
3. Projected total demand under proposed designation: 331,012 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 81 GPD/Capita
6. Projected LOS under proposed designation: 81 GPD/Capita
7. Improved/expansions already programmed or needed as a result if proposed amendment: None

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 177 GPD/Capita ; 177 GPD / Capita

If the site is not currently served, please indicate designated service provider: City of Apopka

2. Projected total demand under existing designation: 22,470 GPD
3. Projected total demand under proposed designation: 397,870 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 177 GPD / Capita
6. Projected LOS under proposed designation: 177 GPD / Capita
7. Improved/expansions already programmed or needed as a result of the proposed amendment: None
8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: City of Apopka
2. If the site is not currently served, please indicate the designated service provider: City of Apopka
3. Projected LOS under existing designation: 1,140 lbs/ day
4. Projected LOS under proposed designation: 11,212 lbs / day
5. Improved/expansions already programmed or needed as a result of the proposed amendment: None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

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

Permitted capacity of the water treatment plant(s): 9.353 MGD

Total design capacity of the water treatment plant(s): 33.696 MGD

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

1. Facilities serving the site: None
2. Projected LOS under existing designation: 21 100 year – 24 hour design storm

3. Projected LOS under proposed designation: 100 year – 24 hour design storm
4. Improvement/expansion: On site retention / detention ponds

Recreation

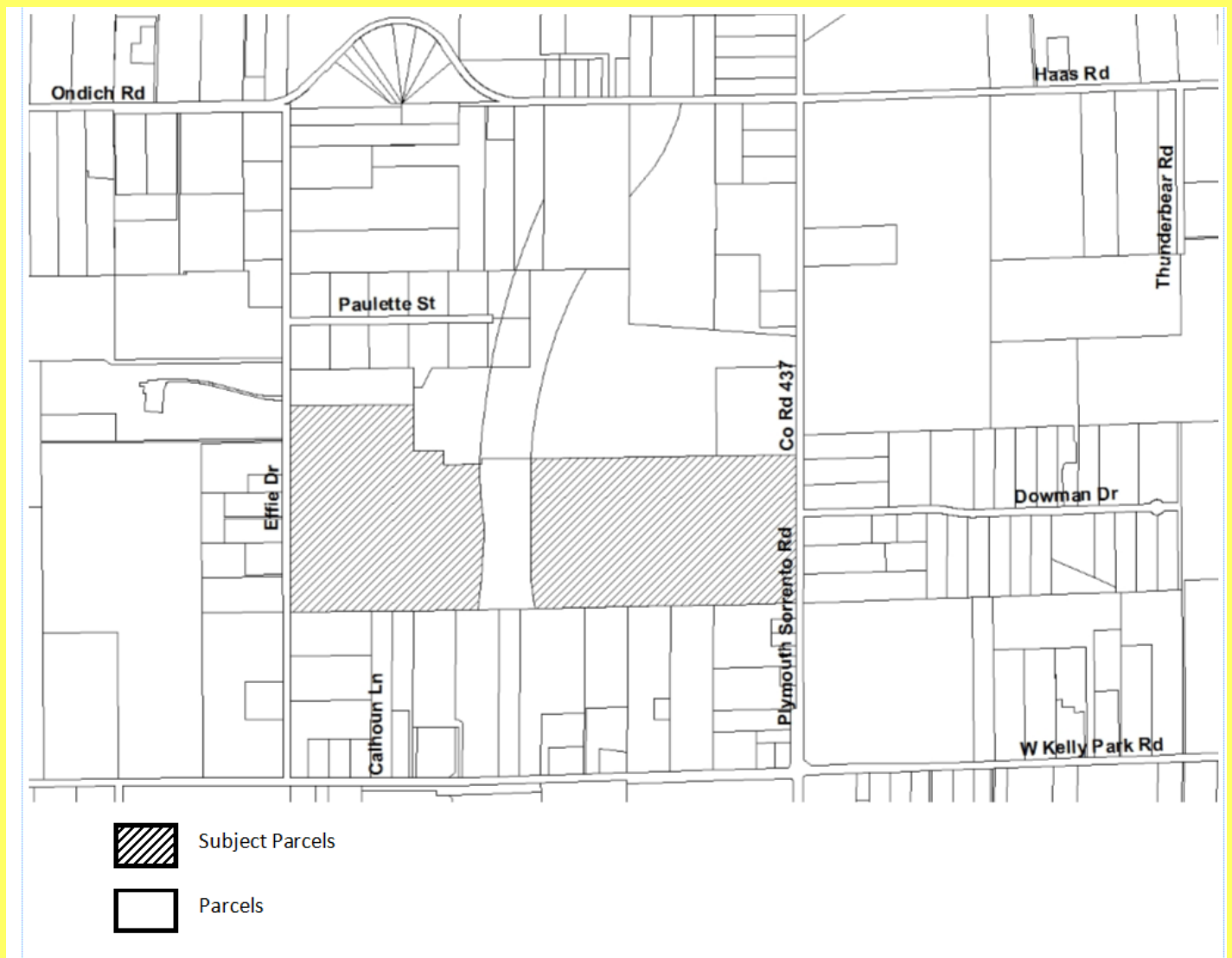
1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0.855 acres
3. Projected facility under proposed designation: 6.759 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment:
None

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

Orlando Beltway Associates
Property Owners
107.47 +/- Acres
Proposed Large Scale Future Land Use Amendment:
From: No City FLUM assigned
To: Mixed Use Interchange
Parcel ID #: 12-20-27-0000-00-100 & 12-20-27-0000-00-047



VICINITY MAP

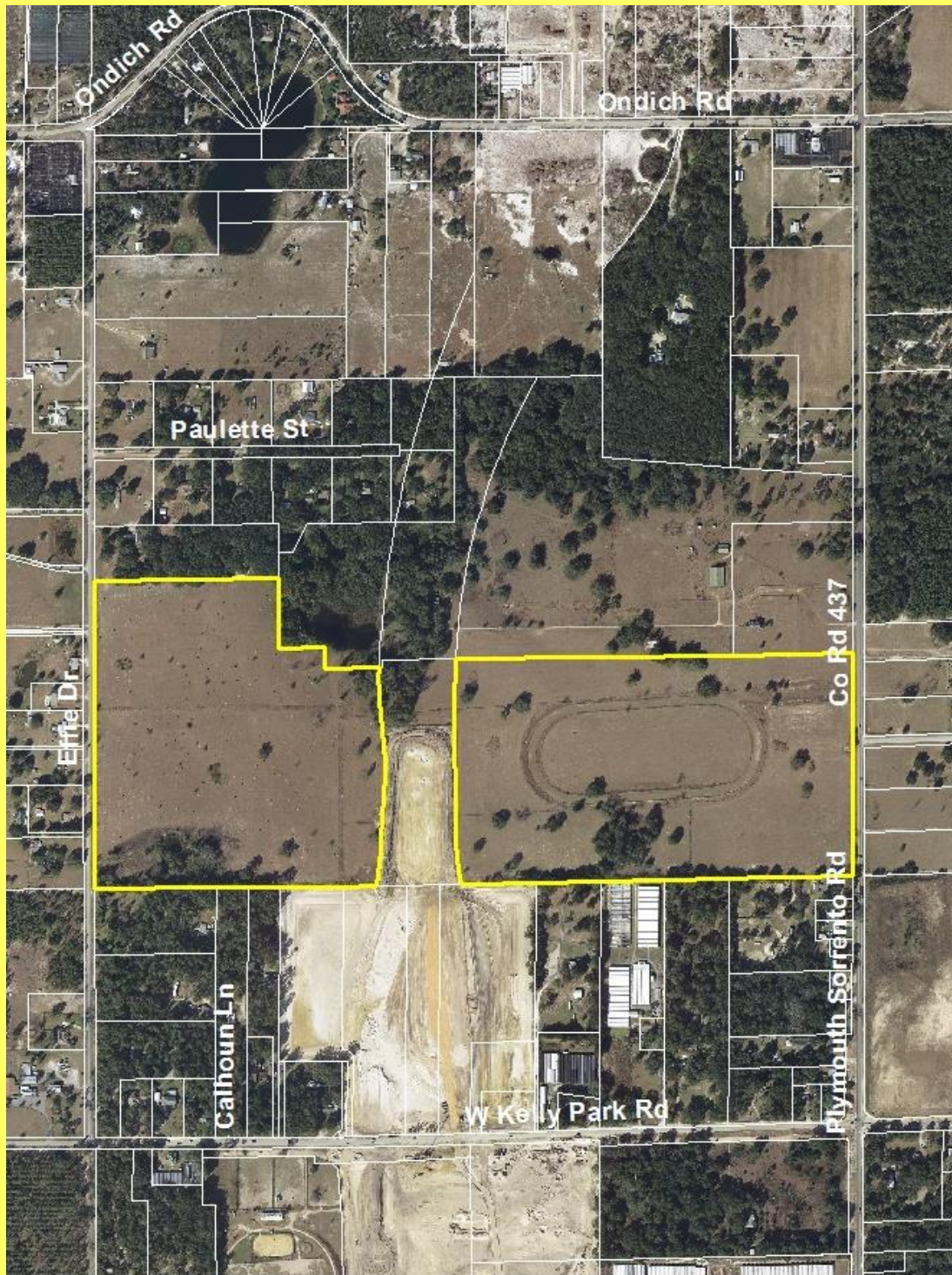


This map illustrates the proposed changes to the ZIP(A-1) and ZIP(RCE-2) areas in the City of Sorrento. The map shows a network of streets including Paulette St, Ondich Rd, Effie Dr, Calhoun Ln, W Kelly Park Rd, and Plymouth Sorrento Rd. The proposed areas are highlighted in blue, with ZIP(A-1) and ZIP(RCE-2) labels. A red line indicates the proposed boundary for the ZIP(RCE-2) area. The map also shows existing ZIP(A-1) areas in green and ZIP(RCE-2) areas in blue. The map is titled 'ZIP(A-1) and ZIP(RCE-2) Areas in the City of Sorrento'.

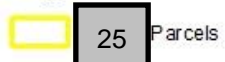
 Subject Parcels



AERIAL MAP



Legend





Kelly Park Crossing Form-Based Code Area



Note: City boundaries not depicted in this graphics as they change overtime.

Legend:

Design Districts

- Village Center
- Employment
- Interchange
- Transition
- Neighborhood
- Recreation

- Existing Roads
- 1 Mile Radius
- Interchange
- Activity Nodes

Rainbow Ridge Rural Settlement

construction, whereas larger pipes are constructed from ductile iron. Improvements to the distribution/transmission system have generally followed the recommendations outlined in the most recent master plan, with the timing of specific projects dependent on development patterns. **Map 10** shows the extent of the system within the interchange study area.

E. Public Schools

The area is currently served by Wolf Lake and Zellwood elementary schools, Wolf Lake Middle School and Apopka High School. According to the Orange County Public Schools (OCPS), all four schools are projected to be deficient by FY 2011-12. The OCPS current 10-year plan includes a relief elementary school for Wolf Lake and Zellwood, and a relief middle school for Wolf Lake. **Maps 11 to 13** show the attendance zones for these schools.

IV. Community Involvement

In conjunction with the County, the City conducted two public workshops to discuss the future growth around the proposed Wekiva Parkway Interchange. The first public workshop was conducted on February 25, 2010, and the second workshop was conducted on March 25, 2010. **Appendices B and C** contain the workshop summaries and the list of attendees. It should be noted that for the purpose of the Community Workshops an enlarged study area was reviewed, which included the area north of West Ponkan Road.

Additionally, the City held a public hearing before the City of Apopka Planning Commission on April 27, 2010 and the City Council on May 19, 2010.

V. Wekiva Parkway Interchange Vision Plan

The Wekiva Parkway will complete the outer beltway around Metro Orlando area. The completion of this outer ring, along with the proposed interchange, will result in added growth and development pressure within the Wekiva Study Area.

The Interchange Vision Plan was developed with a goal to accommodate new development that: (1) supports regional markets that depend on the Wekiva Parkway's function to move people and goods (light industry and warehousing, hotels/motels, restaurants, gas stations, truck stops, and convenience stores)¹; (2) is designed to complement the surrounding areas; and (3) manages and protects water and wildlife resources.

A. Land Use Vision

Even though the area is currently rural in character and the adopted land use categories for the area reinforce that character, the introduction of a highway interchange at Kelly Park Road will create development pressure in the area. The City, County and most area residents realize a need and have a desire for a plan for that future growth. The main goal of planning for growth is to situate it within an appropriate area around the interchange, and to allow sufficient density

¹ Guidelines for Preparing Comprehensive Plan Amendments for the Wekiva Study Area

and intensity to maximize sustainability and minimize environmental impacts on the Wekiva Study Area. The City also wants to take advantage of the opportunity this location provides to create a setting that will attract new quality employment to the area. The higher densities and intensities expected to accompany the interchange should transition into lower densities/intensities to ensure compatibility with the surrounding areas. Well thought-out, coordinated development is, therefore, a driving element of the interchange land use plan. Coordinated, transitional development at the interchange will protect meaningful tracts of connected open space, and preserve rural land outside of the interchange study area while allowing for carefully planned growth.

As shown on **Map 8**, potential Karst features are indicated proximate to the proposed interchange. For that reason, the vision plan proposes a measured approach to intensive development in the area immediately adjacent to the interchange, and instead create two nodes of development at the closest intersections to the parkway: Kelly Park Road/Golden Gem Road and Kelly Park Road/Plymouth Sorrento Road (see **Map 14**). The most dense and intense uses will be located within a 1/3-mile radius of the two proposed nodes. Between these nodes and the one-mile study area boundary, land uses will provide a transition to the existing lower densities, and less intense development character will be respected beyond the one-mile radius.

Map 15 shows the proposed interchange vision plan, which includes both City and unincorporated land. As shown on the map, the area within a 1-mile radius of the proposed interchange is proposed to be urban in character, with uses such as industrial, commercial, office, institutional/public, and medium and high-density residential uses. The highest intensity of use will be clustered around the two nodes as village centers. The area between the nodes and the one-mile radius will contain uses that will ensure the smooth transition to the less intense areas outside the one-mile radius.

The following is a description of the proposed character districts for the vision plan area.

1. Village Center (residential and commercial mix)

As noted above, the vision plan intends to concentrate the most intensive development within the two major intersection nodes. The type of development envisioned for these two nodes includes mixed-use buildings with retail uses on the ground floor and offices or residential spaces above. The Village Center character district will comprise approximately 5 to 15% of the area.

2. EdgeEmployment(employment uses)

Office uses may appear within the village center nodes as part of mixed-use buildings, or as stand-alone uses in the EdgeEmployment character district along the Wekiva Parkway. Other uses that would be appropriate for the EdgeEmployment area include industrial developments (clean industry), or large institutional uses (hospitals, educational facilities), which would provide much needed jobs in the area. Limited residential

will also be allowed. Both office and industrial uses will benefit from the visibility and access from the highway. Within the [EdgeEmployment](#) character district, greater attention will be applied to ensure protection of the potential Karst features and to allow for adequate setbacks from the highway. This area will not focus on the pedestrian environment as the village center, but would adopt a campus-like environment. Approximately 5 to 10% of the area is shown as [EdgeEmployment](#) on the vision plan map.

3. Interchange (highway-dependent uses)

The area between the proposed village centers and the parkway will be the most accessible to traffic exiting the highway. Therefore, the intended character for those areas will be a mix between Village Center and a more “suburban” type setting. It is expected that this is the area where gas stations would be located. There will be form-based standards adopted to ensure the transition from the fast-moving traffic in the highway to the more walkable environment expected to develop in the village centers. The Interchange character district will contain predominantly stand-alone uses (as opposed to mixed-use buildings) with less intensity of development than in the Village Center.

[EdgeEmployment](#) character district type uses, including limited high density residential, may also occur in this character district. The area to be dedicated to Interchange uses comprises approximately 5 to 10% of the entire vision plan area.

4. Transitional (office, medium density residential uses)

Uses within the transitional areas will be regulated to minimize the impact of the most intensive areas (Village Center, [EdgeEmployment](#) and Interchange) on the existing lower density neighborhoods surrounding the study area. Medium densities in the form of town houses, apartments and condominiums, and office uses will be allowed within the Transitional district. The vision plan shows that approximately 10 to 20% of the total area will be dedicated to the Transitional character district. The expected density in the Transitional character district would accommodate between 5 to 15 dwelling units per acre depending on their location respective to neighborhood areas.

5. Neighborhood (residential)

The Neighborhood character district is intended to be primarily a single-family residential area. This district will have lower density residential than the Transitional district, allowing for a smooth transition into the existing lower density neighborhoods outside the 1-mile radius. The character of the area will be regulated through form-based standards to ensure that single-family homes are designed with front porches and that garages are located in the back with access from alleyways. The neighborhood area comprises over 50% of the vision plan area.

6. Recreation and Institutional

The Vision Plan shows an area as Recreation, consistent with the adopted Northwest Small Area Plan. This, however, does not mean that there will only be one area designated for recreation/open space. As properties develop (especially large tracts), the City will consider dedication of land for open space. Institutional uses (schools, churches, etc.) will also be defined as the area develops. It is anticipated that a minimum of 15% of the land within the area will eventually be used for open space/recreation purposes.

B. Vision Plan Holding Capacity

Based on the land uses and densities proposed in the vision plan, holding capacities were calculated to identify the amount of development that could potentially occur in the area. **Table 3** demonstrates that the vision plan area could accommodate approximately 15,873 residential units and 22,587,535 square feet of non-residential development.

Table 3: Vision Plan Holding Capacity

Proposed Land Use	Total Acres	% of Total	Max. Intensity (FAR)	Max. Density (UPA)	Density/Intensity Factor	Total Dwelling Units	Non-Residential Square Feet
Village Center Core (assumes 1st floor non-resid. + resid above)	80	2.1	0.5	12	0.75	720	1,306,800
Village Center balance (assumes 1st floor non-resid. + resid above)	248	6.4	0.35	12	0.75	2,232	2,835,756
Interchange (assumes 10% residential)	175	4.5	1.0	15	0.70	184	4,811,875
Edge Employment (assumes 10% residential)	260	6.7	0.5	7.5	0.60	117	3,052,231
Transitional (assumes 70% resid.; 30% non)	581	14.9	1.0	15	0.85	5,185	6,453,276
Neighborhood (assumes 90% residential)	2,360	60.7	0.5	5	0.70	7,435	3,598,699
Parks/Recreation	121	3.1	0.2		0.50	0	528,897
Wekiva Parkway ROW	63	1.6					
TOTAL	3,889	100.0				15,873	22,587,535

Note: Acreages and yields are approximations only.

Based on the total acres of the area and the potential for residential and non-residential development noted above, an *overall* density of 4 du/ac and an *overall* FAR of 0.14 could be achieved.

factors are taken into account, that there is no increase in nitrate/nitrogen loading to groundwater and surface water.

Objective 18

The City shall implement the Wekiva Parkway Interchange Land Use Plan adopted on September 15, 2010, which addresses the requirements of Section 369.321(1) F.S. as it relates to coordinated planning within the Wekiva area.

Policy 18.1

The City shall implement the Wekiva Parkway Interchange Vision Plan, which guides the location of a range of uses, such as residential, office, commercial, industrial, recreation, public and institutional, at various densities and intensities around the proposed interchange.

Policy 18.2

Prior to rezoning any property within a one-mile radius of the interchange Study Area, the City shall amend its LDC to incorporate development standards that will implement the Vision Plan. These standards shall address creative planning solutions to protect environmentally sensitive lands, such as:

Open Space

Standards will be developed for appropriate percentages of open space for single parcels and/or for the entire Interchange Study Area.

Clustering:

Standards will be developed to allow multiple land owners to aggregate parcels for the purpose of calculating density/intensity and developing cohesive clusters of higher density/intensity in the area closest to the interchange and major intersections in the study area.

Transfer of Development Rights (TDR):

A TDR system shall be developed to allow land owners that have sensitive lands or lands farthest from the interchange, to sell density/intensity rights to owners of lands closest to the interchange. The vision plan will analyze the potential sending and receiving areas.

Form-Based Regulations:

Develop form-based regulations for the study area to ensure the Vision Plan is implemented.

Policy 18.3

The development standards within the Interchange Study Area shall be applied through a zoning overlay, or similar method, that encompasses the study area. Developer agreements may be required.

Policy 18.4

If a parcel is severed by the one-mile radius or is under common ownership, either the entire parcel will be included or excluded from the study area based upon the Vision Plan.

Policy 18.5

In the event that the Wekiva Parkway is not constructed, it is anticipated that the Wekiva Parkway Interchange Plan will be reevaluated and appropriate comprehensive plan amendments adopted to address then-existing development and future land use designations within the Wekiva Parkway Interchange Plan Area.

Policy 18.6

Before any development can occur within the Project Orlando LLC site (further identified as parcels 11-20-27-0000-00-003, 11-20-27-0000-00-013, 11-20-27-0000-00-036, 11-20-27-0000-00-042, 11-20-27-0000-00-057, 12-20-27-0000-00-060, 11-20-27-0000-00-030, 13-20-27-0000-00-023, 13-20-27-0000-00-005, 13-20-27-0000-00-061, 13-20-27-0000-00-026, 13-20-27-0000-00-032), the proposed development must be processed and approved as a Development of Regional Impact (DRI) as defined in Chapter 380.06, Florida Statutes and Chapter 28-24, Florida Administrative Code.

Policy 18.7

Public school capacities and facilities serving the Project Orlando site shall be addressed with the rezoning and DRI processes. No increase in density above the vested 67 dwelling units shall be permitted by the City until it is demonstrated that adequate public school facilities are available to meet the increased demand.

Policy 18.8

Prior to the completion of the interchange, but following the official designation of the interchange location by the Expressway Authority, a development program may be permitted by the City which shall not exceed 17,907 average daily vehicle trips external to the Project Orlando project, subject to rezoning and a traffic study.

(Revised - Ord. No. 2317, 10-02-2013)

Policy 18.9

A parcel assigned a land use designation during the 2010-1 or 2010-2 large-scale comprehensive plan amendment cycles, shall not be assigned a city residential zoning category or obtain a rezoning for residential uses until Orange County Public Schools has either issued a finding of school capacity or a school capacity enhancement agreement to the applicable property owner, excepting those parcels having a diminimus impact on public schools as defined in the Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Objective 19

New development in the City shall comply with "Smart Growth" principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City's LDC prior to the next required Evaluation and Appraisal Report.

Policy 19.1

Development in the mixed-use categories, and where appropriate in other land use categories, shall provide pedestrian-friendly street design.

Policy 19.2

New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

Policy 19.3

New infill development in the mixed-use categories shall provide shops, offices and homes within neighborhoods, including mixed uses in one structure, to offer opportunities to encourage walking and/or live and work environments.

Objective 20

Ensure development within the City of Apopka surrounding the Wekiva Parkway interchange will occur in a predictable, yet flexible manner consistent with the intent of the Wekiva Parkway and Protection Act, the community vision, and the City's economic development goals, and which will provide a balanced land use scenario that can accommodate economic and residential growth in the context of the environmental concerns identified within the Wekiva Parkway and Protection Act, and that can serve as the primary targeted area for greenfield development within the Wekiva Study Area.

Policy 20.1

The Wekiva Parkway Interchange Plan is composed of three elements: the *Wekiva Parkway Interchange Vision Plan*, the *Wekiva Parkway Interchange Land Use Plan*, and the *Wekiva Parkway Interchange Goal, Objectives, and Policies*. The *Wekiva Parkway Interchange Vision Plan*, adopted as part of the Future Land Use Overlay Series found in Appendix 1-2 of the Future Land Use Element, represents a conceptual scenario that demonstrates the intent of the Wekiva Parkway Interchange Plan and will guide the development of lands located within the Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Land Use Plan and the Wekiva Parkway Interchange Goal, Objectives, and Policies shall represent the regulatory elements of the Wekiva Parkway Interchange Plan. The land use configuration and distribution demonstrated on the Wekiva Parkway Interchange Vision Plan are intended to illustrate the potential application of the adopted Wekiva Parkway Interchange Vision Plan policies; however, the specific details for each development phase will be established through the approval of development plans consistent with the Wekiva Parkway Interchange Goal, Objectives & Policies, the Wekiva Parkway Interchange Land Use Plan, and the regulations established in the Wekiva Parkway Interchange Form-Based Code.

Policy 20.2

The Wekiva Parkway Interchange Vision Plan shall be applicable within Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Vision Plan Area is generally comprised of a one-mile radius emanating from the anticipated Wekiva Parkway Interchange. The exact configuration is based upon a logical, parcel-specific boundary consistent with the intent of capturing a one-mile radius.

Policy 20.3

The annexation, land use change, and subsequent development of lands located within the Wekiva Parkway Interchange Plan Area for Apopka and the Wekiva Interchange Land use Plan Overlay for the County shall be consistent with the adopted Interlocal Agreement between Orange County and the City of Apopka regarding Wekiva Interchange Land Use Plan Overlay.

Policy 20.4

Prior to approving the first development plan within the Wekiva Parkway Interchange Vision Plan Area, the City shall adopt the Wekiva Parkway Interchange Form-Based Code establishing the design and development standards for the Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Form-Based Code shall be based on the criteria contained within the Wekiva Parkway Interchange Goal, Objectives, and Policies.

Policy 20.5

The Wekiva Parkway Interchange Vision Plan identifies the approximate location of the character districts necessary to support the anticipated development program within the Wekiva Parkway Interchange Vision Plan Area. The location and/or boundaries of the character districts shown on the Vision Plan are illustrative only, and it is the intent of the City that locations and boundaries can be refined through an administrative review, except where other review and approval procedures are specified, in either the Comprehensive Plan or the Wekiva Parkway Interchange Form-Based Code. The specific boundaries and locations of character districts will be established through the approval of development plans, as established through the Wekiva Parkway Interchange Form-Based Code procedures.

Policy 20.6

Deviations in the area-wide densities and/or intensities established in the Wekiva Parkway Interchange Land Use Plan, or proposed design elements that are not consistent with the Wekiva Parkway Interchange Goal, Objectives, and Policies shall require a comprehensive plan amendment.

Policy 20.7

The Wekiva Parkway Interchange Form-Based Code shall include regulations governing the following community design elements for the Wekiva Parkway Interchange Plan area:

- An interconnected network of streets and paths designed to encourage pedestrian and bicycle travel, with traffic calming where appropriate;
- A complementary mix of land uses, including residential, employment, recreational, and civic;
- Appropriate densities and intensities of land uses within walking distance of transit stops; and
- Daily activities within walking distance of residences, public uses, streets and open spaces that are safe, comfortable and attractive for the pedestrian, with adjoining buildings open to the street and parking designed so as not to interfere with pedestrian and bicycle travel.

Policy 20.8

The Wekiva Parkway Interchange Form-Based Code shall include provisions requiring that the land uses incorporated into the Wekiva Interchange Vision and Land Use Plans are physically and functionally integrated, including a connected and continuous system of pedestrian facilities.

Policy 20.9

Development within the Wekiva Parkway Interchange Plan Area shall be assigned a Mixed-Use Interchange future land use designation and shall accomplish an overall mix of residential and non-residential uses as outlined in Policy 3.1.r. Assignment of the Mixed-Use Interchange Land Use future land use designation shall require an amendment to the Comprehensive Plan. This policy shall not be construed to remove any existing entitlements upon property within the Wekiva Parkway Interchange Plan Area, nor shall it prevent

development consistent with the existing future land use designations. Development occurring under the existing future land use designations shall comply with the design criteria included in the Wekiva Parkway Interchange Plan to the extent that the criteria does not conflict with the existing future land use designation.

Policy 20.10

The City shall ensure that areas of greatest density and intensity within the Wekiva Parkway Interchange Plan Area are located at and between the two major intersection nodes at Kelly Park Road/Golden Gem Road and Kelly Park Road/Plymouth-Sorrento Road, but not upon areas of Karst formations. The Wekiva Interchange Form-Based Code shall require a mix of uses consistent with Wekiva Interchange Plan and shall establish a system of transfer of development rights to encourage increased density and intensity within Wekiva Parkway Interchange Plan Area. Development at the outer edges of the mixed-use area shall maintain compatibility with the lands adjacent to the Wekiva Interchange Plan Area by reducing density and intensity or by providing substantial buffers, landscaping, height, and lighting controls. The City shall also allow transfer of development rights to maintain 20% open space in the overall Study Area. Densities and intensities allowed within the Wekiva Parkway Interchange Plan Area character districts shall be as shown on **Table 20.10:**

Table 20.10: Wekiva Parkway Interchange Character District Standards

Character District/ Purpose	Uses	Minimum/ Maximum Acreage*	Density (Units per Acre)	Intensity (FAR)	Open Space (min.)
Village Center (VC) Safe, vibrant and pedestrian-oriented mixed-use area. Each Village Center may include a Core of up to 40 acres each.	Residential, retail, commercial, office and entertainment uses. Horizontal mixed-uses shall be allowed, but vertically mixed-uses are preferred.	Min: 200 Max: 380 (40 acres max. of VC Core in each village)	Min: 7.5 Max: 25 District Average: 12	VC Core: Min: 0.3 Max: 1.0 Average: 0.5 Balance of VC: Min: 0.25 Max: 0.7 Average: 0.35	10% minimum in the form of public plazas and small park spaces that are urban in character.
Interchange Accommodate highway-oriented vehicular service uses and provide a transition between the fast traffic exiting the highway and the pedestrian Village Center.	Highway-oriented uses, such as automobile service & repair, retail, office, and limited high density residential.	Min: 175 Max: 380	Min: 7.5 Max: 15	Min: 0.1 Max: 1.0	15% minimum in the form of neighborhood parks and common areas
Employment (formerly Edge District) Accommodate corporate office development and foster the development of a campus-like corporate park.	Office, hospitality, clean industry, large institutional uses (hospitals, educational facilities), and large scale residential,	Min: 190 Max: 380	Min: 4 Max: 7.5	Min: 0.1 Max: 0.5	20% minimum in the form of large parks and interconnected wildlife corridors.

