



**City of Apopka  
Planning Commission  
Meeting Agenda  
April 11, 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 March 14, 2017.

**IV. PUBLIC HEARING:**

1. COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – Amerigo Farms, Inc. from Mixed Use to Agriculture (0-1 du/5 ac) for property located at 3477 Plymouth Sorrento Road. (Parcel ID No. 19-20-28-0000-00-013)
2. COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – Community Health Centers, Inc., from Residential Medium (10 du/ac) to Office (max 0.3 FAR) for property located south of E. 6th Street, east of S. Park Avenue. (Parcel ID No.: 09-21-28-0196-61-160)
3. CHANGE OF ZONING – Community Health Centers, Inc., from R-3 (Residential) to PO/I (Professional Office/Institutional) for property located south of E. 6th Street, east of S. Park Avenue. (Parcel ID No.: 09-21-28-0196-61-160)
4. DEVELOPMENT OF REGIONAL IMPACT (DRI) – Amendment to the Kelly Park Crossing Development of Regional Impact (DRI) Development Order

**V. SITE PLANS:**

1. FINAL DEVELOPMENT PLAN – Audio Enhancement Office/Warehouse – Lot 6 (Cooper Palms Commerce Center, owned by Property Industrial Enterprises, LLC, and located South of Cooper Palms Parkway, east of South Bradshaw Road. (Parcel ID #: 09-21-28-1675-00-060)

**VI. OLD BUSINESS:**

**VII. NEW BUSINESS:**

**VIII. ADJOURNMENT:**

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

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



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

**MEMBERS PRESENT:** Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, and John Sprinkle

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

**OTHERS PRESENT:** James Hitt – Community Development Director, David Moon, AICP - Planning Manager, Chuck Carnesale – Fire Chief, Andrew Hand – City Attorney, Kyle Wilkes, AICP – Planner II, Mark Kiroy, Geoff Summit, Ed Velazquez, Suzanne Kidd, John Peery, and Jeanne Green – Community Development Department Office Manager/Recording Secretary.

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

**APPROVAL OF MINUTES:** Vice-Chairperson Birdsong asked if there were any corrections or additions to the regular meeting minutes of February 14, 2017, at 5:30 p.m. minutes.

**Motion:** Tony Foster made a motion to approve the Planning Commission minutes from the regular meeting held on February 14, 2017, at 5:30 p.m. and seconded by Jose Molina. Aye votes were cast by Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, and John Sprinkle (5-0).

**SWEARING-IN** – Attorney Hand swore-in staff, the petitioners, and affected parties for the quasi-judicial items to be discussed.

**QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – QORVO SITE EXPANSION** – Vice-Chairperson Birdsong stated this is a request to find the proposed Final Development Plan/Major Site Plan for the Qorvo Site Expansion consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Qorvo Site Expansion Final Development Plan/Major Site Plan, subject to the findings of the staff report, for the property owned by Qorvo (a.k.a. Triquint Semiconductors, Inc.) and located south of Orange Blossom Trail, east of Hiawassee Road.

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

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

**Staff Presentation:** Kyle Wilkes, AICP, Planning Manager, stated this is a request to find the proposed Final Development Plan/Major Site Plan for the Qorvo Site Expansion consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Qorvo Site Expansion Final Development Plan/Major Site Plan, subject to the findings of the staff report. The owner/applicant is Qorvo (a.k.a. Triquint Semiconductors, Inc) and the property is located south of Orange Blossom Trail, east of Hiawassee Road. The engineer is Geoffrey Summit, P.E., of GL Summitt Engineering. The future land use is Industrial and the zoning is I-1 (Restricted Industrial). The existing uses are professional offices, research, and manufacturing. The proposed use is an expansion of the professional offices for semiconductor production. The tract size is 15.56 +/- acres.

The site plan proposes expansion of the Qorvo complex by adding a new three story, 36,900 sq. ft. office building. The applicant has proposed an additional 114 parking spaces, bringing the total on-site parking to 560 parking spaces; this exceeds the required 522 parking spaces per City Code.

Prior to issuance of the Final Development Plan to the applicant, the Public Services and Community Development Departments must accept the Landscape and Irrigation Plan and Photometrics (outdoor lighting).

The Development Review Committee finds the Final Development Plan/Major Site Plan consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Qorvo Site Expansion Final Development Plan/Major Site Plan, subject to the findings of this staff report.

Staff requested the Planning Commission find the Final Development Plan/Major Site Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Qorvo Site Expansion Final Development Plan/Major Site Plan, subject to the Conditions of Approval.

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 a question by Mr. Sprinkle, Mr. Moon agreed that the property is located east of Hiawassee Road and south of Orange Blossom Trail.

Petitioner Presentation: None.

Affected Party Presentation: None.

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

**Motion:** Linda Laurendeau made a motion to find the proposed Final Development Plan/Major Site Plan for the Qorvo Site Expansion consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Qorvo Site Expansion Final Development Plan/Major Site Plan, subject to the findings of the staff report, for the property owned by Qorvo (a.k.a. Triquint Semiconductors, Inc) and located south of Orange Blossom Trail, east of Hiawassee Road. Motion seconded by Tony Foster. Aye votes were cast by Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, and John Sprinkle (5-0). (Vote taken by poll.)

**QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – FIRE STATION NO. 5** – Vice-Chairperson Birdsong stated this is a request to find the proposed Final Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the City of Apopka Fire Station No. 5 Final Development Plan, subject to the findings of the staff report, for the property owned by the City of Apopka and located on Firehouse Lane, east of Jason Dwelley Parkway.

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

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

Staff Presentation: David Moon, AICP, Planning Manager, stated this is a request to find the proposed Final Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the City of Apopka Fire Station No. 5 Final Development Plan, subject to the findings of the staff report. The owner/applicant is the City of Apopka and the property is located on Firehouse Lane, east of Jason Dwelley Parkway. The engineer is Gadd-Case & Associates, LLC. The future land use is Parks & Recreation and the zoning is PR. The existing use is vacant land and the proposed use is a fire station. The tract size is 2.0 +/- acres.

The Fire Station Number 5 site plan proposes a 7,747 s.f. fire station and an apparatus bay with four garage ports. Fire Station and emergency response facilities are allowed in the Park and Recreation Zoning District under Section 2.02.02.B.5 c(1) as a permissible use when the public facility comprises less than five acres. Final Landscape and Irrigation Plans will be submitted as part of the Construction Plans included with the bid contract.

The Development Review Committee finds the Final Development Plan consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Final Development Plan for Fire Station Number Five, subject to the findings of this staff report.

Staff recommends the Planning Commission find the Final Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Fire Station Number Five Final Development Plan, subject to the findings of the staff report.

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, Fire Chief Carnesale stated that the firm, Gadd-Case & Associates, LLC, hired to design the fire station is certified through the National Fire Protection Association (NFPA). To reduce diesel fumes in the bays there will be an exhaust fumes removal system as well as a large ceiling fan in the bay. There will be self-closing doors from the bay to the kitchen/bunk areas. He appreciated Mr. Molina's suggestion to ensure there is positive pressure at all times in the kitchen and bunks areas as this will further reduce the possibility of any diesel fumes released in those areas.

In response to a question by Ms. Laurendeau, Fire Chief Carnesale stated that an additional communication tower has been included in the budget. This tower would be located further north from Fire Station No. 5.

Petitioner Presentation: None.

Affected Party Presentation: None.

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

**Motion:** Jose Molina made a motion to find the proposed Final Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the City of Apopka Fire Station No. 5 Final Development Plan, subject to the findings of the staff report, for the property owned by the City of Apopka and located on Firehouse Lane, east of Jason Dwelley Parkway. Motion seconded by Linda Laurendeau. Aye votes were cast by Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, and John Sprinkle (5-0). (Vote taken by poll.)

**OLD BUSINESS:** None.

**NEW BUSINESS:** James Hitt, FRA-RA, Community Development Director, announced that there will be workshop with City Council and Planning Commission, on April 11, 2017, at 4:00, for a presentation and review of the proposed Kelly Park Crossing Form Based Code with the City's consultants, S&ME (formerly known as Littlejohn Engineering Associates, Inc.). Then the regularly scheduled Planning Commission meeting will be held immediately following the workshop.

On Tuesday, April 25, 2017, a Special Planning Commission meeting will be held starting at 5:30 p.m. The Commission will be asked at that time to make a recommendation to City Council on the approval of the Kelly Park Crossing Form Based Code.

**ADJOURNMENT:** The meeting was adjourned at 5:54 p.m.

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James Greene, Chairperson

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James K. Hitt  
Community Development Director



**Backup material for agenda item:**

1. COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – Amerigo Farms, Inc. from Mixed Use to Agriculture (0-1 du/5 ac) for property located at 3477 Plymouth Sorrento Road. (Parcel ID No. 19-20-28-0000-00-013)



**ADDITIONAL COMMENTS:** The subject parcels were annexed into the City of Apopka on December 16, 1992. The applicant\property owner requests a future land use designation of Agriculture to accommodate container nurseries. The proposed amendment compatible with surrounding future land use designations and adjacent uses. As a “Large-Scale” Future Land use Amendment (i.e., ten or more acres), this application will be transferred to State agencies for consistency review with State policies.

**COMPREHENSIVE PLAN COMPLIANCE:** The proposed use of the property for future agricultural production or single-family residential is compatible with the character of the surrounding area and is consistent with the Agriculture 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 proposed development as a single-family residential community see (Land Use Analysis below). Site development cannot exceed the intensity allowed by the Future Land Use policies.

*Future Land Use Element*

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

The proposed Agriculture future land use designation for the subject property is compatible with the adjacent “County” Rural future land use designations and consistent with the existing uses within the surrounding area. Therefore, the proposed future land use designation is consistent with Policy 3.2.

2. **Policy 3.5** Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.

The subject property is located north of Ponkan Road and west of Rock Springs Road. This site is not within the Wekiva Parkway Interchange Vision Plan area; the request for an Agriculture future land use designation, which allows for a maximum density of one dwelling units per five acres is consistent with this policy.

**SCHOOL CAPACITY REPORT:** The proposed future land use designation will permit a maximum density of residential units that is considered de minimus and, therefore, a school capacity determination is not required. Potential school children generated from any home construction at the subject site will decrease.

**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 March 10, 2017.

**PUBLIC HEARING SCHEDULE:**

April 11, 2017 – Planning Commission (5:30 pm)

May 3, 2017 – City Council (1:30 pm) - 1<sup>st</sup> Reading & Transmittal

**DULY ADVERTISED:**

March 24, 2017 – Public Notice and Notification

TBD – Ordinance Heading & Public Notice ¼ Page Ad w/Map

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**RECOMMENDATION ACTION:**

The **Development Review Committee** recommends approval to transmit a change in Future Land Use from Mixed Use to Agriculture (0-1 du/5 ac) for the property owned by Amerigo Farms, Inc., subject to the information and findings in the staff report.

**Recommended Motion:** Find the proposed Future Land Use Designation consistent with the Comprehensive Plan and recommend a change in Future Land Use Designation from Mixed Use to Agriculture (0-1 du/5 ac) for the properties owned by Amerigo Farms, Inc., 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 (0-1 du/10 ac)	A-1	Single-family residences & vacant
East (City)	Mixed Use	Mixed-CC	Single-family residence
South (County)	Rural (0-1 du/10 ac)	P-D	Single-family residences
West (County)	Rural (0-1 du/10 ac)	A-1	Single-family residence

The property has access from the west to Plymouth Sorrento Road.

### II. LAND USE ANALYSIS

The subject property is located within an area predominated by single-family residences and rural character, including container nurseries.

“County” Rural (0-1 du/10 ac) abuts the subject property to the north, south and west. The property to the east has a “City” Mixed Use future land use and zoning, but is used currently as a single-family residence.

Therefore, the proposed Agriculture future land use designation is consistent with the general future land use character and uses within the surrounding area.

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

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The subject property is located within the “Northern Tier” of the JPA. Orange County government has been notified of the proposed FLUM amendment and has not objected.

Transportation: Road access to the site from Plymouth Sorrento Road to the east.

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

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

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that there are no karst features on this property.

Analysis of the character of the Property: The current use of the properties are vacant. The dominant soil, Candler Fine Sand, has a 0-5 percent slope.

Analysis of the relationship of the amendment to the population projections: These properties were annexed into the City on December 16, 1992. Based on the adoption of the JPA, the size of the property, and the proposed land use change, the amendment will increase the population if developed.

**CALCULATIONS:**

ADOPTED: 242 x 2.659 p/h = 643 persons

PROPOSED: 6 x 2.659 p/h = 15 persons

Housing Needs: This amendment is to change the future land use to a future land use designation that permits residential uses, and will increase the number of available housing units in the City of Apopka.

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.

Sanitary Sewer Analysis

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

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

2. Projected total demand under existing designation: 784 GPD

3. Projected total demand under proposed designation: 9,016 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 GPCD;  
177 GPD

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

2. Projected total demand under existing designation: 840 GPD

3. Projected total demand under proposed designation: 9,660 GPD

4. Capacity available: Yes
5. Projected LOS under existing designation: 177 GPCD
6. Projected LOS under proposed designation: 177 GPCD
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: 44 lbs./person/day
4. Projected LOS under proposed designation: 488 lbs./person/day
5. Improved/expansions already programmed or needed as a result of the proposed amendment:  
None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

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

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

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

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

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

Recreation

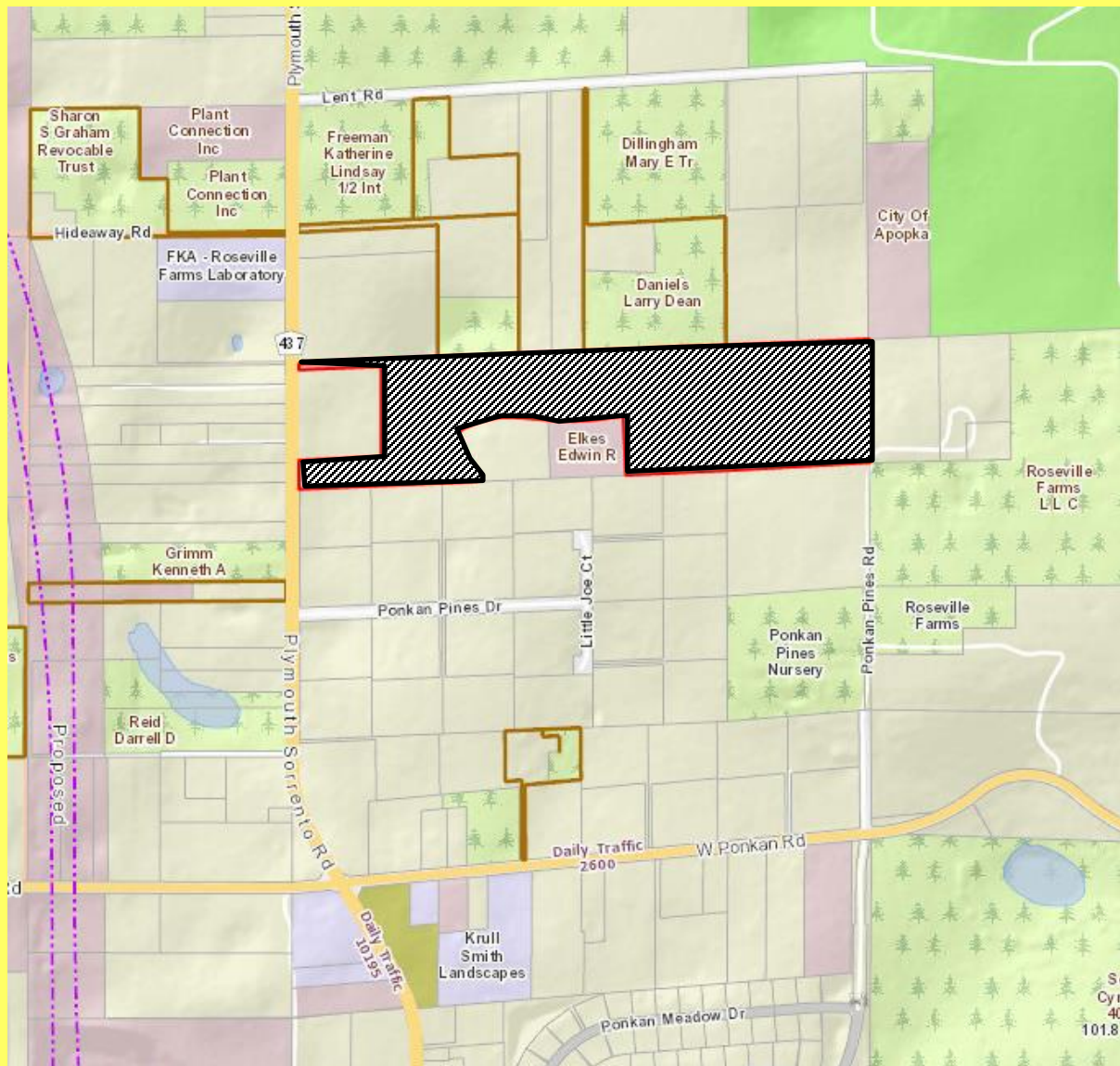
1. Facilities serving the site; LOS standard: City of Apopka Parks System; 3 AC/1000 capita
2. Projected facility under existing designation: 0.033 AC
3. Projected facility under proposed designation: 0.366 AC
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None.

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



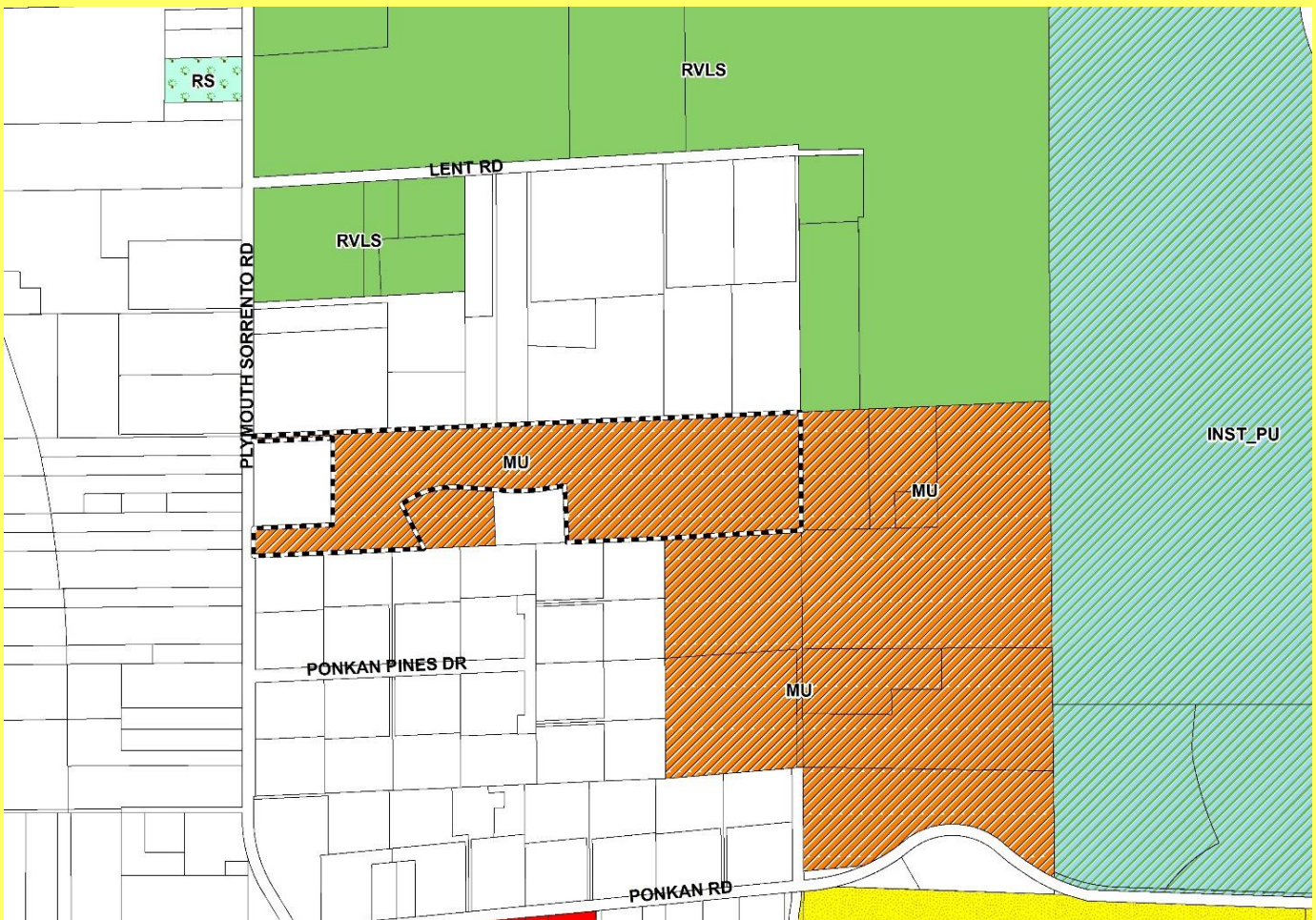
**Amerigo Farms, Inc.**  
**Property Owner**  
**32.33 +/- Acres**  
**Proposed Large Scale Future Land Use Amendment:**  
**From: Mixed Use**  
**To: Agriculture (0-1 du/5 ac)**  
**Proposed Change of Zoning:**  
**From: Mixed-CC**  
**To: AG (Agriculture)**  
**Parcel ID #s: 19-20-28-0000-00-013**