Character District/ Purpose	Uses	Minimum/ Maximum Acreage*	Density (Units per Acre)	Intensity (FAR)	Open Space (min.)
Transition Provide a transition between the high-density/intensity Village Core and the low-density/ intensity areas at the edge of the study area.	Single family home and single or multi-use office/medium-density residential	Min: 380 Max: 770	Min: 5 Max: 15	Min: 0.5 Max: 1.0	15% minimum in the form of neighborhood parks and larger common areas.
Neighborhood Preserve the existing low-density single-family residential neighborhoods and transition to the less intense uses just outside the study area.	Single-family homes and small scale support uses (schools, churches, day care facilities)	Min: 2,360 Max: 3,060	Min: 1 Max: 5	Min: .05 Max: 0.5	20% minimum in the form of large parks and interconnected wildlife corridors.

* Calculated based on the entire vision plan area acreage.

Policy 20.11

Maximum allowable development within the Wekiva Parkway Interchange Plan Area shall be allocated among land uses as follows:

Single Family: 7,500 units
Multi Family: 8,500 units
Commercial/Services: 22 million square feet

Policy 20.12

The character district regulations included in the Form-Based Code will ensure densities and intensities are allocated as noted in **Table 20.10** (see **Policy 20.10**). The TDR system will allow increased densities in the Core area (noted as bonus density on the table). The average density/intensity for individual districts and the entire mixed-use area shall not exceed the average allowed. The City shall establish a tracking system to ensure the densities/intensities are kept within the established limits. The tracker will also ensure the acreages of the character districts remain within the parameters set in **Policy 20.10**.

Policy 20.13

Development within the Wekiva Parkway Interchange Vision Plan Area shall be planned in a manner that maximizes internal circulation and does not cause the Florida Strategic Intermodal System (SIS) to exceed its adopted Level of Service Standard without appropriate mitigation.

Policy 20.14

The Wekiva Parkway Interchange Vision Plan Area shall include the following performance targets for transit, bicycle and pedestrian facilities as follows:

- 80% of all the bicycle and pedestrian facilities within the Plan Area shall function at LOS C or better;
- All parcels within ¼ mile of a transit stop should be serviced by pedestrian facilities operating at LOS C or better.

LOS standards shall be measured in accordance with the methodology established in the FDOT Multimodal

Transportation Districts and Area wide Quality of Service Handbook (Nov. 2003 or as revised). The City shall coordinate with LYNX and METROPLAN ORLANDO to apply the transit quality of service framework as found in the most recent edition of the Transit Capacity and Quality of Service Manual (TCQSM) and required as part of METROPLAN ORLANDO'S long-range transportation plan where feasible.

Policy 20.15

The City and applicants for development within the Wekiva Parkway Interchange Vision Plan Area shall incorporate transportation demand management strategies into the transportation planning process to alleviate congestion. A range of techniques will be considered, such as vanpool/ridesharing programs, parking management and pricing, transit vouchers, pre-tax incentives, telecommuting, flextime, and/or other appropriate trip reduction strategies.

Policy 20.16

Proposed development within the Wekiva Parkway Interchange Vision Plan Area shall contribute to providing a safe, convenient, comfortable and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use. Appropriate improvements or enhancements to the multimodal network to incorporate into the Wekiva Parkway Interchange Form-Based Code shall include, but not be limited, to the following:

- Accommodations for pedestrian access and movement, including sidewalks, benches and clearly marked crossings;
- Accommodations for bicycles, including lockers, showers, and racks;
- Shared use paths in accordance with the FDOT Bicycle Facilities Planning and Design Guidelines Handbook;
- Accommodations for transfer of passengers at designated transit facilities;
- Preferential parking for rideshare participants;
- Access for motor vehicle passenger drop-offs and pick-ups at designated transit facilities and at commercial and office development sites; and/or
- Accommodation for the mobility impaired, including parking spaces, sidewalks and ramps for handicapped access.

Policy 20.17

Street cross-sections, design standards, and operational measures to ensure streets are safe and convenient for transit, automobile, truck, bicycle and pedestrian travel shall be incorporated into the Wekiva Parkway Interchange Form-Based Code. Strategies will include, but not be limited, to marked crosswalks, wider sidewalks, on-street parking, bus turnouts, traffic calming, raised medians or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway.

Policy 20.18

The Wekiva Parkway Interchange Form-Based Code shall include standards for street intersections to facilitate pedestrian crossings.

Policy 20.19

Developments within the Wekiva Parkway Interchange Plan Area shall provide direct bicycle and pedestrian connections within and between residential areas and supporting community facilities and services, such as shopping areas, employment centers, transit stops, neighborhood parks, and schools. Standards and design criteria shall be established within the Wekiva Parkway Interchange Form-Based Code.

Policy 20.20

The City will include in the Wekiva Parkway Interchange Form-Based Code standards for roadways to be built/improved within the Wekiva Parkway Interchange Overlay District. The regulations will create a hierarchy of streets that equitably serve the needs of the pedestrian, the bicycle, public transit, and the automobile based on a grid network system of roadways. The City will support a multi-modal transportation environment that allows for various transit options.

Policy 20.21

Properties assigned the Mixed-Use Interchange future land use designation shall be rezoned to the Wekiva Parkway Interchange Mixed-Use Zoning District to be established in the Wekiva Parkway Interchange Form-Based Code.

Policy 20.22

The Wekiva Parkway Interchange Mixed-Use Zoning District shall establish a range of allowable lot types to ensure a mix of uses. The District shall also provide the form-based building requirements and range of allowable uses for each lot type. The lot type ranges will establish the development framework and pattern within which uses can locate.

Policy 20.23

Permitted land uses within the Wekiva Parkway Interchange Mixed-Use Zoning District shall be outlined in the Wekiva Parkway Interchange Form-Based Code, consistent with the Mixed-Use Interchange future land use designation and **Policy 20.10**. The Community Development Director shall have the authority to approve uses not listed there if the proposed use is compatible with the listed permitted uses and/or will generate or support the development of employment opportunities and/or an increased tax base.

Policy 20.24

Where feasible, developments within the Wekiva Parkway Interchange Plan Area shall maximize the preservation of open space and promote the clustering of uses to both preserve and enhance the natural environment and to maintain the rural character of areas outside of the Wekiva Parkway Interchange Plan Area. The amount of required open space shall vary by district, with the more intensive districts requiring less than 20% for urban plazas/ parks and the less intensive districts requiring more than 20% for passive/active parks and open space for areas. **Policy 20.10** establishes the minimum required open space per district.

Policy 20.25

The Wekiva Parkway Interchange Area Form-Based Code shall include the following provisions to promote efficient access to and through the area, and to protect the traffic flow along the Wekiva Parkway.

- Prohibit the vacation of rights-of-way to maintain the current grid system and facilitate its expansion;
- Require, as part of development approval, a spacing of 300 to 600 feet for local streets to create walkable

"city" blocks and maintain connectivity in the area and avoid the use of the highway for local traffic;

- Prohibit the use of cul-de-sacs and gated neighborhoods;
- Coordinate with the Expressway Authority to encourage the extension of local roads under the highway to maintain connectivity between the east and west sides;
- Limit the number of driveways along Kelly Park Road, Golden Gem and Plymouth Sorrento Road within the Plan Area, and encourage the use of shared driveways instead;
- Require compliance with Section 6.02.10 of the LDC, which requires a minimum distance separation between driveways and intersections;
- Require internal connectivity between sites, through joint-use driveways or alleys, to keep traffic off main roads;
- The Form-Based Code shall include standards for right-of-way width and cross section design based on street typology; and
- Provide pedestrian/bicycle connections at a maximum separation of 350 feet, through the use of mid-block paths or pedestrian shortcuts.

Policy 20.26

Large developments with 50,000 gross square feet or more and are adjacent to a major street, which is or may be used as a transit route, shall provide access for on-site public transit. The public transit stop shall including a bus pullout and shelter.

Policy 20.27

The City shall coordinate with developers the design and construction of proposed new streets within the plan area in conformance with the design standards contained in the Form-Based code. The following standards shall be followed:

- Specific right-of-way location of streets other than those shown on Map 20 of the ILUP shall be determined through the development review process.
- Continue enforcing Section 6.02.05 of the City's LDC (rights-of-way), which contains measures for the protection and use of rights-of-way, and consider the incorporation of more pedestrian-friendly standards in the Wekiva area form-based code.

Policy 20.28

Sites within the Wekiva Parkway Interchange Plan Area, as well as right-of-way areas, shall be subject to the vegetation protection and water conservation landscaping policies contained in the City's comprehensive plan. The City will include more restrictive vegetation protection standards in the Wekiva Parkway Interchange Form-Based Code to:

- Encourage transplanting and re-vegetation.
- Coordinate, on an as needed basis, with Orange County to update regulations for the protection of unique vegetative communities in both jurisdictions.
- Select and locate plants based on their ultimate growth.

Policy 20.29

In order to ensure that development within the mixed-use district creates a sense of community, the placement and orientation of buildings should be carefully planned. The following standards should be included in the form-based regulations:

- Primary building entrances shall orient toward the street, not to interior blocks or parking lots
- Freestanding single-use buildings should be avoided in all but the neighborhood character district, while mixed and interconnected buildings should be encouraged.
- Green areas or plazas may be used to create a prominent civic component to mixed-use areas. These green areas should be centrally located or placed in between the higher intensity uses.
- Standards for the design of gas stations, and other vehicular service uses, to ensure they fit into the desired pedestrian character. The Code will specify standards for building location, site layout, driveway location, signage and other design elements that will ensure compatibility with other proposed uses in the area.
- Building height regulations shall be established not to exceed the parameters listed for each character district in **Policy 20.30**.

Policy 20.30

Building heights shall be arranged so that the tallest buildings are located in proximity to the Kelly Park Interchange and Kelly Park Road itself between the two Village Center nodes. Building heights shall be stepped down/ reduced as development approaches the periphery of the Interchange Study Area and as development nears the rural lands outside the study area. The form-based code shall establish appropriate building heights for each character district and shall address reduced building heights in proximity to the edges of character districts and the study area itself in order to promote compatibility between districts and protection of the rural character of lands outside the study area. In no case shall building height exceed ten occupied floors within the Interchange Study Area without a Comprehensive Plan amendment.

Policy 20.31

The Wekiva Parkway Interchange Form-Based Code shall include standards for signage within the Wekiva Parkway Interchange Plan Area and shall have the purpose to maintain a pedestrian character within the village centers, but at the same time, allow visibility from the highway. Standards shall at minimum:

- Continue to require a sign master plan for all Mixed Use Developments, per LDC Section 2.02.20
- Ground signs shall not be allowed in the Core Area if buildings are located within 15 feet from the street right of way.
- Ground signs shall not exceed a maximum height of 12 feet. This maximum height may be further reduced in certain character districts.
- No billboards shall be allowed within the Wekiva Parkway Interchange Plan Area
- Building signs shall be designed to complement the architecture rather than obscure it.

Revised 9-7-10

**SECOND AMENDMENT TO
JOINT PLANNING AREA AGREEMENT
BETWEEN ORANGE COUNTY AND
THE CITY OF APOPKA**

THIS SECOND AMENDMENT TO JOINT PLANNING AREA AGREEMENT
(Amendment) is made and entered into as of the ____ day of OCT 19 2010, 2010, by
and between **ORANGE COUNTY, FLORIDA**, a political subdivision of the State of Florida
(the County), and the **CITY OF APOPKA**, a Florida municipal corporation (the City).

RECITALS

WHEREAS, the Wekiva Parkway and Protection Act was enacted by the Florida Legislature
in 2004, was amended in 2005, and is currently found at Part III, Chapter 369, Florida Statutes
(specifically sections 369.314 – 369.324, Florida Statutes); and

WHEREAS, the Act requires those local governments hosting an interchange on the Wekiva
Parkway to adopt amendments to their comprehensive plans within one year after the
establishment of an interchange location to address issues relating to appropriate land uses,
compatible development, secondary road access, access management, right of way protection,
vegetation protection, water conserving landscape, and height and appearance of structures and
signage; and

WHEREAS, the County and the City entered into a certain Settlement Interlocal Agreement
between the City of Apopka and Orange County Florida, approved October 26, 2004, amended
August 2, 2005 and on (insert this date) (hereafter "JPA"); and

WHEREAS, in the JPA the parties agreed, among other things, on a joint planning area
boundary, a joint land use map, and the framework for establishing standards and requirements
for the Wekiva Parkway interchange area; and

WHEREAS, the County and the City will share jurisdictional authority over the area within
the Wekiva Parkway interchange and wish to commit to certain goals and objectives for that area
in a separate Interlocal Agreement; and

WHEREAS, lands depicted within a one mile radius from the approved Wekiva Parkway
interchange are included in this area and constitute the Study Area Boundary; and

WHEREAS, in order to accomplish the objectives of the Act and the Interlocal Agreement
for the Study Area Boundary, the County and the City have determined that certain provisions of

the JPA, including Exhibit F as it pertains to the Study Area Boundary, are outdated or will become outdated by the adoption the Interlocal Agreement; and

WHEREAS, both the County and the City desire to amend the existing JPA to ensure consistency between the JPA and the Interlocal Agreement for the area described as the Study Area Boundary; and

WHEREAS, pursuant to Section 163.3171(3), Florida Statutes, this Amendment has been approved by the Orange County Board of County Commissioners and the Apopka City Council at advertised public hearings.

NOW THEREFORE, in consideration of the covenants made by each party to the other and of the mutual advantages to be realized by the parties hereto, the receipt and sufficiency of which is hereby acknowledged, the County and the City hereby agree as follows:

Section 1. Recitals. The above Recitals are true and correct and are incorporated herein by reference.

Section 2. Authority. This Amendment is entered into pursuant to (1) Chapters 125, 163 and 166, Florida Statutes, (2) the general authority of Section 163.01, Florida Statutes, relating to interlocal agreements, (3) the Charters of the County and City, and (4) the Joint Planning Area Agreement.

Section 3. Map Amendment.

“Exhibit F” to the JPA is hereby deleted and replaced with a new “Exhibit F”, which is attached hereto and incorporated herein by reference. For purposes of interpreting the JPA, the parties agree that the area described in “Exhibit F” is unaffected by this amendment except as to the Study Area Boundary, which is described in “Exhibit F1” hereto and the Interlocal Agreement.

“Exhibit F1”, is attached hereto and incorporated herein by reference, and describes the future land uses of those parcels located within the Study Area Boundary and agreed upon by the City and the County and is typified in Exhibit B to the Interlocal Agreement. The parties agree that, as to the parcels located in the Study Area Boundary, to the extent of any conflict between the JPA and the Interlocal Agreement, the Interlocal Agreement will control and shall supersede the JPA unless otherwise indicated in the Interlocal Agreement. (Exhibit “F1” hereto and Exhibit “B” to the Interlocal Agreement are identical exhibits.)

Revised 9-7-10

Section 4. Text Amendment. A new paragraph (4) is added to Subsection (c), "Small Area Study Areas" of Section 3, Joint Land Use Plan, to read as follows:

(4) Pursuant to the Interlocal Agreement approved by the parties the parties agree that, as to the parcels located in the Study Area Boundary and as described in "Exhibit F1" to the JPA, the terms of the Interlocal Agreement will control and that the Interlocal Agreement supersedes the JPA to the extent of any conflict between the Interlocal Agreement and the JPA, unless otherwise indicated in the Interlocal Agreement.

Section 5. Except as expressly set forth herein, all other provisions of the JPA, as amended, remain unchanged and in full force and effect.

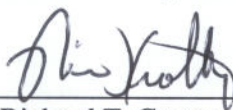
Section 6. Severability. Should any section, subsection, sentence, clause, phrase or provision of this Amendment is held invalid or unconstitutional by a court of competent jurisdiction such invalidity or unconstitutionality shall not be construed to render the remaining portions of this Amendment invalid or unconstitutional.

Section 7. Effective Date. This Second Amendment to the JPA shall become effective upon the date of approval by the Board of County Commissioners or the date of approval by the City Council, whichever date is later.

IN WITNESS WHEREOF, the County and City have executed this Second Amendment to the JPA on the dates inscribed below.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: 
Richard T. Crotty
Orange County Mayor

DATE: OCT 19 2010

ATTEST: Martha O. Haynie, County Comptroller
as Clerk of Board of County Commissioners

By: 
Deputy Clerk

Revised 9-7-10

CITY OF APOPKA

By: 

John H. Land, Mayor

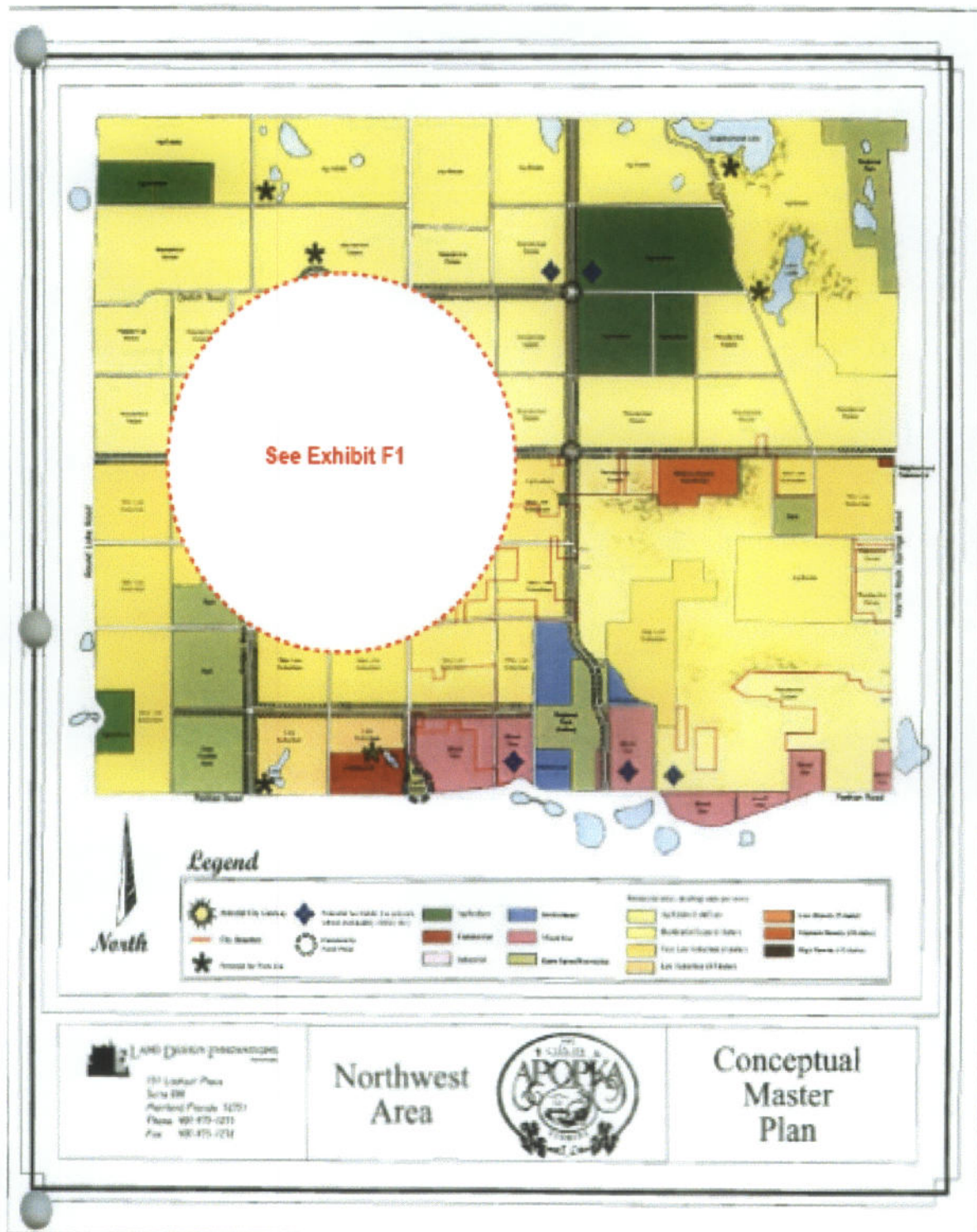
ATTEST: Janice G. Goebel
City Clerk

By: 

Date: 9-17-10

S:\Dcrosby\AGRMNT\Apopka\2d amend Apopka JPA D4

Exhibit 'F'



Backup material for agenda item:

1. FINAL DEVELOPMENT PLAN – ADAMS BROTHERS CONSTRUCTION COMPANY - Owned by Adams Brothers Construction Company, c/o Aaron Adams and located between Tilden Avenue and South Apopka Boulevard on the south side of East 13th (Parcel ID #: 15-21-28-0000-00-210)



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING

☐ ANNEXATION

☐ PLAT APPROVAL

☒ OTHER: Final Development Plan

MEETING OF: December 12, 2017

FROM: Community Development

EXHIBITS: Vicinity/Aerial Map

Site/Landscape Plans

Building Elevations

Alternative Parking Plan

PROJECT: FINAL DEVELOPMENT PLAN – SITE PLAN - ADAMS BROTHERS / 644 EAST 13TH STREET

Request: RECOMMEND APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR THE ADAMS BROTHERS / 644 EAST 13TH STREET PROJECT

SUMMARY:

OWNER/APPLICANT: Adams Brothers Construction Company, c/o Aaron Adams

ENGINEER: Civil Engineering Solutions, Inc./David Clutts, P.E.

ARCHITECT: L.R. Huffsterler, Inc.

LOCATION: East 13th Street (Between Tilden Avenue and South Apopka Boulevard east on the south side of East 13th Street)

PARCEL ID #: 15-21-28-0000-00-210

LAND USE: Industrial

ZONING: I-1

EXISTING USE: Vacant Land

PROPOSED USE: Light Industrial

TRACT SIZE: 2.92 +/- acres

BUILDING SIZE: 42,068 sq. ft.

DISTRIBUTION

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

Finance Director
HR Director
IT Director
Police Chief

Public Ser. Director
City Clerk
Fire Chief
Recreation Director

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	Industrial	R-T-2	Residential
East (City)	Industrial	I-1	Warehousing
South (City)	Industrial	I-1	Warehousing
West (City)	Industrial	I-1	Vacant Industrial

ADDITIONAL COMMENTS: The Adams Brothers Project Final Development Plan proposes a light industrial business to be housed in an open 42,068 square feet pre-engineered open metal building. The 1.96 acre site is located on the south side of East 13th Street between Tilden Avenue and South Apopka Boulevard. The south side of the site is bounded by Florida Central Railroad tracks.

PARKING: A total of 42 parking spaces are provided of which 2 are reserved as a handicapped parking space. The City’s LDC methodology for calculating required parking for industrial uses would require 89 spaces, but based on parking demand at the applicant’s existing facility, which is on the adjoining parcel to the east, this is more than double the needed parking. To validate this assertion, the applicant has conducted a parking study using rates in the ITE Parking Generation Manual, 4th Edition. This analysis was conducted according to the requirements in 6.0.301.H.1 LDC and has been reviewed by the City Engineer. Based on the analysis and information provided by the applicant about parking at the existing facility, it has been determined that 42 parking spaces are sufficient to accommodate vehicles for employees and customers.

ACCESS: Access to the site is provided by a two (2) driveway cuts along East 13th Street. The separation of the driveways meets City standard

EXTERIOR ELEVATIONS: At its highest point at the ridge, the proposed building is 36’ 6” and at the eaves, it is 32’ 6”, making the mean height of the building 35’. According to 1.08.13 LDC, the definition of building height is “The vertical distance from the grade to the highest point of a flat roof or a mansard roof or to the mean height level between the eaves and ridge for gable, hip and gambrel roofs.” Therefore, the building meets the LDC for building height building. Regarding the building elevations, staff has found those proposed for this project to be in accordance with the City’s Development Design Guidelines.

STORMWATER: The master stormwater management system is designed according to standards set forth in the Land Development Code.

BUFFER/TREE PROGRAM: The applicant has provided a detailed landscape and irrigation plan for the property. The planting materials and irrigation system design are consistent with the water-efficient landscape standards set forth in Ordinance No. 2069.

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

Total inches on-site:	198
Total number of specimen trees:	0
Total inches removed	198
Total inches retained:	0
Total inches replaced:	198
Total inches post development:	198

PUBLIC HEARING SCHEDULE:

December 12, 2017 - Planning Commission (5:30 pm)

December 20, 2017 - City Council (7:00 pm)

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the Adams Brothers – 644 East 13th Street Project Final Development Plan, subject to the findings of this staff report.

Planning Commission Recommendation: Find the Adams Brothers Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of the Adams Brothers – 644 East 13th Street Project Final Development Plan, subject to the findings of this staff report.

Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code

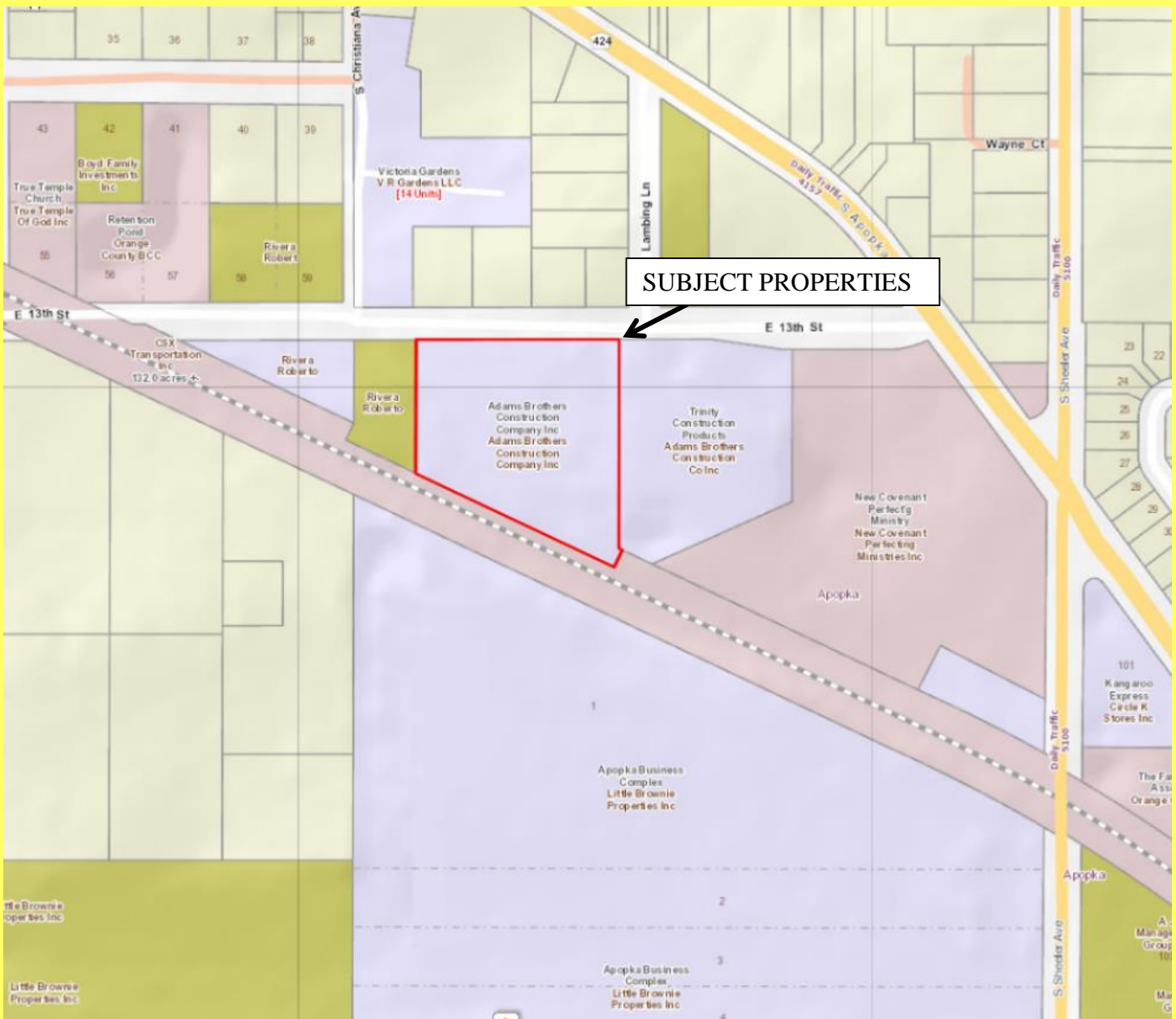
Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

PLANNING COMMISSION – DECEMBER 12, 2017
ADAMS BROTHERS – 644 EAST 13TH STREET FINAL DEVELOPMENT PLAN
PAGE 4

Application: Final Development Plan
Owner: Adams Brothers Construction Company
Applicant: Adams Brothers Construction Company / Aaron Adams
Engineer: Civil Engineering Solutions, Inc./David Clutts, P.E.
Parcel I.D. No: 15-21-28-0000-00-210
Location: East 13th Street
Acres: 2.92 acres +/-



VICINITY MAP



Application: Final Development Plan
Owner: Adams Brothers Construction Company
Applicant: Adams Brothers Construction Company / Aaron Adams
Engineer: Civil Engineering Solutions, Inc./David Clutts, P.E.
Parcel I.D. No: 15-21-28-0000-00-210
Location: East 13th Street
Acres: 2.92 acres +/-

AERIAL MAP



FINAL DEVELOPMENT PLANS

644 EAST 13TH STREET

(A LIGHT INDUSTRIAL USE SITE)

APOPKA, FL 32803
PARCEL ID#:15-21-28-0000-00-210

LEGAL DESCRIPTION:
BEGIN AT A POINT 115.00 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN CONTINUALLY ALONG SAID NE 1/4 OF THE SE 1/4 LINE EAST 277.50 FEET; THENCE S. 00°14'51" W. 263.26 FEET; THENCE S. 64°39'36" E. 110.42 FEET; THENCE S. 00°14'51" W. 107.79 FEET; THENCE S. 64°37'47" E. 6.04 FEET; THENCE S. 25°22'13" W. 35.00 FEET TO THE C.S.K. RAILROAD RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY, N. 64°37'47" W. 406.57 FEET; THENCE N. 00°14'51" E. 278.31 FEET TO THE POINT OF BEGINNING, LESS NORTH 30 FEET FOR ROAD RIGHT-OF-WAY, ORANGE COUNTY, FLORIDA.

AND

BEGIN AT A POINT 492.5 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THENCE RUN SOUTH 301.51 FEET, WHICH IS 108.00 FEET NORTH OF THE S.A.L. RAILROAD RIGHT-OF-WAY, THENCE NORTHWESTERLY ALONG A LINE 108.00 FEET NORTH OF SAID RAILROAD RIGHT-OF-WAY 110.6 FEET, THENCE NORTH 263.25 FEET, THENCE EAST 100 FEET TO THE POINT OF BEGINNING; SUBJECT TO RIGHT-OF-WAY OVER THE NORTH 30 FEET THEREOF.

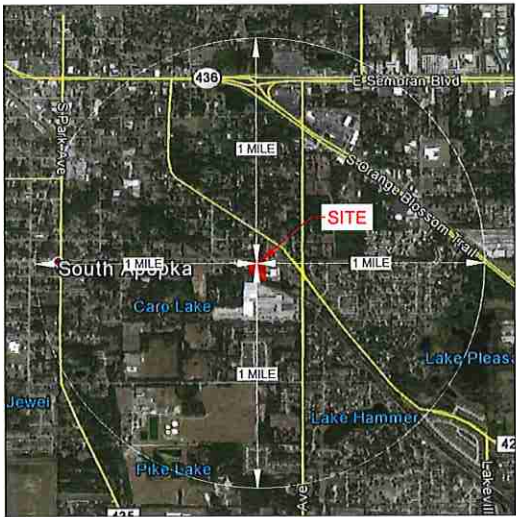
OWNER / APPLICANT
ADAMS BROTHERS CONSTRUCTION CO., INC.
806 EAST 13TH STREET
APOPKA, FL 32703
407-886-3455
ANTHONY W. ADAMS, PRESIDENT / DIRECTOR
1442 ATLANTIS DRIVE
APOPKA, FL 32703

CIVIL ENGINEER
CIVIL ENGINEERING SOLUTIONS, INC.
322 NORTH ROCKINGHAM AVE.
TAVARES, FL 32778
352.742.5011 FAX: 352.742.5044
DAVID CLUTTS, P.E., PRESIDENT

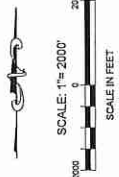
LANDSCAPE ARCHITECT
L.R. HUFFSTERLER, INC.
36955 LAKE YALE DRIVE
GRAND ISLAND, FL 32735
352.516.2524

CIVIL ENGINEER'S TABLE OF SHEETS
C1 of 11 - COVER
C2 of 11 - EXISTING CONDITIONS
C3 of 11 - TREE REMOVAL & PROTECTION PLAN
C4 of 11 - STORMWATER POLLUTION PREVENTION PLAN
C5 of 11 - SITE PLAN
C6 of 11 - PAVING, GRADING & DRAINAGE PLAN
C7 of 11 - CROSS SECTIONS
C8 of 11 - UTILITY PLAN
C9 of 11 - DETAILS SHEET #1
C10 of 11 - DETAILS SHEET #2
C11 of 11 - DETAILS SHEET #3

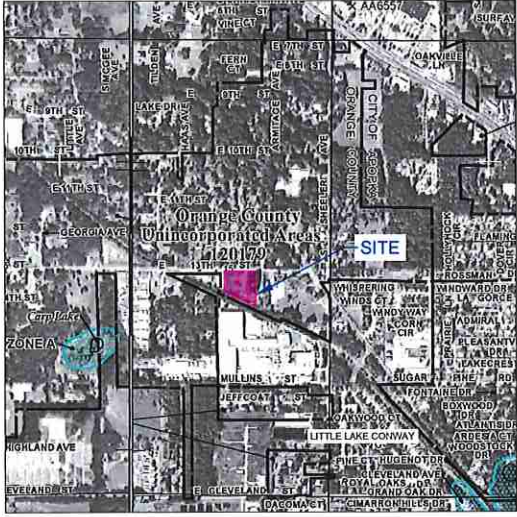
LANDSCAPE ARCHITECTS TABLE OF SHEETS
LS 1 of 1 - LANDSCAPE & IRRIGATION PLAN



LOCATION MAP
SEC 15 - TWP 21S - RNG 28E
SCALE: 1" = 2000'



SOILS LEGEND:
7: CANDLER URBAN LAND 0-5% SLOPE
SOILS MAP
SEC 15 - TWP 21S - RNG 28E
SCALE: NTS



FIRM MAP:
1209500140P
DATED: SEPTEMBER 25, 2009
FEMA MAP
SEC 15 - TWP 21S - RNG 28E
SCALE: 1" = 1000'



ZONING AND FUTURE LAND USE MAP
SEC 15 - TWP 21S - RNG 28E
SCALE: 1" = 400'
ZONING LEGEND:
(A-1) - AGRICULTURAL DISTRICT
(R-1) - RESIDENTIAL DISTRICT
(P-1) - PROFESSIONAL
FUTURE LAND USE LEGEND:
(IND) - INDUSTRIAL
(REL) - RELIGIOUS
(WARE) - WAREHOUSE

* DESIGNATES CITY OF APOPKA

REVISIONS:
CITY COMMENTS
7-26-17

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 North Rockingham Ave., Tavares, FL 32778
352.742.5011
352.742.5044
DAVID CLUTTS, P.E., L.L.C. #21004
State of Florida Certificate of Authorization #20995
Date:

FINAL DEVELOPMENT PLANS
644 E. 13TH STREET
APOPKA, FLORIDA

DRAWN BY: RM
CHECKED BY: DC

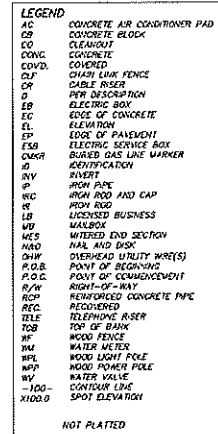
FILE NUMBER:
16122.2-03

ISSUE DATE:
7/14/17

SHEET SIZE
24 X 36

COVER

SHEET NUMBER
C1 of 11



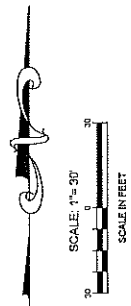
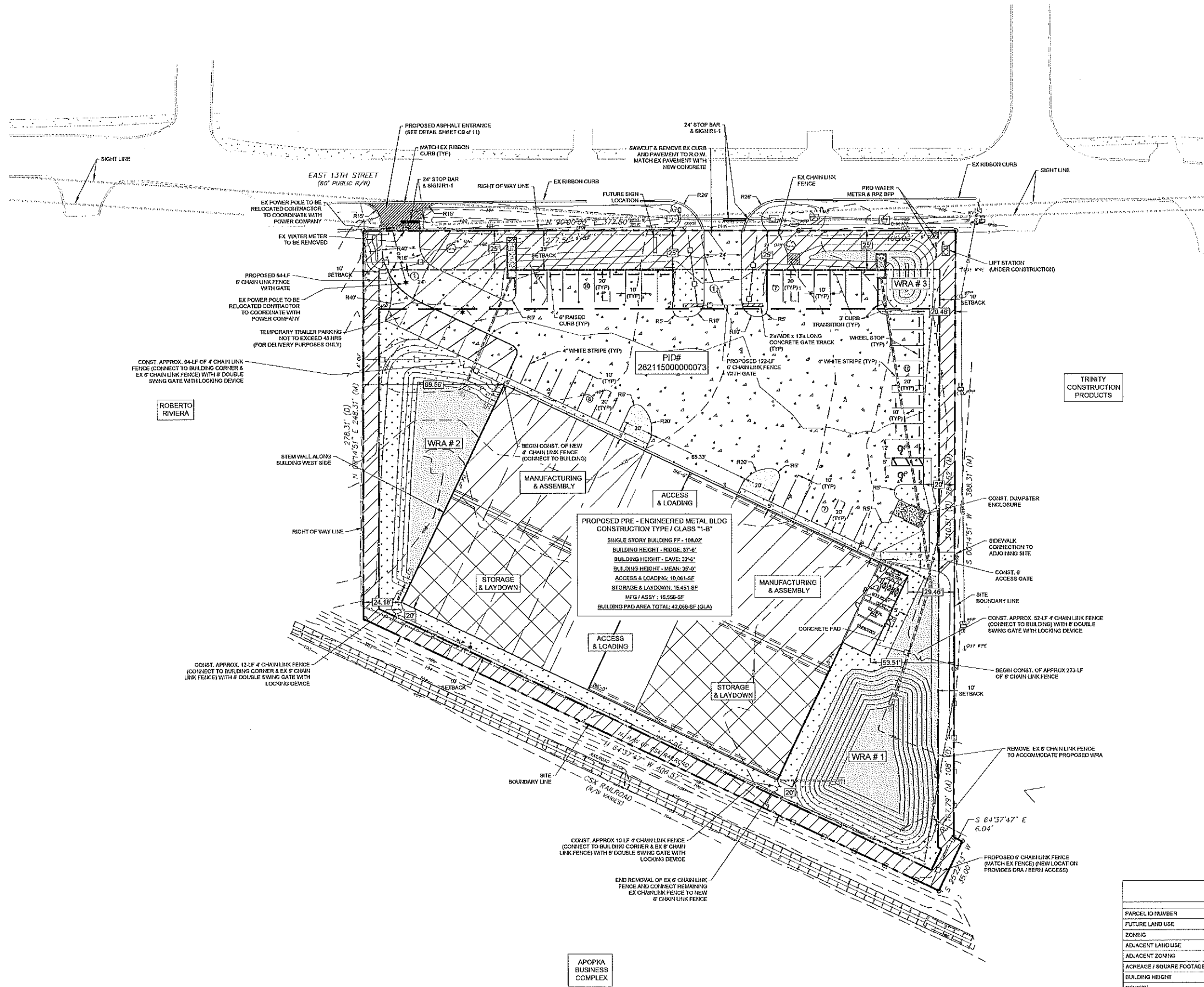
LEGAL DESCRIPTION:
 BEGIN AT A POINT 115.00 FEET EAST OF THE NORTHWEST CORNER OF THE
 SECTION 31 SOUTH, EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP
 21 NORTH, RANGE 28 EAST, GRANGE COUNTY, FLORIDA; THENCE RUN
 CONTINUALLY ALONG SAID 1/4 OF THE SE 1/4 OF THE 1/4 LINE EAST 277.90
 FEET, THENCE S 89° 51' 30" E 110.42 FEET, THENCE S 89° 51' 30" E
 110.42 FEET, THENCE S 02° 14' 31" N, 107.79 FEET, THENCE S.
 61° 47' 41" E, 6.04 FEET, THENCE S 25° 32' 11" N, 35.00 FEET TO THE
 RIGHT-OF-WAY, N 61° 47' 41" E, 406.57 FEET, THENCE N 02° 14' 31"
 E, 278.31 FEET TO THE POINT OF BEGINNING, LESS NORTH 30 FEET
 OF ROAD 65101-01-WAY, GRANGE COUNTY, FLORIDA.

AND

**BEGIN AT A POINT 492.5 FEET EAST OF THE NORTHWEST CORNER OF THE
 NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 21
 NORTH, RANGE 28 EAST, THENCE RUN SOUTH 301.51 FEET,
 WHICH IS 10.00 FEET NORTH OF THE S.A. RAILROAD
 RIGHT-OF-WAY, THENCE RUN CONTINUALLY ALONG SAID 301.51 FEET
 NORTH TO SAID RAILROAD RIGHT-OF-WAY 110.6 FEET, THENCE
 NORTH 263.25 FEET, THENCE EAST 140.00 FEET TO THE POINT OF
 BEGINNING, SUBJECT TO 100 FEET OVER THE NORTH 30 FEET
 THEREOF.**

SURVEYOR'S REPORT:

1. Based on the National Flood Insurance Program "FIRM" Map Commission - Panel Number 120179 0202 F Dated 09/09/2003 the above described property:
2. Envelops when hee/en is based on Grange County Benchmark No. 13360022, having an elevation of 103.674 relative to NAVD 83.
3. Envelops when hee/en is based on the North line of the NE 1/4 of the SE 1/4 of Section 15-21-28 N.
4. The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of record and/or of title.
5. There may be additional conditions that are not recorded on this survey that may be found in the public records of this county.
6. The survey is not intended to be the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.
7. The survey is not prepared for the intentionally named hee/en and it "nontransfers".
8. Improvements within the specific easements have not been located as a part of this survey.



LEGEND	
	BOUNDARY LINE
	EXISTING WATERMAIN
	EXISTING CHAIN LINK FENCE
	EXISTING FOREMAN
	EXISTING OVERHEAD POWER
	EXISTING CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	INTERPOLATED ELEVATION
	SILLO FENCE
	FLOWLINE
	FLOW ARROW
	PROPOSED FIRE LINE
	PROPOSED GAS LINE
	PROPOSED SANITARY
	GRADE BREAK
	BUILDING SETBACK
	LANDSCAPE BUFFER
	PROPOSED CHAIN LINK FENCE

NOTES

1. CONTRACTOR SHALL COORDINATE WITH OWNER TO PROVIDE FIRE DEPARTMENT ACCESS LOCKING DEVICE

LAND USE BREAKDOWN			
LAND USE	AREA-SF	AREA-AC	% OF SITE
BUILDING (FOOTPRINT)	42,068	0.97	33
CONCRETE	38,164	0.88	30
PARKING LANDSCAPE AREAS	645	0.01	0.51
PERIMETER LANDSCAPE BUFFER	17,626	0.40	14
WRAS	13,135	0.30	10
OPEN SPACE AREA	15,748	0.36	12
TOTAL	127,306	2.92	100

PROPOSED IMPERVIOUSNESS		
ITEM	AREA-SF	AREA-AC
CONCRETE	38,164	0.88
BUILDING	42,068	0.97
TOTAL	80,232	1.84

SITE SOILS
CANDLER SANDS
HYDROLOGIC GROUP "A"

PARKING CALCULATION (ITE LAND USE 110 GENERAL LIGHT INDUSTRIAL)	
REQUIREMENT	0.75 VEHICLES PER 1000-SF GFA
BUILDING AREA	42,068-SF GLA
NUMBER OF EMPLOYEES	10
CALCULATION	42,068-SF X (0.75 SPACES / 1000-SF) = 32 SPACES
PARKING REQUIRED	32 SPACES
PARKING PROVIDED	42 SPACES

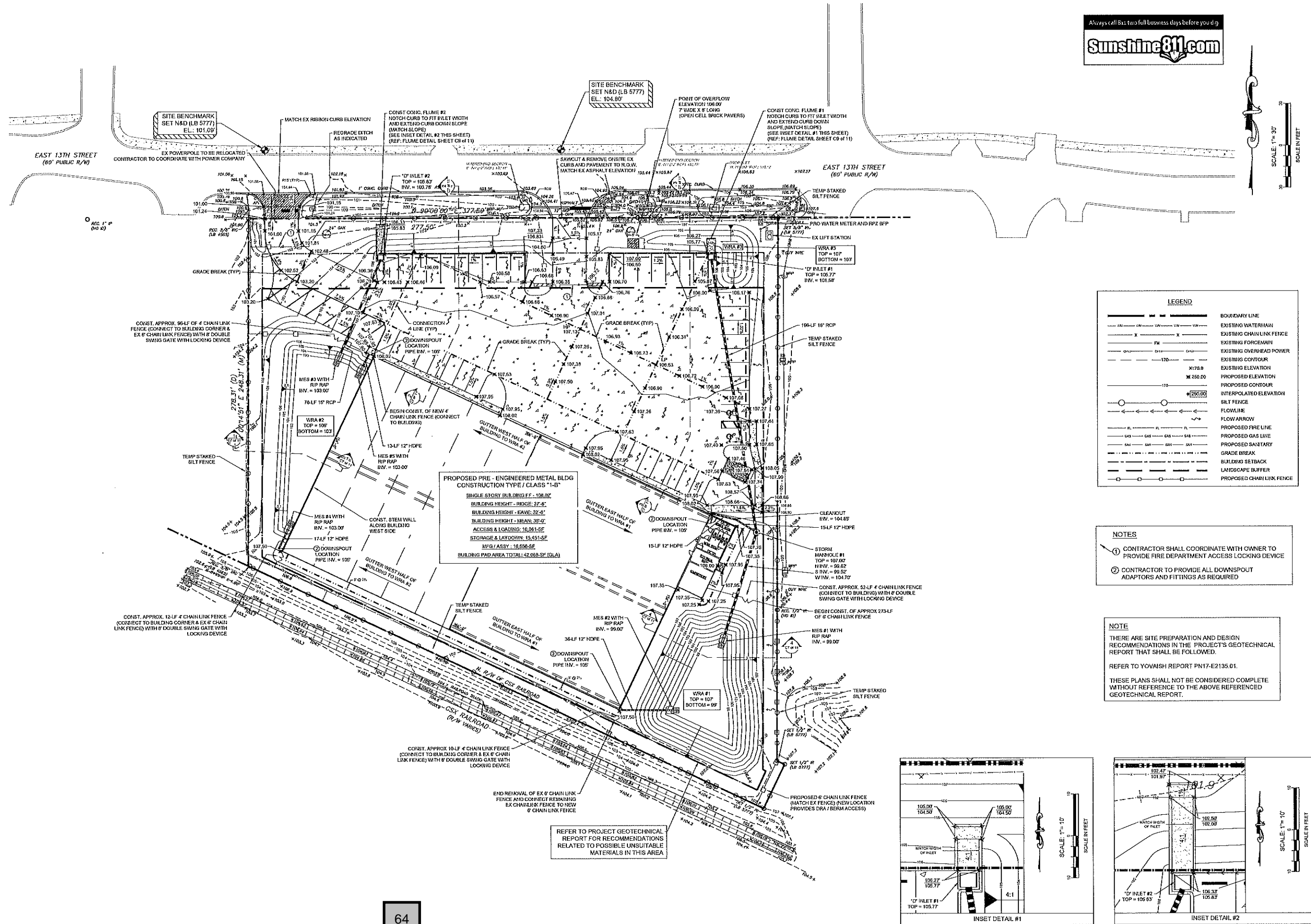
SITE DATA	
PARCEL ID NUMBER	15-21-28-0000-00-210
FUTURE LAND USE	IND
ZONING	I-1
ADJACENT LAND USE	North: IND East: IND South: IND West: IND
ADJACENT ZONING	North: R-T-2 East: I-1 South: I-1 West: I-1
ACREAGE / SQUARE FOOTAGE	Acres: 2.92 S.F. 127,306
BUILDING HEIGHT	Proposed: 35' Max: 35'
DENSITY	Proposed: N/A Max: N/A
BUILDING SETBACKS	Proposed: Front: 25' Side: 10' Rear: 10' Corner: 10'
OPEN SPACE	Proposed: S.F. 14,432 Acres: 0.33 Required: S.F. N/A Acres: N/A
VARIANCE REQUESTED	Yes: No: X
HAVER REQUESTED	Yes: No: X

REVISIONS:
CITY COMMENTS
7/26/17

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
122 North Houghmon Ave., Tampa, FL 33618
Phone: 813.712.5811 Fax: 813.712.5844
Email: info@civilsolutions.com Website: www.civilsolutions.com

FINAL DEVELOPMENT PLANS
644 E. 13TH STREET
APOPKA, FLORIDA

DRAWN BY: RM
CHECKED BY: DC
FILE NUMBER:
16122-2-03
ISSUE DATE:
7/14/17
SHEET SIZE
24 X 36
SITE PLAN
SHEET NUMBER
C5 of 11



REVISIONS: CITY COMMENTS

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
322 N.W. 10th Avenue, Suite 100, Tampa, FL 33604
Phone: 813.242.8111 Fax: 813.242.8112
www.sunshine811.com

FINAL DEVELOPMENT PLANS
644 E. 13TH STREET
APOPKA, FLORIDA

DRAWN BY: RM
CHECKED BY: DC

FILE NUMBER:
16122-2-03

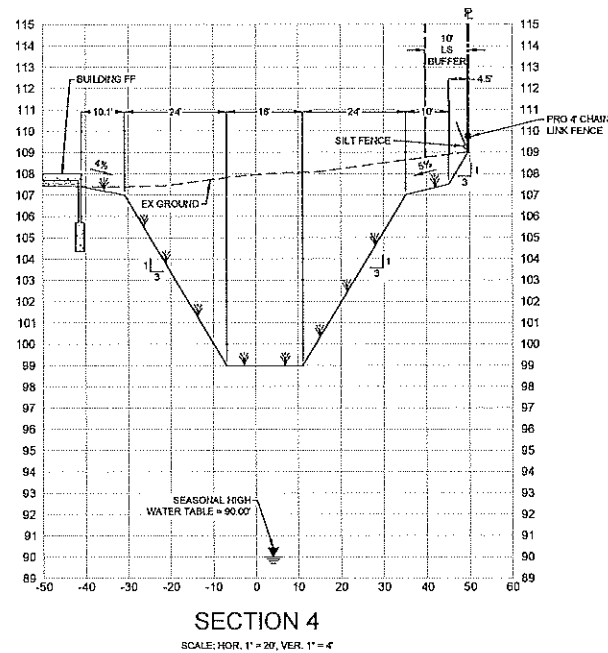
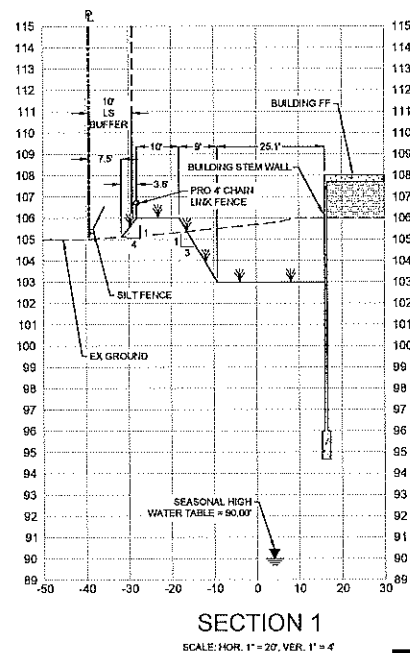
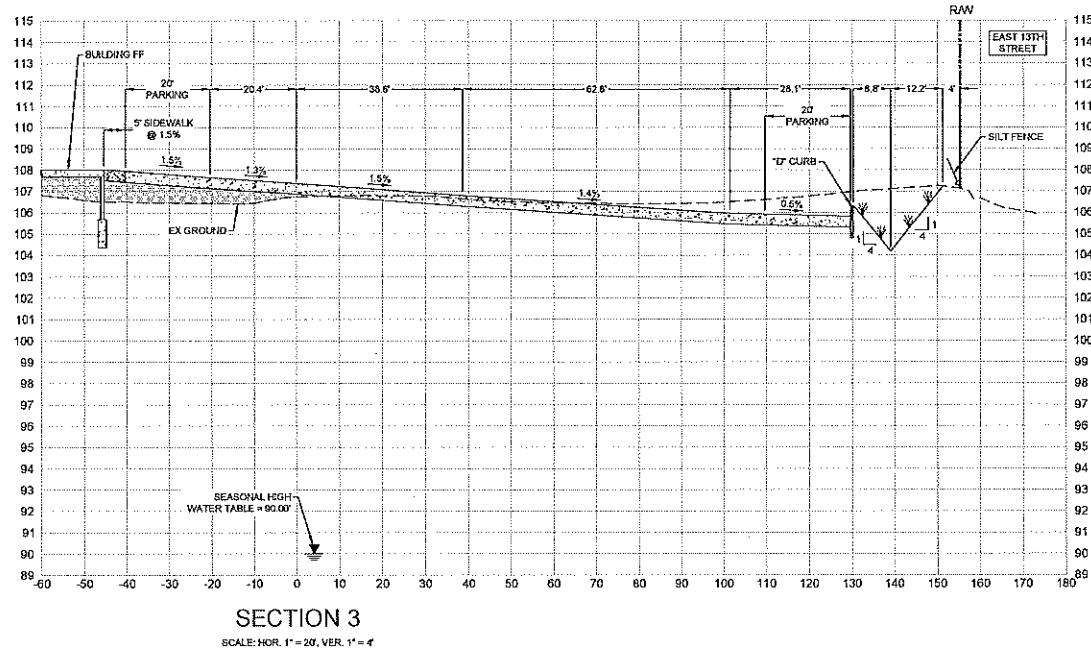
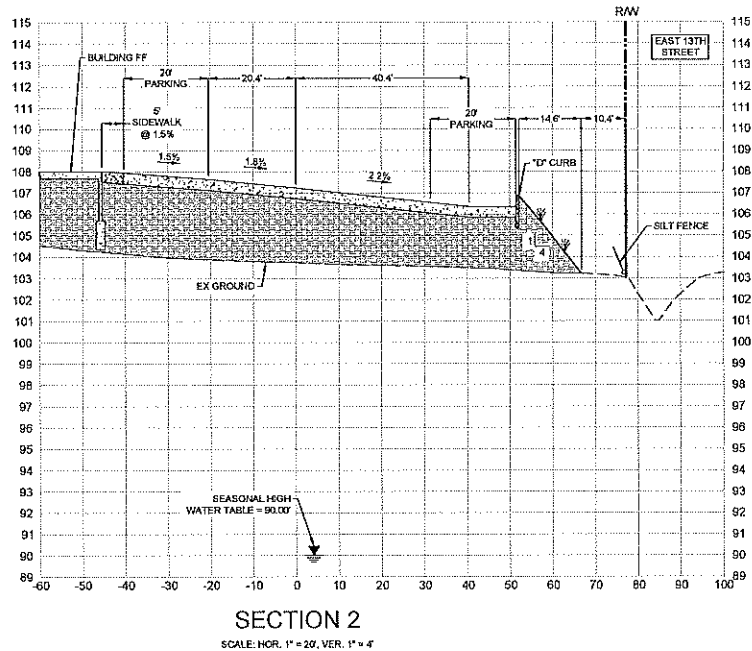
ISSUE DATE:
7/14/17