## VICINITY MAP



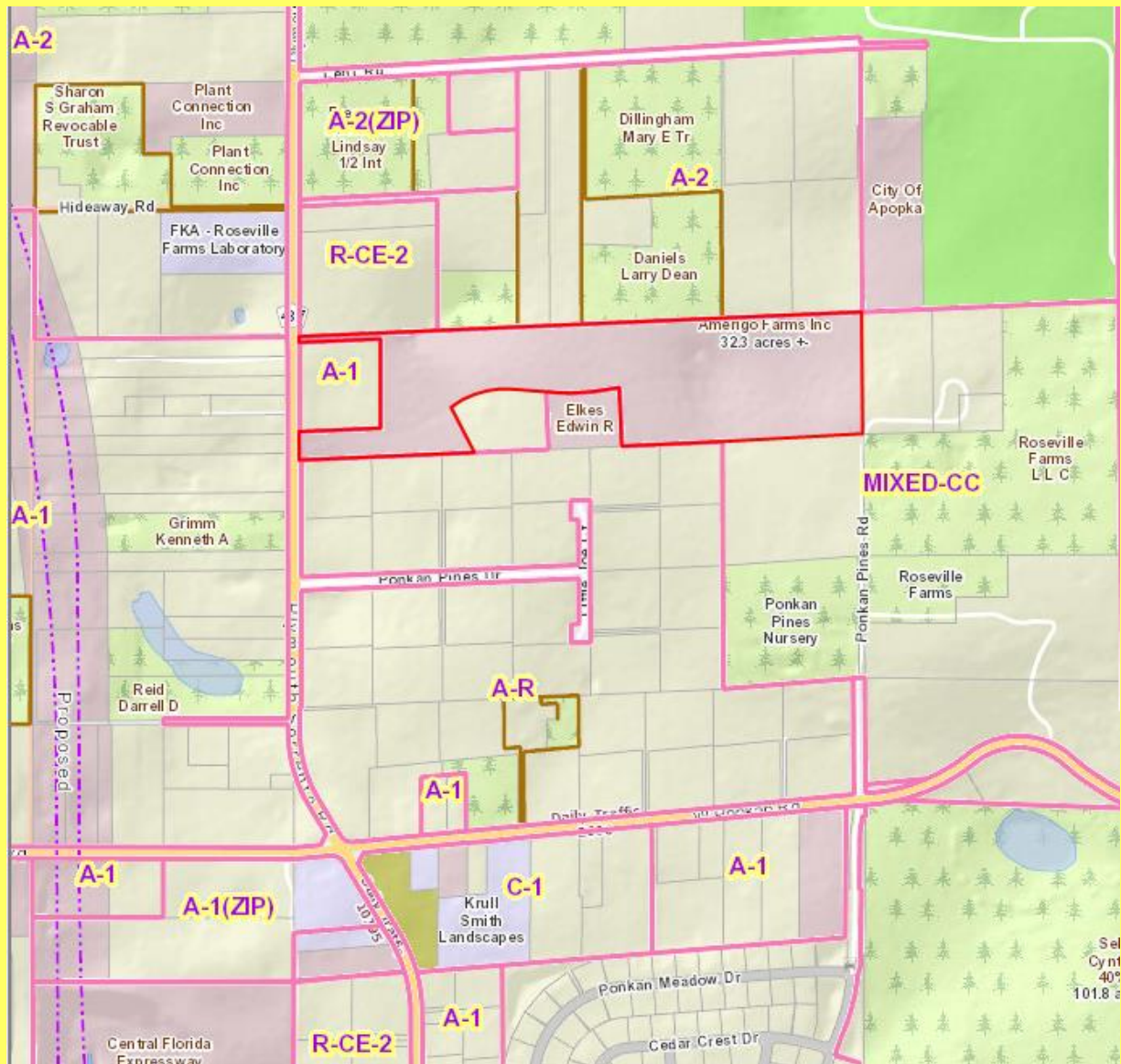


## FUTURE LAND USE MAP



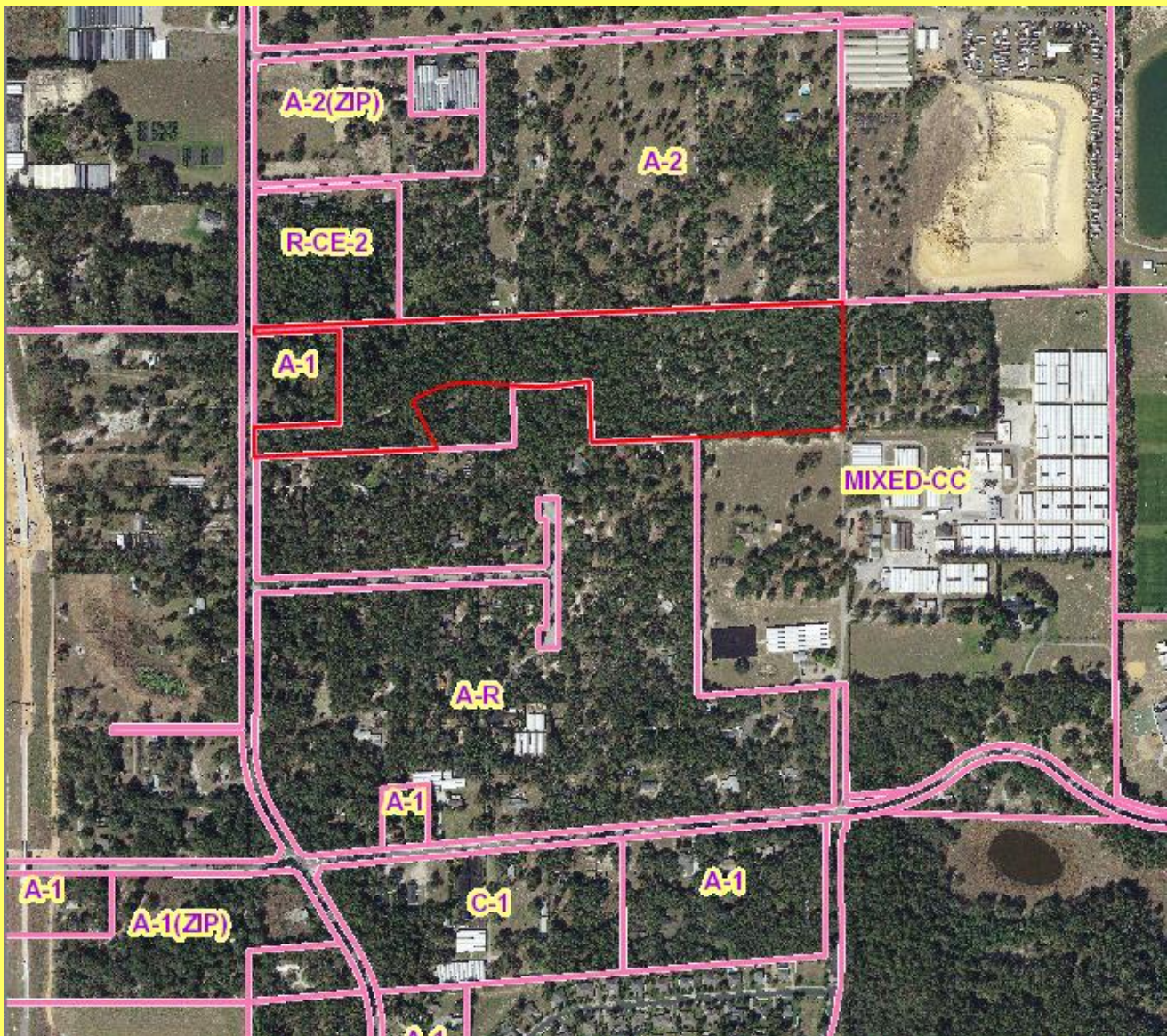


## ADJACENT ZONING





## ADJACENT USES



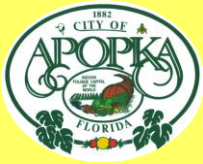


## EXISTING USES



**Backup material for agenda item:**

2. COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – Community Health Centers, Inc., from Residential Medium (10 du/ac) to Office (max 0.3 FAR) for property located south of E. 6th Street, east of S. Park Avenue. (Parcel ID No.: 09-21-28-0196-61-160)



## CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING  
☐ SITE PLAN  
☐ SPECIAL REPORTS  
☐ OTHER:

MEETING OF: April 11, 2017  
FROM: Community Development  
EXHIBITS: Land Use Report  
Vicinity Map  
Adjacent Zoning Map  
Adjacent Uses Map  
Adjacent/Proposed FLU Map

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**SUBJECT:** COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND  
USE AMENDMENT – COMMUNITY HEALTH CENTERS, INC.

**Parcel ID Number(s):** 09-21-28-0196-61-160

**REQUEST:** COMPRESENTIVE PLAN – SMALL SCALE – FUTURE LAND  
USE AMENDMENT  
**FROM:** RESIDENTIAL MEDIUM (0-10 DU/AC)  
**TO:** OFFICE (MAX. 0.3 FAR)

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**SUMMARY:**

OWNER/APPLICANT: Community Health Centers, Inc.

LOCATION: South of E 6<sup>th</sup> Street, East of S Park Avenue

EXISTING USE: Vacant residential

PROPOSED LAND USE: Office (max .30 FAR)

CURRENT ZONING: “City” R-3

PROPOSED ZONING: “City” PO/I (Note: this Future Land Use Map amendment request is being processed along with a request to change the Zoning Map designation from “City” R-3 to “City” PO/I.)

PROPOSED DEVELOPMENT: Parking lot for adjacent clinic campus

TRACT SIZE: 0.30 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT UNDER ZONING DISTRICT: One single family unit  
maximum 3,920 sq. ft. building

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**DISTRIBUTION**

Mayor Kilsheimer  
Commissioners  
City Administrator  
Community Development Director

Finance Director  
HR Director  
IT Director  
Police Chief

Public Services Director  
Recreation Director  
City Clerk  
Fire Chief

**ADDITIONAL COMMENTS:** The proposed future land use amendment is being requested by the owner/applicant to create additional parking for the Community Health Center within the abutting lot. Applicant is requesting the City to assign a future land use classification of Office to the property, which is compatible with the character of the surrounding area.

The subject property is located in an area characterized as urban in nature, with “City” Residential Medium future land use to the north, east and south of the subject property, and “City” Office to the west of the site. The existing and proposed use of the subject site for a parking lot for the adjacent health care offices is a permitted use in the proposed PO/I zoning district and Office future land use designation and compatible with the surrounding zoning and uses.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Land Use Report).

**COMPREHENSIVE PLAN COMPLIANCE:** The existing and proposed use of the property is consistent with “City” Office Future Land Use designation and the City’s proposed PO/I Zoning.

**SCHOOL CAPACITY REPORT:** The proposed rezoning is to a non-residential zoning district and, therefore, a capacity enhancement agreement with OCPS is not necessary.

**JOINT PLANNING AREA/OVERLAY:** The subject property is located within the “Core Area” of the Joint Planning Area with Orange County. The subject properties are not located within any other city overall or protection area.

**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 March 10, 2017.

**PUBLIC HEARING SCHEDULE:**

April 11, 2017 - Planning Commission, 5:30 PM

May 3, 2017 - City Council, 1:30 PM

May 17, 2017 - City Council, 7:00 PM

**DULY ADVERTISED:**

March 31, 2017– Public Notice and Notification

May 5, 2017– Ordinance Heading & ¼ Page w/Map Ad

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**RECOMMENDATION ACTION:**

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends approval of the change in Future Land Use from “City” Residential Medium (10 du/ 1 ac) to “City” Office (.30 FAR) for the property owned by Community Health Centers, Inc.

**Recommended Motion:** Find the proposed future land use amendment consistent with the Comprehensive Plan and consistent with the character of the surrounding area, and to recommend a change in the Future Land Use Designation from “City” Residential Medium (10 du/ 1 ac) to “City” Office (.30 FAR) for the property owned by Community Health Centers, Inc.

**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 (City)	Residential Medium	R-3	Single-family homes
East (City)	Residential Medium	R-3	Single-family homes
South (City)	Residential Medium	R-3	Single-family homes
West (City)	Office	PO/I	Health Care Offices

### II. LAND USE ANALYSIS

The general character of the area surrounding the subject property is compatible with the current office uses. The property is South of E 6th Street, East of S Park Avenue.

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

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

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan policies. While located within the Wekiva River Basin Study Area, the subject property is not located within the Protection Area. The proposed amendment is consistent with the adopted mandates and requirements. The proposed Future Land Use Map (FLUM) amendment has been reviewed against the best available data, with regard to aquifer and groundwater resources. The City of Apopka's adopted Comprehensive Plan addresses aquifer recharge and storm water run-off through the following policies:

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

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that there are no karst features on this property.

Analysis of the character of the Property: The property fronts E 7<sup>th</sup> St. The vegetative communities present are urban; the soils present are Zolfo sand; and no wetlands occur on the site.

The proposed amendment is consistent with the Comprehensive Plan, including Policy 3.1.j Office Future Land Use designation.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the Property is Office (.30 FAR). Based on the housing element of the City's Comprehensive Plan, this amendment will not increase the City's future population.

### CALCULATIONS:

ADOPTED (County designation): 1 Unit(s) x 2.659 p/h = 2.659 persons  
PROPOSED (City designation): 1 Unit(s) x 2.659 p/h = 2.659 persons

Housing Needs: This amendment will not impact the housing needs as projected in the Comprehensive Plan. A Parking Lot is the maximum development anticipated for the subject properties.

Habitat for species listed as endangered, threatened or of special concern: Per policy 4.1 of the Conservation Element, a habitat study is required for developments greater than ten (10) acres in size. This site is less than ten acres. A habitat study will not be required at the time of a development plan application.

Transportation: The City of Apopka is a Transportation Concurrency Exception Area. Refer to Chapter 3 of the City of Apopka 2030 Comprehensive Plan.

Potable Water, Reclaimed Water & Sanitary Sewer Analysis: The subject property is located within the Orange County Utilities service area for potable water, reclaimed water and sanitary service. The property owner will need to provide a letter from Orange County Utilities demonstrating available capacity prior to submittal of any development plan.

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: 196 GPD
3. Projected total demand under proposed designation: 196 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 588 GPD/Capita
6. Projected LOS under proposed designation: 588 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: City of Apopka; 177 GPD/Capita;  
177 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: 454 GPD
3. Projected total demand under proposed designation: 454 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 1,362 GPD/Capita

6. Projected LOS under proposed designation: 784 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: No

Solid Waste

1. Facilities serving the site: none
2. If the site is not currently served, please indicate the designated service provider:  
City of Apopka
3. Projected LOS under existing designation: 32 lbs./person/day
4. Projected LOS under proposed designation: 7.84 lbs./day/1000 sf
5. Improved/expansions already programmed or needed as a result of the proposed amendment:  
None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

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

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

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

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

1. Facilities serving the site: None
2. Projected LOS under existing designation: 100 year - 25 hour design storm
3. Projected LOS under proposed designation: 100 year - 25 hour design storm
4. Improvement/expansion: On-site retention/detention pond

Recreation

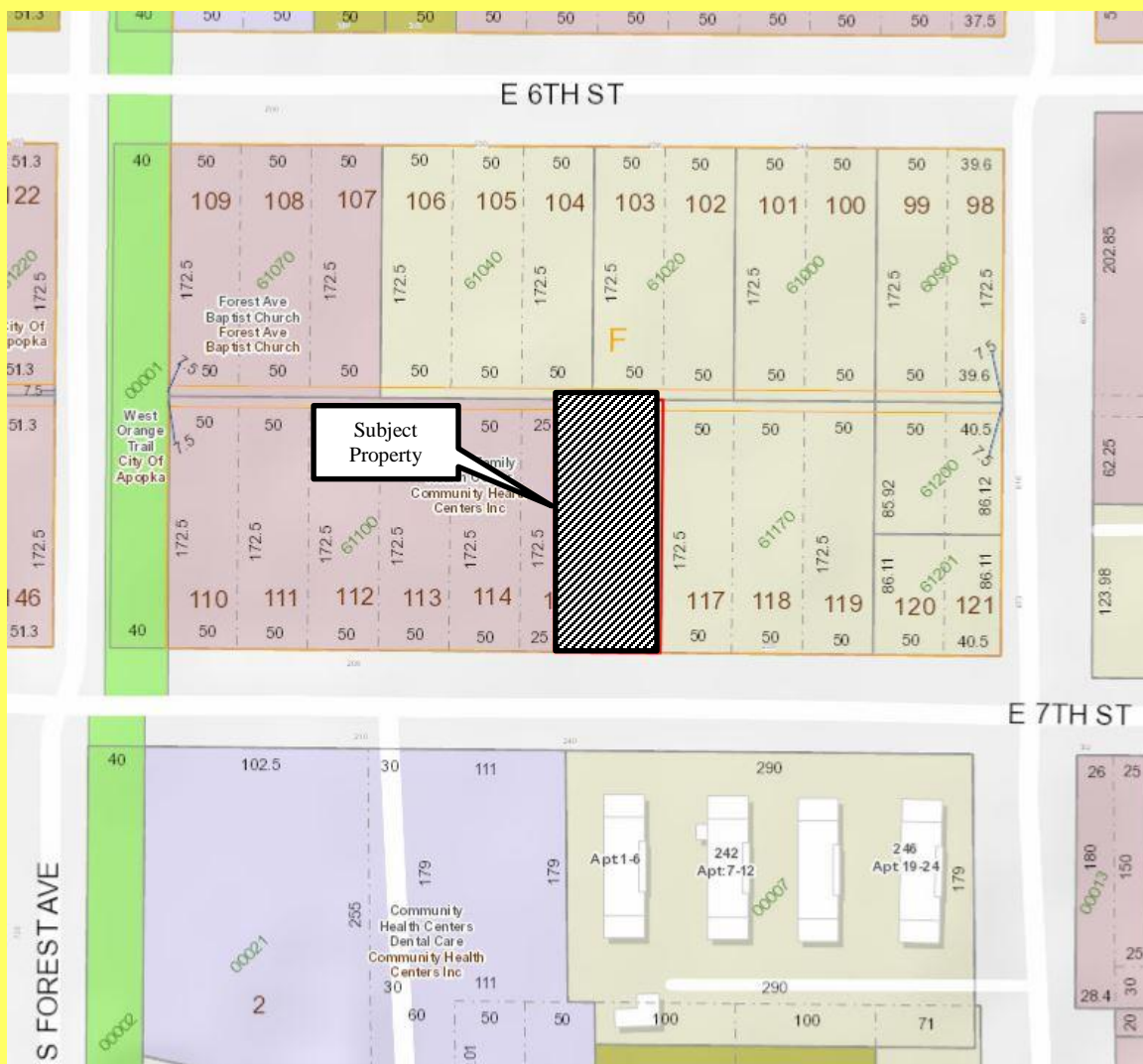
1. Facilities serving the site; LOS standard: City of Apopka Parks System; 3 AC/1000 capita
2. Projected facility under existing designation: 0.024 AC
3. Projected facility under proposed designation: N/A AC
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

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



**Community Health Centers, Inc.**  
**0.30 +/- Acres**  
**Proposed Small Scale Future Land Use Amendment:**  
**From: “City” Residential Medium**  
**To: “City” Office (max 0.3 FAR)**  
**Proposed Change of Zoning:**  
**From: “City” R-3**  
**To: “City” PO/I**  
**Parcel ID #: 09-21-28-0196-61-160**

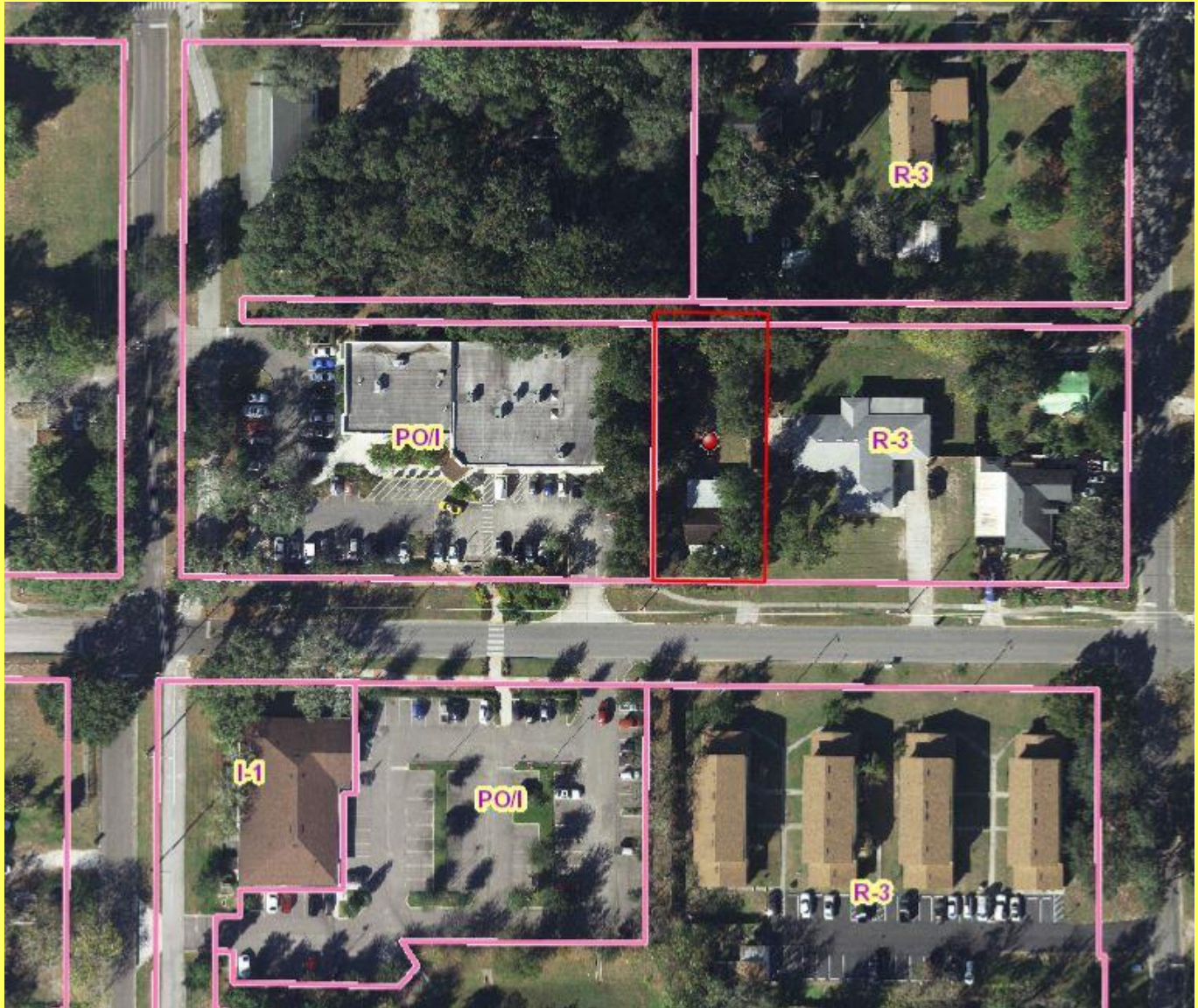
### VICINITY MAP



The map displays a grid of property lots along E 6TH ST and E 7TH. The left side is labeled S FOREST AVE. The map shows various lots with numbers, zoning codes (e.g., R-3, PO/I, I-1), and names of businesses and landmarks (e.g., Forest Ave Baptist Church, Apopka Family Health Center, Community Health Centers Dental Care, Taveras Jose). A red dot is marked on lot 115, and a red box highlights the area around lot 115. The map also shows the locations of the City of Apopka and the West Orange Trail.

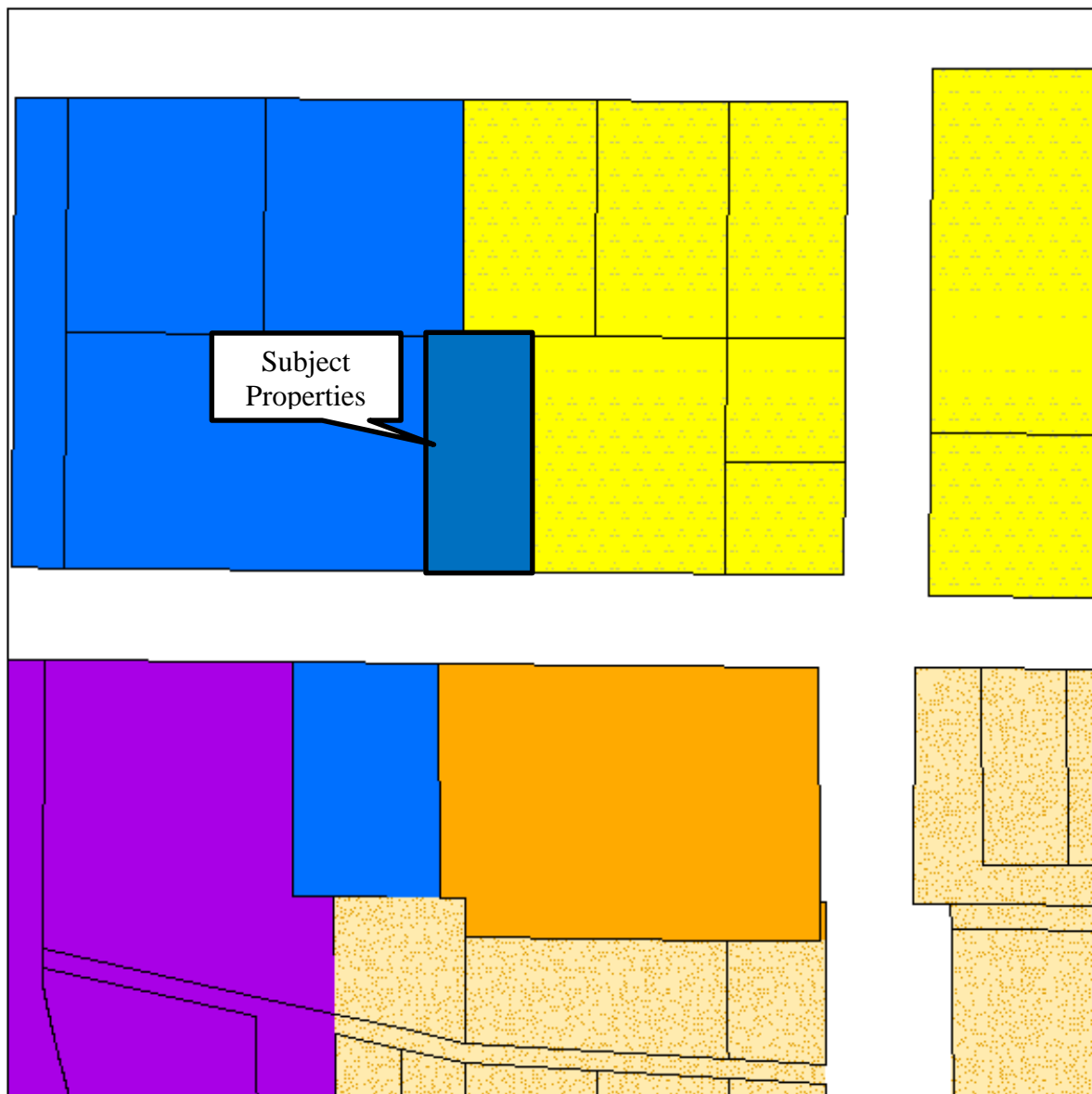


## ADJACENT USES





## ADJACENT & PROPOSED FUTURE LAND USE DESIGNATION



### City of Apopka Future Land Use Map



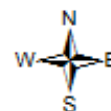
0 0.0048.009 0.018 0.027 0.036 Miles

Source: City of Apopka and Orange County Property Appraiser

Note: This map was compiled from the Geographic Information Service and does not reflect a survey. The City of Apopka does not assume responsibility for errors or omissions contained herein.