SHEET SIZE
24 X 36

PAVING, GRADING
& DRAINAGE PLAN

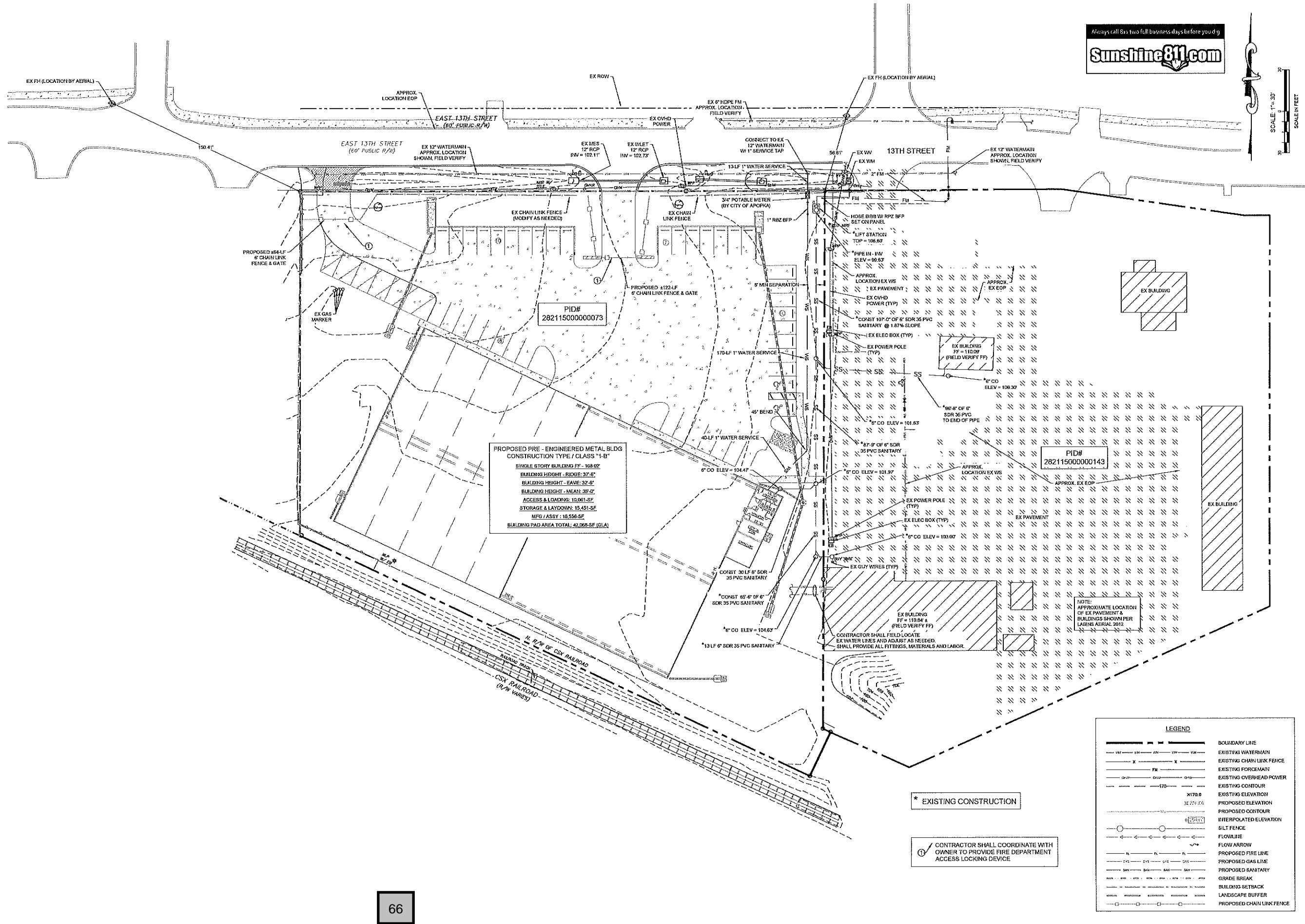
SHEET NUMBER

C6 of 11



LEGEND

CLEAN FILL WITH LESS THAN 10% FINES
PASSING #200 SIEVE COMPACTED TO
MINIMUM DENSITY OF 95% PER AASHTO T-180



Always call 800 two full business days before you dig
Sunshine811.com

SCALE 1" = 30'
SCALE IN FEET

REVISIONS:
CITY COMMENTS
7-26-17

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
332 North Suncoast Blvd., Suite 200, Apopka, FL 32712
Phone: 407-742-5811 Fax: 407-742-5844
Email: info@civilsolutions.com
State of Florida Certificate of Professional Engineer #25855
CPE

FINAL DEVELOPMENT PLANS
644 E. 13TH STREET
APOPKA, FLORIDA

DRAWN BY: RM
CHECKED BY: DC

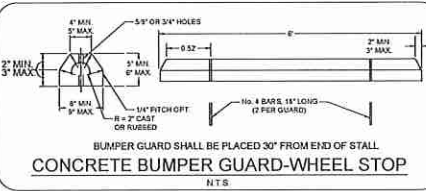
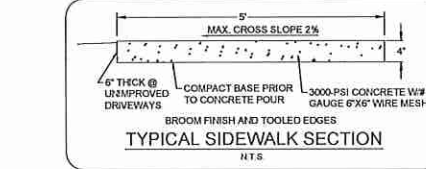
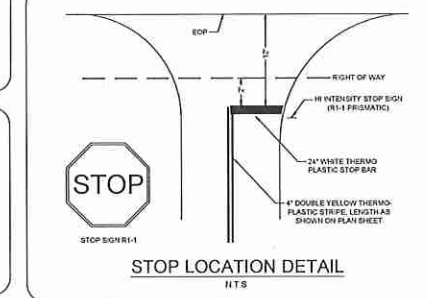
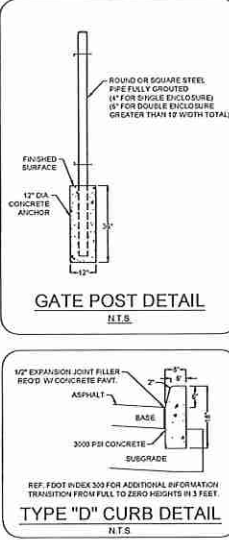
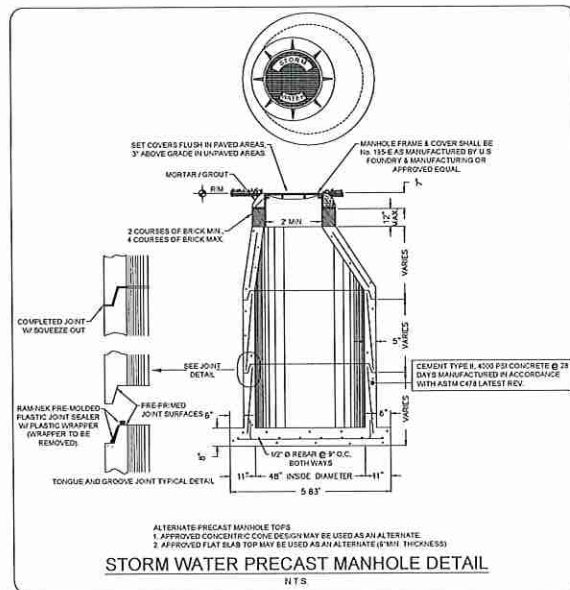
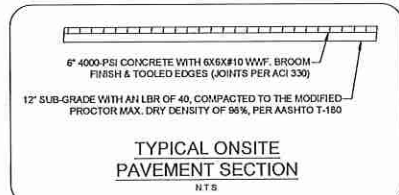
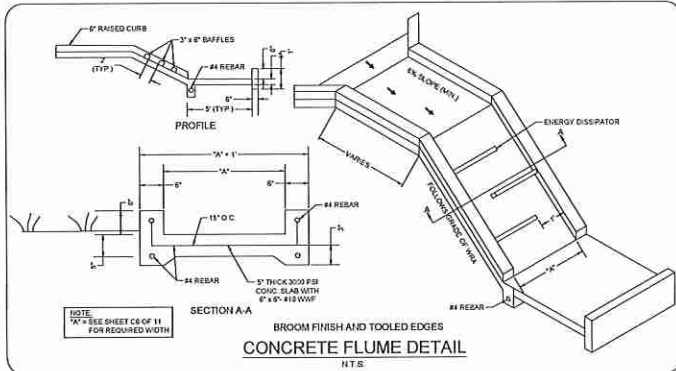
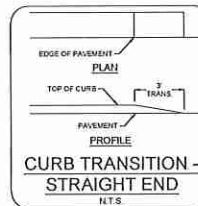
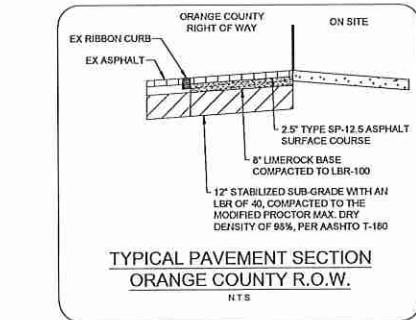
FILE NUMBER:
16122.2-03

ISSUE DATE:
7/14/17

SHEET SIZE
24 X 36

UTILITY PLAN

SHEET NUMBER
C8 of 11



PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS											
	POTABLE WATER	RECLAIMED WATER	SANITARY SEWER	SANITARY SEWER	SANITARY SEWER	STORM SEWER	POTABLE WATER	RECLAIMED WATER	SANITARY SEWER	SANITARY SEWER	SANITARY SEWER	STORM SEWER
POTABLE WATER	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'
RECLAIMED WATER	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'
SANITARY SEWER	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'
SANITARY SEWER	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'
SANITARY SEWER	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'
SANITARY SEWER	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'
SANITARY SEWER	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'
SANITARY SEWER	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'
SANITARY SEWER	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'
SANITARY SEWER	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'
SANITARY SEWER	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'
SANITARY SEWER	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'	3'	12'

- GENERAL NOTES:**
- THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
 - FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-610. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
 - ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.
 - ACCEPTABLE VARIANCES:
 - WHERE HORIZONTAL SEPARATION IS NOT ATTAINABLE, PVC-C-900 SDR-14 OR CONCRETE ENCASMENT MUST BE USED FOR THE SANITARY SEWER LINE FOR AT LEAST ONE OF THE LINES. PVC-C-900 SDR 14 OR CONCRETE ENCASMENT MUST BE USED UNTIL MINIMUM CLEARANCE IS REACHED.
 - WHERE 18 INCH VERTICAL SEPARATION IS NOT ATTAINABLE AT CROSSINGS, USE ONE FULL LENGTH OF PVC-C-900 SDR-14 FOR SANITARY SEWERS OR ENCASED PIPE CENTERED AT THE POINT OF CROSSING SPECIAL SUPPORT MAY BE REQUIRED.
 - NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
 - CONCRETE ENCASMENT SHALL NOT BE USED UNLESS APPROVED BY PUBLIC SERVICES DIRECTOR OR HIS DESIGNEE.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS



NOTE: ALL UTILITY CONSTRUCTION SHALL MEET OR EXCEED THE CITY OF APOPKA SPECIFICATIONS. ANY CONFLICT BETWEEN THE SPECIFICATIONS STATED HEREON AND THE CITY OF APOPKA STANDARD UTILITY CONSTRUCTION SPECIFICATIONS, THE CITY OF APOPKA SPECIFICATIONS SHALL OVERRULE.

GENERAL NOTES

- Governing standards and specifications on this project are considered the Florida Department of Transportation (FDOT) Design Standards (2011 Edition), FDOT Standard Specifications for Road and Bridge Construction (2011 Edition), and City of Apopka Utility Design and Construction Manual (2013 Edition).
- All personal property, except mail boxes located within the public right-of-way (not relocated by the property owner), shall be removed by the Contractor as necessary to construct the project in accordance with the Construction Plans. Mail boxes shall be relocated by the Contractor in accordance with FDOT Index No. 532.
- The disposal of excess earthwork materials shall be the responsibility of the Contractor. Approval of disposal sites shall be obtained from the City of Apopka prior to disposal.
- All existing trees and shrubs within the right-of-way and limit of the project are to be removed as clearing and grubbing unless otherwise directed.
- Seed and mulch all disturbed areas not covered by sod unless otherwise directed.
- All pavement offsets shown are to the proposed centerline of construction, as where radius dimensions are to the edge of pavement, unless otherwise noted.
- Tunnel locations and widths shown in the Construction Plans are approximate and may be adjusted as necessary or as directed by the Engineer. All tunnels shall be constructed in accordance with FDOT Index No. 515.
- The various permits included in the bid specifications are included in the bid price for Section 104. The Contractor shall perform his work in accordance with the requirements of "Prevention, Control, and Abatement of Erosion and Water Pollution", excluding items specified elsewhere. Environmental controls shall be used at locations designated in the plans and/or designated by the Engineer.
- The information shown on these drawings concerning type and location of underground and other utilities are based on available records and surveys, but is not guaranteed to be accurate or all inclusive. The Contractor shall make his own determination as to the type and location of utilities as may be necessary to avoid damage there to, and is responsible for coordinating utility relocation.
- Prior to ordering drainage structures, the Contractor shall determine if drainage utility conflicts exist. Information about possible conflicts shall be submitted to the Engineer as soon as possible after discovery of such for resolution.
- The Contractor shall notify all gas utility companies a minimum of two working days prior to excavation as required by Chapter 77-153 of the Florida Statutes.
- All inlets/sumps - pipe joints shall be filled with non-shrink grout, covered with an asphaltic mastic coating, and wrapped with a filter fabric material per Section 13.09.03 of the Orange County Road Construction Specifications.
- All curb inlets, ditch bottom inlets, and manholes shall have traffic bearing frames and covers or grates meeting HS-20 loading requirements.
- Changes of pipe inverts not exceeding plus or minus one foot will not be considered as a basis for additional compensation for the pertinent pipe but item for modification of precast structures.
- All benchmarks (nails and monuments) shown in the Construction Plans, or found, shall be preserved.

- These shown in proposed pavement shall be protected with a cast iron valve box.
- Public land corners within the limits of construction shall be protected. If a corner monument is in danger of being destroyed or disturbed, the Contractor shall notify the Engineer, without delay, by telephone. The Contractor shall provide written follow up confirmation within 48 hours of telephone notification.
 - Prior to beginning of any construction, the Contractor shall submit to the Engineer a set of field notes verifying the benchmark elevations and the reference point connections on the plan and profile view sheets, and/or a set of field notes for all additional benchmark and reference point connections proposed to be used in constructing the project with their location, description and elevation, based on North American Vertical Datum (NAVD83). All submittals shall be signed and sealed by a Professional Land Surveyor registered in the State of Florida.
 - Within 21 calendar days after notice to proceed, the Contractor shall stake the public right-of-way at 50 foot intervals and the right-of-way breaks with corresponding stations shown on the stakes. No invoice for payment for mobilization (Pay Item No. 101-1) will be processed until the right-of-way has been staked to the satisfaction of the Engineer.
 - Any United States Code (USC) and National Geodetic Survey (NGS) measurements within the limits of construction shall be protected. If in danger of damage, the Contractor shall notify the Engineer, and both shall notify: State Geodetic Advisor, David Newcomer, NOAA 3900 Commonwealth Blvd., MS105 Tallahassee, FL Phone (850) 245-2606
 - It shall be the responsibility of the Contractor to acquire all necessary right-of-way and maintenance of traffic permits. The City will waive all permits required for construction activities within the limits of public right-of-way owned and maintained by the City of Apopka. For construction activity within the limits of public right-of-way maintained by the City but owned by Orange County or the State of Florida, the Contractor shall acquire the required permits from the agencies. It shall be the responsibility of the Contractor to insure that all required permits are obtained and in-hand before beginning any construction.
 - The location of all existing utilities, storm drainage systems, and topographic features shown on the plans and profile view sheets shall be the best available information and are provided for the convenience of the Contractor. The Engineer assumes no responsibility for their inaccuracy. Should a discrepancy arise between these plans and actual field conditions, which would appreciably affect the execution of these plans, the Contractor shall halt construction and notify the Engineer immediately.
 - The Contractor shall be responsible for notifying the City within 48 hours before any inspections. Also, the Contractor shall be responsible for meeting all inspection criteria, schedules and signing said inspections.
 - The Contractor shall not excavate, remove or otherwise disturb any material, structure or part of a structure which is located outside the lines, grades or grading section, established for this project, except where such removal or disturbance is provided for in the Contract Construction Plans or Technical Specifications.
 - All work and all materials furnished shall be in conformity with the lines, grades, grading sections, cross sections, dimensions, material requirements, and testing requirements that are specified in the Contract Construction Plans or Technical Specifications.
 - All work shall be accomplished in strict accordance with all applicable federal, state and local codes, ordinances and regulations.
 - Apparent errors, discrepancies or omissions in the Construction Plans shall be brought to the Engineer's attention before bidding.
 - After completion of construction, the Contractor shall provide to the City a completed as-built plan one week prior to the final inspection. Before the final acceptance it shall be the Contractor's responsibility to perform a site cleanup for the removal of trash, debris, excess materials, and equipment to prevent the project site clean and in good order.
 - No extra payments shall be allowed for any work required due to misunderstanding of job or site conditions affecting the work as described in the Technical Specifications or shown on the Construction Plans. The Contractor shall not take advantage of any apparent error or omission in the Construction Plans or Technical Specifications and the Engineer shall be permitted to make corrections and interpretation as may be deemed necessary for the fulfillment of the intent of the Contract Documents. By entering the bidding process the bidders acknowledge acceptance of these conditions.
 - The Contractor shall submit four (4) sets of detailed shop drawings of all major items proposed for this project to the Engineer prior to ordering any of the equipment or material. Two (2) copies of the shop drawings will be returned to the Contractor. Upon the Contractor's receipt of approved shop drawings from the Engineer, the Contractor may proceed with the work.
 - The Contractor shall comply with the legal road restrictions in hauling of materials in public roads beyond the limits of construction work. A special permit will be required from the City of Apopka for hauling of materials which may result from the moving of material and equipment.
 - During construction no direct discharge of water to downstream receiving waters will be allowed. The Contractor is responsible for maintaining water quality and route discharge water in such a manner as to adequately remove silt prior to runoff from the site.
 - Connection to existing lines to which utility pipe of the Contract must connect, the following work shall be performed:
 - Expose buried lines to confirm or determine end connection, pipe material and diameter.
 - Furnishing and installing piping and making proper connections.

UTILITY NOTES

- All construction shall conform with the standards and specifications set forth by local, state and federal regulations, which no ever are more stringent, shall be adhered to.
- The contractor shall be responsible for locating and verifying (horizontally and vertically) all existing utilities prior to construction and for notifying various utility companies to make the necessary arrangements for any relocation, temporary disconnection or clarification of activity regarding said utility. The contractor shall exercise caution when crossing an underground utility. Whether shown on these plans or filed located. All utilities, which intersect the proposed construction, shall be relocated by the respective utility companies and the contractor shall cooperate with them fully during relocation operations. Any delay or inconvenience of the various utilities shall be incidental to the contract and no extra compensation will be allowed.

NO.	REVISIONS:	DATE:	CITY OF APOPKA PUBLIC SERVICES DEPARTMENT DESIGN ENGINEERING DIVISION
PROJECT NAME: 644 E. 13TH STREET SCALE: AS SHOWN DATE: 01/07/2014 DRAWN BY: David 2 (General Notes)			
SHEET DESCRIPTION: CONSTRUCTION PLANS GENERAL NOTES & SPECIFICATIONS			SHEET NO. 2a

UTILITY NOTES CONTINUED

- New or relocated, underground water mains crossing any existing or proposed pressure-type sanitary sewer, wastewater or storm water force main, or pipeline conveying reclaimed water shall be laid so the outside of the water main is at least 12-inches above or below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.
- At the utility crossings described in paragraphs (a) and (b) above, one full length of water main pipe shall be centered above or below the other pipeline so the water main joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all water main joints are at least three (3) feet from all joints in vacuum-type sanitary sewers, storm sewers, storm water force mains, or pipelines conveying reclaimed water regulated under part III of chapter 62-610, F.A.C., and at least six (6) feet from all joints in gravity- or pressure-type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water not regulated under part III of chapter 62-610, F.A.C.
- Separation between water mains and sanitary or storm sewer manholes.
 - No water main shall pass through, or come into contact with, any part of a sanitary sewer manhole.
 - Effective August 28, 2003, water mains shall not be constructed or altered to pass through, or come into contact with, any part of a storm sewer manhole or inlet structure.
- Separation between fire hydrant drains and sanitary or storm sewers, wastewater or storm water force mains, reclaimed water pipelines, and on-site sewage treatment and disposal systems. New pipelines, and on-site sewage treatment and disposal systems shall be located so that the drains are at least three (3) feet from any existing or proposed storm sewer, storm water force main, or pipeline conveying reclaimed water regulated under part III of chapter 62-610, F.A.C., and at least six (6) feet from any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under part III of chapter 62-610, F.A.C.; and at least ten (10) feet from any existing or proposed "on-site sewage treatment and disposal system" as defined in section 381.006(2), F.S., and rule 64E-6.002

When	Where	How
1. When the pipe is laid	1. When the pipe is laid	1. When the pipe is laid
2. When the pipe is laid	2. When the pipe is laid	2. When the pipe is laid
3. When the pipe is laid	3. When the pipe is laid	3. When the pipe is laid
4. When the pipe is laid	4. When the pipe is laid	4. When the pipe is laid
5. When the pipe is laid	5. When the pipe is laid	5. When the pipe is laid
6. When the pipe is laid	6. When the pipe is laid	6. When the pipe is laid
7. When the pipe is laid	7. When the pipe is laid	7. When the pipe is laid
8. When the pipe is laid	8. When the pipe is laid	8. When the pipe is laid
9. When the pipe is laid	9. When the pipe is laid	9. When the pipe is laid
10. When the pipe is laid	10. When the pipe is laid	10. When the pipe is laid

- The contractor must submit his plan for testing to the engineer for review at least ten (10)-days before starting the test. The contractor shall remove and adequately dispose all blocking material and equipment after completion and acceptance of the field hydrostatic test, unless otherwise directed by the engineer. Any damage to the pipe coating shall be repaired by the contractor. Lines shall be totally free and clean prior to final acceptance.

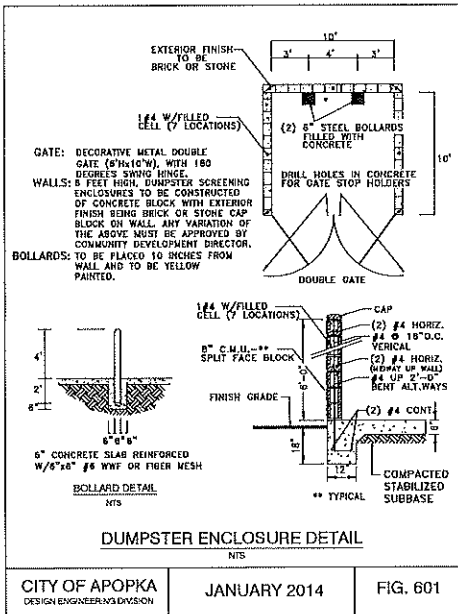
Disinfection
Prior to acceptance of the lines, and prior to use of said mains of domestic purposes, the contractor shall flush the line clear of construction material and then sterilize the pipeline, including all valves and fittings, in accordance with AWWA C651.

Chlorination
The chlorinating agent shall be applied at the beginning of the section adjacent to the feeder connection and shall be injected through a corporation cock, hydrant or other connection insuring treatment of the entire line. The chlorinating agent shall be any compound specified by said AWWA C651 requirements, such as "HTH" or other approved chlorine-bearing compounds. Water shall be fed slowly into the new line with chlorine applied in amounts to produce a dosage of 40 to 50 ppm and a residual of not less than 50 ppm in all parts of the line after a 24-hour period has elapsed. During chlorination process, operate all valves and accessories.

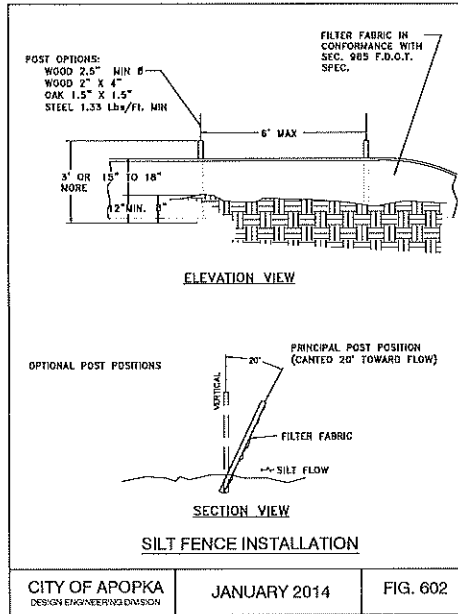
Flushing the water line
Care shall be taken to provide disinfections to the total system and extremities shall be carefully flushed to accomplish this end.

Connection to existing water mains
If the connection of proposed water main results in deprecuration of existing water main below 20 psi, one of the following shall occur:
A. A precautionary boil water notice shall be issued in all areas where an interruption of water service has been deemed a health threat by F.D.E.P. will occur, or will affect the bacteriological quality of the existing water main. The issuance of the boil water notices shall be handled in the field by the utility owner.
B. Advisories shall be issued if temporary changes in water quality are expected to occur and are not deemed an imminent public health threat. The advisories shall also be issued by the utility owner.

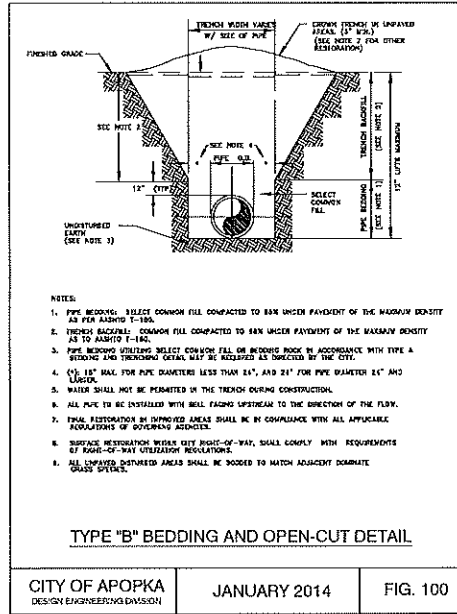
NO.	REVISIONS:	DATE:	CITY OF APOPKA PUBLIC SERVICES DEPARTMENT DESIGN ENGINEERING DIVISION
PROJECT NAME: 644 E. 13TH STREET SCALE: AS SHOWN DATE: 01/07/2014 DRAWN BY: David 2 (General Notes)			
SHEET DESCRIPTION: CONSTRUCTION PLANS GENERAL NOTES & SPECIFICATIONS			SHEET NO. 2b