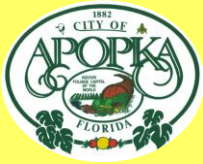
#### Legend

Apopka_Parcels_072016	Res. Low
City Boundary	Res. Medium Low
PO Boundary	Res. Medium
<b>Future Land Use</b>	Res. High
<b>LAND USE</b>	Mixed Use
Agriculture	Office
Agriculture - Grasses	Commercial
Agriculture - Homestead	Industrial
Rural Settlement	Institutional/Public Use
Res. Estates	Conservation
Res. Very Low Suburban	Parks/Recreation
Res. Low Suburban	UNZK



**Backup material for agenda item:**

3. CHANGE OF ZONING – Community Health Centers, Inc., from R-3 (Residential) to PO/I (Professional Office/Institutional) for property located south of E. 6th Street, east of S. Park Avenue. (Parcel ID No.: 09-21-28-0196-61-160)



## CITY OF APOPKA PLANNING COMMISSION

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<input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> SITE PLAN <input type="checkbox"/> SPECIAL REPORTS <input type="checkbox"/> OTHER:	MEETING OF: April 11, 2017 FROM: Community Development EXHIBITS: Zoning Report Vicinity Map Adjacent Zoning Map Adjacent Uses Map Current Uses
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**SUBJECT:** CHANGE OF ZONING – COMMUNITY HEALTH CENTERS, INC.

**Parcel ID Number(s):** 09-21-28-0196-61-160

**REQUEST:** CHANGE OF ZONING  
**FROM:** R-3 (RESIDENTIAL)  
**TO:** PO/I (PROFESSIONAL OFFICE/INSTITUTIONAL)

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**SUMMARY:**

OWNER/APPLICANT: Community Health Centers, Inc.

LOCATION: South of E 6<sup>th</sup> Street, East of S Park Avenue

EXISTING USE: vacant residential

PROPOSED LAND USE: Office (max .30 FAR) (Note: this Change of Zoning amendment request is being processed along with a request to change the Future Land Use Map designation from Residential Medium (0-10 du/ac) to Office (Max. 0.30 FAR)

CURRENT ZONING: “City” R-3

PROPOSED DEVELOPMENT: Parking lot for adjacent clinic campus

TRACT SIZE: .30 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: One single family unit  
PROPOSED: maximum 3,920 sq. ft. building

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**DISTRIBUTION**

Mayor Kilsheimer  
Commissioners  
City Administrator  
Community Development Director

Finance Director  
HR Director  
IT Director  
Police Chief

Public Services Director  
Recreation Director  
City Clerk  
Fire Chief

**ADDITIONAL COMMENTS:** The proposed change of zoning is being requested by the owner/applicant. Applicant is requesting the City to assign a zoning classification of PO/I to the property. Minimum lot size for PO/I zoning is 10,000 sq. ft.; the lot is approximately 13,000 sq. ft.

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 property owner is requesting the PO/I zoning classification to accommodate the use of the property for a parking lot for their clinic allowed under the PO/I zoning district. This use is consistent with the proposed Office Future Land Use Designation, proposed zoning district and compatible with the general character of surrounding zoning and uses.

The change of zoning application covers approximately .30 acres.

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 Zoning Report).

**COMPREHENSIVE PLAN COMPLIANCE:** The proposed use of the property is consistent with the Office (max 0.30 FAR) Future Land Use designation and the City's proposed PO/I Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies.

**SCHOOL CAPACITY REPORT:** The proposed rezoning is to a non-residential zoning district and, therefore, a capacity enhancement agreement with OCPS is not necessary.

**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 March 10, 2017.

**PUBLIC HEARING SCHEDULE:**

April 11, 2017 - Planning Commission, 5:30 PM

May 3, 2017 - City Council, 1:30 PM

May 17, 2017 - City Council, 7:00 PM

**DULY ADVERTISED:**

March 31, 2017– Public Notice and Notification

May 5, 2017– Ordinance Heading & ¼ Page w/Map Ad

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**RECOMMENDATION ACTION:**

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and the Land Development Code recommends adoption of the change in Zoning from “City” R-3 to “City” PO/I, subject to the adoption of the associated small scale future land use amendment, for the property owned by Community Health Centers, Inc.

**Recommended Motion:** Find the proposed rezoning consistent with the Comprehensive Plan and Land Development Code and to recommend a change of zoning from “County” R-3 to “City” PO/I, for property owned by Community Health Centers, Inc., subject to the adoption of the associated small scale future land use amendment.

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

## ZONING REPORT

### RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential Medium	R-3	Single-family homes
East (City)	Residential Medium	R-3	Single-family homes
South (City)	Residential Medium	R-3	Single-family homes
West (City)	Office	PO/I	Health Care Offices

### LAND USE &

**TRAFFIC COMPATIBILITY:** The subject property fronts and is accessed by a local roadway (E 7<sup>th</sup> Street). The proposed PO/I (Public Office/Institutional) zoning district is consistent and compatible with the adjacent zoning classifications and uses within the surrounding area. Property owned by the same owner to west is used currently for health care use, and properties to the north, south, and east have “City” R-3 (Residential) zoning classifications.

### COMPREHENSIVE PLAN COMPLIANCE:

The proposed PO/I zoning is consistent with the City’s Office (max 0.30 FAR) Future Land Use designation and with the character of the surrounding area and future proposed development. The PO/I zoning classification is one of the acceptable zoning categories allowed within the Office Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

### PO/I DISTRICT REQUIREMENTS:

Minimum Living Area:	NA
Minimum Site Area:	10,000 sq. ft.
Minimum Lot Width	85 ft.
Setbacks:	Front: 25 ft.
	Rear: 10 ft.
	Side: 10 ft.
	Corner 25 ft.

Based on the above zoning standards, the subject parcels comply with code requirements for the PO/I district.

### BUFFERYARD REQUIREMENTS:

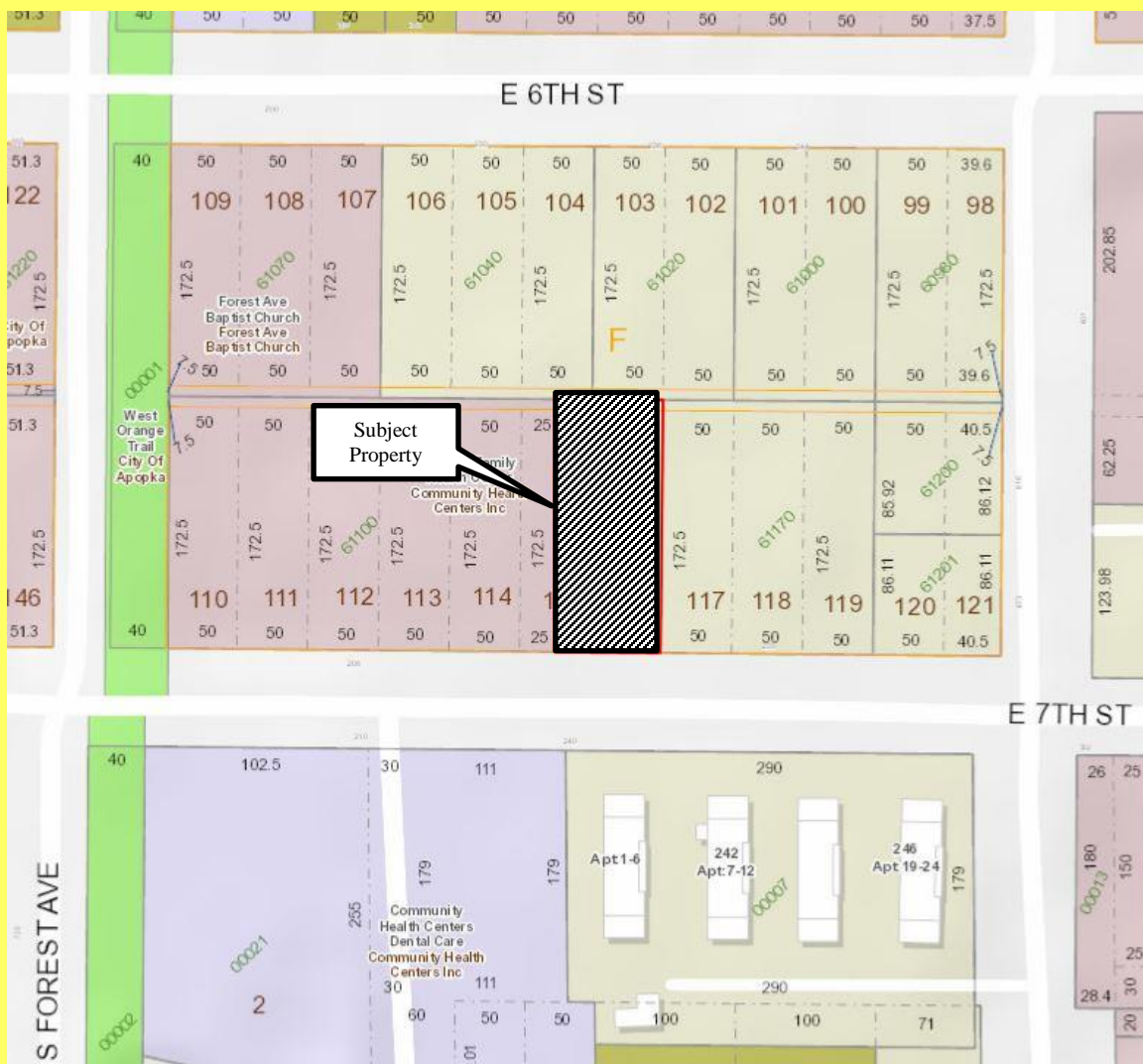
1. Areas adjacent to all road rights-of-way shall provide a minimum ten-foot landscaped bufferyard.
2. Areas adjacent to agricultural and residential uses or districts shall provide a minimum six-foot-high masonry wall within a ten-foot landscaped bufferyard.

3. Areas adjacent to nonresidential uses or districts shall provide a minimum of five-foot landscaped bufferyard.
4. Landscaping requirements for existing platted lots of record and structures may be approved in a lesser amount than required after review by the development review committee.

**ALLOWABLE USES:**

Professional offices, including those of architects, engineers, lawyers, accountants, tax and financial services or consultants, bookkeepers, realtors and brokers, insurance, investment counselors, travel agencies, etc. Medical or dental clinics and offices. Establishments for the retail sale of pharmaceutical, medical and dental supplies and other hospital-related items such as wheelchairs, braces, crutches, etc., for the handicapped, and other similar merchandise. Parks and recreational areas owned and operated by nonprofit organizations. Hospitals, museums, libraries, and cultural institution. General government offices, including, but not limited to, fire stations, police stations, and post offices. Churches and attendant educational facilities. Educational facilities and day nurseries. Public and private utilities. Supporting infrastructure and public facilities. Other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district and which are not prohibited as specified in this code. Use determination shall be based on the community development director's recommendation.

## VICINITY MAP



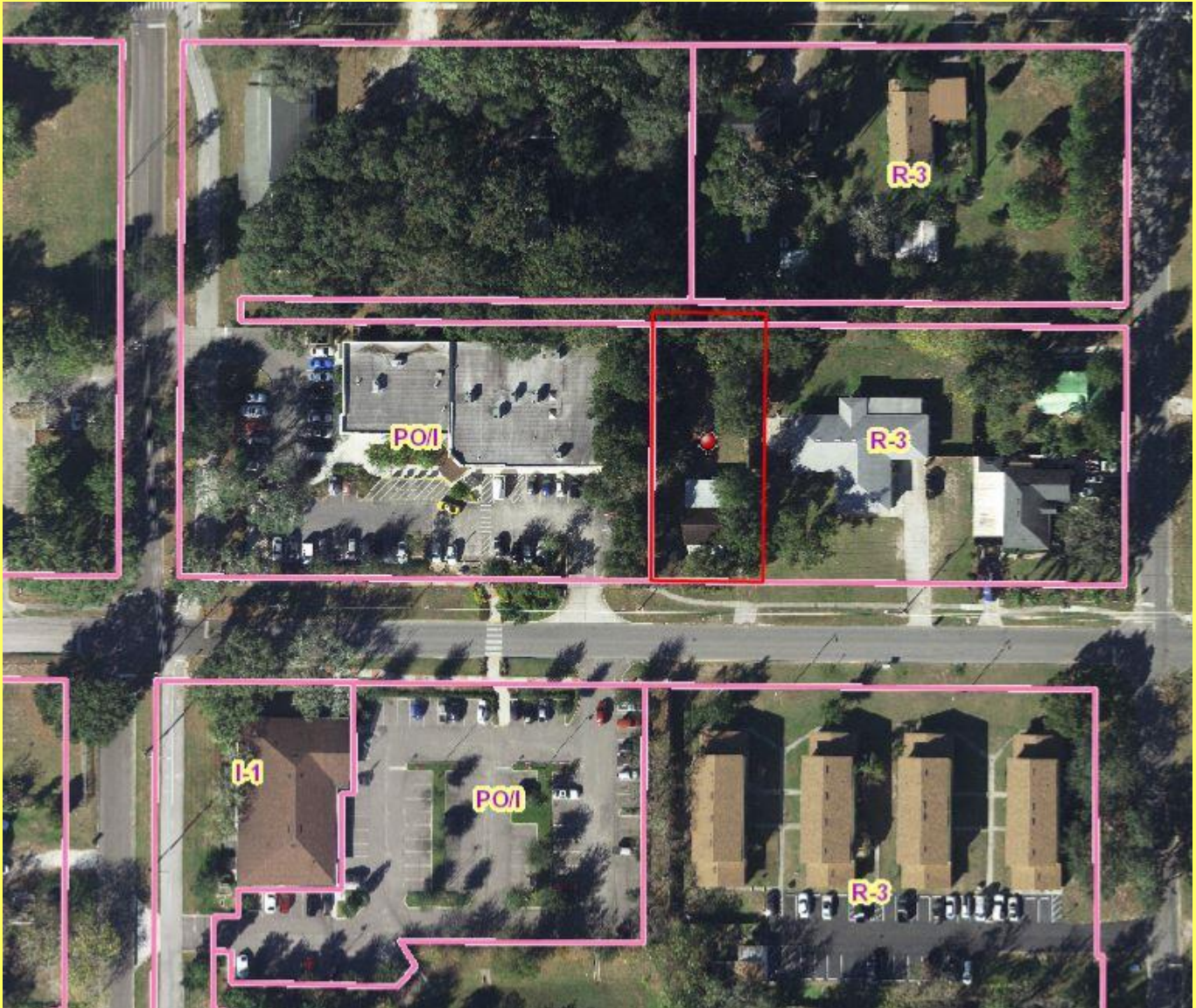


## ADJACENT ZONING



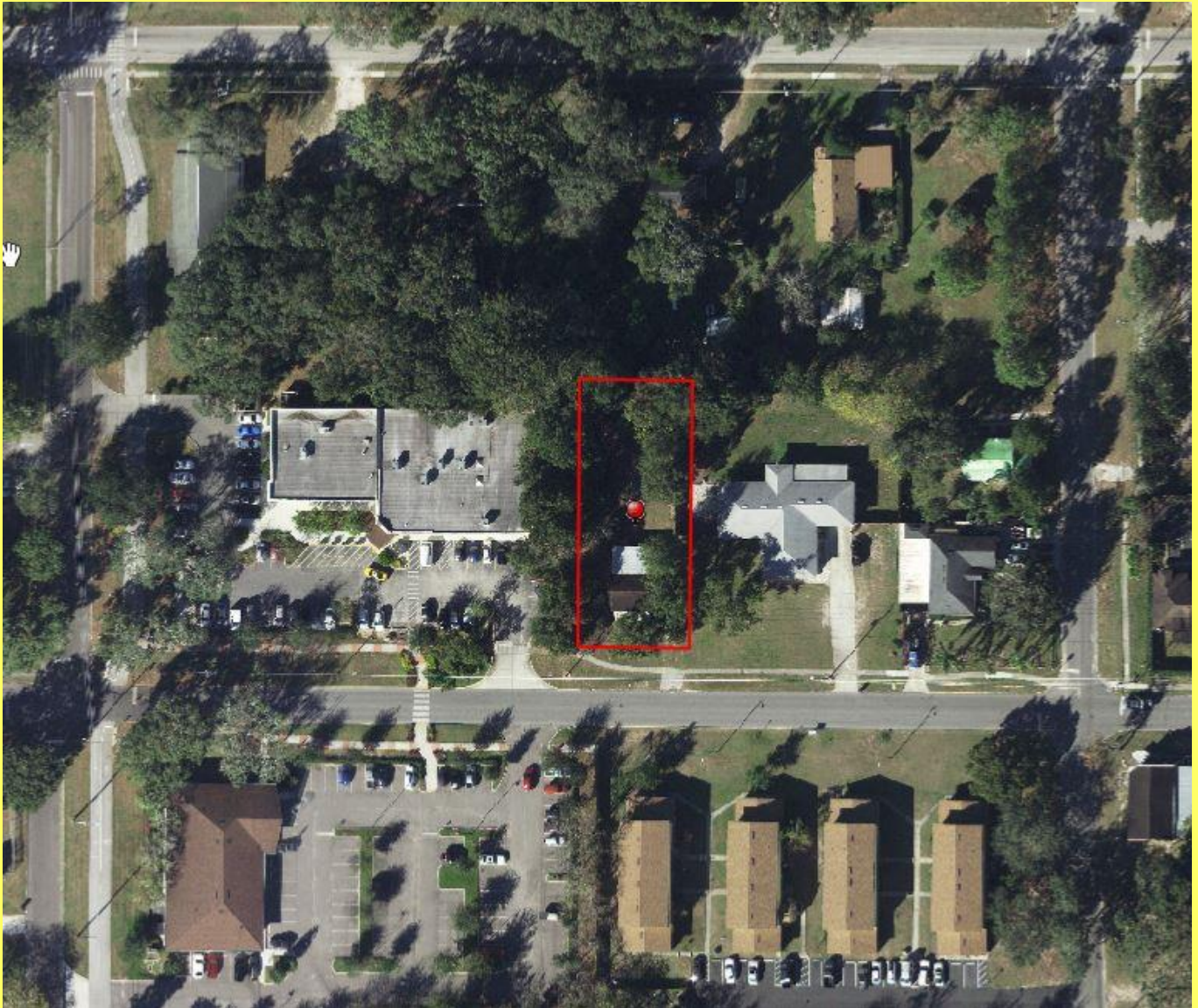


## ADJACENT USES





## EXISTING USES



**Backup material for agenda item:**

4. DEVELOPMENT OF REGIONAL IMPACT (DRI) – Amendment to the Kelly Park Crossing Development of Regional Impact (DRI) Development Order



## CITY OF APOPKA PLANNING COMMISSION

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<p><u>  X  </u> PUBLIC HEARING <u>     </u> SITE PLAN <u>     </u> SPECIAL REPORTS <u>     </u> OTHER:</p>	<p>MEETING OF: April 11, 2017 FROM: Community Development EXHIBITS: Amended DRI Dev. Order           Vicinity Map           Interchange Vision Plan</p>
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**SUBJECT:**                   **AMENDED KELLY PARK CROSSING DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER**

**REQUEST:**                   **RECOMMEND APPROVAL OF THE PROPOSED AMENDMENTS TO THE KELLY PARK CROSSING DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER**

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**SUMMARY:**

OWNERS:                   Several property owners as identified with the DRI Application for Development Approval

APPLICANT:               Project Orlando, LLC

LOCATION:                 Location identified on attached map and within exhibits of the Development Order

EXISTING USE:            Vacant land; agriculture; single family homesteads

FUTURE LAND USE:       Mixed Use (and as Set Forth within Exhibit B of the Development Order)

PURPOSE:                 DRI applicant\owners desire to amend the DRI Development Order for the primary reasons:

- a.   Extend the expiration date of the DRI Development Order as well as dates associated with phasing and build-out time frames.;
- b.   Include statement regarding protection historical and archaeological sites, if discovered;
- c.   Address any amendments necessary to update, modify or adjust requirements that may be obsolete or outdated over the six years since the Development Agreement was adopted in 2011.

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**DISTRIBUTION**

Mayor Kilsheimer  
Commissioners  
City Administrator  
Community Development Director

Finance Director  
HR Director  
IT Director  
Police Chief

Public Services Director  
Recreation Director  
City Clerk  
Fire Chief

**CITY COUNCIL – APRIL 6, 2016**  
**2016-1 ADMINISTRATIVE REZONING**  
**PAGE 2**

**PROPOSED DEVELOPMENT:**

<b>Land Use</b>	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	<b>Phase 4</b>	<b>Total Development</b>	<b>FAR</b>	<b>Approximate Acres*</b>
Office	100,000 SF	540,000 SF	641,000 SF	639,996 SF	1,920,996 SF	0.4	84.25
Light Industrial	200,000 SF	3,330,000 SF	1,000,000 SF	727,200 SF	5,227,200 SF	0.6	178.00
Retail/Commercial	100,000 SF	450,000 SF	550,000 SF	272,140 SF	1,372,140 SF	0.3	77.00
Community College	130,680 SF	--			130,680 SF	0.3	20.00
Medical	--	250,000 SF	272,720 SF		522,720 SF	0.4	30.00
Residential	300 DU	400 DU	400 DU	450 DU	1,550 DU	10du/ac	58.00
<a href="#">Conservation</a>							<a href="#">*See footnote below.</a>
Parks	40 Acres	33 Acres	20.75 Acres	--	93.75 Acres	15 %	93.75
Institutional	50,000 SF	50,000 SF	60,000 SF	14,240 SF	174,240 SF	0.4	8.00
Hotel	--	100 RMS	100 RMS	200 RMS	400 RMS	0.4	15.00

(\* Conservation land use is estimated at 35 to 45 acres and will be identified at the Master Site Plan submittal. Conservation acreage assigned internal to the DRI may result in reduced acreage for those land uses affected by the designation of conservation acreage. The acreage for any land use may be modified and the location of the conservation lands altered without the need for further development-of-regional-impact review if implemented by Condition 5 or 6 contained herein, as applicable. As set forth in Condition 5, designation of conservation lands may also be satisfied through off-site mitigation.)

ACREGE: 564 +/- acres (No change)

QUICK FIND: Pages of the amended development order where proposed changes are located:  
6 – 9; 11, 18, 20 - 23, 34, 37 -40

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**RECOMMENDATION ACTION:**

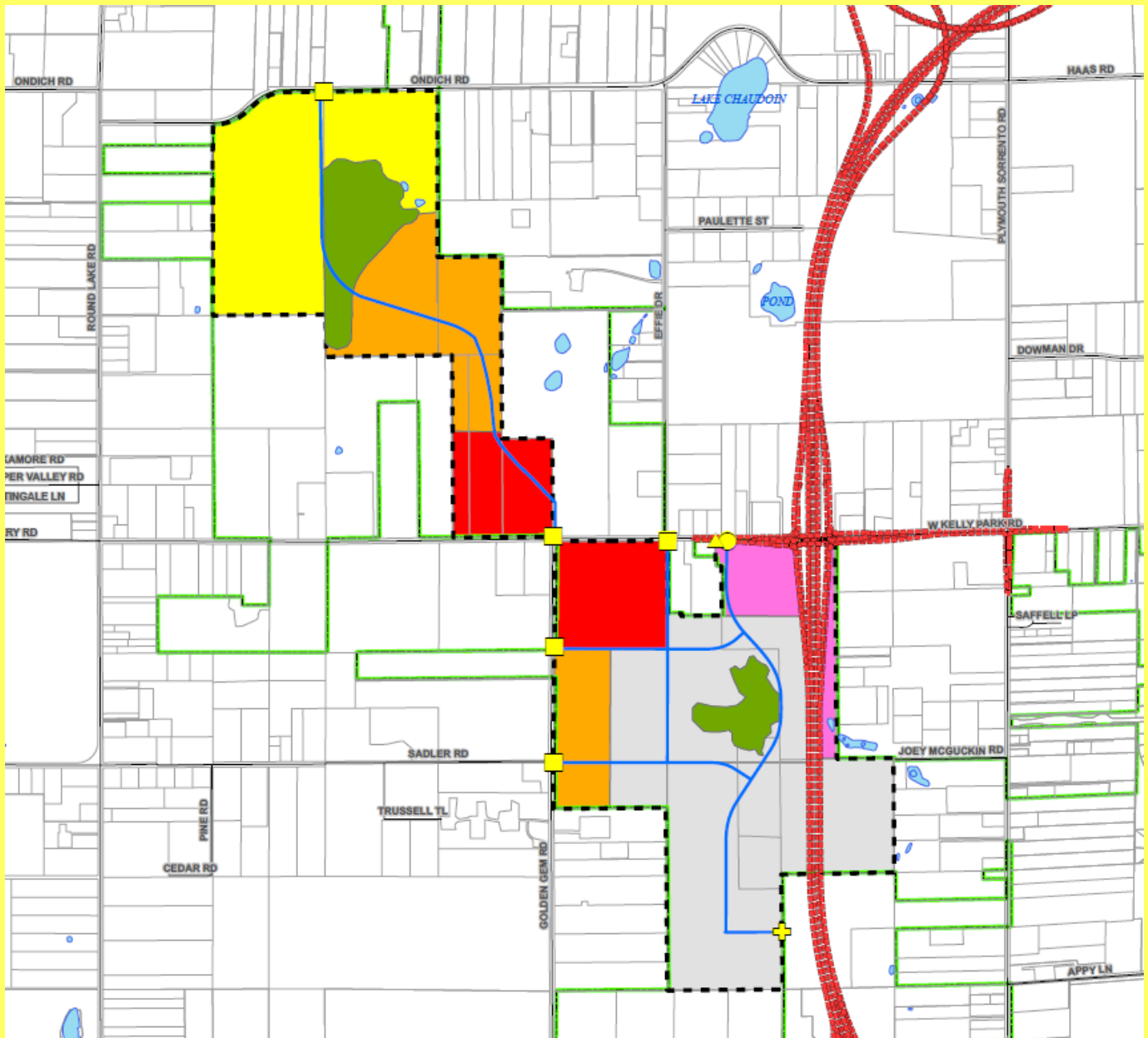
New language within the Development Order is presented with an underscore; deleted language with a strike-through.