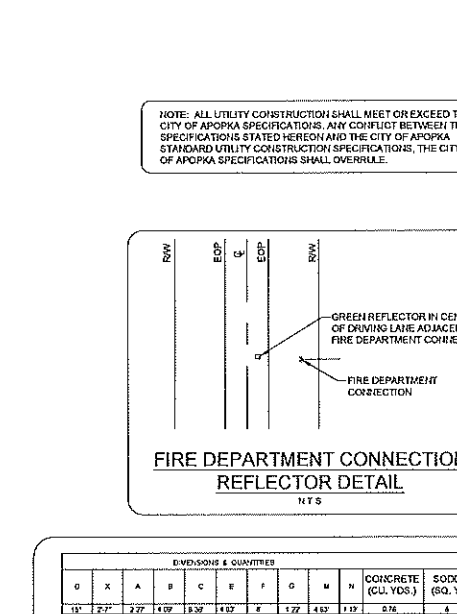
CITY OF APOPKA JANUARY 2014 FIG. 601



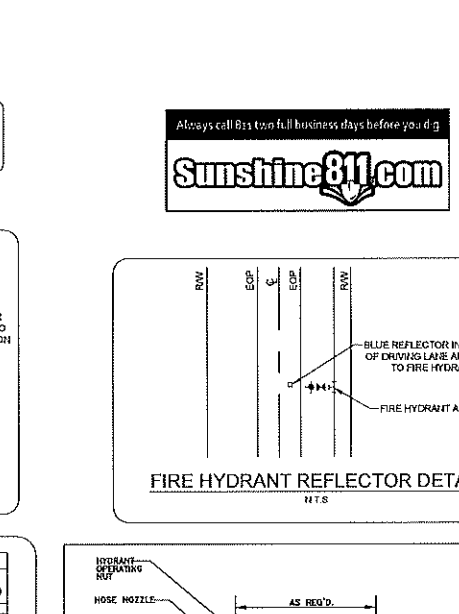
CITY OF APOPKA JANUARY 2014 FIG. 602



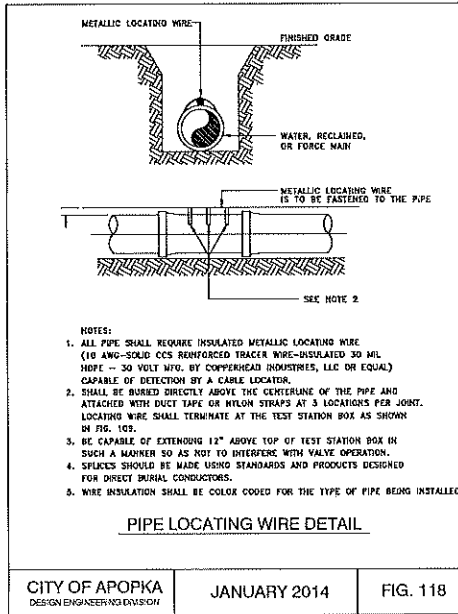
CITY OF APOPKA JANUARY 2014 FIG. 100



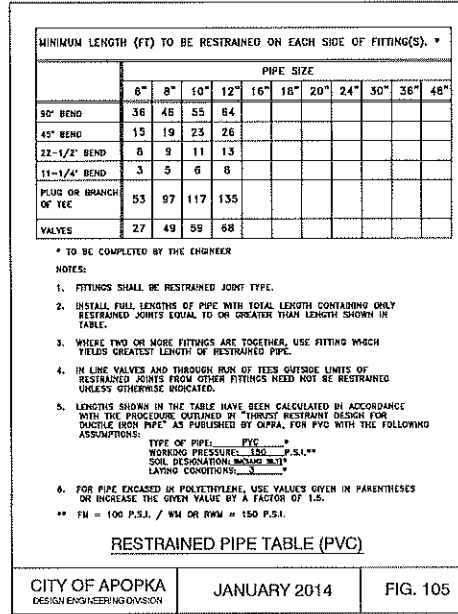
CITY OF APOPKA JANUARY 2014 FIG. 101



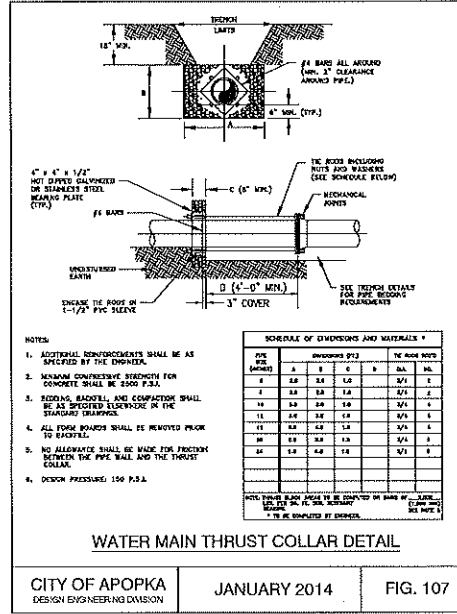
CITY OF APOPKA JANUARY 2014 FIG. 102



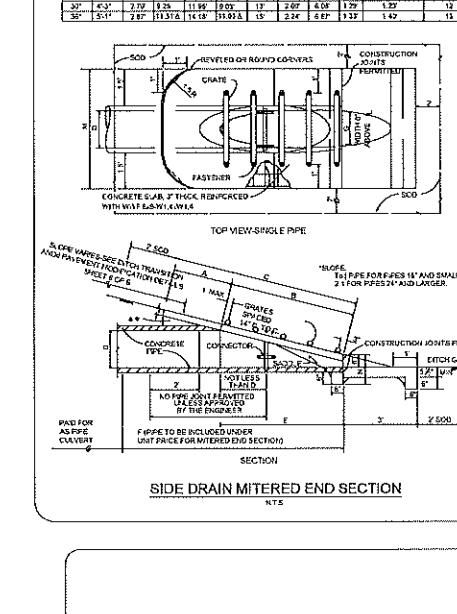
CITY OF APOPKA JANUARY 2014 FIG. 118



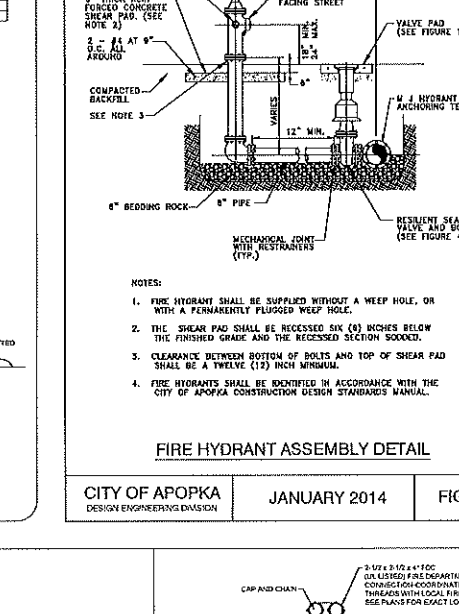
CITY OF APOPKA JANUARY 2014 FIG. 105



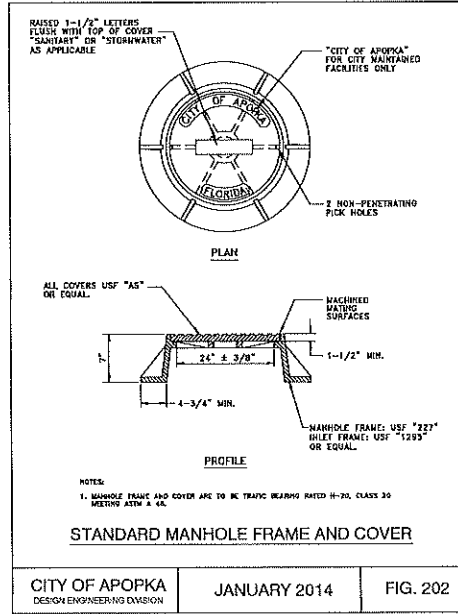
CITY OF APOPKA JANUARY 2014 FIG. 107



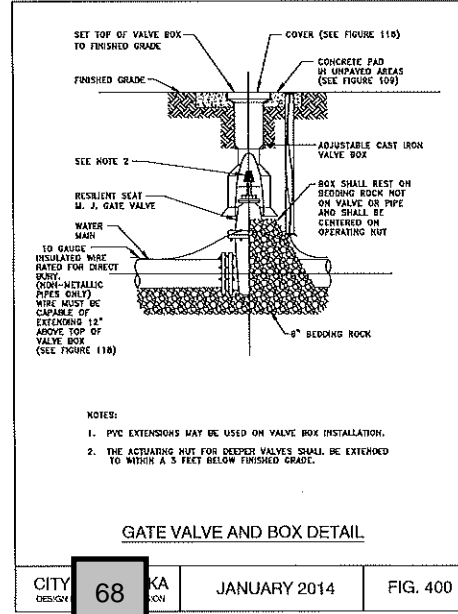
CITY OF APOPKA JANUARY 2014 FIG. 103



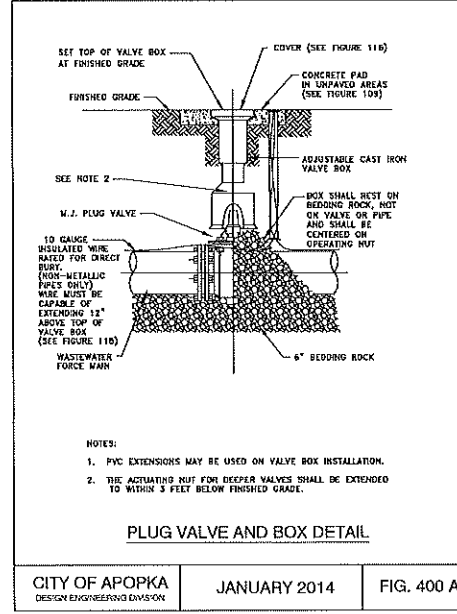
CITY OF APOPKA JANUARY 2014 FIG. 104



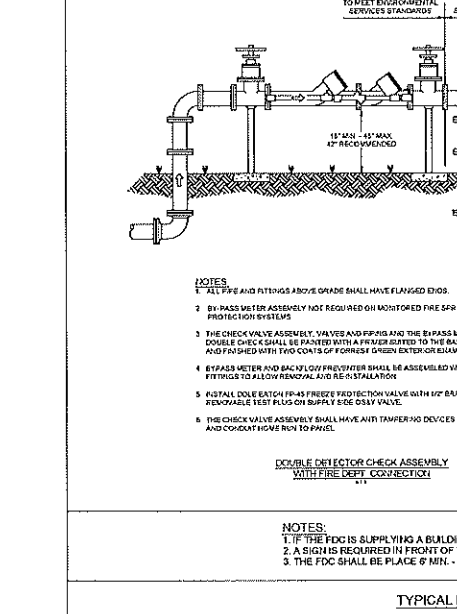
CITY OF APOPKA JANUARY 2014 FIG. 202



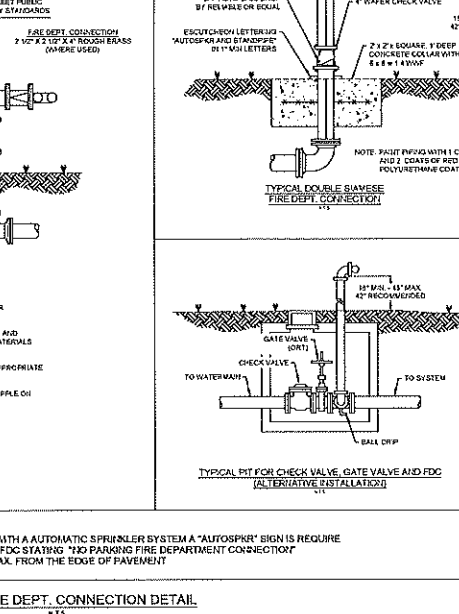
CITY OF APOPKA JANUARY 2014 FIG. 400



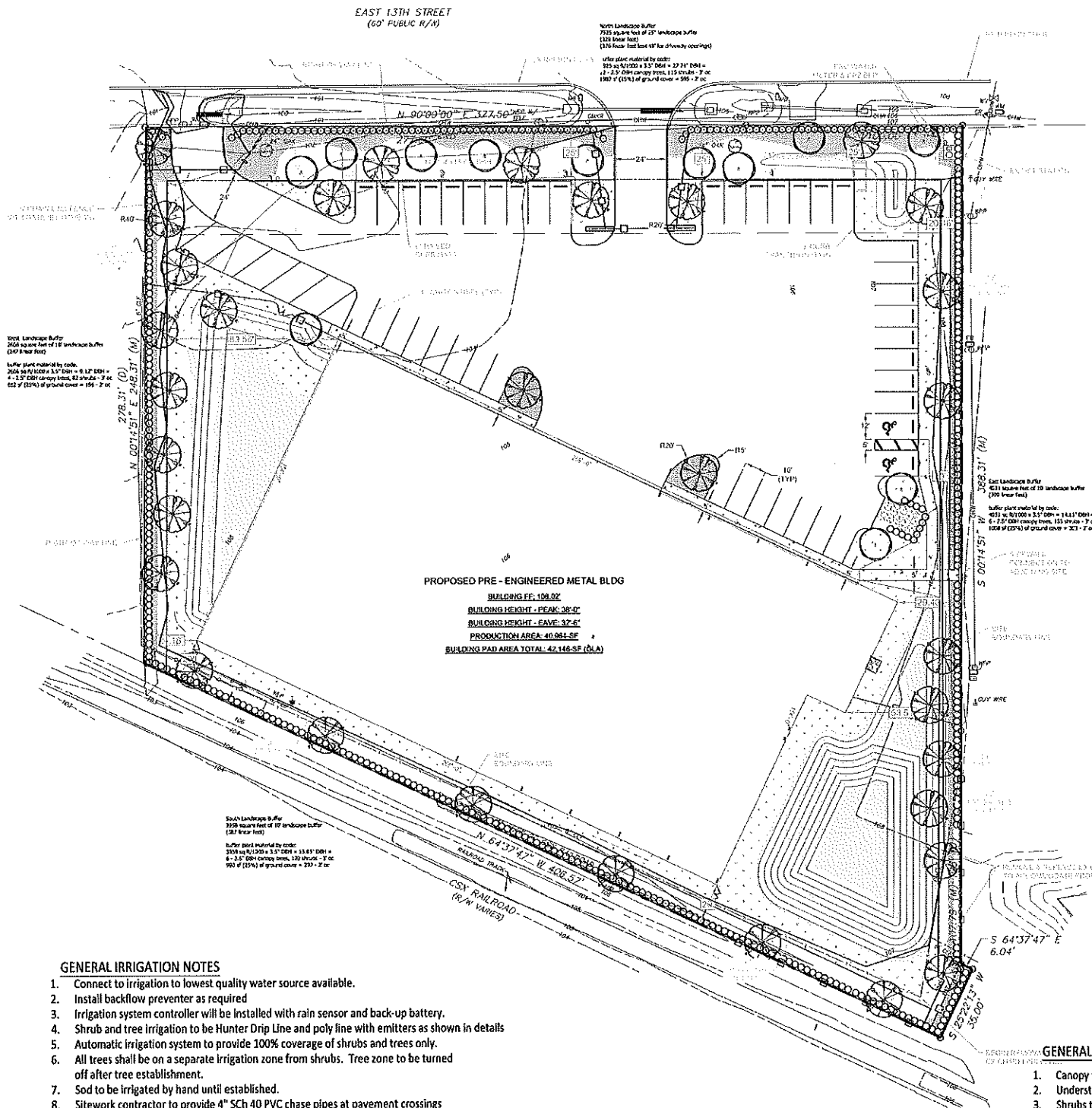
CITY OF APOPKA JANUARY 2014 FIG. 400 A



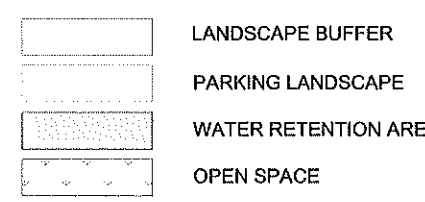
CITY OF APOPKA JANUARY 2014 FIG. 106



CITY OF APOPKA JANUARY 2014 FIG. 105



LANDSCAPE LEGEND



32	Quercus virginiana
4.5" DBH	Live Oak
12	Magnolia grandiflora
4.5" DBH	Southern Magnolia
344	Viburnum obovatum
3G	Walter's viburnum
107	Loropetalum chinense
3G	Loropetalum Plum Dwarf
2037	Trachelospermum asiaticum
1G	Asiatic Jasmine "Minima"

TREE REMOVAL

TYPE	SIZE	REPLACEMENT
OAK	24"	24"
OAK	26"	26"
OAK	32" (2)	64"
OAK	36"	36"
OAK	48"	48"
TOTAL	198"	198"

GENERAL LANDSCAPE NOTES

- Canopy trees to be from preferred list.
- Understory trees to be from preferred list.
- Shrubs to be 3 gal. minimum 24" tall spaced 3' or from preferred list.
- Installation of trees and shrubs shall comply with standard nursery practice.
- Landscape to meet all applicable Florida Friendly requirements.
- Landscape and Irrigation plans shall be in accordance with LDC Article V, Water-Wise Ordinance No. 2069.

Plant List:

Quantity	Common Name	Scientific Name	Soil Moisture Range	Native	Spacing	Notes
TREES						
32	Southern live oak, cathedral oak	Quercus virginiana	Dry - moist	Yes	as shown	4.5" DBH, 12' min.
12	Southern magnolia	Magnolia grandiflora	Moist - dry	Yes	as shown	4.5" DBH, 12' min.
SHRUBS						
344	Walter's viburnum	Viburnum obovatum	Dry - moist - wet	Yes	3' oc	3G
107	Loropetalum, Chinese fringe bush	Loropetalum chinense	Dry - moist	No	3' oc	3G
GROUND COVER						
2037	Yellow-star jasmine, asiatic jasmine	Trachelospermum asiaticum	Dry - moist	No	24" oc	1G
SOD						
as needed	Bahia grass	Paspalum notatum	Dry - moist	No	sod	Argentine

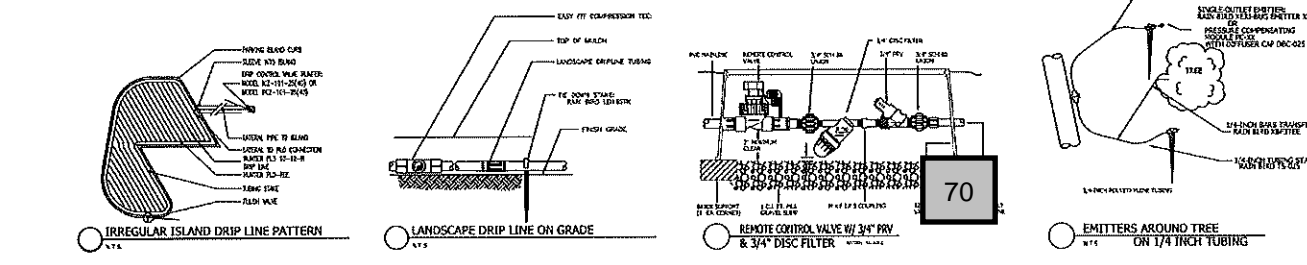
INSTALLATION AND MAINTENANCE NOTES

- The work of a complete plant material installation as shown on the drawings and as herein specified. This work shall include, but is not limited to, the supplying of all plant material specified, the furnishing of all labor, equipment, appliances and materials called for, and in performing all operations in connection with the landscape specifications as shown on this plan. Further, the work shall include the maintenance of all plants and planting areas until phase acceptance by the owner, and holding of all plants and planting areas in perfect condition until the final plant count upon completion of the job. The final plant count shall be submitted to the owner prior to final payment.
- Adjustments to plant material shall be made as necessary due to weather conditions, soil conditions, and other factors. The contractor shall be responsible for the final plant count upon completion of the job. The final plant count shall be submitted to the owner prior to final payment.
- The contractor shall fully assume responsibility for the related site grading, water supply, electrical supply, and other utilities to provide any infrastructure and facilities to install the plants.
- No substitution shall be made without written permission of the owner.
- In the event of a variation between the plant list and the number of plants shown on the plans, contact the project landscape architect immediately.
- Plant materials shall be inspected at the job site by the owner. When inspected work does not comply with the specified requirements, the contractor shall replace rejected work and continue specified maintenance until the work is re-inspected and found acceptable and remove rejected plants and materials from the job site within 48 hours.
- All materials shall be installed in a neat and workmanlike manner. The owner or his landscape architect reserves the right to direct the removal and replacement of any items which, in his opinion, do not present an orderly and manly appearance or workmanlike appearance. Provided such items can be installed in an orderly way by the usual method of such work.
- As plant material shall be Florida No. 1 grade or better as defined in "Grades and Standards for Nursery Plants", Parts 1 and 2, as published by the Florida Department of Agriculture and Consumer Services, and shall conform to ANSI standards for nursery stock (ANSI Z60.1-1989).
- All planting beds shall be mulched with 3" of pine bark nuggets, 100% organic, of the highest grade.
- All trees 6" or larger shall be staked or guyed. Staking materials and methods shall be submitted to the Owner for approval prior to installation.
- Planting soil shall consist of the existing soil amended if required.
- Perforator shall be quick release, water soluble and shall conform to the applicable state of Florida fertilizer laws. The contractor shall submit to the owner of landscape architect a fertilizer certification.

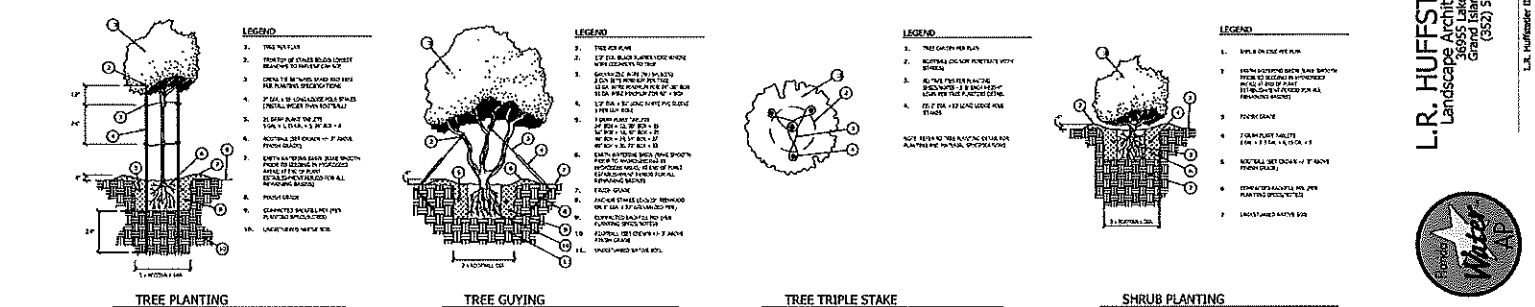
IRRIGATION NOTES

- The plans and drawings are preparatory of the work to be performed. The work shall be executed in a manner to avoid conflicts with existing and other elements of construction, including landscape materials. Any and all deviations shall be brought to the attention of the owner or architect. The contractor shall not modify any aspect of the irrigation system shown on the plans and drawings unless it is absolutely necessary and the contractor shall submit a written request for approval to the owner or architect. The contractor shall not modify any aspect of the irrigation system shown on the plans and drawings unless it is absolutely necessary and the contractor shall submit a written request for approval to the owner or architect.
- Irrigation systems shall be installed in accordance with the plans, irrigation system specifications and all control documents. Contractor shall comply with all prevailing local codes, ordinances and regulations.
- Check and verify all site conditions, including existing utility locations, prior to trenching or digging. Care shall be taken to avoid existing utilities and other obstructions. If any obstructions are encountered, the contractor shall stop work and notify the owner or architect immediately. The contractor shall not proceed with any work until the obstructions have been removed or the work has been rerouted. The contractor shall not proceed with any work until the obstructions have been removed or the work has been rerouted.
- Where trenching or new lines, light standards, signs, electronic controllers and/or other objects are an obstruction to an irrigation system's pattern, the contractor shall be required to relocate and/or remove the objects in a manner to avoid damage to the objects. Landscape architect or representative to determine if relocation is required.
- Component spacings are maximum. Do not exceed spacing shown or noted on the plans. Component spacing may be changed to accommodate changes in terrain and planting layout as long as the modified spacings do not exceed the spacings shown in the plans. Unless otherwise specified, irrigation contractor shall provide 100% coverage.
- All materials and equipment shown shall be installed as detailed on the plans. If the drawings do not completely describe the techniques to be used, the contractor shall follow the installation methods and instructions recommended by the manufacturer.
- Irrigation contractor shall submit all materials, controller and other operating characteristics, including coverage, operating pressure, flow rates and operation time, as indicated on the drawings and on the irrigation system specifications. Adjust all sprinklers to avoid overwatering of water areas, buildings, roadways, sidewalks and existing vegetation.
- Contractor to provide installation shop drawings and manufacturer's product information for all irrigation components. All installation shall be as recommended by manufacturers. The quantities shown in the legends and symbols shall not be used for bidding purposes. The contractor will be responsible for conducting a comprehensive site visit of materials to determine the actual conditions of materials necessary to complete the work described on the plans and drawings.
- All trenches shall be backfilled with clean, stable-free materials. Clean sand will be used for bedding materials if pipe is not adequately rigid and other necessary details. Backfilling may be required where applicable.
- All system working shall be provided by trenching of the lines and pipe to be installed by the manufacturer.
- Contractor shall install all necessary valves and/or components with corresponding controller zone number and station value but without drawing dimensions.
- MANIFOLD & PIPING
 - All irrigation manifolds shall be Class 200 PVC, Purple, 1/2" or 3/4" nominal diameter, with solvent weld fittings. All pipes used for manifolds of each remote control valve shall be Class 200 PVC, Purple, 1/2" or 3/4" nominal diameter, with solvent weld fittings. All pipes used for manifolds of each remote control valve shall be Class 200 PVC, Purple, 1/2" or 3/4" nominal diameter, with solvent weld fittings.
 - The depth of all lines shall be 18" minimum cover for mainline and 12" minimum cover for lateral lines in specified pipe sizes and details. Measurements shall be from top of pipe to 18" or 12" grade. Contractor will be responsible for reworking and relaying any piping not meeting specified depths.
 - All piping materials for future zone expansions shall be the same as specified and within a 1" tolerance.
- SCREENING
 - All screens for existing and new 1/2" and 3/4" PVC 45 degree for lateral lines to be 20 mesh. The diameter of piping to be installed.
 - Irrigation contractor shall coordinate with general contractor for the location of screening enclosures whether above or not. All no time shall working during the same time with existing or other piping.
 - All screening shall extend 12" beyond the edge of the earth requiring screening.
 - All wiring devices shall be 1/2" or 3/4" or as noted on plans.
- CONTROL SYSTEM
 - Contractor shall be responsible for the installation of the controller and shall be in accordance with manufacturer's published instructions. Contractor shall be responsible for the installation of the controller and shall be in accordance with manufacturer's published instructions. Contractor shall be responsible for the installation of the controller and shall be in accordance with manufacturer's published instructions.
- REMOTE CONTROL VALVES
 - All control valves shall be 1/2" or 3/4" nominal diameter, with solvent weld fittings. Contractor valves shall be 1/2" or 3/4" nominal diameter, with solvent weld fittings. Contractor valves shall be 1/2" or 3/4" nominal diameter, with solvent weld fittings.
- DEEP TUBE
 - One 1/2" nominal diameter deep tube shall be 1/2" nominal diameter, with solvent weld fittings. Contractor valves shall be 1/2" or 3/4" nominal diameter, with solvent weld fittings. Contractor valves shall be 1/2" or 3/4" nominal diameter, with solvent weld fittings.

Irrigation Details:



Planting Details:



10-20-17

REVISIONS:

City Comments

Civil Engineering Solutions, Inc.

Civil & Environmental Engineering

322 North Washington Ave., Tallahassee, FL 32309
Phone: 904.242.5511 Fax: 904.242.5504
State of Florida Certificate of Registration #25835

FINAL DEVELOPMENT PLANS

644 E. 13TH STREET

APOPKA, FLORIDA

DRAWN BY: BH

CHECKED BY: BH

FILE NUMBER:

16122.2-02

ISSUE DATE:

10/19/17

SHEET SIZE

24 X 36

LANDSCAPE AND IRRIGATION PLAN

SHEET NUMBER

LS 1.00

OF 1.00

L.R. HUFFSTETLER, INC.
Landscape Architecture & Planning
3605 Lakeview Dr., Suite 200
Apopka, FL 32703
(407) 516-5254

Backup material for agenda item:

2. FINAL DEVELOPMENT PLAN – KMG FENCE NEW HEADQUARTERS – Owned by KMG Fence, LLC, c/o Karen Grimsley and Joe Grimsley and located on Johns Road (Northwest corner of Johns Road and Bradshaw Road). (PARCEL ID #: 09-21-28-3986-00-010)



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ ANNEXATION
☐ PLAT APPROVAL
☒ OTHER: Final Development Plan

MEETING OF: December 12, 2017
FROM: Community Development
EXHIBITS: Vicinity/Aerial Map
Site/Landscape Plans

PROJECT: FINAL DEVELOPMENT PLAN – SITE PLAN - KMG FENCE NEW HEADQUARTERS

Request: RECOMMEND APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR KMG FENCE NEW HEADQUARTERS

SUMMARY:

OWNER/APPLICANT: KMG Fence, LLC, c/o Karen Grimsley and Joe Grimsley
ENGINEER: Unroe Engineering, Inc., c/o Darcy Unroe P.E.
LOCATION: Johns Road (Northwest corner of Johns Road and Bradshaw Road)
PARCEL ID #: 09-21-28-3986-00-010
LAND USE: Industrial
ZONING: I-1
EXISTING USE: Vacant Land
PROPOSED USE: Office (3,000 sq. ft.) / Warehouse (9,000 sq. ft.)
TRACT SIZE: 1.96 +/- acres
OVERALL SITE: 1.96 +/- acres
BUILDING SIZE: 12,000 sq. ft.

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial	I-1	Cooper Commerce Center
East (City)	Industrial	I-1	Bradshaw Road
South (City)	Industrial	I-1	Johns Road
West (City)	Industrial	I-1	Vacant Property

DISTRIBUTION

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

Finance Director
HR Director
IT Director
Police Chief

Public Ser. Director
City Clerk
Fire Chief
Recreation Director

ADDITIONAL COMMENTS: The KMG Fence, LLC is a fence installation business that is relocating its office and warehouse to this site in the City of Apopka. The site is comprised of two parcels that were approved in 2009, as part of Johns Road Commerce Park, a six parcel industrial subdivision. The 12,000 square feet building will be used as an office and warehouse. In addition, there will be outside storage on the site that will be placed at the rear of the site on both sides of the building, behind a black chain link fence with screening.

PARKING: A total of 30 parking spaces will be provided (28 required by code), two of which are reserved as a handicapped parking space.

ACCESS: Access to the site is provided by a single driveway pre-existing curb cut on Johns Road located 230 feet west of Bradshaw Road.

TRANSPORTATION: Using ITE Trip Generation Rates, 9th Edition, the estimated project trip generation is 87 daily trips, 12 a.m. peak hour trips and 12 p.m. peak hour trips.

EXTERIOR ELEVATIONS: The height of the proposed building is 40' (top of parapet wall). The City approved a variance on October 10, 2006 for the overall building height for this project not to exceed 50'. The proposed height 40' is well below the maximum that could be built. Staff has found the proposed building elevations to be in accordance with the City's Development Design Guidelines.

STORMWATER: Stormwater run-off and drainage will be accommodated offsite within the master stormwater drainage system approved for the Johns Road Commerce Park.

BUFFER/TREE PROGRAM: As part of the Johns Road Commerce Park development plan approval, the site was prepared with a metal and cement fence and landscaping buffer along Johns Road and Bradshaw Road. The buffer includes a lustrum hedge along both roads and twelve oak trees within the buffer. The applicant has provided a detailed landscape and irrigation plan for the KMG Fence New Headquarters site that complies with the requirements of the City's Land Development Code. The planting materials and irrigation system design are consistent with the water-efficient landscape standards set forth in Ordinance No. 2069.

TREES: There are twelve live oak trees on the site within the existing landscape buffer that was installed in 2009 after the approval of the Johns Road Commerce Park subdivision. The site was cleared and graded at that time so no clearing is required for this project.

Total inches on-site:	366
Total inches removed	0
Total inches retained:	366
Total inches added:	44
Total inches post development:	410

PUBLIC HEARING SCHEDULE:

December 12, 2017 - Planning Commission (5:30 pm)

December 20, 2017 - City Council (1:30 pm)

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the KMG Fence New Headquarters Final Development Plan, subject to the findings of this staff report.

Planning Commission Recommendation: Find the KMG Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of the KMG Fence New Headquarters Final Development Plan, subject to the findings of this staff report.

Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

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

PLANNING COMMISSION – DECEMBER 12, 2017
KMG FENCE NEW HEADQUARTERS - FINAL DEVELOPMENT PLAN
PAGE 4

Application: Final Development Plan
Owner: KMG Fence, LLC/Karen Grimsley and Joe Grimsley
Applicant: KMG Fence, LLC
Engineer: Unroe Engineering, Inc./Darcy Unroe P.E.
Parcel I.D. No: 09-21-28-3986-00-010
Location: Johns Road @ Bradshaw Road
Acres: 1.96 acres



VICINITY MAP



PLANNING COMMISSION – DECEMBER 12, 2017
KMG FENCE NEW HEADQUARTERS - FINAL DEVELOPMENT PLAN
PAGE 5

Application: Final Development Plan
Owner: KMG Fence, LLC/Karen Grimsley and Joe Grimsley
Applicant: KMG Fence, LLC
Engineer: Unroe Engineering, Inc./Darcy Unroe P.E.
Parcel I.D. No: 09-21-28-3986-00-010
Location: Johns Road @ Bradshaw Road
Acres: 1.96 acres



AERIAL MAP



FINAL DEVELOPMENT PLAN/MINOR SITE PLAN
KMG Fence New Headquarters
505 Johns Road, Apopka, Florida 32703

Parcel ID: 09-21-28-3986-00-010

PROJECT DESCRIPTION (PROPOSED IMPROVEMENTS)

- CONSTRUCTION OF A NEW 10,000 SF FENCE CONTRACTORS OFFICE/WAREHOUSE AND ASSOCIATED SITE IMPROVEMENTS

FLOOD CERTIFICATE:

- SUBJECT PROPERTY LIES IN ZONE "X" PER FLOOD INSURANCE RATE MAP PANEL #12095C0120 F, DATED 12/5/2009, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN

BEARING BASIS

- BEARINGS BASED ON THE S. LINE OF LOTS 1 AS BEING N.89°52'47"W, (PER PLAT).

LEGAL DESCRIPTION

LOT 1 AND 2, JOHNS ROAD COMMERCE PARK, AS RECORDED IN PLAT BOOK 73, PAGES 36 AND 37, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

Schedule of Drawings

- COV - Construction Plan Cover Sheet
- C1 - Site Layout Plan
- C2 - Site Grading Plan
- C3 - Site Utility Plan
- C4 - Miscellaneous Site Details
- C5 - Landscape Plan
- C6 - Irrigation Plan



Legend

- Catch Basin
- Mitered End Section
- Manhole
- Cleanout
- Hydrant
- Ex. Elevation
- New Pavement
- New Concrete
- Silt Fence
- Waterline
- Storm Sewer
- Sanitary Sewer
- New Elevation

Abbreviations

- BFP - Back Flow Preventor
- CJ - Construction Joint
- CL - Center Line
- CO - Clean out
- Conc - Concrete
- CS - Control Structure
- Deva - Double Check Assembly
- DI - Ductile Iron pipe
- Dwg - Drawing
- EJ - Expansion Joint
- Ele - Elevation
- EOP - Edge of pavement
- Ex - Existing
- FW - Fire water pipeline
- Ftg - Footing
- Galv - Galvanized
- G.V. - Gate Valve
- HDCP - Handicap
- HP - High point
- ID - Inside diameter
- INL - Inlet
- JB - Junction Box
- LA - Landscape area(s)
- LP - Low point
- MES - Mitered end section
- MH - Manhole
- Misc - Miscellaneous
- NTS - Not to scale
- OC - On center
- Pvmt - Pavement
- PC - Point of curvature
- PSI - Pounds per sq. inch
- PT - Point of tangency
- PVC - Poly vinyl chloride
- RPbfpd - Reduced pressure bfp
- San - Sanitary
- SLS - Sewage lift station
- SS - Stainless steel
- Specs - Specifications
- ST - Storm sewer
- TC - Top of curb
- TYP - Typical
- www - Welded wire mesh

SITE DATA

General Information

Total Site Area: 1.96 Ac (85,366 sf)
Zoning Classification: I-1
Future Land Use: Industrial

Building Setbacks	Required	Proposed
Front Yard (S)	25.0'	61.9'
Corner Yard (E)	25.0'	120.0'
Rear Yard (N)	10.0'	10.1'
Side Yard (W)	10.0'	132.8'

Building Height: Proposed-20' /Max- 35'

Floor Area Ratio: Proposed-0.14/Max-0.60

Parking Required (Industrial)

2 space/1,000 sf Warehouse (12,000 sf) = 24 spaces
Plus 1 space per company vehicle (4) = 4 spaces
Total Required = 28 spaces
Including HDCP Required (1-25 range) = 2 spaces

Parking Provided

Standard Spaces (20'x0') = 28 spaces
Handicapped Spaces (20'x12') = 2 spaces
Total spaces provided = 30 spaces

Impervious Areas	Pre	Post
Building Footprint	0 sf	12,000 sf
Covered Concrete	0 sf	1,500 sf
Parking and Access	880 sf	43,836 sf
Walks, Pads and Misc.	0 sf	1,347 sf
Total Impervious	3,380 sf	58,683 sf
Percent Impervious	5.2%	68.4%
Percent Open Space	94.8%	31.6%

Storm Water Management

Provided off-site within the master retention pond for the Johns Road Commerce Park. The storm water management is in compliance with City of Apopka and St. Johns River Water Management District Regulations.

PHASING: Single Phase Project

SOILS: All On site soils are designated Chandler Fine Sands (5).

VEGETATION: The property is currently vacant with no existing trees. on-site vegetation is sod.

Site Data Table

Description	Data
Parcel ID	09-21-28-3986-00-010
Future Land Use	Industrial
Zoning	I-1
Adjacent FLU	Industrial all sides
Adjacent Zoning	I-1 all sides
Building Height	20'-0"
FAR	0.1406
Setbacks	Proposed Front: 61.9', Side: 132.8' Rear: 10.1' Corner: 120.0' Required Front: 25.0' Side: 10' Rear 10.0' Corner: 25.0'
Parking Spaces	Required: 28 Provided: 30
Number of Employees	N/A
Number of Beds	N/A
Waivers	N/A
Variances	N/A

Engineer:
Darcy Unroe PE
Unroe Engineering, Inc
PO Box 690942
Orlando, Florida 32869
Ph (407) 299-0650
Darcy@UnroeEngineering.com

Owner:
Karen M. Grimsley Pres
KMG Fence, LLC
2320 Clark St Suite A4
Apopka, FL 32703-2125
PH 407 757-2016x105
KMG@KMGfence.com

Surveyor:
Thomas McMahon
McMahon Surveying
and Mapping, LLC
245 San Marcos Ave
Sanford, Florida 32771
PH 407-328-7201

Unroe Engineering, Inc

Civil Engineering/Planning/Scientific Evaluation

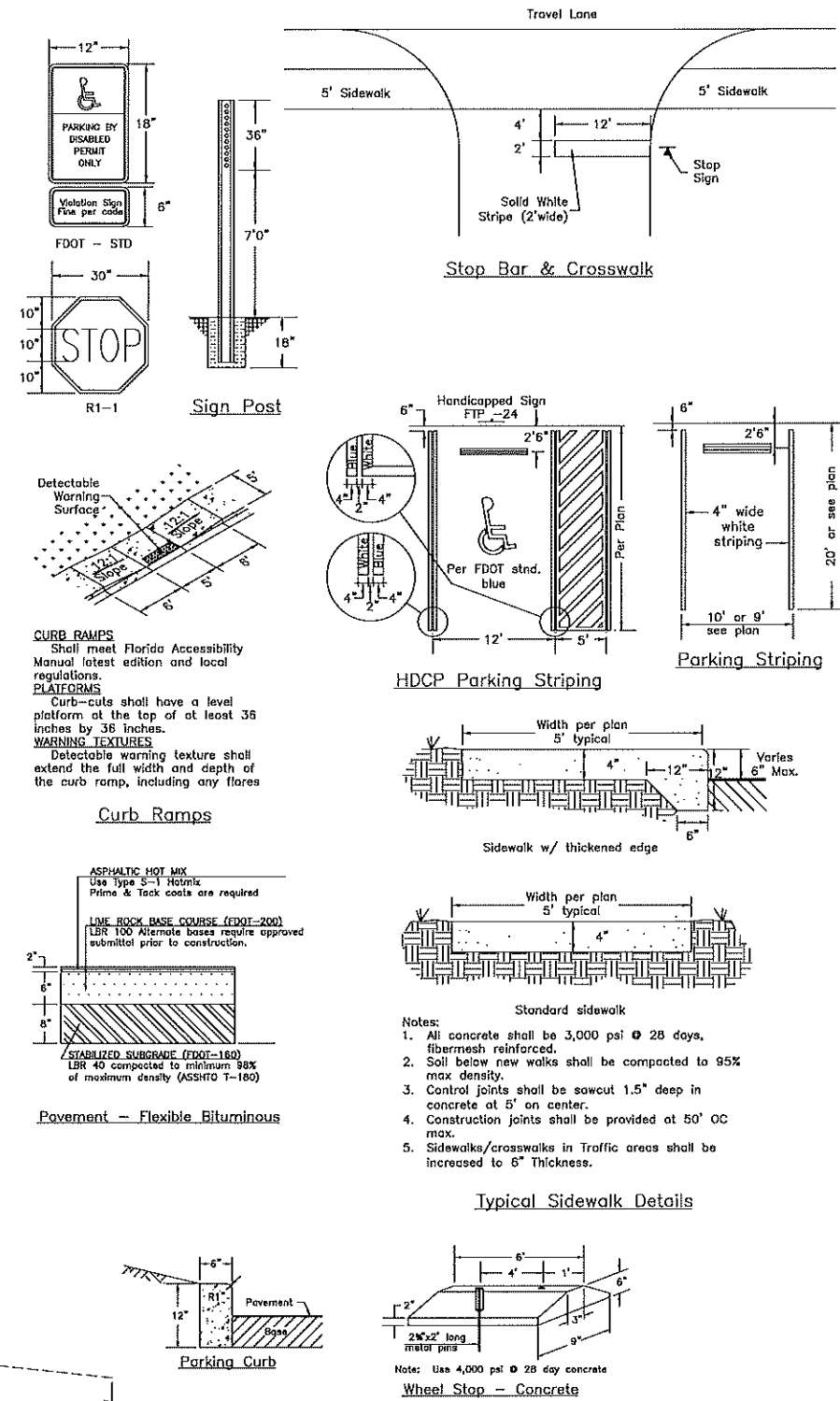
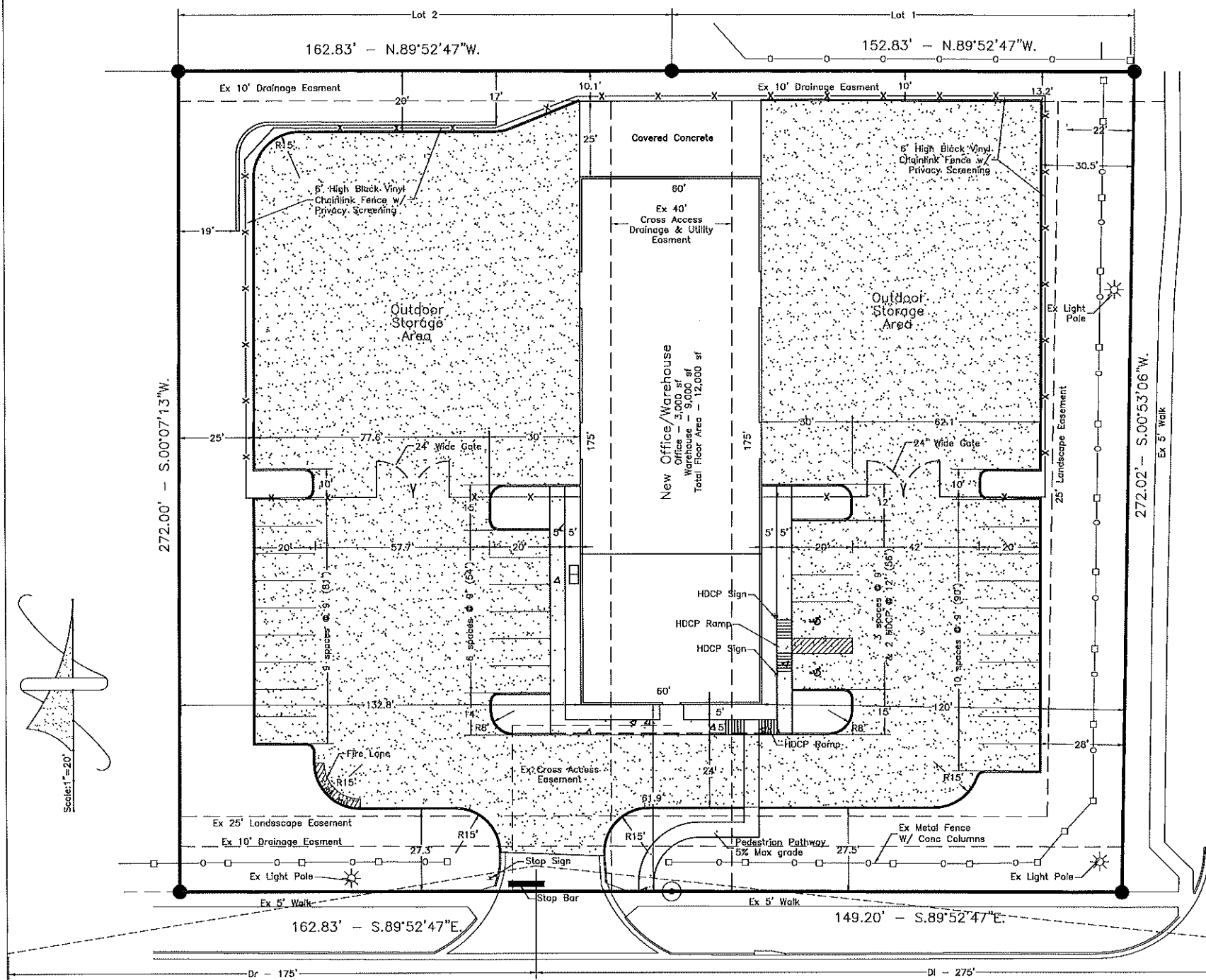
PO Box 690942, Orlando, Florida 32869-0942

Business Authorization Number - EB 00006579 ph (407) 299-0650

Darcy Unroe PE 60929

COV

Page 1 of 7



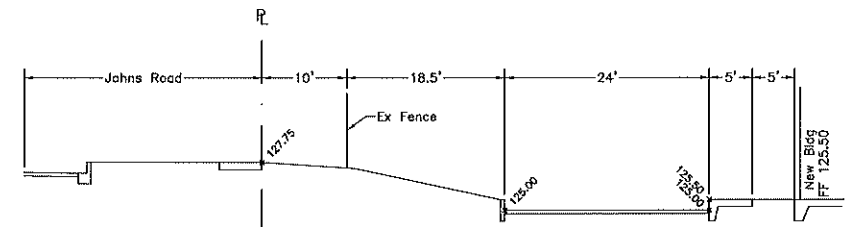
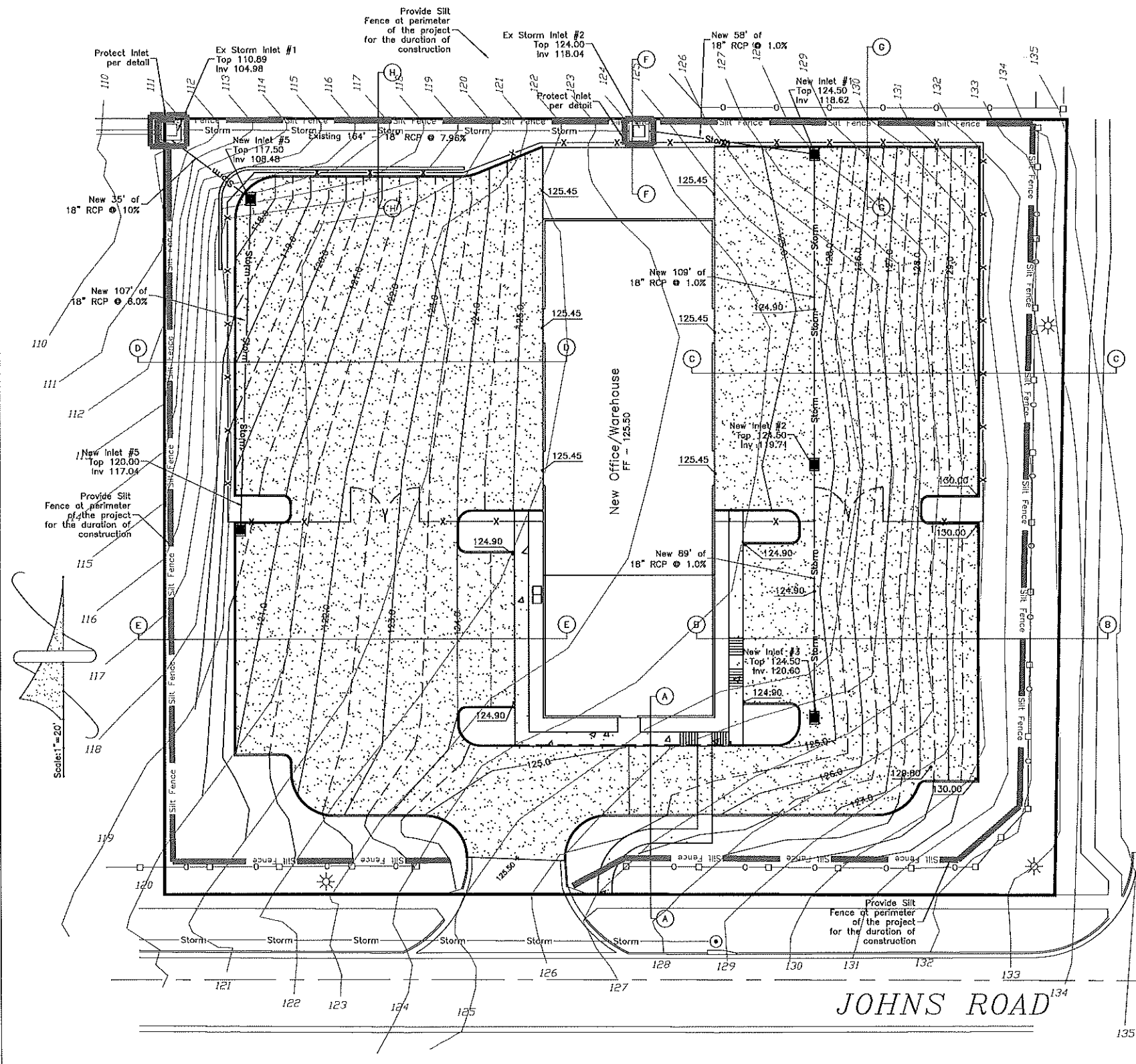
Revisions	Date	Description

Unroe Engineering, Inc
 Civil Engineering/Planning/Scientific Evaluation
 PO Box 690942, Orlando, FL 32869-0942
 Business Authorization Number: ES 0006579 PH (407) 299-0650

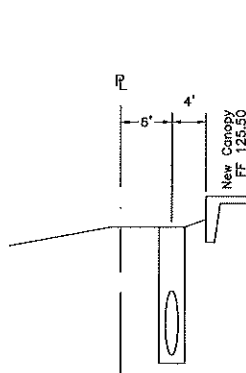
Site Layout Plan
 KMG Fence - New Headquarters
 505 Johns Road, Apopka, Florida 32703

DP	Drawn
DP	Checked
1"=20'	Scale
10/26/17	Date
KMGC1	File
Bwg. No.	

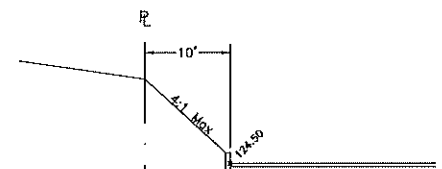
C1
 2 of 7



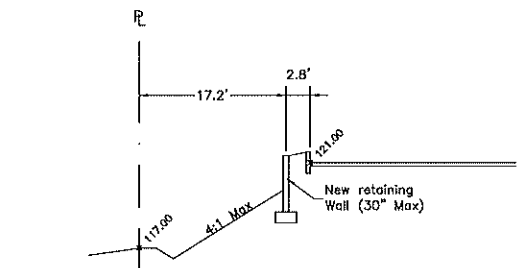
Front Yard Section
Section A-A



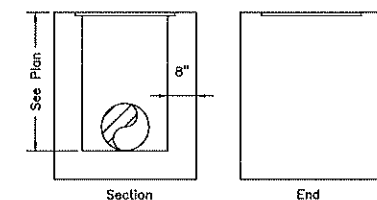
Rear Yard Section
Section F-F



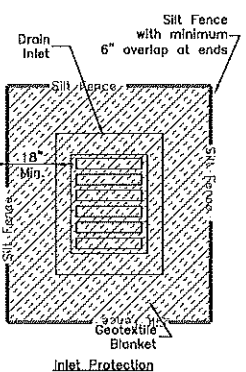
Rear Yard Section
Section G-G



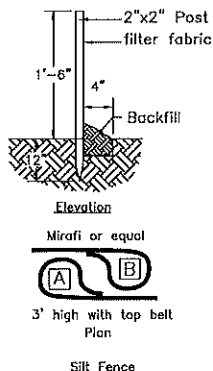
Rear Yard Section
Section H-H



Concrete Storm Drainage Inlet
Type C Ditch Bottom Inlet FDOT Index #232



Silt & Erosion Control Details



Silt Fence

Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
P.O. Box 690942, Orlando, FL 32869-0942
Business Authorization Number: EB 0006579 ph (407) 299-0650

Site Grading Plan
KMG Fence - New Headquarters
505 Johns Road, Apopka, Florida 32703

DP	Drawn
DP	Checked
1"=20'	Scale
10/28/17	Date
KMGC2	File
Dwg. No.	
C2	
3	of 8

SPECIFICATIONS AND NOTATIONS

G - General

- G1. These notes shall apply to all work in this set of drawings.
- G2. It will be the responsibility of the contractor(s) to insure that all required permits are obtained and are in hand at the job site prior to the commencement of construction. Contractors shall abide by all conditions contained therein.
- G3. Prior to commencement, the contractor shall provide a construction schedule for various site work elements so that site visits may be coordinated.
- G4. Contractor shall furnish the owner with accurate certified record drawings showing all as-constructed work within 30 days of completion of the project. The surface water system shall include elevations and dimensions of control structures, weirs, inverts, manholes and volumes in storage ponds. Water and sewer system shall include location of all piped utilities, appurtenances and devices, elevations of manhole inverts, tops and pipe crossings. Drawings shall be certified by a Florida-registered land surveyor or professional engineer.
- G5. Structure elevations controlling water levels shall be built to $1/8" \pm$ (0.01 ft); inverts and water control elevations shall be built to $1/4" \pm$ (0.02 ft). Assigned volumes are absolute minimums. All other tolerances shall be built to local jurisdiction or industry standards.
- G6. The locations of existing utilities and storm drainage shown on plans have been field verified. However, it is the contractor's responsibility to re-verify the field locations of all utilities and to determine any possible conflicts prior to the start of any construction. Any delay or inconvenience to the contractor by the relocation of the various utilities shall be incidental to the contract and no extra compensation is allowed.
- G7. The contractor shall immediately notify the engineer of any discrepancies found between the drawings and the field conditions prior to construction in the area impacted by the conflict.
- G8. In accordance with Florida Law (553.851) the contractor must notify the gas or other utility a minimum of 48 hours and a maximum of five days prior to excavation. (Excluding weekends).
- G9. All requirements and recommendations of inspection personnel other than the owner's shall be reported to the engineer/owner prior to implementation. Compensation will not be allowed for work which is not authorized by the engineer/owner.
- G10. All work shall be open to and subject to inspection by authorized personnel of the utility companies, project engineer and regulatory agencies.
- G11. Contractor shall notify all appropriate utility companies and water management agencies of proposed start up. All work shall be in accordance with their requirements; including but not limited to water, sewer, drainage, power, telephone, Gas and cable TV companies.
- G12. Contractor shall stake all improvements using the centerline, building dimensions and pond dimensions. Contractor shall confirm the building dimensions with the drawings prior to staking. It is the contractors sole responsibility to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, including minimum building setbacks prior to the installation of any improvement.
- G13. All work on public right-of-way shall comply with FDOT applicable indexes and all local jurisdiction regulations. Disturbed areas shall be compacted to design density and sodded. Signs and barricades per FDOT and Manual of Uniform Traffic Control Devices.
- G14. Contractor shall confirm compatibility of pipe slopes and inverts during shop drawing and materials ordering phase of project and advise engineer of any discrepancies.
- G15. All fill shall be compacted to 95% of maximum density (AASHTO T-180), unless otherwise noted on the plans or in the specifications. Recommendations of the Geotechnical Report are made part of the specifications and notations and shall be followed carefully. A copy of the report may be obtained from the Owner or Engineer.
- G16. The concrete compressive strength for curb, gutter and flatwork shall be 3000 psi at 28 days (FDOT Class I). Provide concrete test cylinders and documentation.
- G17. The contractor shall reference and restore property corners and land markers disturbed during construction (under the direction of a Florida registered land surveyor).
- G18. All property affected by this work shall be restored to a condition equal to or better than existed unless specifically exempted by the plans. The cost for such restoration shall be incidental to other construction and no extra compensation will be allowed.
- G19. Roadway markings and striping to be installed in accordance with FDOT index #17345 and local jurisdiction standards. Striping shall be coordinated with local jurisdiction standards.
- G20. If seal coat is required on new pavement, temporary striping will be required until seal coat is applied (90 day curing time is required.)
- G21. The contractor shall provide flag men and other traffic measures necessary to protect and facilitate traffic movement during construction.
- G22. Maintenance of traffic shall conform to FDOT and local jurisdiction standards.

E - Erosion and Siltation Control

- E1. A suitable perimeter silt fence shall be constructed and maintained for the duration of the project. The silt fence shall be built at the "silt fence line" as defined on the plans. Outlets and discharge points shall be protected with two layers of hay bales and filter cloth. Adjacent wetlands and open bodies of water, contractor must use a double fence separated by 5 feet.
- E2. Sod all disturbed areas not shown as landscaping, slopes 6:1 or greater, swales, and ponds.
- E3. Protect all time against runoff or dewatering pollution of any downstream area or adjacent properties. Correct problems immediately.
- E4. Retention/Detention facilities may be utilized for silt and erosion control providing they are desited at the end of the job.
- E5. Contractor is responsible for determining any areas which will require dewatering. A plan for carrying out the dewatering must be submitted to the engineer prior to construction. The contractor is responsible for all dewatering work, sizing of equipment, siltation basins and related work.
- E6. The Contractor shall immediately correct any offsite damage caused either directly or indirectly from his actions, to an equal or better condition as judged by the Owners Engineer. This includes paying any restitution that may be assessed by the local regulatory agencies.
- E7. Provide temporary soil stabilization within seven days, to denuded area not at final grade.

P - Pavement, Bituminous and Concrete

- Minimum standards are described by the current or latest FDOT specifications. Thicknesses are minimum unless designated otherwise on plans or in specs.
- P1. Asphaltic Wearing Surface - use hot mixed bituminous concrete. Use Type S-1 on ROW; match existing type and thickness (1-1/2 inches min.) Use Type S-3 on project (1 inch min.) Provide hot mix bituminous pavement design mix by certified testing laboratory per FDOT standards using Marshall Stability test methods.
- P2. Limerock Base Course - use limerock with minimum LBR of 100. Compact to 95% Modified Proctor density (AASHTO T-180).
- P3. Stabilized Subgrade - Minimum Florida Bearing Value (FBV) of 80 psi or LBR of 40%. Compact to 95% modified proctor density (AASHTO T-180). Thickness as specified, (12 inches min on ROW & 6 inches min. on project)
- P4. Alternate Concrete Pavement: Minimum Thickness 5". All concrete 3,000 psi @ 28 day strength Portland Cement Type I with fibermesh. Unless otherwise indicated all concrete to be placed over 8" Stabilized Subgrade per P3.
- P5. Seal Coat - If specified, use Jennite-16 or equal. Allow 90 days curing time for hot mix prior to applying seal coat. Note that temporary parking striping will be required during curing time with final parking striping to be completed after application of seal coat.

ST - Storm Sewer Systems

- ST1. Storm Sewer pipe shall be reinforced conc ASTM-C-76- class III, joints tongue & groove mortar joint, PVC ASTM D3034 (SDR 35). Rubber gasket joint or PE pipe smooth bore polyethylene meeting AASHTO type S (M252, M284), installed per ASTM D2321. ("ADS"- N12 or equal)
- ST2. Storm manholes, inlets and appurtenances shall be precast or built-up reinforced concrete meeting FDOT standard index #200 and 201.

S - Sanitary Sewer Systems

- S1. Sanitary sewer lines shall be PVC pipe ASTM-D-3034 (SDR35). Joints shall be rubber sealing ring, ASTM-D-3212.
- S2. Force main lines and fittings 3" and larger shall be AWWA C-900 (SDR 18).. Force main lines and fittings smaller than 3" shall utilize PVC SCH 40. All Force Main lines shall meet water system specifications.
- S3. Sanitary manholes shall be precast box or pipe meeting ASTM C76 (type II cement), t&g joint (ram neck or O-ring) shaped invert, water tight, epoxy paint inside and out.
- S4. Manhole frames and covers, and inlets to be cast iron meeting ASTM 48, with name of service cast on cover.
- S5. Pipes shall be lapped and flushed, satisfactory to local jurisdiction.
- S6. Provide leakage test and report, max allowable is 50 gallons/day/inch diameter/mile.
- S7. SUBMIT ALL MATERIAL AS SHOP DRAWINGS PRIOR TO USE. INCLUDE SPECS AND CERTIFICATIONS "AS EQUAL" FOR APPROVAL

W - Water System

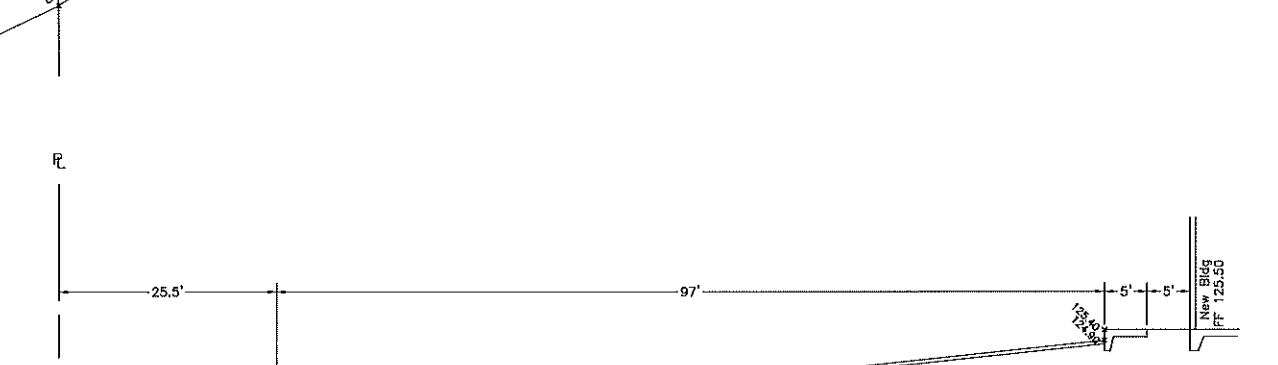
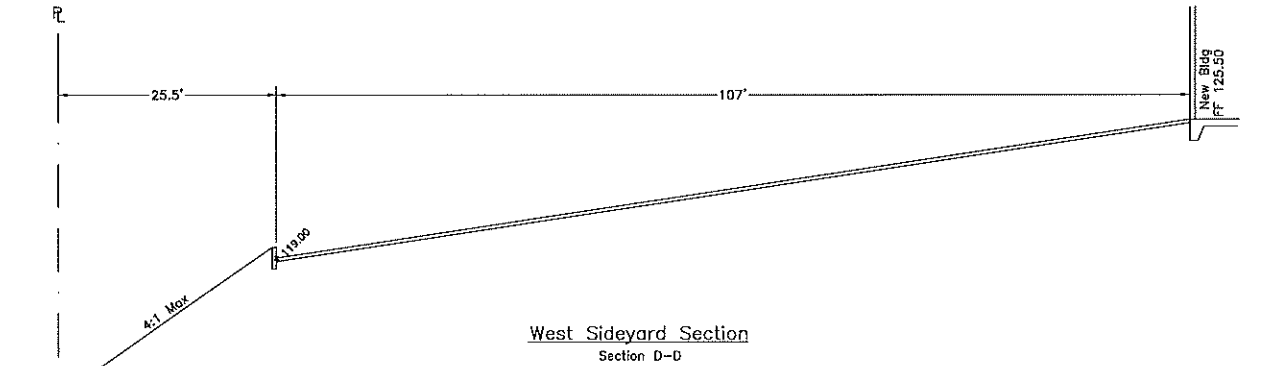
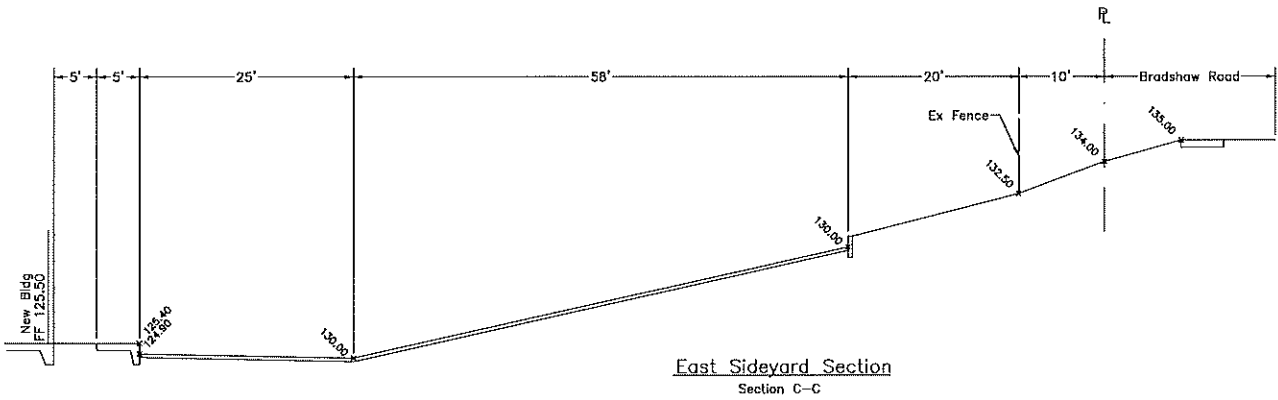
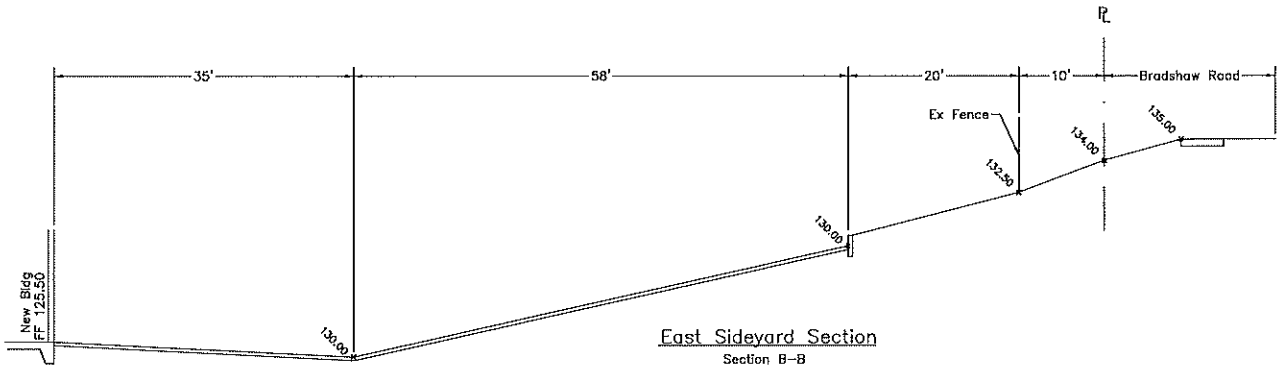
- W1. Domestic water system material shall be suitable for working pressure of 150 psi, bell and spigot with elastomeric ring joint. All components must be acceptable and meet requirements of the local utility jurisdiction. PVC pipe shall be AWWA C-900, (DR18). Ductile iron pipe shall be AWWA Class 50. Valves, b/ps, hydrants and fittings shall be AWWA Class 250. PVC pipe less than 4" diam shall be 200 psi class. Hydrant assemblies, and backflow preventors, etc. shall have fully restrained joints.
- W2. Fire protection devices, piping (SDR 14), fittings etc. must meet all requirements of NFPA 24 and be UL and FM approved, restrained joints, and meet 200 psi working pressure.
- W3. Minimum cover is 36 inches. Provide locator wire (12ga cu) on non conductive pipe.
- W4. Provide location, type, color, lettering and encasement in accordance with requirements of utility jurisdiction. Paint all piping and appurtenances above ground. Verify permissible colors.
- W5. All PVC pipe shall bear the National Sanitation Foundation (NSF) seal of approval for potable water pipes.
- W6. Field verify location of existing utilities prior to beginning construction.
- W7. The Contractor shall notify utility 72 hours before beginning any construction.
- W8. SUBMIT ALL MATERIAL AS SHOP DRAWINGS PRIOR TO USE. INCLUDE SPECS AND CERTIFICATIONS "AS EQUAL" FOR APPROVAL.
- W9. All mains shall be hydrostatically tested in accordance with AWWA Manual M23 and C651, respectively. Maximum leakage rates shall be met.(four-gpd/inch/mile) Provide documentation of pressure test and bacteriological tests (two tests on consecutive days)
- W10. NEW CONSTRUCTION MAY NOT BE PUT INTO SERVICE UNTIL CLEARANCE LETTER FROM FDEP IS IN HAND.

D - Disinfection When Cutting Existing Water Mains

- D1. Comply with recommendations of AWWA C851-92 section 10.
- D2. Apply hypochlorite liberally as trench treatment.
- D3. Apply hypochlorite to interior of all piping, fittings and parts and flush thoroughly. When practical isolate work and slug chlorinate as recommended by AWWA C851-92.

U - Utility Separation Statement

New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, between the outside of the water main and the outside of any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C. The minimum horizontal separation distance between water mains and gravity-type sanitary sewers shall be reduced to three feet where the bottom of the water main is laid at least six inches above the top of the sewer. New or relocated, underground water mains crossing any existing or proposed gravity- or vacuum-type sanitary sewer shall be laid so the outside of the water main is at least six inches, and preferably 12 inches, above or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline. At the utility crossings described above, one full length of water main pipe shall be centered above or below the other pipeline so the water main pipe will be as far as possible from the other pipelines. Alternatively, at such crossings, the pipes shall be arranged so that all water main pipe joints are at least three feet from all joints in vacuum-type sanitary sewers, or pipelines conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., and at least six feet from all joints in gravity- or pressure-type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

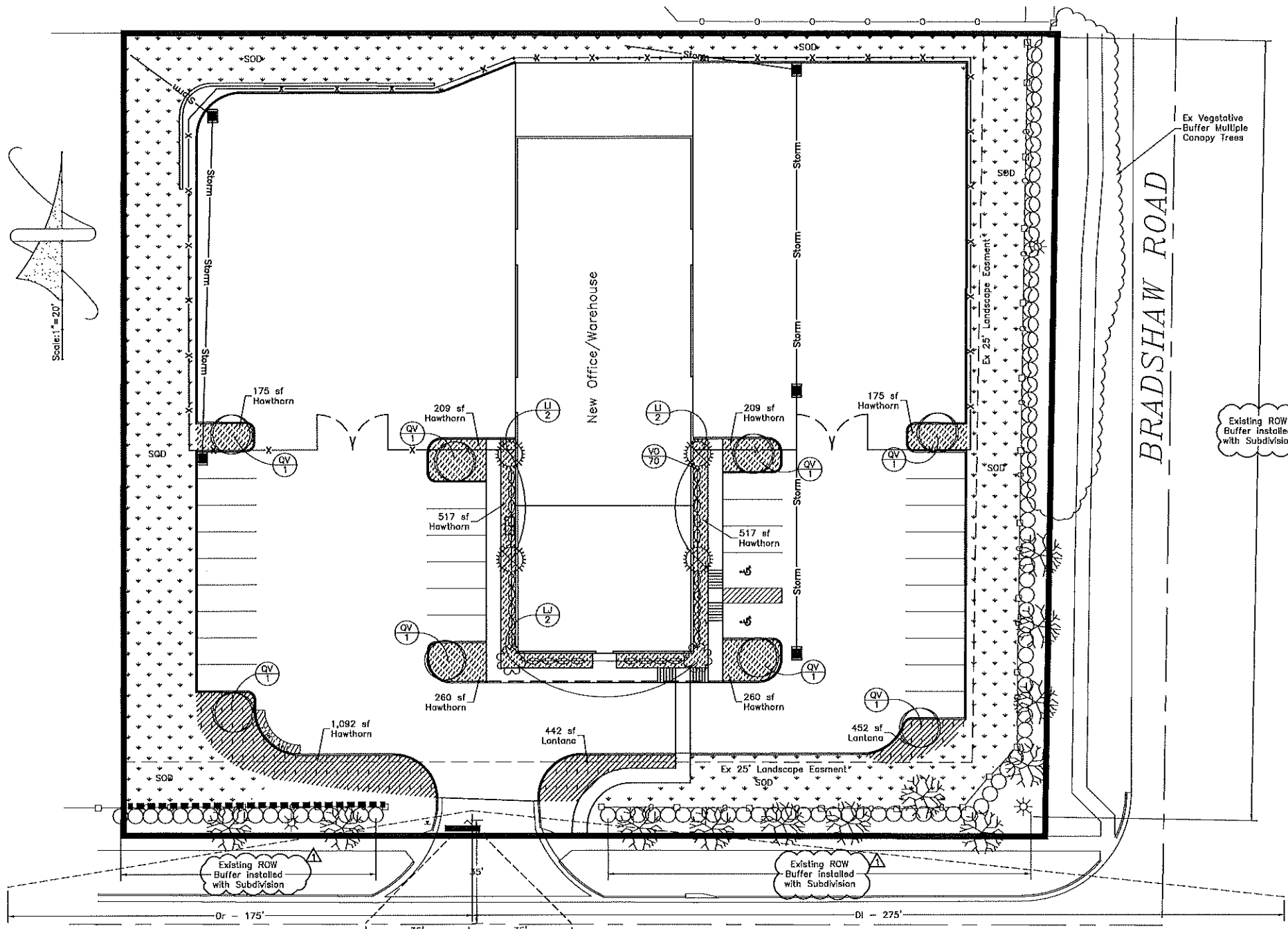


DP	Drawn
DP	Checked
-----	Scale
10/28/17	Date
KMG4	File
Dwg. No.	
C4	
5 of 8	

Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
P.O. Box 690942, Orlando, FL 32869-0942
Business Authorization Number: EB 00006579 ph (407) 299-0650

Miscellaneous Details
KMG Fence - New Headquarters
505 Johns Road, Apopka, Florida 32709

DP	Drawn
DP	Checked
-----	Scale
10/28/17	Date
KMG4	File
Dwg. No.	
C4	
5 of 8	



Landscape Legend

Number	Symbol	Description
12 Trees		QV - Live Oak (Quercus virginiana) 3.0" Cal, 10' High
2 Trees		LJ - Crepe Myrtle (Lagerstromia indica) 2.0" Cal, Multi-stem, 8' High
2 Trees		LJ - Ligustrum Tree (Ligustrum japonicum) 2.0" Cal, Multi-stem, 8' High
122 Shrubs		VO - Viburnum Hedge (Viburnum suspensum) 26" High @ 36" O.C., 5 Gal
9,400 sf		Bahia Sod
2,322 sf		Ground cover, Weeping Lantana 6" High, 8" Spread, 30" O.C.
1,986 sf		Ground cover, Dwarf Indian Hawthorn 7" high, 6" spread, 24" OC
		Existing Tree (Planted for Landscape Buffer)
		Existing Hedge (Planted for Landscape Buffer)

Landscape Calculations

Minimum Tree Requirement:
 1 tree per 8,000 sf (83,566 / 8000) = 11 trees required / xx provided
 Parking or other vehicle use area.
 1 tree Plus 1 tree / 20 spaces (1 + 33/20) = 3 trees required / xx provided

Tree Calculations

Total Tree Inches on Site 366.0 Inches
 Total Tree Inches to be removed 0.0 Inches
 Total Tree Inches replaced 0.0 Inches
 Replacement Trees 44.0 Inches

Maximum Tree Stock Calculations

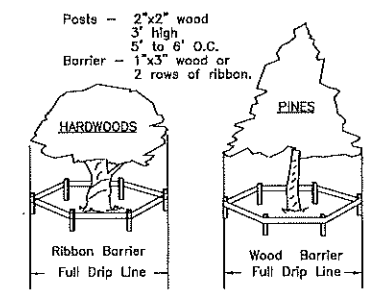
a. ---
 b. ---
 c. ---
 Quantity of Specimen Trees removed 0 Inches (0 tree)
 Site Clearing Area = 42,777 sf (0.98 Ac)

Existing Landscaping Note:
 • All existing landscaping shall be protected from damage during construction.
 • Any dead or dying landscaping shall be replaced in kind prior to completion of project.

Landscape Notes

- All plant material shall be of Florida No. 1 Grade or better.
- All plant material shall be guaranteed for 90 days.
- All sodded areas marked on plans shall be rolled to insure an even look.
- The landscape contractor shall be responsible for finished grades and any shaping or pruning of material specified on plans.
- Landscape contractor shall notify the owner or owner's representative of any discrepancies of field conditions immediately.
- All plant material shall survive climatic conditions of the area.
- Any existing trees shown to remain are to be protected.
- Trees will be measured at D.B.H.
- Landscape and irrigation plans shall be in accordance with LDC Article V, Water-Wise Ordinance No. 2069.

I certify that the Landscape and Irrigation design for this project is in accordance with the City of Apopka's Ordinance 2069 adopted May 21, 2008 which establishes waterwise landscape and irrigation standards.



Note: Protective tree barricades must be properly erected and inspected by the appropriate Department prior to the issuance of the permit.

TREE PROTECTION



- Plant so that top of root ball is even with finished grade.
- Paint all cuts over 1" dia.
- Flag guying wires with surveyors tape.

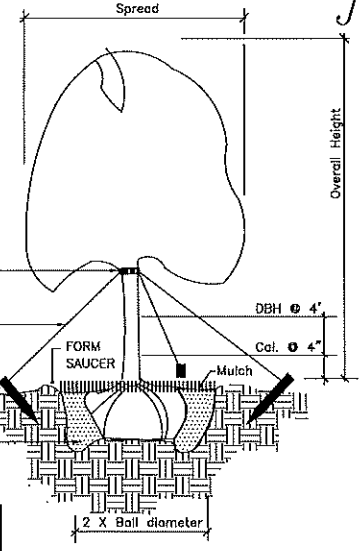
Rubber hose 1" dia.

Guying wires 2 strand twist 12 gauge wire

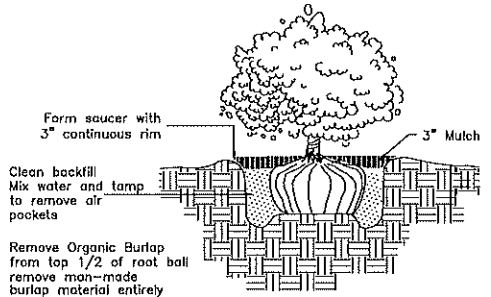
3 - 2"x4"x24" press treated stakes. Top of stakes 6" above ground

Clean backfill Mix water and tamp to remove air pockets.

Remove Organic Burlap from top 1/2 of root ball remove man-made burlap material entirely



Tree Planting Detail



Shrub Planting Detail

Unroe Engineering, Inc
 Civil Engineering/Planning/Scientific Evaluation
 P.O. Box 690942, Orlando, FL 32869-0942
 Business Authorization Number: EB 0006579 ph (407) 299-0650

Landscape Plan for
KMG Fence - New Headquarters
 505 Johns Road, Apopka, Florida 32703

DP	Drawn
DP	Checked
1"=20'	Scale
10-28-17	Date
KMG-C5	File
Dwg. No.	
C5	
6	of 7

Backup material for agenda item:

3. PLAT - NORTHWEST DISTRIBUTION CENTER II REPLAT LOTS 3 & 4 – Owned by Oakmont Apopka Road LLC and located west of Ocoee Apopka Road, east of SR 451, and north of SR 414. (Parcel ID #s: 17-21-28-5953-03-000; 17-21-28-5953-04-000)



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ SPECIAL REPORTS
☐ PLAT APPROVAL
☒ OTHER: Replat

MEETING OF: December 12, 2017
FROM: Community Development
EXHIBITS: Vicinity Map
Aerial View
Replat

PROJECT: NORTHWEST DISTRIBUTION CENTER II REPLAT LOTS 3 & 4

REQUEST: APPROVE THE NORTHWEST DISTRIBUTION CENTER II REPLAT OF LOTS 3 & 4.

SUMMARY:

OWNER/APPLICANT: Oakmont Apopka Road LLC

SURVEYOR: Leading Edge Land Services, Inc., c/o Jeffrey D. Hofius, P.S.M

LOCATION: West of Ocoee Apopka Road, east of SR 451, and north of SR 414.

LAND USE: Industrial

ZONING: I-1

EXISTING USE: Platted subdivision for industrial, commercial and office uses

PROPOSED USE: Replat of a portion of the Northwest Distribution Center II affecting Lots 3 and 4.

OVERLAY ZONING: None

SIZE: 16.44 +/- Acres

DISTRIBUTION

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

Finance Director
HR Director
IT Director
Police Chief

Public Ser. Director
City Clerk
Fire Chief
Recreation

ADDITIONAL COMMENTS: Owners of the Northwest Distribution Center II request approval of a modification to the existing plat to address changes to their development plans for the property. The change is necessary to accommodate a single building that will occupy Lots 3 and 4. Changes to the plat involve combining Lots 3 and 4 into a single lot, to be known as Lot 1.

PUBLIC HEARING SCHEDULE:

Planning Commission – December 12, 2017, 5:00 p.m.

City Council – December 20, 2017, 7:00 p.m.

RECOMMENDED ACTION:

The Development Review Committee recommends approval of the Northwest Distribution Center II Replat of Lots 3 and 4, subject to the findings of this staff report.

Recommended approval (5-0) of the Northwest Distribution Center II Replat of Lots 3 and 4, subject to the findings of this staff report.

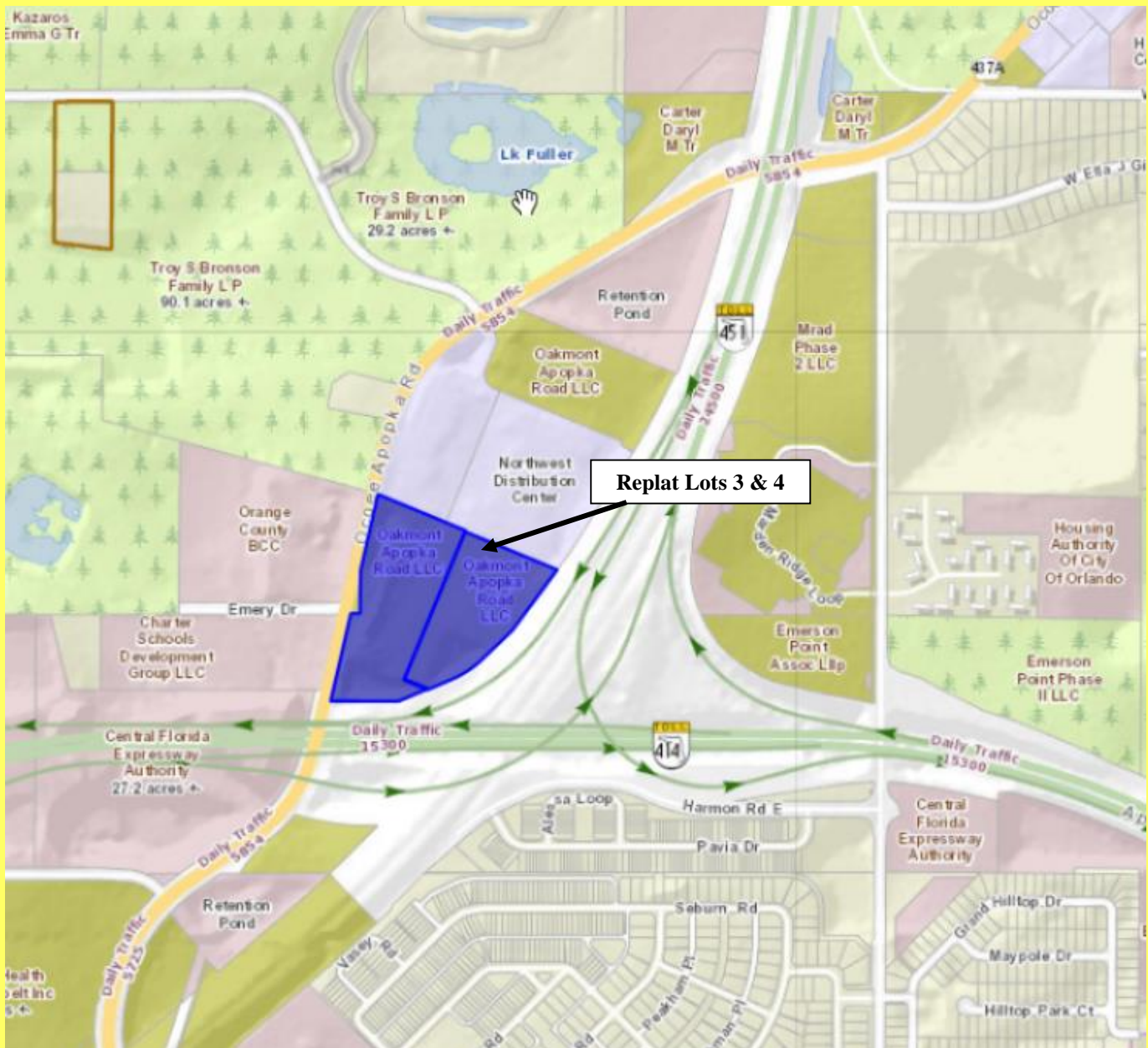
Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

PLANNING COMMISSION – DECEMBER 12, 2017
NORTHWEST DISTRIBUTION CENTER II REPLAT LOTS 3 & 4
PAGE 3

Application: Northwest Distribution Center Replat Lots 3 & 4
Owner/Applicant: Oakmont Apopka Road LLC
Surveyor: Leading Edge Land Services, Inc., c/o Jeffrey D. Hofius, P.S.M
Parcel ID No's: 17-21-28-5953-03-000 & 17-21-28-5953-04-000
Project Site: Lots 3 & 4
Total Acres: 16.44 +/-



VICINITY MAP

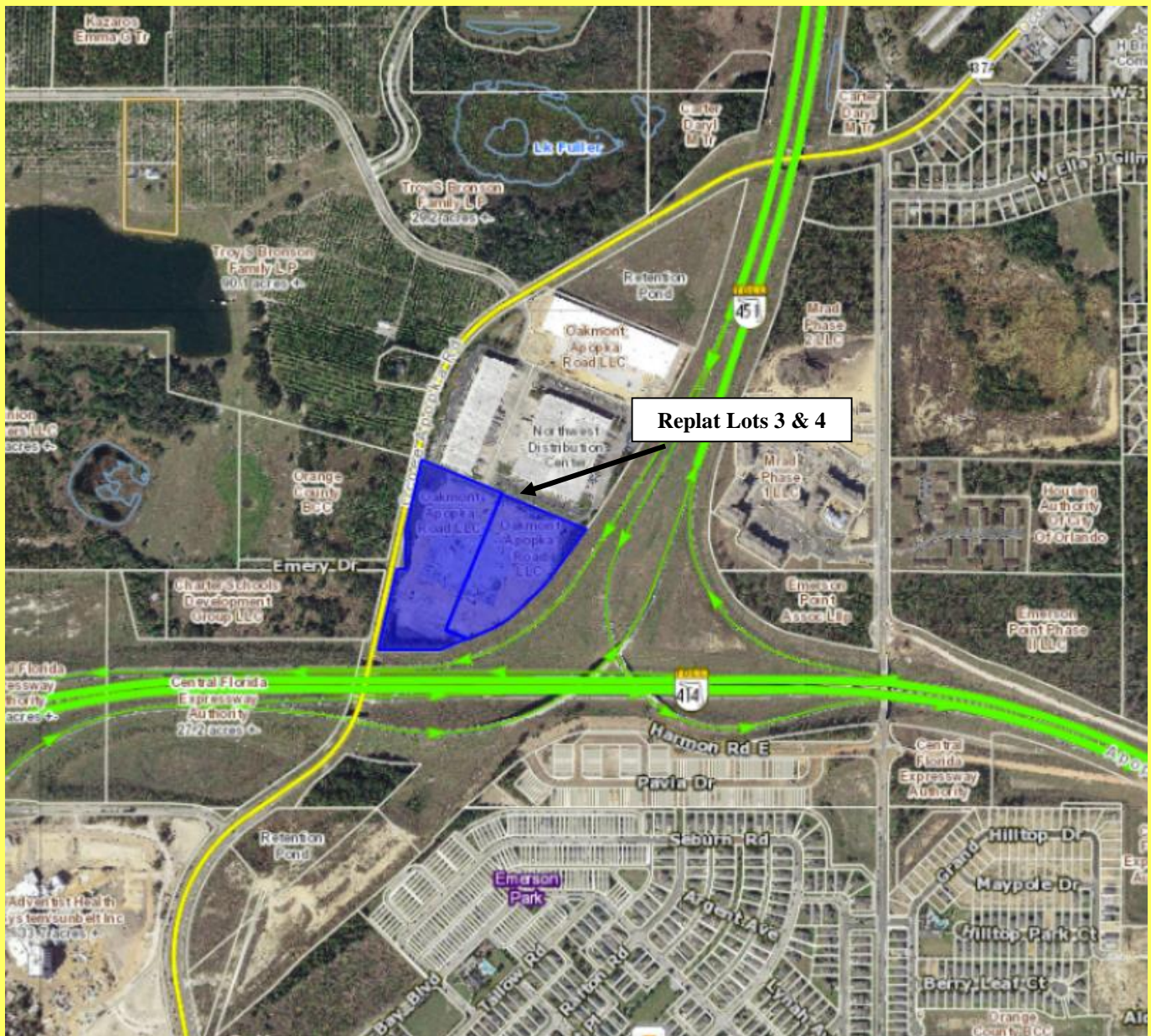


PLANNING COMMISSION – DECEMBER 12, 2017
NORTHWEST DISTRIBUTION CENTER II REPLAT LOTS 3 & 4
PAGE 4

Application: Northwest Distribution Center Replat Lots 3 & 4
Owner/Applicant: Oakmont Apopka Road LLC
Surveyor: Leading Edge Land Services, Inc., c/o Jeffrey D. Hofius, P.S.M
Parcel ID No's: 17-21-28-5953-03-000 & 17-21-28-5953-04-000
Project Site: Lots 3 & 4
Total Acres: 16.44 +/-