The **Development Review Committee** finds the Amended Kelly Park Crossing DRI Development Order to be consistent with the Apopka Comprehensive Plan and recommends approval.

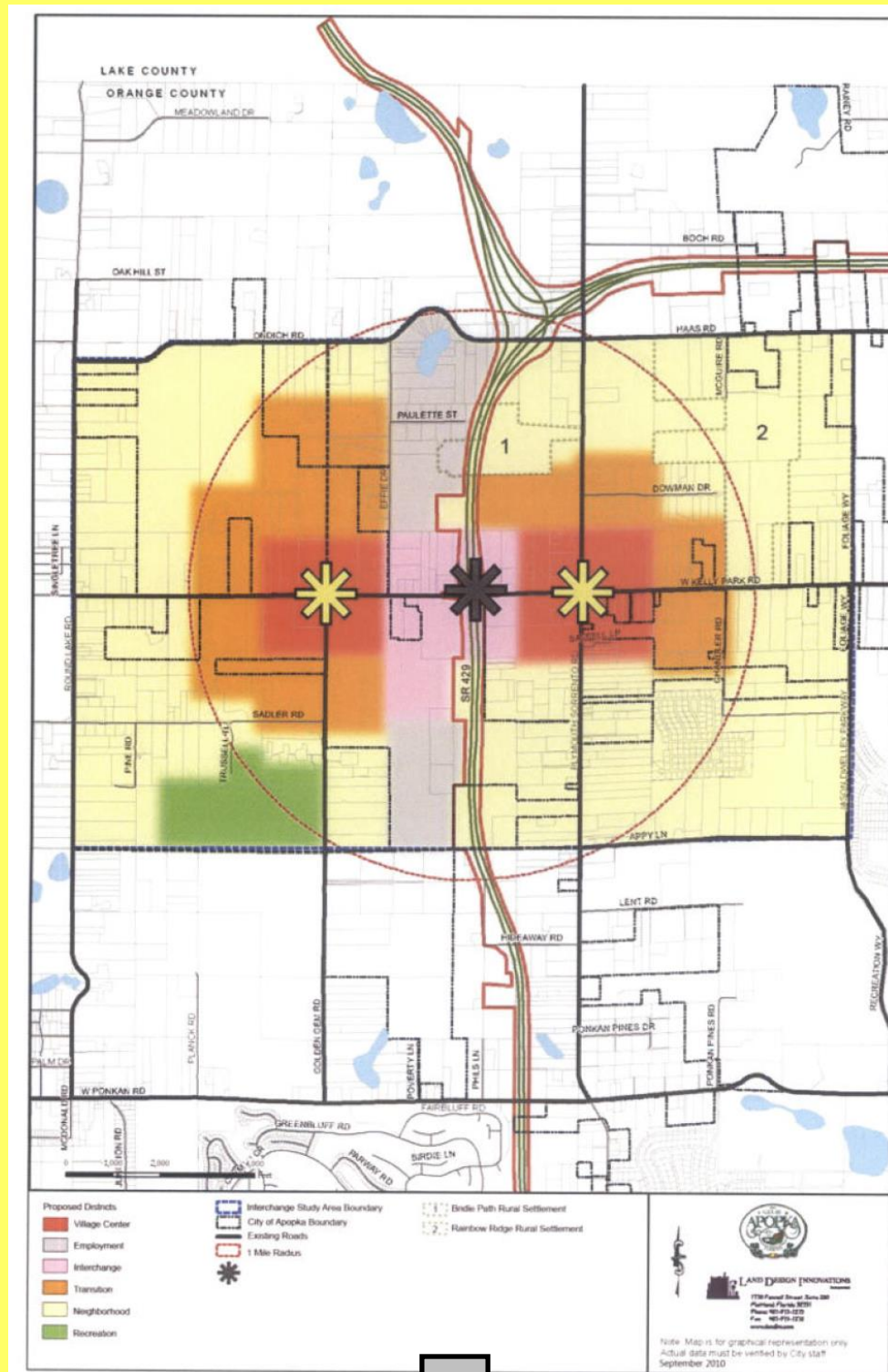
**Recommended Motion:** Find the amendment to the Kelly Park Crossing Development of Regional Impact Development Order to be consistent with the Comprehensive Plan and recommend approval.

**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.

## VICINITY MAP



## WEKIVA PARKWAY INTERCHANGE VISION PLAN



**Amended Kelly Park Crossing**  
**Development of Regional Impact ---- DRAFT**

**THIS DEVELOPMENT ORDER is made and entered into as of this \_\_\_\_ day of November, 2011, by and between the CITY OF APOPKA, a political subdivision of the State of Florida, whose address is 120 East Main Street, Apopka, Florida, 32701-1229, hereinafter referred to as the “City”, and PROJECT ORLANDO, LLC, a Florida limited liability corporation, whose address is 1900 Summit Tower Boulevard, Suite 820, Orlando, Florida. Project Orlando, LLC is hereinafter referred to as the “Applicant”.**

This Development Order is for the Kelly Park Crossing Development of Regional Impact (“DRI” or “Kelly Park Crossing DRI”).

WHEREAS, the Development Order concerns a mixed use project located on approximately 564 acres in the City, as more particularly described on **Exhibit A**, attached hereto and(hereinafter referred to as the “DRI Property”), and

WHEREAS the Applicant for the DRI is Project Orlando, LLC, and for purposes of this Development Order and for Chapter 380, Florida Statutes, Project Orlando, LLC, constitutes the “Developer.” The agent for the DRI is Randall C. Morris; and

WHEREAS, the Applicant is desirous of developing the Kelly Park Crossing DRI as a mixed use development consisting of office, retail, light industrial, residential, institutional, hospital, community college, and hotel; and

WHEREAS, the Applicant submitted an Application for Development Approval pursuant to Chapter 380.06, Florida Statutes on December 22, 2010, which was amended by the Response to Requests for Additional Information, dated March, 2011, and the Second Response to Requests for Additional Information, dated June, 2011 (collectively, the “ADA”); and

WHEREAS, the ADA was reviewed and approved by the East Central Florida Regional Planning Council (“ECFRPC”) on August 17, 2011, and

WHEREAS, the ADA contained a master plan, identified as Map H herein and attached as **Exhibit B**, which was reviewed simultaneously with the ADA; and

WHEREAS, the ADA was coordinated by the City and the Applicant with the City’s adopted Comprehensive Plan including the Wekiva Parkway Interchange Vision Plan,

WHEREAS, all public hearings as required by Chapter 380.06, Florida Statutes, were duly noticed and held, on \_\_\_\_\_, affording the public and all affected parties an opportunity to be heard and to present evidence;

NOW, THEREFORE, be it resolved by the City Council of the City of Apopka, that based upon the findings of fact and conclusions of law set forth below and subject to the terms and conditions which follow, the ADA for Kelly Park Crossings, including Map H (**Exhibit B**), is hereby approved, pursuant to the provisions of Section 380.06, Florida Statutes, and other applicable state laws and the Comprehensive Plan, codes and ordinances of the City.

#### **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

1. The Applicant filed the ADA with the City and with the ECFRPC as well as Department of Community Affairs (now the Department of Economic Opportunity pursuant to Chapter 2011 Laws of Florida, the “Community Planning Act”) and State and Federal agencies and citizen groups as directed by the ECFRPC.
2. The Applicant is the owner of the real property identified herein, or has the authority to file the ADA and is authorized to obtain a development order pursuant to Chapter 380.06, Florida Statutes.

3. The DRI is not located in an area designated as an Area of Critical State Concern;
4. The DRI is consistent with the adopted State Comprehensive Plan.
5. The DRI including the proposed floor area ratios, is consistent with the City Comprehensive Plan.
6. The DRI is consistent with the Land Development Code.
7. The DRI is consistent with the report and recommendations of the ECFRPC submitted pursuant to subsection 380.06(12).

## **INDEX OF CONDITIONS**

1.Application for Development Approval.....	#
2.Project Description.....	#
3.Rezoning.....	#
4.Form Based Code .....	#
5.Conversion of Uses.....	#
6.Vegetation and Wildlife.....	#
7.Recreation/Parks .....	#
8.Water Supply and Water Conservation.....	#
9.Wastewater Management.....	#
10. Stormwater Management.....	#
11. Energy & Technology.....	#
12. Solid Waste.....	#
13. Fire, Police, EMS.....	#
14. Affordable Housing.....	#
15. Education.....	#
16. Transportation.....	#
17. Historical and Archaeological Sites.....	#
18. Green Development Standards.....	#
19. Outdoor Lighting.....	#
20. Monitoring Official and Procedures.....	#
21. Phasing and Buildout.....	#
22. Biennial Reporting Requirement.....	#
23. Downzoning Protection.....	#

## **EXHIBIT LIST**

Exhibit A.....	#
Exhibit B.....	#
Exhibit C.....	#
Exhibit D.....	#
Exhibit E.....	#
Exhibit F.....	#

## **CONDITIONS**

1. **Application for Development Approval.** The DRI is approved subject to the following conditions:

- A. The DRI Development Order shall govern the development of the DRI Property.
- B. The Kelly Park Crossing DRI shall be developed in accordance with the information, data, plans and commitments contained in the ADA which includes supplemental information provided in the Responses to Requests for Additional Information all of which are incorporated herein by reference, unless otherwise provided by these recommendations. The final DRI Development Order shall prevail over any conflicting information, data, plan, or commitments. The second response shall prevail over the first response and the first response shall prevail over the original application. For purposes of this condition, the ADA shall consist of the following items:

- a. Application for Development Approval dated December 23, 2010
- b. Responses to Requests for Additional Information #1 dated March 29, 2011
- c. Responses to Requests for Additional Information #2 dated June 10, 2011

2. **Project Description.**

The DRI is designed to be a mixed-use, high density/intensity development centered around the Kelly Park Road interchange of the proposed Wekiva Parkway. As envisioned in the Wekiva Parkway Protection Act (§369.314, Florida Statutes et. seq.) and the City 's Wekiva Parkway Interchange Vision Plan within the City Comprehensive Plan, the DRI Master Development Plan, attached as **Exhibit B**, calls for intense development proximate to the interchange with densities and intensities decreasing further from the interchange. Mixed use buildings are

allowed throughout the DRI except in those areas designated “Neighborhood” as depicted on Map H (**Exhibit B**).

The development program presented by the Applicant and herein approved includes:

Land Use	Phase 1	Phase 2	Phase 3	Phase 4	Total Development	FAR	Approximate Acres*
Office	100,000 SF	540,000 SF	641,000 SF	639,996 SF	1,920,996 SF	0.4	84.25
Light Industrial	200,000 SF	3,330,000 SF	1,000,000 SF	727,200 SF	5,227,200 SF	0.6	178.00
Retail/Commercial	100,000 SF	450,000 SF	500,000 SF	272,140 SF	1,372,140 SF	0.3	77.00
Community College	130,680 SF	--			130,680 SF	0.3	20.00
Medical	--	250,000 SF	272,720 SF		522,720 SF	0.4	30.00
Residential	300 DU	400 DU	400 DU	450 DU	1,550 DU	10du/ac	58.00
<u>Conservation</u>							<u>*See footnote below.</u>
Parks	40 Acres	33 Acres	20.75 Acres	--	93.75 Acres	15 %	93.75
Institutional	50,000 SF	50,000 SF	60,000 SF	14,250 SF	174,240 SF	0.4	8.00

Hotel	--	100 RMS	100 RMS	200 RMS	400 RMS	0.4	15.00
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(\* Conservation land use is estimated at 35 to 45 acres and will be identified at the Master Site Plan submittal. Conservation acreage assigned internal to the DRI may result in reduced acreage for those land uses affected by the designation of conservation acreage. The acreage for any land use may be modified and the location of the conservation lands altered without the need for further development-of-regional-impact review if implemented by Condition 5 or 6 contained herein, as applicable. As set forth in Condition 5, designation of conservation lands may also be satisfied through off-site mitigation.)

(\*Conservation land use (estimated at 35 to 45 acres) will be revised once the conservation lands are identified at Master Site Plan submittal. The acreage assigned to lands uses may be increased and the location of the conservation lands altered without the need for further development-of-regional-impact review if implemented by condition 5 contained herein.)

### 3. **Rezoning.**

- A. The City acknowledges that the development of the DRI Property will occur over time and in phases. The City agrees that due to the size and scope of the proposed development, the duration of the phasing plan, and the uncertainties in the timeframe for construction of the Wekiva Parkway, the Applicant shall be entitled to effect a rezoning for specific parcels or increments of the DRI Property prior to physical development within increment being undertaken

(“Incremental Rezoning”). Either before or Aat the time of submittal of an application for the first Incremental Rezoning, the Applicant shall also submit a conceptual rezoning master plan for the entire DRI Property which shall address conceptually the location of the various uses allowed, including common areas and open space, densities and intensities for permitted uses, traffic circulation for internal roadways, all in conformance with Map H (**Exhibit B**) and the ADA. Further refinement and detailing of the conceptual rezoning master plan as well as a demonstration of conformance with the City’s Land Development Code and the Form Based Code shall be demonstrated within each Incremental Rezoning application. Additionally, each Incremental Rezoning applicable to DRI Property located north of Kelly Park Road shall address the feasibility of establishing roadway connections to other properties designated on the Wekiva Parkway Interchange Vision Plan, and to establish future connection between the DRI and Round Lake Road. Nothing in this development order shall be construed in such a way as to require the applicant/developer to purchase additional properties outside of the Kelly Park Crossing DRI in order to obtain such connections.

- B. The DRI Property is currently utilized for agricultural and silvicultural activities. To ensure compatibility between existing and proposed uses, no new or expanded agricultural or silvicultural activity may occur within one hundred (100) feet of those increments of the DRI Property rezoned pursuant to this section.

C. The successful implementation of this development order is dependent upon rezoning(s) which, in turn, will require the successful implementation of agreements between the Applicant and City for water ,sewer, parks, and recreation, police and fire (generally referred to as “binding developer’s agreements). Such agreements are referenced throughout this development order. All such agreements shall be consistent with City requirements as may be identified in the City’s Land Development Regulations or other adopted ordinance as well as requirements established by State Law to include Chapter 380.06 (15)(e) 1.

4. **Form Based Code.** The Applicant shall be subject to the Form-Based Code being developed by the City for all lands within the Wekiva Parkway Interchange Vision Plan. The Form-Based Code shall include a master site plan development option (known as Option “B”) for non-residential development This Option shall be available for (1) development proposing building(s) exceeding 40,000 gross square feet of floor area for larger-scale commercial, industrial, and institutional uses; and (2). office parks, industrial parks, and retail centers greater than fifteen (15) acres in size, for college campuses (with or without on-site residential housing), hotel convention centers, and hospital campuses greater than eight (8) acres in size. The Option “B” master site plan shall be consistent with the Form-Based Code design standards for this development option. This Option “B” master site plan shall demonstrate compatibility and connectivity with adjacent districts and road systems. The developer requesting an Option “B” master site plan shall demonstrate that average wages and salaries for jobs created by the new development are equal to or greater than the average wages and

salaries existing in Apopka at the latest decennial U.S. Census or such other data as may be acceptable to the City.

5. **Conversion of Uses.**

- A. The Applicant may increase or decrease the amount of a particular land use within the approved development program by using the Equivalency Matrix attached as **Exhibit C**, which is based on equivalent peak hour directional trip ends and is included herein. In order to ensure that a mix of uses is maintained, use of the Equivalency Matrix may increase or decrease the total amount of each land use by no more than the amount provided for in the Land Use Mix Table at **Exhibit C**, and consistent with the substantial deviation criteria identified in Chapter 380.06(19)(b) 1-14, Florida Statutes, unless the Development Order is amended to accommodate such a change. Greater changes than those discussed above shall be considered cumulatively, and shall be subject to normal Development Order amendment processes.
- B. Additionally, changes in land use must address changes to potable water usage and identify if the potable water capacity and allocation under the applicable consumptive use permit are available. Any time the Equivalency Matrix is used, DEO, ECFRPC, the City, Orange County, the FDOT, the SJRWMD, and the School Board of Orange County must be provided notice of the proposal at least thirty (30) days in advance of the change. Use of the Equivalency Matrix will be reported on an individual and cumulative basis and impacts documented in the biennial report. Any future Notice of Proposed Change (“NOPC”) shall incorporate any changes occurring due to the use of the Equivalency matrix.

6. **Vegetation and Wildlife.**

A. **Listed Species.** Site development activities on the Property shall not result in the harming, pursuit or harassment of wildlife species classified as endangered, threatened or a species of special concern ("listed species") in contravention of applicable State or Federal laws. Should such listed species be at any time determined to be nesting or residing on, or otherwise significantly dependent upon the DRI site, the Applicant shall notify FWC, and or FWS, as applicable and to the extent required by laws and regulations, the Applicant shall cease all activities which might negatively affect that individual or population. The Applicant shall provide proper protection, to the satisfaction of all agencies with jurisdiction, as required by statute or regulation. "Harming" and "harassment" as used in this recommendation shall be defined in the same manner as "harm" and "harass" respectively are defined in 50 CFR Section 17.3.

B. **Preserve Areas.** The Applicant may elect to develop the 14 acres, currently designated on Map H (**Exhibit B**) as "preservation", located south of Kelly Park Road, and, if such an election is made, shall ~~will~~ establish a preserve for the protection of gopher tortoises, Sherman's fox squirrel and other listed species and indigenous wildlife in the northwest portion of the DRI as provided for in the report and recommendations of the ECFRPC.

Development of the 14-acre area is contingent on other necessary approvals for development (including those identified in this condition) being obtained from the

SJRWMD, the U.S. Fish and Wildlife Service, Florida Fish and Wildlife Conservation Commission, and the Department of Environmental Protection, as may be required by law.

Pursuing this option will add an additional 107 acres, less approximately a 300 foot strip along the eastern property boundary to access Ondich Road, to the 31 acre preserve in the northwest portion of the site and allow development of the 14-acre area near the proposed interchange.

As a part of the approval process for the conceptual rezoning master plan referenced in Condition 3 (A), the City and the Applicant shall reach an open space and parks agreement to preserve a minimum of 45 acres to a maximum of 107 acres for a preservation area. This agreement shall consider the appropriate acreage needs for a viable preservation area while also considering the park and open space needs for people who live and work within the Kelly Park DRI . The maximum preservation area obligation by the Applicant is 107 acres. Any acreage above the 45 minimum acres up to the maximum of 107 acres will receive a credit towards 50% of the open space requirements set forth in the Form-Based Code. Any land set aside for the minimum active recreation area shall not qualify as credit.

As an alternative to land preservation internal to the DRI, preservation may be satisfied through off-site preservation if an off-site mitigation program is jointly accepted by the City and FDEP after consultation with the FFWCC.

- C. If a preserve is established, the following principles and guidelines shall be applied via a management plan to be established by the Applicant, reviewed by State permitting agencies, the City, Orange County, and the ECFRPC, as a non-substantial deviation processed as a NOPC. The management plan does not relieve the Applicant of any State or Federal permitting requirements.
- a. The location of the preserve is to include the existing temperate hardwoods and the improved pasture west and north of the temperate hardwoods, in the northern portion of the development (approximately 100 acres).
  - b. Mowing, controlled burning or livestock grazing are to be utilized to maintain vegetation height suitable for gopher tortoises, Sherman's fox squirrels and foraging by sandhill cranes.
  - c. Pines, preferably longleaf pine, are to be planted in low densities to increase plant diversity and structure for nesting for Sherman's fox squirrel. Pines are not to be planted in densities that would impact gopher tortoises.
  - d. Pedestrian trails and trail infrastructure that do not impact listed species are recommended.
  - e. The road, currently shown on Map H (**Exhibit B**) shall be relocated such that it does not intersect the temperate hardwood area, but is moved eastward closer to the eastern property line.
  - f. Wetland buffers shall be consistent with the requirements of State permitting agencies or the requirements of the City, whichever is more stringent.

- g. Drought tolerant plants adapted to site conditions shall be utilized.
- h. The Applicant shall identify recreation uses that will be allowed in conservation areas.

The Management Plan shall also include the following components:

- i. Provide for management of gopher tortoises consistent with applicable Florida law.
- j. Establish protocols for exotic and nuisance wildlife and plant control.
- k. Establish a bear management plan that provides educational materials for residents regarding deterrent methods to reduce human-bear conflicts, provide for a trash receptacle and dumpster program to manage potential bear and other wildlife intrusion and develop rules or ordinances that require business and residents to secure wildlife attractants to prevent potential conflicts with bears.
- l. Provide for future residents education regarding the purpose and methods of the management plan.
- m. Provide for installation of kestrel nesting boxes at an appropriate density consistent with the known kestrel population on-site, if any.
- n. Provide for the control of feral and free roaming cats to prevent the depredation of Sherman's fox squirrels and other listed species and indigenous wildlife as recommended by the FWC.
- o. Establish wildlife crossings on interior roads to maintain habitat connectivity where appropriate.
- p. Establish conservation easements and adequate funding to secure and manage preserved areas in perpetuity as needed to implement the

management plan. Conservation easements will be conveyed to the SJRWMD, the City, Orange County, the Nature Conservancy, or Florida Audubon, or any other conservation organization whose purpose is the management and preservation of lands.

- q. Conduct biennial wildlife surveys to measure the preserve's success and provide for biennial reporting of the implementation and effectiveness of the management plan at the time of the biennial report.
- r. Develop a mechanism to make modifications to the management plan that are approved via permitting with such modifications being reported within the appropriate biennial report.

**7. Recreation/Parks**

The Applicant and the City shall enter into a binding developer's agreement to address the provision of parks and recreational facilities for the Kelly Park Crossing DRI prior to approval of the first Incremental Rezoning.

**8. Water Supply and Water Conservation**

- A. The City's consumptive use permit which expires on September 13, 2031, is anticipated to meet the needs of the City's projected population including the development generated by the DRI. However, each phase of the DRI, beyond phase 1 as identified in the Condition 2, Project Description, of this Development Order, shall proceed only upon confirmation of adequate water supply sources to support the development of said phase through the City's consumptive use permit or other sources that are approved by the SJRWMD.

- B. Reasonably available lower-quality sources of water, including storm water, surface water, and reclaimed water, must be distributed for use or used throughout the DRI in place of higher quality water sources according to the SJRWMD rules and applicable state law. Storm water, surface water and reclaimed water shall be maximized as nonpotable water sources for irrigation.
- C. Any wells no longer in use within the DRI boundary shall be properly plugged and abandoned in accordance with SJRWMD rules and regulations. Any change in the use of the wells is subject to SJRWMD's approval of an appropriate CUP consistent with adopted SJRWMD rules.
- D. Each multifamily residential unit subject to an individual deed for property ownership and nonresidential multi-unit structures shall use submeters for potable water. Multifamily residential units not subject to individual deeds shall use master meters.
- E. . Development within the Kelly Park Crossing DRI shall comply with applicable provisions of the City's Landscape and Irrigation Ordinance No. 2069.
- F. The covenants, codes and deed restrictions shall require that only U.S. Environmental Protection Agency Water Sense-labeled water-conserving fixtures or equivalent performing fixtures shall be installed in all residential and nonresidential buildings and structures.

- G. The covenants, codes and deed restrictions shall require that only U.S. Environmental Protection Agency Energy Star-labeled water-conserving fixtures or equivalent performing fixtures shall be installed in all residential and nonresidential buildings and structures.
- H. The Applicant shall implement the water conservation practices described in the ADA and subsequent sufficiency responses to maximize water conservation and enhance water quality.
- I. The Applicant shall obtain water from the City subject to the City's rate resolutions and ordinances. The Applicant shall enter into an agreement with the City addressing the timing and funding of potable water and nonpotable water infrastructure projects that are needed to support the DRI.
- J. A distribution system for nonpotable water (i.e., storm water, surface water and reclaimed water) shall be installed concurrently with both residential and nonresidential development within the DRI. The Applicant and the City shall enter into an agreement addressing the timing and funding of the nonpotable water system. The nonpotable distribution system shall be developed parallel to and concurrently with the potable water distribution system for utilization. All irrigation systems installed in the development shall be designed to accept nonpotable water.

9. **Wastewater Management.**

- A. Development of the DRI shall proceed concurrent with the provision of adequate central sewer service meeting the adopted level of service standards in the City Comprehensive Plan. The Applicant shall enter into an agreement with the City addressing responsibility for the design, construction and funding of central sewer lines to service the DRI.

10. **Stormwater Management.**

- A. The stormwater management system shall be designed as a stormwater reuse system, when feasible, to maximize the amount of surface water that will be available for irrigation needs throughout the development.
- B. The Applicant will employ best management practices for erosion and turbidity control.
- C. Low Impact Development (LID) techniques are recommended for the stormwater system to the extent allowed by the SJRWMD. Consultation with the Program for Resource Efficient Communities at the University of Florida's Institute for Food and Agricultural Services is recommended.
- D. The Kelly Park Crossing DRI shall comply with applicable provisions of the City's Landscape and Irrigation Ordinance No. 2069. This requirement shall not be used to prohibit development until an ordinance is adopted. Any site plan or subdivision plan submitted within Kelly Park Crossing prior to such adoption will be vested from this ordinance.

11. **Energy & Technology.**

A. Development within the DRI shall comply with the City's natural gas ordinance that is being developed.

12. **Solid Waste.** Development within the DRI shall occur consistent with the adopted level of service standards for solid waste identified in the City Comprehensive Plan. The handling, storage, transportation and disposal of any hazardous materials within the DRI will comply with local, state, and federal rules, regulations and laws. All users, generators and operators within the DRI property shall be required to adhere to all federal, state and local laws, codes, ordinances, rules and regulations with respect to the use, management and disposal of hazardous waste.

13. **Fire, Police, EMS.** Police, fire and EMS service will be provided by the City. This condition does not preclude the application of interlocal agreements for mutual support. The Applicant and the City shall enter into a binding developer's agreement to address the provision of fire, police, and EMS services for Kelly Park Crossing DRI, prior to the approval of the first Incremental Rezoning. Fire/Police/EMS Facilities sites constitutes an Institutional use for purposes of the development program at Condition 2.

**Affordable Housing.** The Affordable Housing Analysis prepared for the Kelly Park Crossing DRI ADA using the approved ECFRPC methodology concluded that affordable housing will be available at the conclusion of Phase 1. Additional studies shall be conducted for all future phases prior to their commencement. If the ECFRPC methodology is applied, compliance with the ECFRPC methodology shall also mean meeting the requirements to appropriately mitigate impacts for each phase as identified in said methodology. The Kelly Park Crossing DRI can mitigate for very low and/or low affordable housing deficiencies with accessory dwelling units only if found by the

City to be consistent with existing zoning requirements and supporting land development regulations.

14. **Education.** The Kelly Park Crossing DRI shall enter an agreement with the Orange County School Board to address school capacity needs created by the DRI.

15. **Transportation.**

A. The Kelly Park Crossing DRI shall be divided into the following vehicular traffic phases based on reaching any of the following thresholds or years, as indicated below.

Phase & Year	Daily Trips	Daily Trips Cumulative	External* Daily Trips	External* Daily Trips Cumulative	Peak Hour Trips	Peak Hour Trips Cumulative	External* Peak Hour Trips	External* Peak Hour Trips Cumulative
Phase 1 2023	17,907**	17,907	16,121	16,121	1,497	1,497	1,332	1,332
Phase 2 2028	58,868	76,775	46,078	62,199	5,979	7,476	5,089	6,421
Phase 3 2033	40,708	117,483	32,375	94,574	4,215	11,691	3,507	9,928
Phase 4 2038	21,041	138,521	47,388	141,962	2,533	14,224	2,153	12,081

External trips reflect anticipated internalization reductions but not passer-by reductions

~~\*\* The Kelly Park Crossing phase 1 is constrained by the City's comprehensive plan which limits the DRI to 7000 daily trips. However, the applicant's traffic study confirms that 17,907 trips can be accommodated on the roadway network. Therefore, the DRI is limited to 7,000 trips until such time as the City's comprehensive plan can be amended. If the amendment is approved, Phase 1 shall be 17,907 daily trips without the need to further amend this development order.~~ Mitigation for phase 1 development must be secured by a development agreement prior to commencement of phase 1 development. Subsequent to phase 1 but prior to the initiation of each phase thereafter as identified in the preceding paragraph, the Applicant shall conduct a monitoring/modeling (M&M) program. This program shall ascertain the Level of Service ("LOS") on facilities where the pending phase of (starting with phase 2) Kelly Park Crossing

DRI is estimated to contribute an amount of traffic greater than or equal to five percent (5%) of the adopted LOS service volume. The methodology of the M&M program shall be agreed upon by the City, the ECFRPC, Orange County, Lake County, the Florida Department of Transportation (“FDOT”), and the Florida Department of Economic Opportunity and the Applicant. The depth of each M&M effort shall be similar to that required within an ADA (to include all subsequent phases for projected roadway adversity testing) but shall be consistent with the requirements of the City Concurrency Management Systems (if in effect) as it relates to facilities within that jurisdiction. Empirical data will be required to be collected for the M&M program on facilities where it is estimated that the DRI contributes an amount of traffic greater than or equal to five percent (5%) of the adopted LOS maximum service volume. This ~~shall~~ may include an origin-destination survey to verify DRI trip distribution on the external roadway network no earlier than seventy-five percent (75%) through any applicable Phase. The origin-destination survey shall also verify the percentage of DRI trips that travel on the Wekiva Parkway. ~~Concurrent with the timing of the origin-destination study, A~~ trip generation and internal capture study shall be performed to verify trip generation and internal capture assumptions for the development. ~~A trip length study shall also be conducted to verify model results.~~ In the event that all parties cannot come to agreement on the methodology, the ECFRPC, FDOT, the City, Orange County and Lake County shall be the final arbiters. The City’s decision shall be final as it relates to its facilities; if required by law, the FDOT’s decision shall be final on the strategic intermodal system; Orange County’s decision shall be final on Orange County facilities; Lake County’s decision shall be final on Lake County facilities; and the ECFRPC’s decisions shall be final as it relates to all other facilities. Each

M&M program shall provide a roadway needs analysis for each future phase as well as the phase being tested for mitigation requirements.

The facilities to be monitored/modeled for the next phase shall include, but shall not be limited to, those segments of the regional roadways listed below and one segment beyond where the Kelly Park Crossing DRI **phase** is estimated to contribute a cumulative amount of traffic greater than or equal to five percent (5%) of the adopted LOS service volume. The analyzed facilities will include signalized intersections and link analyses of collector and higher classified roadways and interchange ramps.

The City, the ECFRPC, Orange County, Lake County, FDOT, and DEO shall have the right to make reasonable requests for additional information from the Applicant to verify adherence to these provisions. The Applicant shall supply adequate information toward compliance with these requirements.

#### Candidate Roadways for Monitoring and Modeling

Roadway Facility	From	To
US 441	CR 473	Bradshaw Road
SR 46	US 441	CR 437 north
SR 429 (Expressway)	Florida's Turnpike	Apopka Bypass (John Land Expressway)
Wekiva Parkway	SR 429	Interstate 4
CR 435 (Rock Springs Road)	Kelly Park Road	Sandpiper Road
CR 435 (Park Avenue)	Sandpiper Road	Cleveland Street
CR 435 (Clarcona Road)	Cleveland Street	Clarcona-Ocoee Road
CR 437	CR 44A	Orange-Lake County Line
Plymouth –Sorrento Road	Orange-Lake County Line	US 441
Welch Road	Vick Road	Wekiva Springs Road
Binion Road/Orange Avenue	Apopka Ocoee Road	US 441
Errol Parkway	Lake Francis Drive	Lake Arden Drive
Golden Gem Road	Kelly Park Road	Ponkan Road

Haas Road	Plymouth Sorrento Road	Mt. Plymouth Road
Jason Dwelley Parkway	Kelly Park Road	Ponkan Road
Kelly Park Road	Round Lake Road	Rock Springs Road
Lake Francis Drive	Schopke Lester Road	Vick Road
Lester Road	Schopke Road	Plymouth Sorrento Road
Mt. Plymouth Road	Kelly Park Road	Lake County Line
CR 435	Orange County Line	SR 46
Ondich Road	Round Lake Road	Plymouth Sorrento Road
Ponkan Road	Orange Blossom Trail	Rock Springs Road
Round Lake Road	Ponkan Road	Wolf Branch Road
Sadler Avenue	Lake County Line	Orange Blossom Trail
Sadler Avenur/Sadler Road	Orange Blossom Trail	Round Lake Road
Vick Road	Old Dixie Highway	Ponkan Road
Wolf Branch Road	US 441	CR 437
Yothers Road	US 441	Plymouth Sorrento Road

B. The Kelly Park Crossing DRI shall not commence beyond Phase 1 ~~(an equivalent of 1,332 external peak hour trip ends)~~ (as defined herein) into Phase 2 or into subsequent phases when service levels are below the minimum service level adopted in the applicable local government's comprehensive plan during the peak hour and if the DRI ~~contributes, or~~ is projected to contribute with the next phase of traffic, five percent (5%) of the adopted LOS service volume of the roadway or intersection unless mitigation measures and/or improvements are secured and committed for completion of construction during the phase in which the impacts occur. Backlogged facilities shall be exempt from mitigation requirements. This shall be determined by the M&M program required in the preceding condition. The schedule of required roadway improvements shall be tied to the development level when the improvement is needed within each

phase. The Development Order shall be amended to incorporate the required improvements and the commensurate trip level by which the improvement is needed to support DRI development.

C. Adequate “secured and committed” mitigation measures shall include one of the following:

- a. A roadway improvement scheduled for construction within the first three (3) years of the appropriate local government’s adopted comprehensive plan capital improvement element (or as otherwise provided in the applicable jurisdiction’s capital improvement element) or; a roadway improvement scheduled for construction within the first three (3) years of the FDOT’s five-year Work Program.
- b. A binding, financially secured and irrevocable commitment by the Applicant or other appropriate persons or entities for the design, engineering, land acquisition and actual construction of the necessary improvements coupled with the posting of a cash bond, surety bond, irrevocable letter of credit, escrow account or other security in a form acceptable to the agency of jurisdiction within the next three (3) years and incorporated by reference into the development order.
- c. Any other mitigation option specifically provided for in this development order.
- d. Any other mitigation option permitted by law, including but not limited to a local government development agreement consistent with Chapter 163,

Florida Statutes, which ameliorates the projected impact and is incorporated into the DRI Development Order by amendment.

- e. A proportionate share agreement provided by the Applicant with the City and the jurisdiction or agency whose roadway is impacted, pursuant to Rule 9J-2.045, F.A.C., and Chapter 380.06(15)(e), or Section 163.3180(5)(h)3., Florida Statutes, if applicable at time of agreement.
- D. The above mitigation measures shall occur by the required threshold in order for the DRI to proceed through the balance of the applicable phase. If the Applicant can demonstrate that a portion of a phase does not adversely affect the Regional Roadway network as determined by the M&M tests discussed above, then the Applicant may proceed with that portion of the phase (and only that portion).
- E. In the event that a roadway widening is identified which is not compatible with adopted policy of the FDOT or local government (e.g., constrained), the Applicant, the City, or the party having either maintenance or jurisdictional responsibility for the facility, shall determine alternate mitigation solutions to provide for the movement of people.
- G. Toward the achievement of the objectives in the two preceding conditions, an agreement(s) among the City, Orange County, Lake County, the FDOT, the OOCEA and the Applicant may be created to address and clarify such issues related to equity in the application of collected fees for transportation improvements. In such an event, application of fees shall be applied in a manner consistent with the appropriate rules adopted by the State of Florida or by existing interlocal agreements. However, such an agreement would not alter or waive the provisions

and requirements of the other conditions of the Development Order as a mitigative measure for the transportation impacts for the Kelly Park Crossing DRI. In the event that one of the designated parties to the agreement (other than the Applicant) fails to execute said interlocal agreement(s) within the specified time, then the Applicant may proceed with the DRI based upon the modeling M&M schedule and all other recommendations specified herein as it affects the non-participating party. Separate agreements may be entered into with one or more parties and the Applicant.

- H. The following table lists the Phase 1 improvement needs required to mitigate the DRI's intersection impacts during Phase 1. The City and the Applicant shall enter into a proportionate share agreement which addresses the improvement costs, timing of mitigation payments, the option of pipelining proportionate share mitigation fees, and adequate provisions for transportation impact fee credits against proportionate share and mitigation fees.

#### Phase 1 Intersection Improvement Needs

<b>Roadway/Intersection</b>	<b>Proposed Improvement</b>
SR 46 at CR 437 South	Provide a NB right-turn lane
US 441 at Sadler Avenue	Provide EB and WB left-turn lanes
US 441 at Plymouth-Sorrento Road	Re-stripe to provide an EB and WB auxiliary through lane along US 441.  Restripe SB approach to provide an

	exclusive SB right-turn and shared SB lane for left and right-turns.
Kelly Park Road at Round Lake Road	Add WB right-turn lane.
Kelly Park Road at Plymouth-Sorrento Road	Add EB left-turn lane and re-time signal
Ponkan Road at Plymouth-Sorrento Road	Add NB left-turn lane and re-time signal

- I. The following list of improvements has been identified as the result of significant and adverse impacts from the Kelly Park Crossing DRI. It is anticipated that these will be refined by the M&M process prior to each phase. Since widening of roadways may not be compatible with state and local plans, transit operations or alternate parallel facility improvements should also be considered. A timeframe and responsible party for the implementation of the following improvements, as amended by the M&M program, shall be identified at the beginning of each phase.

<b>Phase 2 (2020)</b>			
Roadway	From	To	Improvement Need
US 441	Yothers Road	Hermit Smith Road	6 Lane Divided
	Plymouth Sorrento Road	Park Avenue	6 Lane Divided
SR 46	Vista View	Round Lake Road	4 Lane Divided
	CR 437 South	CR 437 North	4 Lane Divided
Welch Road	Vick Road	Rock Springs Road	4 Lane Divided
Golden Gem Road	Kelly Park Road	Ponkan Road	4 Lane Divided

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Kelly Park Road	Golden Gem Road	Plymouth Sorrento Road	4 Lane Divided
Round Lake Road	Orange County Line	Wolf Branch Road	4 Lane Divided
<b>Phase 3 (2025)</b>			
US 441	SR 19/Duncan Drive	US 19/Bay Street	8 Lane Divided Equivalent
	Donnelly Street	Wolf Branch Road	6 Lane Divided
	Yothers Road	Bradshaw Road	6 Lane Divided
SR 46	US 441	Round Lake Road	4 Lane Divided
	CR 437 South	CR 437 North	4 Lane Divided
SR 429 (Expressway)	Florida's Turnpike	Plant Street	6 Lane Expressway
CR 435/Park Avenue	Orange Street	US 441	6 Lane Divided
CR 435/Clarcona Road	Keene Road	Clarcona-Ocoee Road	4 Lane Divided
Welch Road	Vick Road	Rock Springs Road	4 Lane Divided
Golden Gem Road	Kelly Park Road	Ponkan Road	4 Lane Divided
Kelly Park Road	Golden Gem Road	Jason Dwelley Parkway	4 Lane Divided
Round Lake Road	Orange County Line	Wolf Branch Road	4 Lane Divided
Sadler Road	Lake County Line	Round Tree Road	4 Lane Divided
Vick Road	Welch Road	Lake Francis Drive	4 Lane Divided
Wolf Branch Road	US 441	Britt Road	4 Lane Divided
<b>Phase 4 (2030)</b>			
US 441	CR 473	Old US 441	8 Lane Divided Equivalent

Preliminary DRI Recommendations for the Kelly Park Crossing DRI -DRAFT

	SR 19/Duncan Drive	Donnelly Street	8 Lane Divided Equivalent
	Donnelly Street	Sadler Road	6 Lane Divided
	Yothers Road	Bradshaw Road	6 Lane Divided
SR 46	US 441	Round Lake Road	4 Lane Divided
	CR 437 South	CR 437 North	4 Lane Divided
SR 429 (Expressway)	Florida's Turnpike	Apopka Bypass	6 Lane Expressway
CR 435/Rock Springs Road	Kelly Park Road	Rock Ridge Boulevard	6 Lane Divided
	Welch Road	Sandpiper Road	6 Lane Divided
CR 435/Park Avenue	US 441	M Gladded Boulevard	4 Lane Divided
CR 435/Clarcona Road	Cleveland Street	Clarcona-Ocoee Road	4 Lane Divided
CR 437	SR 44	Orange County Line	4 Lane Divided
Welch Road	Vick Road	Ustler Road	4 Lane Divided
Golden Gem Road	Kelly Park Road	Ponkan Road	4 Lane Divided
Kelly Park Road	Round Lake Road	Jason Dwelley Parkway	4 Lane Divided
Kelly Park Road	Mt. Plymouth- Sorrento Road	Rock Springs Road.	4 Lane Divided
CR 435	Orange County Line	Dubstead Drive	4 Lane Divided
Round Lake Road	Kelly Park Road	Wolf Branch Road	4 Lane Divided
Sadler Road	Lake County Line	Round Tree Road	4 Lane Divided
Vick Road	Welch Road	Lester Road	4 Lane Divided
Wolf Branch Road	US 441	Britt Road	4 Lane Divided

J. If the modeling M&M results as set forth above show that improvements must be made to roadway facilities, and if mitigation is not provided as set forth in these conditions or as otherwise required pursuant to Rule 9J-2.045(7), then prior to any construction of future phases and subject to the provisions of Chapter 380.06(15)(e), Florida Statutes, the Applicant, the City and the entity with jurisdiction over the roadway facility may enter into an agreement which ensures that:

- i. proportionate share payment is made by the Applicant to the appropriate entity(ies) to mitigate DRI impacts; and
- ii. said proportionate share payment shall be used by the appropriate entity only for the design, engineering, right-of-way purchase, permitting and/or construction of improvement to the segments/intersections for which the payment is made; and
- iii. said proportionate share payment by the Applicant constitutes adequate provision for the public facilities needed with respect to the road segments to accommodate the impacts of the DRI through the phase for which the proportionate share was calculated, as required by Chapter 380.15(e)(2), Florida Statutes. All such proportionate share agreements shall be included in this Development Order by amendment pursuant to Chapter 380.06(19), Florida Statutes. The formula to be used to determine proportionate share contribution is as follows:

(DRI Trips)

x Cost = Proportionate Share

SV Increase

- iv. For this formula, DRI Trips is the cumulative number of trips from the development expected to reach the roadway during the peak hour from the phase under development. Service Volume (“SV”) increase is the change in peak hour maximum service volume of the roadway resulting from construction of the improvement necessary to maintain the desired level of service; and Cost of Improvement is the cost (at the time of Applicant’s payment) of constructing an improvement necessary to maintain the desired level of service, including all improvement associated costs (engineering design, right-of-way acquisition, planning, engineering, inspection and other associated physical development costs directly required and associated with the construction of the improvement) as determined by the governmental agency having maintenance obligations over the roadway. Transit service and facilities shall be considered in the proportionate share calculations.
- v. Pursuant to COMMUNITY PLANNING ACT OF 2011 (2011-139 F.S.), the proportionate share provisions above shall be reexamined to address the provisions contained therein, and, in the event of a conflict, the Statute shall prevail. Nothing in this development order shall require the Applicant to fund improvements when such funding is inconsistent with the provisions of Florida Statute or Florida Administrative Code.

Should an agency disagree with an exemption allowed by the City under this paragraph, the final arbiter on interpreting the Act shall be the DEO.

- K. Notwithstanding any provision contained herein to the contrary, except as specifically agreed to in writing, the City and the entity with jurisdiction over the roadway facility shall have no financial responsibility to contribute to or participate in the funding of the design, engineering, permitting and/or construction of roadway improvements unless otherwise required to do so by State law.
- L. The M&M required prior to each phase or subphase shall be used to verify impacts from previous phases and to more accurately estimate probable impacts from later phases. The M&M program undertaken prior to Phase 2 shall also assess full buildout. If necessary, the proportionate share amount will be adjusted to reflect actual impacts from a phase and the more accurate information, which will result from the estimates for later phases. If it is verified that the roadway improvements mentioned above are still needed, then the DRI shall not proceed into later phases until either the proportionate share payment is made or the needed improvements are scheduled for construction in the applicable entities' work program within the first three (3) years from the date when impacts are estimated to be significant and adverse. Pursuant to the COMMUNITY PLANNING ACT OF 2011, the requirements above shall be reexamined to address the provisions contained therein. In the event that the Act (COMMUNITY PLANNING ACT OF 2011) addresses the mitigation of

transportation impacts in a different manner than those options provided herein, the Applicant may elect to utilize the options afforded by the Act.

- M. Student enrollment for the community college shall initially be limited to 1,866 students. However, if the demand for additional enrollment is established in the future, the conversion matrix may be applied to convert from another use such that the peak-hour peak-direction trips for the current phase of the Kelly Park DRI are not increased.
- N. The Kelly Park DRI shall not proceed with any portion of the development program that would result in DRI trips above the threshold identified for Phase 1 until the Wekiva Parkway toll facility is constructed and operational. In the event that construction of the Wekiva Parkway is terminated or delayed indefinitely, additional local and state review and approvals will be required for any portion of the DRI beyond Phase 1 to reevaluate impacts and the viability of future development phases.
- O. If the parties cannot reach agreement independently prior to the date when impacts are estimated to be significant and adverse, or if so desired by the parties at any time, then the issues in dispute shall be submitted to the ECFRPC for either voluntary mediation pursuant to its adopted dispute resolution process or to binding arbitration pursuant to the rules and procedures of the American Arbitration Association (“AAA”) unless otherwise agreed by the parties in dispute. The solutions recommended as a result of this process shall be implemented and the Development Order amended pursuant to Chapter 380.06(19), Florida Statutes, to include these solutions.

- P. In order to provide safe access and to preserve operational capacity, the need for deceleration lanes shall be determined by the appropriate permitting agencies and if required, installed by the Applicant. The Applicant and the appropriate permitting agencies shall confirm the need for and the cost of signalization at the DRI entrances consistent with policies of the City and the appropriate permitting agencies. Signal costs and geometric improvements at DRI entrances are the financial responsibility of the Applicant through DRI buildout unless other traffic warrants such signalization or improvements in advance of DRI demand or other nearby development contributes traffic to the subject intersection, in which case, the Applicant may pay an appropriate fair share for signalization costs as determined by the City.
- Q. The development plan will include multiple roadways through the Kelly Park Crossing DRI in order to provide adequate capacity, to provide alternative routes and to lessen the impacts to community cohesiveness.
- R. To reduce the impacts on arterial roads, the Kelly Park Crossings DRI will include a gridded and connected street network and shall restrict cul du sacs and dead end streets except as may be provided in Condition 4, Option B, of this development order. The DRI will connect to existing and future street networks on and off site when practical as determined by the City in conjunction with Orange County. The applicant will not be required to purchase additional property(ies) to implement this condition. Nothing in this recommendation is intended to preclude the Applicant from developing a use where a campus is desired without a grid network, or in the event that a grid network would create

otherwise unnecessary environmental impacts to wetlands or upland preserve areas.

S. The Applicant shall cooperate with LYNX to identify the need and confirm the steps necessary to implement the following:

- i. By Phase 3, identify a potential location for a 200 space park and ride lot proximate to the Wekiva Parkway and Kelly Park Road interchange, which may be shared with commercial uses.
- ii. Coordinate with LYNX and Kelly Park Crossing DRI businesses to promote workplace flextime strategies.
- iii. Reserve sites with adequate size and accessibility for future transit routes, stops and amenities (passenger shelters, transit parking bays and parking spaces for vanpool vehicles) in the development area. During the design, the Applicant shall consult the Lynx Central Florida Mobility Design Manual available at [www.golynx.com](http://www.golynx.com) under publications.
- iv. Preferential parking for employees who participate in ridesharing programs.
- v. Financial assistance to provide a route to the site once LYNX and the City determine that ridership levels justify such a connection to the system. Said financial contribution shall be based on a proportionate share of ridership to or from the Kelly Park Crossing DRI, to the extent allowed by law.
- vi. Coordinate with FDOT's ReThink program

([www.rethinkyourcommute.com](http://www.rethinkyourcommute.com)) in order to increase the modal split of the DRI.

- vii. Should the Orange Blossom Express (along the US 441 corridor through Apopka) become operational for rail transit, the Applicant shall assess actions to facilitate ridership on the system, including but not limited to shuttle operations to and from the nearest station during peak traffic hours.