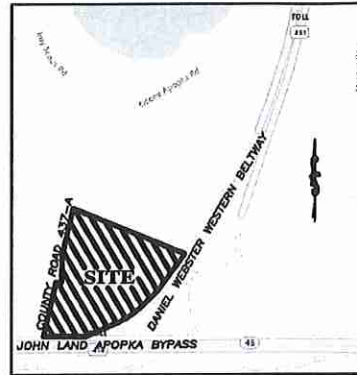


AERIAL VIEW



NORTHWEST DISTRIBUTION CENTER II

A REPLAT OF LOTS 3 AND 4, NORTHWEST DISTRIBUTION CENTER,
AS RECORDED IN PLAT BOOK 73, PAGES 68-70,
OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
LOCATED IN SECTIONS 17 AND 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST, A PORTION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE MOST WESTERLY CORNER OF LOT 5 OF NORTHWEST DISTRIBUTION CENTER AS RECORDED IN PLAT BOOK 73, PAGES 68 THROUGH 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 437-A AS SHOWN ON THE RIGHT-OF-WAY MAP BY THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY, PROJECT NUMBER 75350-0450-004 DATED FEBRUARY, 1997; THENCE ALONG THE SOUTH BOUNDARY LINE OF LOTS 5 AND 2 OF SAID NORTHWEST DISTRIBUTION CENTER, S67°32'45"E, A DISTANCE OF 998.58 FEET TO A POINT ON THE REALIGNED WESTERLY LIMITED ACCESS LINE AS RECORDED IN OFFICIAL RECORDS BOOK 8930, PAGE 3249 AND OFFICIAL RECORDS BOOK 8914, PAGE 4223 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING WESTERLY RIGHT-OF-WAY OF DANIEL WEBSTER WESTERN BELTWAY, STATE ROAD 451, FORMERLY KNOWN AS STATE ROAD 420 AS SHOWN ON THE RIGHT-OF-WAY MAP BY THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY, PROJECT NUMBER 75350-0450-004 DATED FEBRUARY, 1997; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF DANIEL WEBSTER WESTERN BELTWAY, STATE ROAD 451, FORMERLY KNOWN AS STATE ROAD 420, S59°24'11"W, A DISTANCE OF 386.39 FEET; THENCE S45°18'18"W, A DISTANCE OF 214.37 FEET TO A POINT OF BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 520.00 FEET AND A DELTA ANGLE OF 20°27'32"; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 189.07 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF S89°32'01"W AND A CHORD DISTANCE OF 188.07 FEET TO A POINT OF TANGENCY; THENCE S89°45'47"W, A DISTANCE OF 207.35 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF JOHN LAND APOPKA BYPASS AS SHOWN ON THE RIGHT-OF-WAY MAP BY THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY, PROJECT NUMBER 75350-0450-004 DATED FEBRUARY, 1997; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY OF DANIEL WEBSTER, THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF JOHN LAND APOPKA BYPASS, N89°55'18"W, A DISTANCE OF 201.95 FEET; THENCE N89°55'18"W, A DISTANCE OF 118.30 FEET; THENCE N89°55'18"W, A DISTANCE OF 30.78 FEET TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 437-A; THENCE LEAVING THE SAID NORTHERLY RIGHT-OF-WAY OF JOHN LAND APOPKA BYPASS, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 437-A, N12°53'33"E, A DISTANCE OF 481.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 437-A, THENCE S89°45'47"E, A DISTANCE OF 47.51 FEET; THENCE N07°44'45"E, A DISTANCE OF 220.12 FEET TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 437-A; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 437-A, N12°53'33"E, A DISTANCE OF 400.57 FEET TO THE POINT OF BEGINNING.

SUBJECT PROPERTY CONTAINING 18.443 ACRES ±

SURVEY NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF LOTS 5 AND 2 OF NORTHWEST DISTRIBUTION CENTER, WHICH IS RECORDED TO BEAR S67°32'45"E, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 68 THROUGH 70, PUBLIC RECORDS OF THE PUBLIC RECORDS OF CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND SUCH CONSTRUCTION AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT OF CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THE SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR ORANGE COUNTY, FLORIDA INDICATES THAT THIS PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS INFORMATION WAS TAKEN FROM MAP NUMBER 1209500120F, REVISED DATE SEPTEMBER 26, 2009.

4. EXISTING, INTERNAL UTILITY, ACCESS ROAD AND STORMWATER MANAGEMENT IMPROVEMENTS FOR THE NORTHWEST DISTRIBUTION CENTER PROJECT ARE OWNED AND MAINTAINED BY OAKMONT APOPKA ROAD, LLC. THE SUBJECT IMPROVEMENTS WILL BE DEDICATED IN THEIR ENTIRETY TO OAKMONT APOPKA ROAD, LLC THROUGH A DECLARATION OF EASEMENTS. IF THE SUBJECT PROPERTY, IN ITS ENTIRETY, TRANSFERS OWNERSHIP, THEN THE NEW OWNERSHIP ENTITY WILL OWN, MAINTAIN, AND RECEIVE TRANSFER OF EASEMENTS DESCRIBED IN THE PROPOSED DECLARATION OF EASEMENTS. IF ANY PORTION OF THE SUBJECT PROPERTY FRACTIONALLY TRANSFERS OWNERSHIP, THEN A PROPERTY OWNERS ASSOCIATION WILL BE CREATED TO OWN, MAINTAIN AND RECEIVE TRANSFER OF ALL EASEMENTS DESCRIBED IN THE PROPOSED DECLARATION OF EASEMENTS.

LEGEND

- Δ SET NAIL AND DISK STAMPED LB-6846 (P.R.M.)
- FOUND (P.R.M.) 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED LB-6846
- SET 4"x4" CONCRETE MONUMENT (P.R.M.) STAMPED LB-6846
- P.R.M. OFFICIAL RECORDS BOOK
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- PSM PROFESSIONAL SURVEYOR & MAPPER

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEADING EDGE LAND SERVICES
INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-5661
FLORIDA LICENSED BUSINESS NUMBER LB 6846

PLAT BOOK PAGE

A REPLAT OF A PORTION OF NORTHWEST DISTRIBUTION CENTER DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT OAKMONT APOPKA ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT "A REPLAT OF A PORTION OF NORTHWEST DISTRIBUTION CENTER" HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES NOTHING TO THE PERPETUAL USE TO THE PUBLIC. IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ON _____, 2017.

OAKMONT APOPKA ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, QUALIFIED TO DO BUSINESS IN FLORIDA AS OAKMONT APOPKA ROAD, LLC.

BY: OAKMONT NATIONAL PARTNERS II, L.P., A DELAWARE LIMITED PARTNERSHIP
ITS: SOLE MEMBER

BY: PR ONP GP LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE GENERAL PARTNER

BY: PRISA LHC, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

BY: PRISA UHC, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

BY: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, ACTING SOLELY ON BEHALF OF AND FOR THE BENEFIT OF ITS INSURANCE COMPANY SEPARATE ACCOUNT, PRISA
ITS: SOLE MEMBER

BY: SIGNATURE _____

PRINTED NAME: THOMAS A. COBB
OAKMONT INDUSTRIAL GROUP

TITLE: SENIOR VICE PRESIDENT-DEVELOPMENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

AFFIX NOTARY STAMP

WITNESS SIGNATURE _____

WITNESS SIGNATURE _____

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2017 BY THOMAS A. COBB, AS SENIOR VICE PRESIDENT, OAKMONT INDUSTRIAL GROUP, OAKMONT APOPKA ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, QUALIFIED TO DO BUSINESS IN FLORIDA AS OAKMONT APOPKA ROAD, LLC, ON BEHALF OF THE COMPANY, AND HE IS PERSONALLY KNOWN TO ME.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINT NAME: _____
TITLE: NOTARY PUBLIC, STATE OF FLORIDA
SERIAL NO. (IF ANY) _____
COMMISSION EXPIRES: _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

REVIEWED FOR CONFORMITY TO FLORIDA STATE STATUTE 177
CITY SURVEYOR: _____ DATE _____

CERTIFICATE OF APPROVAL CITY ENGINEER

EXAMINED AND APPROVED _____, DATE _____
CITY ENGINEER: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER THAT HAS PREPARED THE FOREGOING PLAT AND WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

DATED: 08/31/2017
REGISTRATION NUMBER 6610

SIGNED: JEFFREY D. HOFIUS
LEADING EDGE LAND SERVICES, INC.
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

THIS IS TO CERTIFY, THAT ON _____, THE APOPKA PLANNING COMMISSION APPROVED THE FOREGOING PLAT.

CHAIRMAN: _____

CERTIFICATE OF COUNTY COMPTROLLER

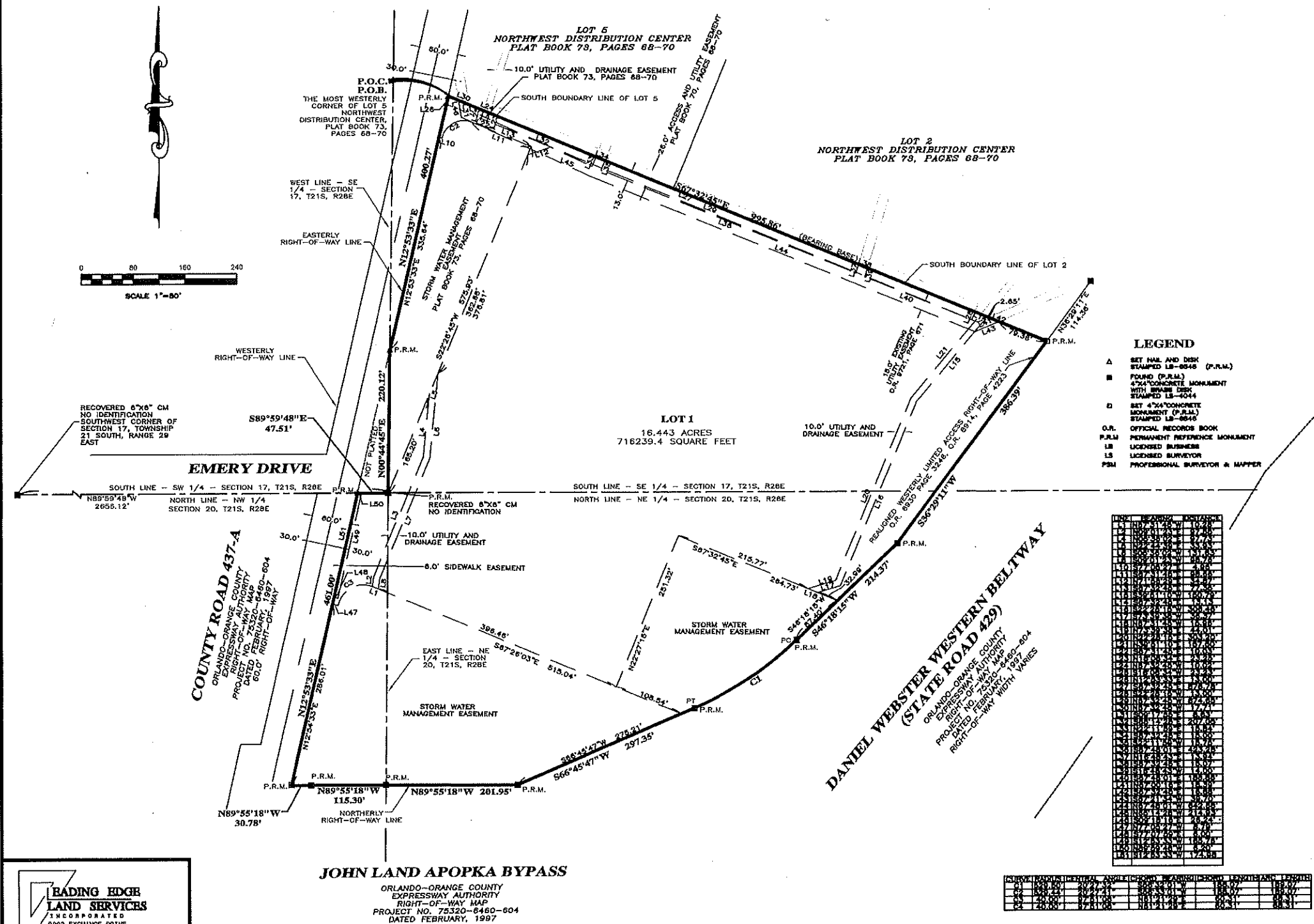
I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____ AS FILE NO. _____, COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA
BY: _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON _____
THE _____ APPROVED THE FOREGOING PLAT.
MAYOR: _____
ATTEST: _____ CITY CLERK

NORTHWEST DISTRIBUTION CENTER II

A REPLAT OF LOTS 3 AND 4, NORTHWEST DISTRIBUTION CENTER,
AS RECORDED IN PLAT BOOK 73, PAGES 68-70,
OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
LOCATED IN SECTIONS 17 AND 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



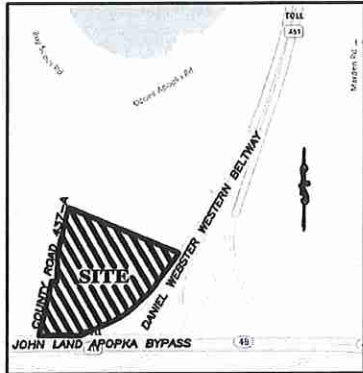
LEGEND

- A SET NAIL AND DISK STAMPED LB-6646 (P.R.M.)
- B FOUND (P.R.M.) 4"x4" CONCRETE MONUMENT WITH IRON DISK STAMPED LB-6646
- C SET 4"x4" CONCRETE MONUMENT (P.R.M.) STAMPED LB-6646
- O.R. OFFICIAL RECORDS BOOK
- P.R.M. PERMANENT REFERENCE MONUMENT
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- PSM PROFESSIONAL SURVEYOR & MAPPER

**LEADING EDGE
LAND SERVICES**
11800 DATES
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-2691
FLORIDA LICENSED BUSINESS NUMBER LB 6646

BOUNDARY SURVEY OF LOTS 3 AND 4 NORTHWEST DISTRIBUTION CENTER

AS RECORDED IN PLAT BOOK 73, PAGES 68-70,
OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
LOCATED IN SECTIONS 17 AND 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

LOTS 3 AND 4 OF NORTHWEST DISTRIBUTION CENTER AS RECORDED IN PLAT BOOK 73, PAGES 68 THROUGH 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION (AS SURVEYED)

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST, A PORTION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE MOST WESTERLY CORNER OF LOT 5 OF NORTHWEST DISTRIBUTION CENTER AS RECORDED IN PLAT BOOK 73, PAGES 68 THROUGH 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 437-A AS SHOWN ON THE RIGHT-OF-WAY MAP BY THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY, PROJECT NUMBER 75320-8460-804 DATED FEBRUARY, 1997; THENCE ALONG THE SOUTH BOUNDARY LINE OF LOTS 3 AND 2 OF SAID NORTHWEST DISTRIBUTION CENTER, S87°32'45"E, A DISTANCE OF 695.86 FEET TO A POINT ON THE REALIGNED WESTERLY LIMITED ACCESS LINE AS RECORDED IN OFFICIAL RECORDS BOOK 8930, PAGE 3248 AND OFFICIAL RECORDS BOOK 8914, PAGE 4223, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING WESTERLY RIGHT-OF-WAY LINE OF DANIEL WEBSTER WESTERN BELTWAY, STATE ROAD 451, FORMERLY KNOWN AS STATE ROAD 429 AS SHOWN ON THE RIGHT-OF-WAY MAP BY THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY, PROJECT NUMBER 75320-8460-804 DATED FEBRUARY, 1997; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF DANIEL WEBSTER WESTERN BELTWAY, STATE ROAD 451, FORMERLY KNOWN AS STATE ROAD 429, S38°20'11"W, A DISTANCE OF 388.39 FEET; THENCE S46°18'18"W, A DISTANCE OF 214.37 FEET TO A POINT CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 529.50 FEET AND A DELTA ANGLE OF 20°27'32", THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 189.07 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF S50°32'01"W AND A CHORD DISTANCE OF 189.07 FEET TO A POINT OF TANGENCY; THENCE S66°45'47"W, A DISTANCE OF 297.35 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF JOHN LAND APOPKA BYPASS AS SHOWN ON THE RIGHT-OF-WAY MAP BY THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY, PROJECT NUMBER 75320-8460-804 DATED FEBRUARY, 1997; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY OF DANIEL WEBSTER WESTERN BELTWAY, THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF JOHN LAND APOPKA BYPASS, N89°55'18"W, A DISTANCE OF 201.95 FEET; THENCE N89°55'18"W, A DISTANCE OF 115.30 FEET; THENCE N89°55'18"W, A DISTANCE OF 30.78 FEET TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 437-A; THENCE LEAVING THE SAID NORTHERLY RIGHT-OF-WAY OF JOHN LAND APOPKA BYPASS, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 437-A, N12°53'33"E, A DISTANCE OF 461.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 437-A, THENCE S89°59'48"E, A DISTANCE OF 47.51 FEET; THENCE N00°44'45"E, A DISTANCE OF 220.12 FEET TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 437-A; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 437-A, N12°53'33"E, A DISTANCE OF 400.27 FEET TO THE POINT OF BEGINNING.

SUBJECT PROPERTY CONTAINING 18.443 ACRES ±

SURVEY NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR OAKMONT APOPKA ROAD, LLC. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF LOTS 5 AND 2 OF NORTHWEST DISTRIBUTION CENTER, WHICH IS RECORDED TO BEAR S87°32'45"E, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 68 THROUGH 70, PUBLIC RECORDS OF THE PUBLIC RECORDS OF CITY OF APOPKA, ORANGE COUNTY, FLORIDA.
3. UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
4. THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 6J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
5. THE SUBJECT PROPERTY CONTAINS 18.443 ACRES OF LAND, MORE OR LESS.
6. ONLY VISIBLE IMPROVEMENTS THAT EXISTED AS OF THE DATE OF THIS SURVEY WERE LOCATED AND ARE SHOWN ON THIS SURVEY.
7. THE FOLLOWING WERE USED IN THE PREPARATION OF THIS SURVEY:

- A. PLAT OF NORTHWEST DISTRIBUTION, AS RECORDED IN PLAT BOOK 73, PAGES 68-70 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- B. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR ORANGE COUNTY, FLORIDA, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12095CD120F, REVISED DATE SEPTEMBER 25, 2009.
- C. PLAT PROPERTY INFORMATION REPORT WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 6552874, WITH AN EFFECTIVE DATE OF AUGUST 17, 2017 @ 5:00 PM. THE FOLLOWING ITEMS ARE NOTED RELATIVE TO THE SURVEY:

- ITEM #1: MATTERS ON THE PLAT OF NORTHWEST DISTRIBUTION CENTER RECORDED IN PLAT BOOK 73, PAGE 68, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- ITEM #2: LIMITED ACCESS RIGHT-OF-WAYS AS SET FORTH AND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED OCTOBER 13, 2008 IN OFFICIAL RECORDS BOOK 8914, PAGE 4223, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- ITEM #3: TEMPORARY EASEMENT AGREEMENT BY AND BETWEEN OAKMONT APOPKA ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY, A BODY POLITICAL AND CORPORATE, AND AN AGENCY OF THE STATE, RECORDED OCTOBER 23, 2008 IN OFFICIAL RECORDS BOOK 8930, PAGE 3251, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

DOES NOT AFFECT THE SUBJECT PROPERTY AND ARE DEPICTED GRAPHICALLY ON THE SURVEY

DOES NOT AFFECT THE SUBJECT PROPERTY AND HAS A DATE OF EXPIRATION OF JUNE 30, 2007.

ITEM #4: DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, DOING BUSINESS AS PROGRESS ENERGY FLORIDA, A FLORIDA CORPORATION, RECORDED JUNE 30, 2008 IN OFFICIAL RECORDS BOOK 8721, PAGE 871, AND TOGETHER WITH AND AFFECTED BY THAT CERTAIN PARTIAL RELEASE RECORDED JULY 10, 2017 IN THE OFFICIAL RECORDS INSTRUMENT NO. 20170378864, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AFFECTS THE SUBJECT PROPERTY AND ARE DEPICTED GRAPHICALLY ON THE SURVEY

ITEM #5: DECLARATION OF EASEMENTS RECORDED JUNE 5, 2009 IN OFFICIAL RECORDS BOOK 8882, PAGE 8103, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE

ITEM #6: RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED SEPTEMBER 22, 2016 IN OFFICIAL RECORDS BOOK 10986, PAGE 1847, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE

ITEM #7: NOTICE OF COMMENCEMENT RECORDED SEPTEMBER 8, 2016 IN OFFICIAL RECORDS INSTRUMENT NO. 20160473281, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE

ITEM #8: EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY D/B/A DUKE ENERGY, RECORDED APRIL 24, 2017 IN OFFICIAL RECORDS INSTRUMENT NO. 20170223993, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AFFECTS THE SUBJECT PROPERTY AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY

ITEM #9: NOTICE OF COMMENCEMENT RECORDED JUNE 15, 2017 IN OFFICIAL RECORDS INSTRUMENT NO. 20170334087, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE

10. NO OBVIOUS LINES OF OCCUPATION (WALLS OR FENCES) WERE OBSERVED DURING THE SURVEY.

11. NO UNDERGROUND FOOTINGS OR FOUNDATIONS WERE OBSERVED AND NO ATTEMPT TO LOCATE ANY UNDERGROUND FEATURES AFFECTING THE PROPERTY WAS MADE IN THE COURSE OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.

DATE OF DRAWING: 08/07/2017
DATE OF FIELD WORK: 01/31/2017
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
PROJECT NUMBER: 20170334087
FIELD BOOK NUMBER: LE 1123/01

BOUNDARY SURVEY

AS RECORDED IN PLAT BOOK 73, PAGES 68-70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN SECTIONS 17 AND 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

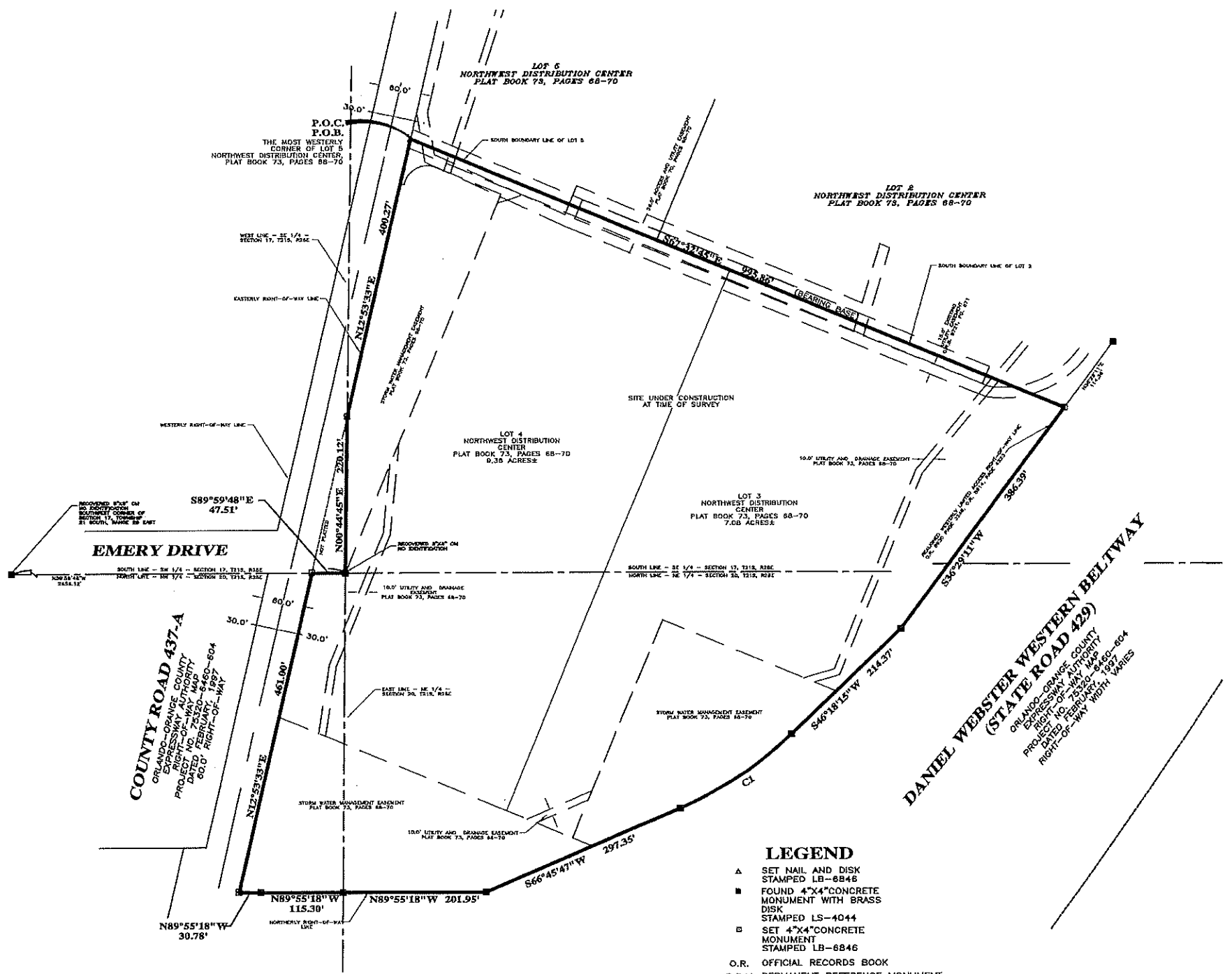
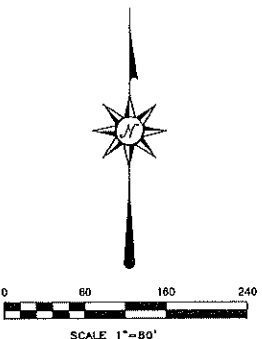
FOR
OAKMONT APOPKA ROAD, LLC

LEADING EDGE
LAND SERVICES
INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-8930
FAX: (407) 351-8931
WEB: www.leadingedgeinc.com

FLORIDA LICENSED BUSINESS NUMBER LB 8849

BOUNDARY SURVEY OF LOTS 3 AND 4
NORTHWEST DISTRIBUTION CENTER

AS RECORDED IN PLAT BOOK 73, PAGES 68-70,
OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
LOCATED IN SECTIONS 17 AND 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



- LEGEND**
- ▲ SET NAIL AND DISK
STAMPED LB-8846
 - FOUND 4"x4" CONCRETE
MONUMENT WITH BRASS
DISK
STAMPED LS-4044
 - SET 4"x4" CONCRETE
MONUMENT
STAMPED LB-8846
 - O.R. OFFICIAL RECORDS BOOK
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - LB. LICENSED BUSINESS
 - LS. LICENSED SURVEYOR
 - PSM. PROFESSIONAL SURVEYOR & MAPPER

CURVE	BEARING	ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
CL	S66°45'47" W	297.35'	S28°32'01" W	188.07'	188.07'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY

AS RECORDED IN PLAT BOOK 73, PAGES 68-70,
OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
LOCATED IN SECTIONS 17 AND 20, TOWNSHIP 21 SOUTH,
RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

FOR
OAKMONT APOPKA ROAD, LLC

LEADING EDGE
LAND SERVICES
INCORPORATED

8800 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE (407) 351-5730
FAX (407) 351-9889
WEB: www.leadingedgegis.com

FLORIDA LICENSED BUSINESS NUMBER LB 8846

REVISIONS:

UPDATED 08/29/2017

DATE OF DRAWING: 08/07/2017
MANAGER: JCH
PROJECT NUMBER: 422-17008
FIELD BOOK NUMBER: LE 1123/01

LAST FIELD WORK: 07/31/2017
CREW CHIEF(S): RE
COMPUTER FILE: 422008B.DWG
SCALE: 1" = 80' SHEET 2 OF 2

92