T. In the interest of safety, and to promote alternative forms of transportation, the Applicant shall provide the following bicycle and pedestrian systems:

- i. The on-site bicycle systems shall be connected into any external bicycle systems abutting the Kelly Park Crossing DRI and existing at the time of construction within the DRI, and shall anticipate the connection to the Wekiva Trail.
- ii. Bicycle and pedestrian facilities shall adhere to minimum state standards as contained in the Florida Bicycle Facilities Planning and Design Handbook.
- iii. Provided that there is no conflict with the City's adopted Form Based Code, covered walkways shall be designed into the front of non-residential structures to the maximum extent practicable, but such provision shall not be construed so as to create a mandatory design element, but to create a heightened sensitivity to ensuring cover from the elements for pedestrians.

- iv. In all areas of the Kelly Park Crossing DRI where cycling will be accomplished on both sidewalk/bikeways and streets, appropriate signage identifying bike routes shall be installed.
- v. Special consideration shall be given to bikeways connecting neighboring residential areas to employment and commercial areas and schools.
- vi. Bicycle support facilities, such as parking racks and/or lockers, shall be provided at commercial areas and work areas.
- vii. DRI roadways and improvements to area roadways approaching the site are recommended to incorporate bicycle and pedestrian facilities.

**16. Historical and Archaeological Sites.** The Applicant, or any other subsequent developers developing within the DRI, shall notify, or ensure the notification of construction personnel, through posted advisories or other methods, of the potential for artifact discoveries on the Kelly Park Crossing DRI site and to report suspected findings to the DRI manager. In the event of discovery of artifacts of historic or archaeological significance during construction, the Applicant and/or subsequent developers shall immediately halt any construction activity within one hundred fifty (150) feet of the location of any discovery that has the potential to adversely affect the archeological find; and will, within three (3) business days of the discovery of artifacts notify the City and the Division of Historical Resources (“DHR”) of the Florida Department of State. Thereafter, the Applicant will coordinate the evaluation of the artifacts with review agencies and provide any professional assistance necessary to document, relocate, preserve or conserve the site and/or physical artifacts; provide proper protection of the

discovery in accordance with applicable law; and provide a written report to the agencies listed above documenting the results of the site evaluation and mitigation/preservation actions proposed or completed. The process and actions described above shall not extend beyond one hundred twenty (120) days to allow evaluation of the site, and, thereafter, the Applicant may continue with development.

**16.17. Green Development Standards.** The Kelly Park Crossing DRI shall meet the standards of any of the following: the US Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Florida Green Building Coalition (FGBC), the Green Building Initiative's Green Globes program or any other nationally recognized, green building system that is approved by the Department of Management Services (DMS). The Kelly Park Crossing DRI shall at a minimum, meet Energy Star standards for all development.

**17.8. Outdoor Lighting.** Appropriate "dark skies" measures shall be implemented in all new construction except in areas proximate to the interchange area, provided that acceptable public safety and security are maintained. Actions to direct lights downward and away from existing rural areas may be based upon the Model Lighting Ordinance Users Guide from the Illuminating Engineering Society. These provisions may be accessed at [http://docs.darksky.org/MLO/MLO\\_FINAL\\_June2011.pdf](http://docs.darksky.org/MLO/MLO_FINAL_June2011.pdf).

**18.9. Monitoring Official and Procedures.** The City Administrator, or his or her designee, shall be responsible for monitoring the development and enforcing the provisions of this Development Order. The City shall not issue any permits or approvals or provide any extensions of services if the Applicant fails to comply with this Development Order. This Development Order will be enforced by the City of Apopka through implementation of its

adopted Comprehensive Plan, Land Development Code, Code Enforcement by the designated Zoning Official of the City, pursuant to the provisions of Section 380.11, Florida Statutes, or as otherwise provided by law.

**1920. Phasing and Buildout.** The Kelly Park Crossing DRI is to be developed as a four-phase project as described in the table below. The projected buildout date for all DRI development is December 31, 2038. The Applicant shall commence physical development of five percent (5%) of Phase 1 of the DRI (e.g. one hundred seventy-two (172) [residential units, commercial square footage, etc.] or equivalent number of PM peak-hour external trips) within ~~five (5)~~ twelve (12) years after the effective date of this Development Order, otherwise this Development Order shall expire. Should the Applicant donate property to the City for an institutional use (e.g. fire station, police station, City Hall Annex, etc.) the maximum FAR allowed under the adopted comprehensive plan shall be assigned to the parcel and the square footages resulting from this analysis shall be applied to the 5% of phase 1 referenced herein. Alternatively, should the applicant commence construction on the spine road from Kelly Park Crossing to Ondich Road within ~~three~~ ten years of the effective date of this development order then the five percent threshold shall have been met. The Applicant and the City estimate that approximately twenty (20) years will be required to complete the development described herein.

Since adoption of the Form Based Code (FBC) is required and since the applicant is prohibited from proceeding with project development until such time of its adoption, the City and the applicant agree that the dates contained herein may be adjusted to reflect the FBC adoption date. Commencement shall be the date of adoption of the FBC. Expiration

is estimated to be 20 years from commencement, with four five year phases in between.  
No further amendments to this development order will be necessary to adjust the  
commencement, phase, down zoning, or expiration dates made in order to adjust to the  
Form Based Code's adoption.

Development within a given phase of Kelly Park crossing may occur anywhere within the  
project so long as the conditions of this development order are met and said development  
has obtained all other necessary approvals and permits.

**20. 21. Biennial Reporting Requirement.** In accordance with Chapter 380.06(18), Florida Statutes, the Applicant, its successors or assigns, shall submit a biennial report on or before the two year anniversary date of this Development Order and in every other or second year thereafter during the buildout of the DRI (the "Biennial Report"). The Biennial Report shall be submitted to the City, the ECFRPC, the DCA (or successor agency, as applicable), the SJRWMD and all affected agencies formally requesting copies of the same in writing to the Applicant. The contents of the Biennial Report shall comply with the relevant conditions of approval of this Development Order, Chapter 380.06(18), Florida Statutes, Rule 9J-2.025(7), F.A.C, and any and all other and further information required under applicable law. The Biennial Report shall include a statement that all persons/agencies listed above or otherwise entitled to receive the Biennial Report have been sent copies and the failure to timely submit the Biennial Report may subject the Applicant and the Kelly Park Crossing DRI to the temporary suspension of this Development Order in accordance with Chapter 380.06(18), Florida Statutes. In each

biennial report the Applicant shall provide information and documentation as to how and in what manner the DRI is striving to meet and/or is meeting the foregoing energy goals.

**21. 22. Downzoning Protection.**

In accordance with Section 380.06(15), Florida Statutes, the DRI, as approved in this Development Order, shall not be subject to downzoning, unit density reduction, or intensity reduction before December 31, 2038, as such date may be extended, unless the Applicant consents to such change, or the City demonstrates that substantial changes in the conditions underlying the approval of the Development Order have occurred or unless the City demonstrates that the Development Order was based on substantially inaccurate information provided by the Applicant or unless the change is clearly established by the City to be essential to the public health, safety, or welfare.

## Glossary of Acronyms Used

AAA	American Arbitration Association
ACOE/USACOE	Army Corps of Engineers
ADA	Application for Development Approval
AM&M	Annual Monitoring & Modeling
BRT	Bus Rapid Transit
CCR	Codes, Covenants and Restrictions
CDD	Community Development District
CSDA	Critical Smoke Dispersal Area
DEO	Department of Economic Opportunity
DHR	Division of Historical Resources
DO	Development Order
DRI	Development of Regional Impact
ECFRPC	East Central Florida Regional Planning Council
ERP	Environmental Review Permit
FAC	Florida Administrative Code
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FFWCC/FWC	Florida Fish and Wildlife Conservation Commission
FGBC	Florida Green Building Coalition
FIHS	Florida Intrastate Highway System
FLEPPC	Florida Exotic Pest Plant Council
USFWC/FWC	US Fish and Wildlife Service
HMP	Habitat Management Plan
LEED	Leadership in Energy and Environmental Design
LOS	Level of Service
MDA	Master Development Association

Preliminary DRI Recommendations for the Kelly Park Crossing DRI -DRAFT

M&M	Monitoring & Modeling
MMTD	Multimodal Transit District
MPO	Metropolitan Planning Organization
NOPC	Notification of a Proposed Change
OHW	Ordinary High Water
SFS	Sherman's fox squirrel
SHCA	Strategic Habitat Conservation Area
SJRWMD	St. Johns River Water Management District
SOAR	System Operation Assessment Report
SV	Service Volume
TMDL	Total Maximum Daily Load
TOD	Transit Oriented Development
USFWS/FWS	US Fish and Wildlife Service
USGBC	US Green Building Council

## **EXHIBIT A PROPERTY DESCRIPTION**

**[DRI Applicant must provide this]**

LEGAL DESCRIPTION:

SOUTH PARCEL:

A TRACT OF LAND LYING IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST BEING THOSE LANDS DESCRIBED IN THE FOLLOWING DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA: OFFICIAL RECORDS BOOK 9192, PAGE 3515; OFFICIAL RECORDS BOOK 9022, PAGE 4867; OFFICIAL RECORDS BOOK 7529, PAGE 1955; OFFICIAL RECORDS BOOK 6844, PAGE 562; AND OFFICIAL RECORDS BOOK 9022, PAGE 4561, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°53'56" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 30.00 FEET TO A POINT LYING ON THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF GOLDEN GEM ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 61, PAGE 315, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°29'41" WEST, ALONG SAID NORTHERLY EXTENSION LINE, 30.00 FEET TO THE POINT OF INTERSECTION OF THE AFORESAID EAST RIGHT-OF-WAY LINE OF GOLDEN GEM ROAD WITH THE SOUTH RIGHT-OF-WAY LINE OF KELLY PARK ROAD, AS DESCRIBED IN DEED BOOK 398, PAGE 190, PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE RUN NORTH 89°53'56" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALSO ALONG THE SOUTH RIGHT-OF-WAY LINE OF KELLY PARK ROAD, AS DEPICTED ON THE MAPS OF ORANGE COUNTY ROAD BOND PROJECT 49E, PAGES 164 THROUGH 172, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 1324.28 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4983, PAGE 3251, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4983, PAGE 3251 AND ALONG THE SOUTHERLY AND EASTERLY LINES OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7106, PAGE 2430 THE FOLLOWING COURSES: SOUTH 00°04'09" EAST, PARALLEL WITH AND 30.00 FEET EAST OF, BY PERPENDICULAR MEASURE, THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 853.18 FEET; THENCE, RUN NORTH 89°34'22" EAST, PARALLEL WITH THE SOUTH LINE OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 160.19 FEET; THENCE RUN SOUTH 00°25'38" EAST, 30.00 FEET; THENCE RUN NORTH 89°34'22" EAST, PARALLEL WITH THE SOUTH LINE OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 476.14 FEET TO THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE RUN NORTH 00°21'13" WEST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 579.56 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTH 330.00 FEET OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE RUN SOUTH 89°53'56" WEST, ALONG THE SOUTH LINE OF THE NORTH 330.00 FEET OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 66.00 FEET; THENCE RUN NORTH 00°21'13" WEST, PARALLEL WITH AND 66.00

FEET EAST OF, BY PERPENDICULAR MEASURE, THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 300.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF KELLY PARK ROAD; THENCE RUN ALONG THE SOUTH RIGHT-OF-WAY LINE OF KELLY PARK ROAD, AS DEPICTED ON THE AFORESAID MAPS OF ORANGE COUNTY ROAD BOND PROJECT 49E, AND AS DESCRIBED IN DEED BOOK 398, PAGE 158, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA THE FOLLOWING COURSES: NORTH 89°53'56" EAST, 620.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE RUN EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 5759.65 FEET, A CENTRAL ANGLE OF 01°04'20", AN ARC LENGTH OF 107.79 FEET, A CHORD LENGTH OF 107.79 FEET, AND A CHORD BEARING OF NORTH 89°21'46" EAST TO THE WEST LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 13; THENCE RUN SOUTH 00°38'22" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1.01 FEET; THENCE RUN NORTH 88°20'48" EAST, 678.92 FEET TO POINT LYING ON THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE RUN SOUTH 00°26'23" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, A DISTANCE OF 2584.29 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE RUN NORTH 89°15'10" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 669.79 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE RUN SOUTH 00°20'17" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 1344.79 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE RUN SOUTH 88°58'18" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 1332.53 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE RUN SOUTH 00°38'22" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 1351.30 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE RUN SOUTH 89°32'06" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 1356.70 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE RUN NORTH 00°29'50" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE 2147.97 FEET TO THE NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE RUN SOUTH 89°23'39" WEST, ALONG THE NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 1321.35 FEET TO THE AFORESAID EAST RIGHT-OF-WAY LINE OF GOLDEN GEM ROAD; THENCE RUN NORTH 00°21'15" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 544.71 FEET; THENCE RUN NORTH 00°29'41" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE 2603.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH,

NORTH PARCEL:

A TRACT OF LAND LYING IN SECTIONS 11 AND 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING THOSE LANDS DESCRIBED IN THE FOLLOWING DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA: OFFICIAL RECORDS BOOK 9748, PAGE 6465; OFFICIAL RECORDS BOOK 9022, PAGE 3571; OFFICIAL RECORDS BOOK 9022, PAGE 4722; OFFICIAL RECORDS BOOK 6512, PAGE 3520; AND OFFICIAL RECORDS BOOK 9022, PAGE 4215, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

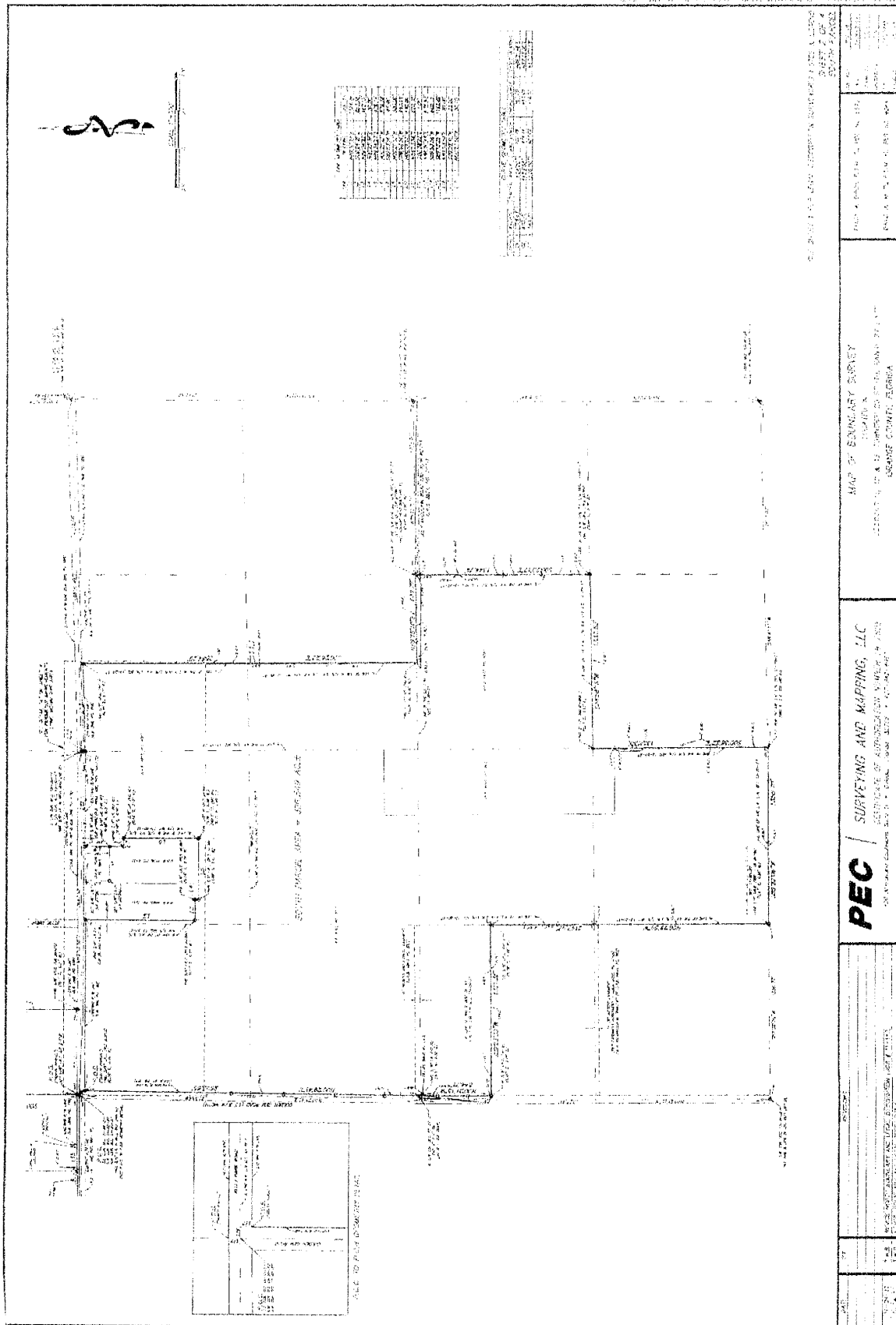
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°27'50" WEST, ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF KELLY PARK ROAD, AS DESCRIBED IN DEED BOOK 398, PAGE 158, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 89°12'25" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1182.82 FEET TO THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9748, PAGE 6465 AND ALSO THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7171, PAGE 1402, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°27'50" WEST, ALONG SAID WEST LINE, 2144.38 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7171, PAGE 1402; THENCE RUN SOUTH 89°12'25" WEST, ALONG SAID NORTH LINE, 406.12 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1, DCB ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°22'27" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 0.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN SOUTH 89°15'33" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1078.73 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 00°17'05" WEST, ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER, 498.24 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE RUN SOUTH 89°30'17" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 1330.44 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF SAID NORTHWEST QUARTER OF SECTION 11; THENCE RUN NORTH 00°07'41" WEST, ALONG THE WEST LINE OF SAID EAST ONE-HALF OF THE NORTHWEST QUARTER, 2239.19 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ONDICH ROAD, AS DESCRIBED IN DEED BOOK 984, PAGE 314, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH MAINTAINED RIGHT-OF-WAY LINE OF ONDICH ROAD THE FOLLOWING COURSES: THENCE, FROM A TANGENT BEARING OF NORTH 89°15'33" EAST, RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE, HAVING A RADIUS OF 603.70 FEET, A CENTRAL ANGLE OF 44°59'58", AN ARC LENGTH OF 474.14 FEET, A CHORD LENGTH OF 462.05 FEET, AND A CHORD BEARING OF NORTH 67°23'06" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 44°53'07" EAST, 69.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 543.70 FEET, A CENTRAL ANGLE OF

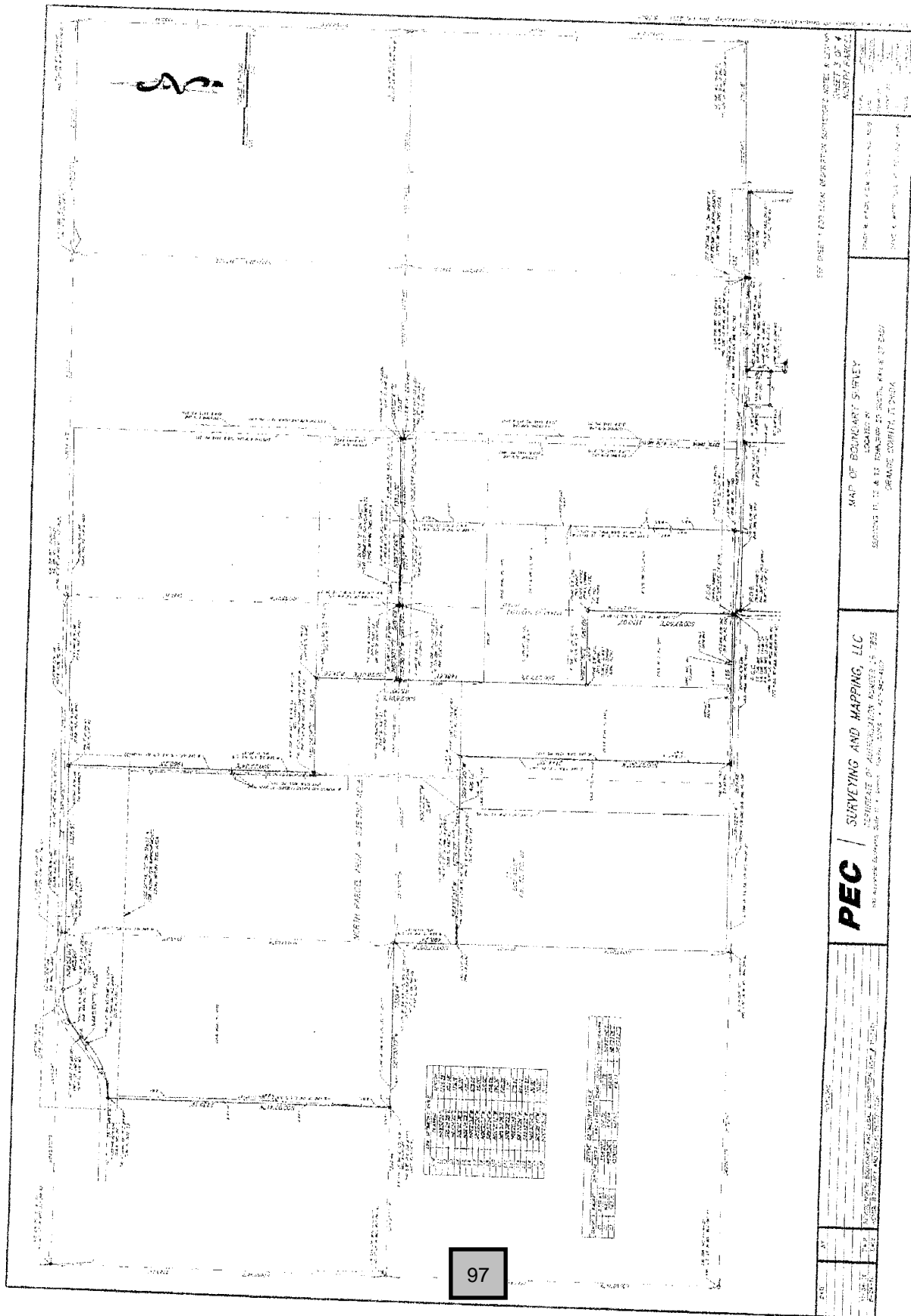
45°00'00", AN ARC LENGTH OF 427.02 FEET, A CHORD LENGTH OF 416.13 FEET, AND A CHORD BEARING OF NORTH 67°23'07" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°53'07" EAST, 462.90 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF AFORESAID SECTION 11; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN NORTH 89°08'52" EAST, PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1328.91 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE, DEPARTING THE AFORESAID SOUTH MAINTAINED RIGHT-OF-WAY LINE OF ONDICH ROAD, RUN SOUTH 00°22'34" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1960.23 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, SAID CORNER ALSO LYING ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 9022, PAGE 3571, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9022, PAGE 3571 THE FOLLOWING COURSES: NORTH 89°24'56" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND ALONG THE NORTH LINE THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 742.90 FEET; THENCE RUN SOUTH 00°28'01" EAST, 634.56 FEET; THENCE RUN NORTH 89°30'17" EAST, PARALLEL WITH AND 30.00 FEET NORTH OF, BY PERPENDICULAR MEASURE, THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 589.09 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 12; THENCE RUN NORTH 89°12'49" EAST, PARALLEL WITH AND 30.00 FEET NORTH OF, BY PERPENDICULAR MEASURE, THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, DISTANCE OF 1313.70 FEET TO THE WEST MAINTAINED RIGHT-OF-WAY LINE OF EFFIE DRIVE; THENCE, DEPARTING THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9022, PAGE 3571, RUN SOUTH 00°02'47" EAST, ALONG SAID WEST MAINTAINED RIGHT-OF-WAY LINE, 15.00 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6082, PAGES 1970 THROUGH 1972; THENCE RUN SOUTH 89°12'49" WEST, ALONG SAID NORTH LINE, BEING 15.00 FEET NORTH OF THE NORTH LINE OF THE AFOREMENTIONED SOUTHWEST QUARTER, BY PERPENDICULAR MEASURE, 1313.70 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 12; THENCE RUN SOUTH 89°30'17" WEST, PARALLEL WITH AND 15.00 FEET FROM, BY PERPENDICULAR MEASURE, THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, A DISTANCE OF 589.09 FEET TO THE WEST LINE OF THE EAST 589.09 FEET OF SAID NORTHEAST QUARTER OF SECTION 11; THENCE RUN SOUTH 00°28'01" EAST, ALONG SAID WEST LINE, ALSO BEING THE WEST LINE OF THE SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 6082, PAGES 1970 THROUGH 1972, A DISTANCE OF 15.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 11; THENCE RUN SOUTH 00°27'50" EAST, ALONG SAID DESCRIBED WEST LINE, PARALLEL WITH AND 589.09 FEET FROM, BY PERPENDICULAR MEASURE, THE SAID EAST LINE OF SAID SECTION 11, A DISTANCE OF 1481.61 FEET TO THE SOUTH LINE OF THE NORTH 150.00 FEET OF THE EAST 589.09 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST

QUARTER OF SAID SECTION 11; THENCE RUN NORTH 89°21'20" EAST, ALONG SAID SOUTH LINE, 589.09 FEET TO THE EAST LINE OF SAID SECTION 11; THENCE RUN SOUTH 00°27'50" EAST, ALONG SAID EAST LINE, 1150.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACTS OF LAND LIE IN ORANGE COUNTY, FLORIDA AND CONTAIN A COMBINED TOTAL OF 562.836 ACRES, MORE OR LESS.







**PEC**

SURVEYING AND MAPPING, LLC  
 A LIMITED LIABILITY COMPANY  
 1000 NORTH BROADWAY, SUITE 1000, DALLAS, TEXAS 75202-4007

MAP OF BOUNDARY SURVEY

SECTION 12, 13 & 14 TOWNSHIP 10N, RANGE 10E, COUNTY OF DALLAS, TEXAS

SEE PAGE 1 FOR LEGAL DESCRIPTION SURVEYED AND A LISTING OF ALL INTERESTS

SHEET 3 OF 4

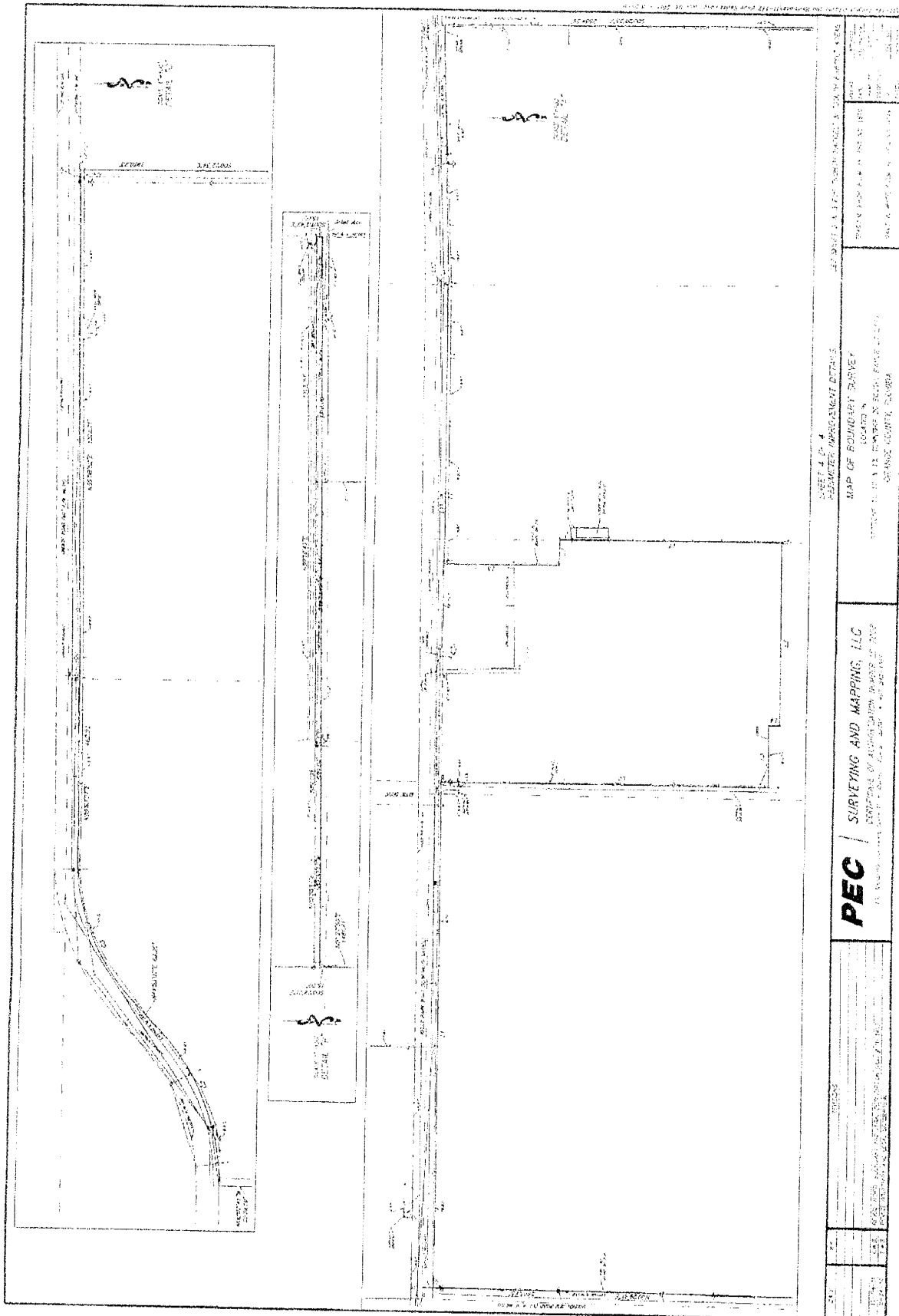
ACRES 100.00

DATE 10/1/2010

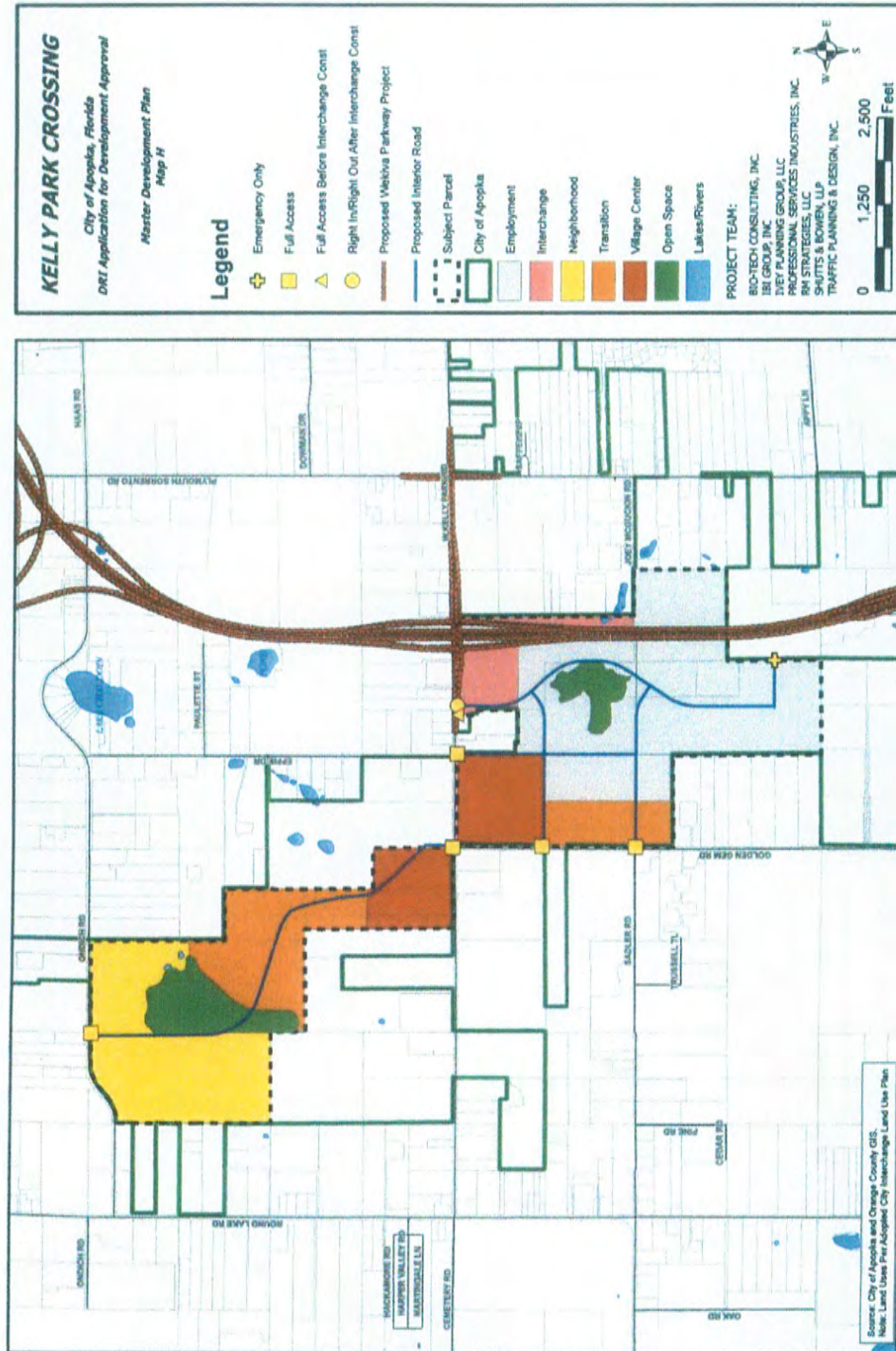
BY J. L. HARRIS

SCALE 1" = 40'

FILED



## EXHIBIT BMAP H



## **EXHIBIT BMAP H**

# KELLY PARK CROSSING

City of Apopka, Florida  
DRI Application for Development Approval

Master Development Plan  
Map H

## Legend

- Emergency Only
- Full Access
- Full Access Before Interchange Const
- Right In/Right Out After Interchange Const

Proposed Wekiva Parkway Project

Proposed Interior Road

Subject Parcel

City of Apopka

Employment

Interchange

Neighborhood

Transition

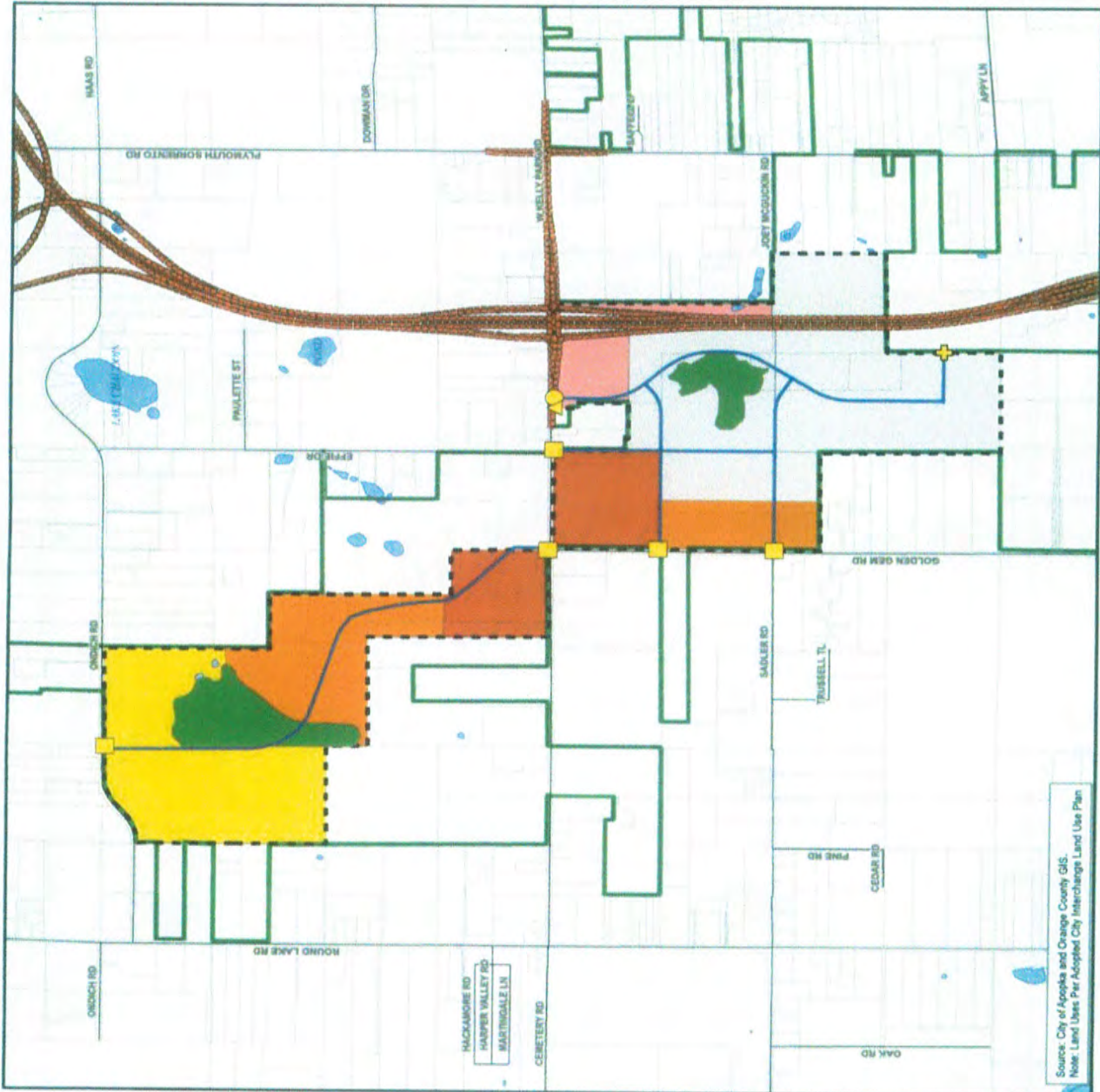
Village Center

Open Space

Lakes/Rivers

PROJECT TEAM:

BIO-TECH CONSULTING, INC.  
IBI GROUP, INC.  
TWEY PLANNING GROUP, LLC  
PROFESSIONAL SERVICES INDUSTRIES, INC.  
RYN STRATEGIES, LLC  
SHUTTS & BOWEN, LLP  
TRAFFIC PLANNING & DESIGN, INC.



Source: City of Apopka and Orange County GIS.  
Note: Land Uses Per Adopted City Interchange Land Use Plan

## EXHIBIT C LAND USE EQUIVALENCY MATRIX

Kelly Park DRI  
Land Use Equivalency Matrix

From \ To	Units	Office	Light Industrial	Retail/Commercial	Community College	Medical/Hospital	Residential (Single Family)	Residential (Multi-Family)	Hotel	Institutional	ITE Code	PM Peak Hour Trip Rates
Office	KSF		1.237	0.356	10.000	0.916	1.250	2.069	1.714	0.992	710 (E) <sup>1</sup>	1.20 /KSF
Light Industrial	KSF	0.808		0.286	8.063	0.740	1.010	1.672	1.386	0.802	110 (R)	0.97 /KSF
Retail/Commercial	KSF	2.808	3.474		28.083	2.573	3.510	5.810	4.814	2.785	820 (E) <sup>2</sup>	3.37 /KSF
Community College	Student	0.100	0.124	0.036		0.092	0.125	0.207	0.171	0.059	540 (R) <sup>3</sup>	0.12 /Student
Medical/Hospital	Bed	1.092	1.351	0.389	10.917		1.365	2.259	1.871	1.083	610 (R)	1.31 /Bed
Residential (Single Family)	DU	0.800	0.990	0.285	8.000	0.733		1.655	1.371	0.793	210 (E) <sup>4</sup>	0.96 /DU
Residential (Multi-Family)	DU	0.483	0.598	0.172	4.833	0.443	0.604		0.829	0.479	220 (E) <sup>5</sup>	0.58 /DU
Hotel	Room	0.583	0.722	0.208	5.833	0.534	0.729	1.207		0.579	310 (R)	0.70 /Room
Institutional	KSF	1.008	1.247	0.359	10.083	0.924	1.260	2.086	1.729		730 (R)	1.21 /KSF

Notes: KSF = 1,000 square feet, Unit = Dwelling Unit, R = Rate, E = Equation  
Rates obtained from ITE Trip Generation Report, 8th Edition

Trip generation rates based on total pm peak hour trip generation

1. The equation for Office (710) was used with a size of one half of the total proposed office development (1,920,996 / 2 = 960,498), which yields a rate of 1.2 trips/KSF

2. The equation for Shopping Center (820) was used with a size of one half of the total proposed retail development (1,372,140 / 2 = 686,07), which yields a rate of 3.37 trips/KSF

3. The rate for Community College (540) is based on the "student" independent variable

4. The equation for Single Family Residential (210) was used with a size of one half of the total proposed housing development (500 / 2 = 250), which yields a rate of 0.96 trips/KSF

5. The equation for Multi-Family Residential (220) was used with a size of one half of the total proposed apartment development (1050 / 2 = 525), which yields a rate of 0.58 trips/KSF

Traffic Planning and Design, Inc. (2011)

## LAND USE MIX TABLE

LAND USE	MINIMUM	CURRENT	MAXIMUM
Office	1,632,847	1,920,996	2,209,145
Light Industrial	4,443,120	5,227,200	6,011,280
Retail/Commercial	1,312,140	1,372,140	1,432,140
Residential	1,395	1550	1,550

## EXHIBIT C LAND USE EQUIVALENCY MATRIX

Kelly Park DRI  
Land Use Equivalency Matrix

From \ To	Units	Office	Light Industrial	Retail/Commercial	Community College	Medical/Hospital	Residential (Single Family)	Residential (Multi-Family)	Hotel	Institutional	ITE Code	PM Peak Hour Trip Rates
Office	KSF		1.237	0.356	10.000	0.616	1.250	2.069	1.714	0.992	710 (E) <sup>1</sup>	1.29 /KSF
Light Industrial	KSF	0.806		0.288	8.083	0.740	1.010	1.672	1.306	0.862	110 (R)	0.97 /KSF
Retail/Commercial	KSF	2.806	3.474		28.083	2.873	3.610	6.810	4.814	3.785	820 (B) <sup>2</sup>	3.37 /KSF
Community College	Student	0.160	0.124	0.036		0.092	0.125	0.207	0.171	0.099	640 (B) <sup>3</sup>	0.12 /Student
Medical/Hospital	Bed	1.092	1.351	0.389	10.917		1.365	2.259	1.871	1.083	610 (R)	1.31 /Bed
Residential (Single Family)	DU	0.800	0.990	0.285	8.000	0.733		1.655	1.371	0.795	710 (E) <sup>4</sup>	0.96 /DU
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Hotel	Room	0.583	0.722	0.208	5.833	0.534	0.729	1.207		0.679	310 (R)	0.70 /Room
Institutional	KSF	1.008	1.247	0.359	10.083	0.924	1.260	2.086	1.729		730 (B)	1.21 /KSF

Notes: KSF = 1,000 square feet, Unit = Dwelling Unit, R = Rate, E = Equation

Rates obtained from ITE Trip Generation Report, 8th Edition

Trip generation rates based on total pm peak hour trip generation

1. The equation for Office (710) was used with a size of one half of the total proposed office development (1,620,000 / 2 = 810,000), which yields a rate of 1.29 trips/KSF

2. The equation for Shopping Center (820) was used with a size of one half of the total proposed retail development (1,372,140 / 2 = 686,070), which yields a rate of 3.37 trips/KSF

3. The rate for Community College (640) is based on the "Student" independent variable

4. The equation for Single Family Residential (710) was used with a size of one half of the total proposed housing development (800 / 2 = 400), which yields a rate of 0.96 trips/KSF

5. The equation for Multi-Family Residential (220) was used with a size of one half of the total proposed apartment development (1050 / 2 = 525), which yields a rate of 0.58 trips/KSF

Traffic Planning and Design, Inc. (2011)

## LAND USE MIX TABLE

LAND USE	MINIMUM	CURRENT	MAXIMUM
Office	1,632,847	1,920,996	2,209,145
Light Industrial	4,443,120	5,227,200	6,011,280
Retail/Commercial	1,312,140	1,372,140	1,432,140
Residential	1,395	1550	1,550

**Backup material for agenda item:**

1. FINAL DEVELOPMENT PLAN – Audio Enhancement Office/Warehouse – Lot 6 (Cooper Palms Commerce Center, owned by Property Industrial Enterprises, LLC, and located South of Cooper Palms Parkway, east of South Bradshaw Road. (Parcel ID #: 09-21-28-1675-00-060)



## CITY OF APOPKA PLANNING COMMISSION

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<u>  X  </u> PUBLIC HEARING <u>     </u> SITE PLAN <u>     </u> SPECIAL REPORTS <u>  X  </u> OTHER: Final Development Plan	MEETING OF: April 11, 2017 FROM: Community Development EXHIBITS: Vicinity Map Aerial Map Final Development Plan
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**SUBJECT:**                      **FINAL DEVELOPMENT PLAN - AUDIO ENHANCEMENT  
OFFICE/WAREHOUSE – LOT 6 (COOPER PALMS COMMERCE  
CENTER)**

**REQUEST:**                      **RECOMMEND APPROVAL OF THE AUDIO ENHANCEMENT  
OFFICE/WAREHOUSE – LOT 6 (COOPER PALMS COMMERCE  
CENTER)**

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**SUMMARY:**

OWNER:	Property Industrial Enterprises, LLC
APPLICANT:	Michael R. Cooper; Property Industrial Enterprises, LLC
ENGINEER:	William F. Stuhrke, P.E.
LOCATION:	South of Cooper Palms Parkway, East of South Bradshaw Road
PARCEL ID #:	09-21-28-1675-00-060
FLUM:	Industrial
ZONING:	PUD\I-1
EXISTING USE:	Vacant Land
PROPOSED USE:	Industrial Warehouses/Commercial Services
TRACT SIZE:	0.86 +/- acres, 37,248 SF

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**DISTRIBUTION**

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

**RELATIONSHIP TO ADJACENT PROPERTIES:**

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North	Industrial	I-1	Cooper Palms Sports Complex
East	Industrial	I-1	Vacant Land
South	Industrial	I-1	Retention Pond
West	Industrial	I-1	Vacant Land

**ADDITIONAL COMMENTS:** The Audio Enhancement Office/Warehouse – Lot 6 site plan proposes an industrial office/warehousing building with 7,490 sq. ft. A total of twenty parking spaces are provided plus one handicap parking space. Per City Code, a minimum of 19 parking spaces must be provided and 1 handicap space. A total of 21 spaces are provided, one of which is a handicapped parking space.

**PUBLIC HEARING SCHEDULE:**

April 11, 2017 - Planning Commission (5:30 pm)

April 19, 2017 - City Council (7:00 pm)

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**RECOMMENDATION ACTION:**

The **Development Review Committee** finds the Final Development Plan consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Cooper Palms Commerce Center (Lot 6) Final Development Plan, subject to the findings of this staff report.

**Recommended Motion:** Find the Final Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Audio Enhancement Office/Warehouse – Lot 6 Final Development Plan, subject to the findings of the 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.

**Application:** Cooper Palms Commerce Center (Lot 6) – Final Development Plan  
**Owner:** Property Industrial Enterprises, LLC  
**Parcel I.D. No's:** 09-21-28-1675-00-060  
**Location:** South of Cooper Palms Parkway, East of South Bradshaw Road  
**Total Acres:** +/- 0.86 Acres



## VICINITY MAP



**Application:** Cooper Palms Commerce Center (Lot 6) – Final Development Plan  
**Owner:** Property Industrial Enterprises, LLC  
**Parcel I.D. No's:** 09-21-28-1675-00-060  
**Location:** South of Cooper Palms Parkway, East of South Bradshaw Road  
**Total Acres:** +/- 0.86 Acres



## AERIAL MAP



# BOUNDARY SURVEY

Legal Description (per title commitment)

Lots 6 through 17 and 28 through 40, Block A, Bradshaw and Thompson's Addition to Apopka City, according to the plat thereof as recorded in Plat Book 8, Page 25, of the Public Records of Orange County, Florida, together with the West 30 feet of vacated road abutting lots 6, 17, 29, and 40.

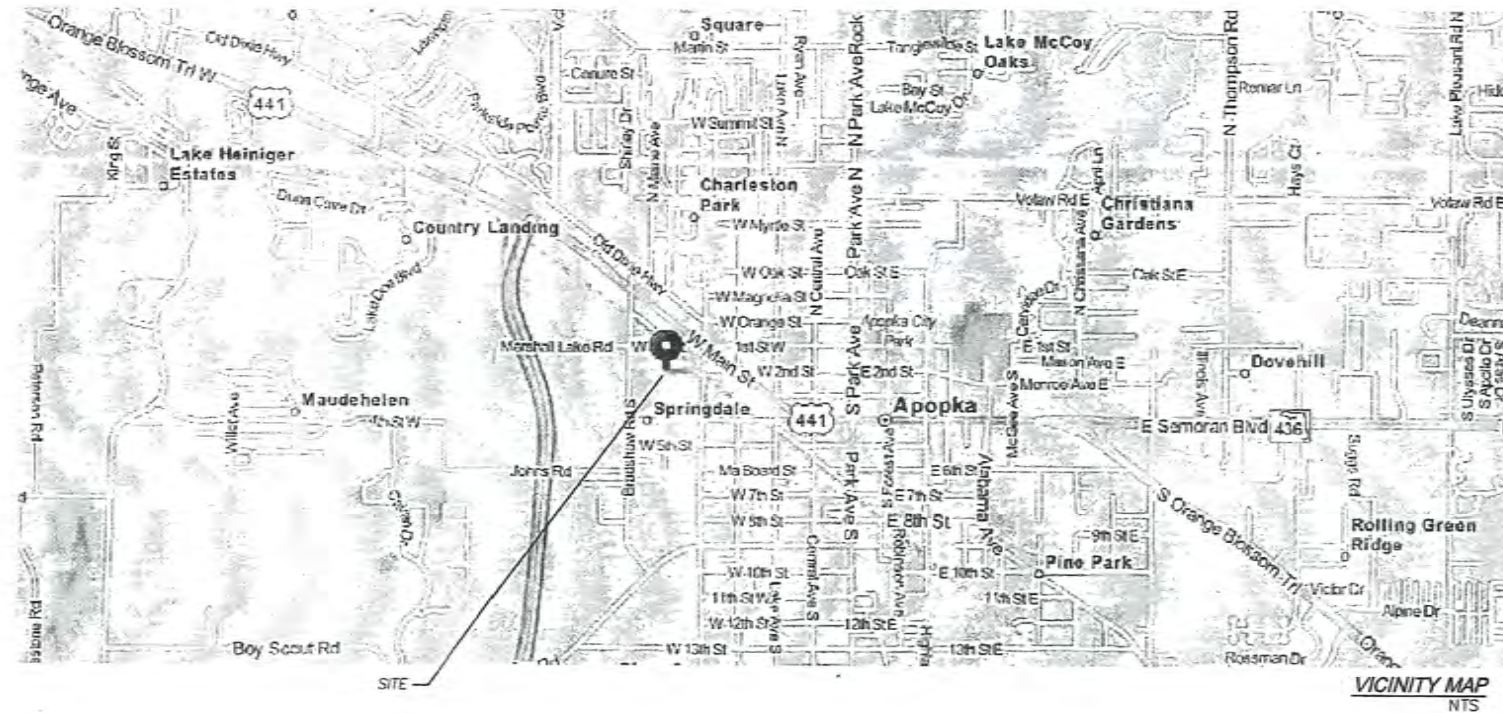
Legal Description (per title commitment)

Lots 5, 18, 19, 20, 27, 28, 41, 43, 44, 45 and 46, Block A, Bradshaw and Thompson's Addition to Apopka City, according to the plat thereof as recorded in Plat Book 8, Page 25, Less railroad right-of-way

Together with the East (1/2) of New Hampshire Avenue, also known as Evergreen Avenue West of said Lots 5, 18, 25, and 41, Block A vacated by Resolution recorded January 22, 1968, in Book 1839 Page 948, Public Records of Orange County, Florida.

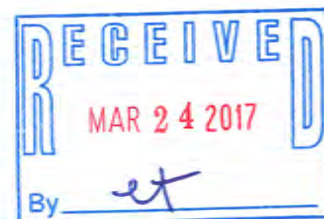
And together with that part of Second Street of said Lot 18 and 19 and North of said Lots 27 and 28, Block A vacated by Resolution recorded October 2, 1965 in Book 171 Page 372, Public Records of Orange County, Florida;

And together with that part Third Street South of said Lots 41 and 42, Block A and West of Lots 51 and 52, Block A vacated by Resolution recorded May 23, 1967 in Book 16 Page 173, Public Records of Orange County, Florida.



## A FINAL DEVELOPMENT PLAN FOR: AUDIO ENHANCEMENT COOPER PALMS COMMERCE FACILITY CITY OF APOPKA MARCH 24, 2017

LOT #6 PARCEL #  
09-21-28-1675-00-060



~~REF FINAL DEVELOPMENT PLANS~~  
APPROVED 7/3/13 DBM

OWNER OF RECORD:  
PROPERTY INDUSTRIAL ENTERPRISES LLC  
564 COOPER COMMERCE DR, SUITE #500  
APOPKA, FLORIDA 32703

SITE PLAN INDEX OF DRAWINGS	
DRAWING NO.	DRAWING DESCRIPTION
1	COVER SHEET
S-1	SITE PLAN
L-1	LANDSCAPE PLAN
I-1	IRRIGATION PLAN

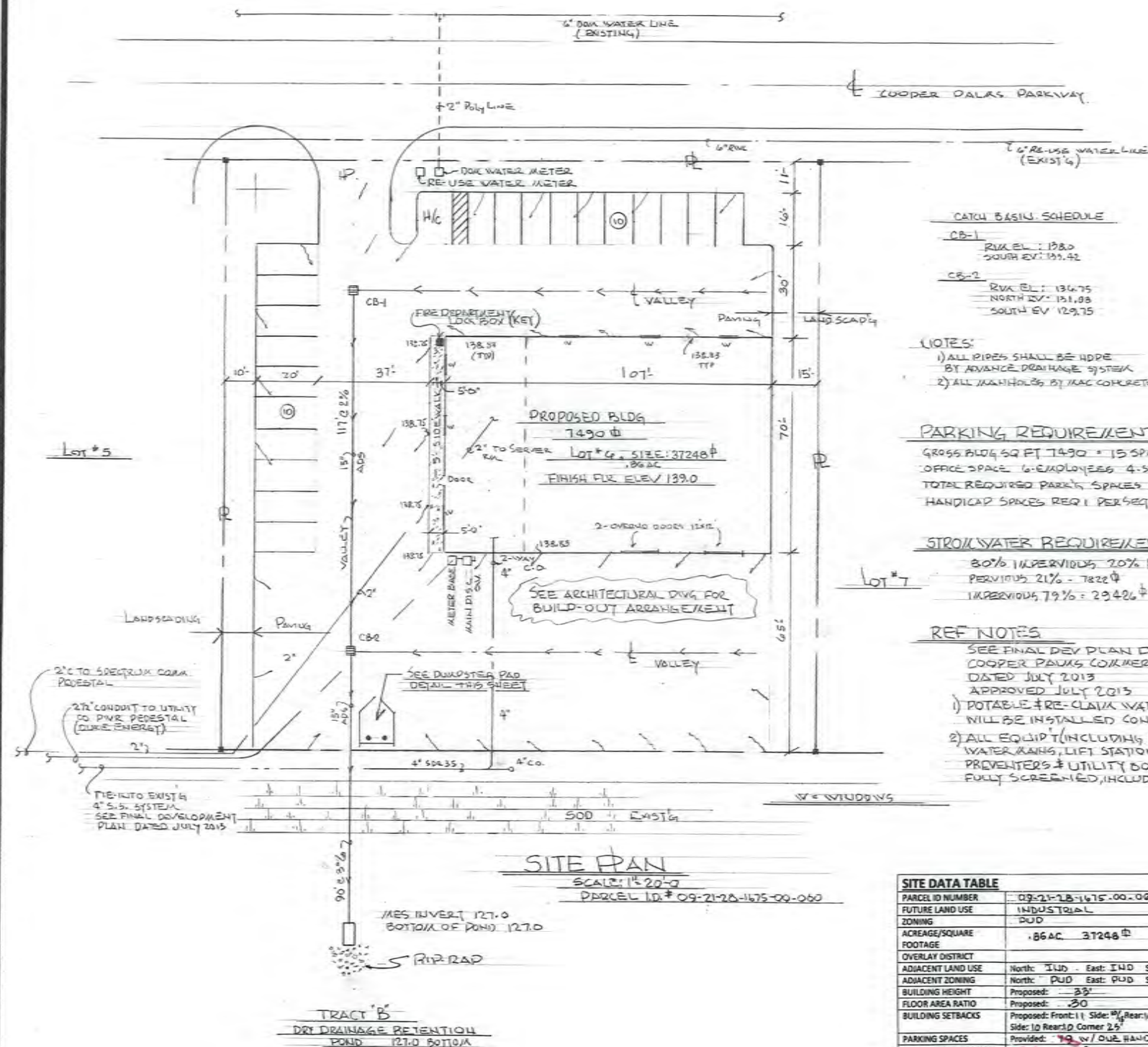
### Plan Notes

No.	Revision/Issue	Date
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COOPER CONST. CO.  
564 COOPER COMMERCE DR  
#500  
APOPKA, FL 32703  
407-889-2510

Project Name and Address  
COOPER PALMS  
COMMERCE PARK  
APOPKA, FL

Project	Sheet
Date 3-24-17	1
Scale AS SHOWN	1 OF 4



#### CATCH BASIN SCHEDULE

CB-1	RVA EL: 138.0 SOUTH EV: 131.42
CB-2	RVA EL: 136.75 NORTH EV: 131.08 SOUTH EV: 129.75

- NOTES:
- 1) ALL PIPES SHALL BE HDPE BY ADVANCE DRAINAGE SYSTEM
  - 2) ALL MANHOLESS BY MAC CONCRETE

#### PARKING REQUIREMENTS

GROSS BLDG SQ FT 7490 = 15 SPACES  
OFFICE SPACE 6 EMPLOYEES 4 SPACES  
TOTAL REQUIRED PARKING SPACES 19 (20 PROVIDED)  
HANDICAP SPACES REQ 1 PER SECTION FDC 11-4.1

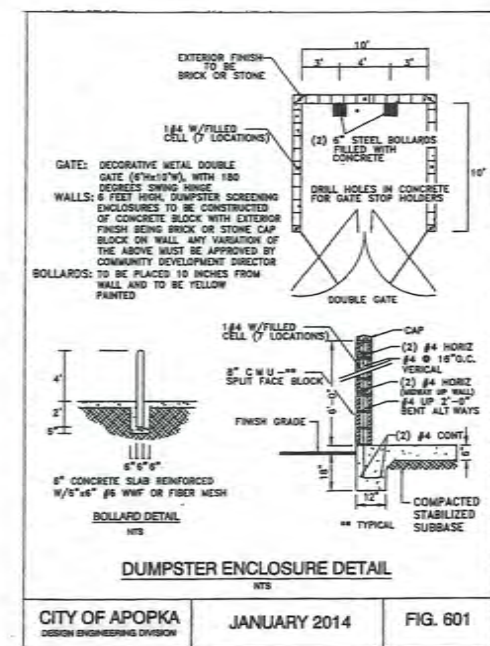
#### STORM WATER REQUIREMENTS (SWM)

80% IMPERVIOUS 20% PERVIOUS  
PERVIOUS 21% = 7822 sq ft  
IMPERVIOUS 79% = 29426 sq ft

#### REF NOTES

- SEE FINAL DEV PLAN FOR COOPER PALMS COMMERCE FAC DATED JULY 2013 APPROVED JULY 2013
- 1) POTABLE & RE-CLARK WATER METERS WILL BE INSTALLED CONTRACTOR
  - 2) ALL EQUIP (INCLUDING ROOF TOP UNITS) WATER MAINS, LIFT STATIONS, BACKFLOW PREVENTERS & UTILITY BOXES MUST BE FULLY SCREENED, INCLUDING REAR OF BLDG

SITE DATA TABLE	
PARCEL ID NUMBER	09-21-28-1675-00-060
FUTURE LAND USE	INDUSTRIAL
ZONING	PUD
ACREAGE/SQUARE FOOTAGE	.86 AC 37248 sq ft
OVERLAY DISTRICT	
ADJACENT LAND USE	North: IUD East: IUD South: IUD West: IUD
ADJACENT ZONING	North: PUD East: PUD South: PUD West: PUD
BUILDING HEIGHT	Proposed: 25' Max: 35'
FLOOR AREA RATIO	Proposed: .30 Max: .40
BUILDING SETBACKS	Proposed: Front: 11' Side: 10' Rear: 10' Corner: 10' Required: Front: 10' Side: 10' Rear: 10' Corner: 25'
PARKING SPACES	Provided: 19 w/ ONE HANDICAP Required: 19 w/H/C
TREE BANK MITIGATION FEE	2 N/A (NO TREES) 19
NUMBER OF EMPLOYEES	4
WAVAR REQUEST	Yes: No: NONE
VARIANCE REQUEST	Yes: No: NONE



CITY OF APOPKA JANUARY 2014 FIG. 601

FINAL DEVELOPMENT PLAN FOR AUDIO ENHANCEMENT  
COOPER PALMS COMMERCE FAC - LOT #6  
CITY OF APOPKA  
FINAL DEVELOPMENT PLAN FOR FAC, APPROVED JULY 2013

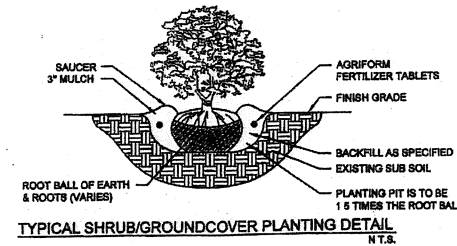
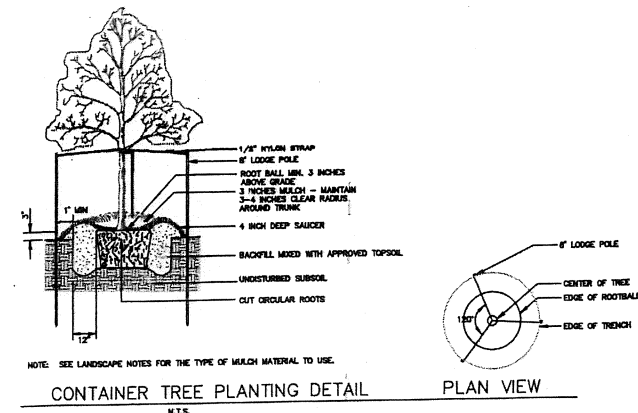
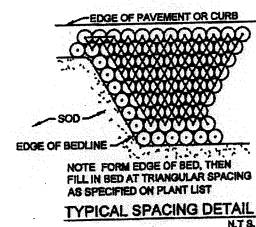
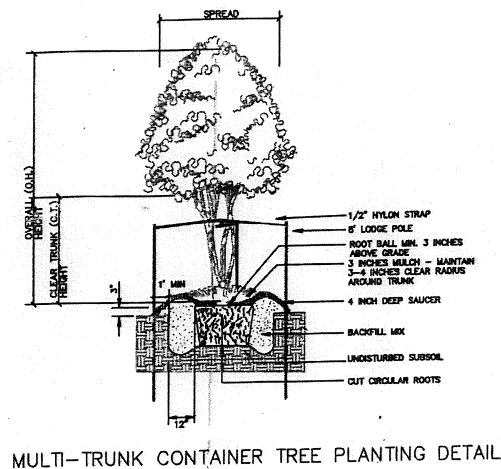
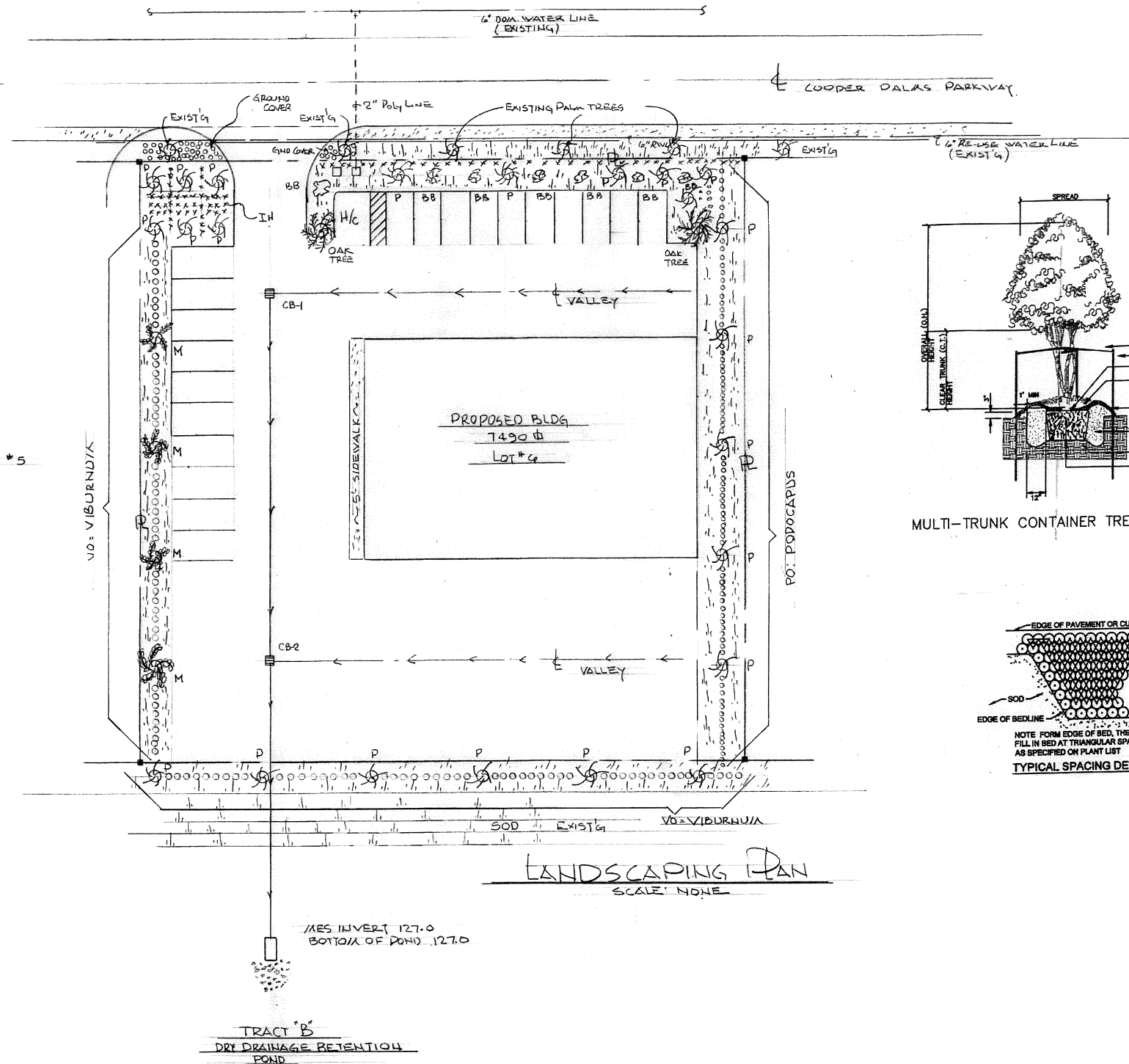
BOUNDARY SURVEY ATTACHED  
AS-BUILT SURVEY ATTACHED

REVISIONS	BY
MADE FOR COB REVIEW	REL

AUDIO ENHANCEMENT  
360 COOPER PALMS PARKWAY  
APOPKA FL 32703

COOPER PALMS COMMERCE PARK  
432 N FIRST STREET  
APOPKA FL 32703

DRAWN	REL
CHECKED	REL
DATE	
SCALE	AS NOTED
JOB NO.	17-003
SHEET	5-1
OF 4 SHEETS	



LANDSCAPE MATERIAL SCHEDULE				
TREES:				
IDENTIFICATION	TYPE	SIZE	QTY	NOTES
A	PINE	3" CAL. MINIMUM	0	
M	MAGNOLIA	3" CAL. MINIMUM	4	HEIGHT 8'-12'
P	PALMS	3" CAL. MINIMUM	22	WASHINGTONIA/SABAL, HEIGHT 8'-12'
CM	CREPE MYRTLE		0	RED
BB	BOTTLE BRUSH		5	RED
HEDGE ROW:				
VO	VIBURNUM	3 GALLON	96	36", IF AVAILABLE
PO	PODOCAPUS	3 GALLON	48	"
PLANTERS:				
IH	INDIAN HAWTHORNE	3 GALLON	39	18" HEIGHT
GC	GROUND COVER			12" "
DU	DURANTA			12" "

- NOTES:
- The landscape contractor shall review site drawings to determine the location of all underground utilities and coordinate placement of landscape materials accordingly.
  - All plant materials shall be located at 36" on center.
  - All plant to be No. 1 or better, and meet all City of Apopka Codes and Ordinances.
  - All green areas of trees, plants and sod to be irrigated accordingly.
  - All plants and beds shall receive mulch accordingly.
  - All trees shall be braced/staked to withstand nature's wind forces. Type of brace shall be of type not to injure the trees trunk.
  - All trees shall receive the necessary irrigation until the root systems and tree itself can sustain its own growth through nature's irrigation system.
  - All sod shall be Argentina Bahia.
  - All equipment (including roof top equipment) and utility boxes must be fully screened (including back of building).
  - Hedge screening of parking spaces shall be 36" in height, where applicable.

**LANDSCAPE AND IRRIGATION DESIGN**

I certify that the Landscape and Irrigation design for this project is in accordance with City of Apopka, Ordinance 2009, adopted May 21, 2008, which establishes water wise landscape and irrigation standards.

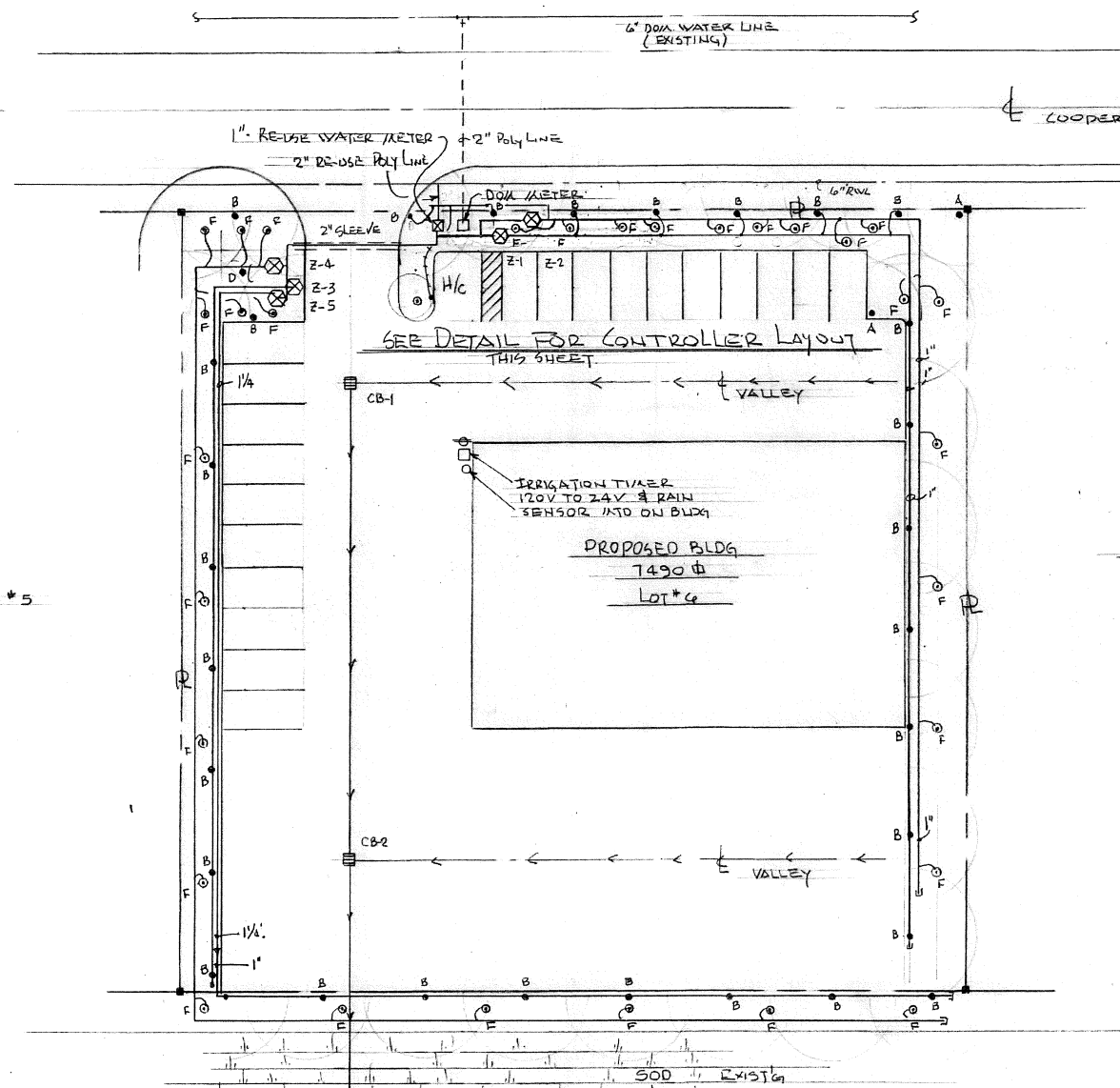
Michael R. Cooper

REVISIONS	BY
ISSUED FOR CDD REVIEW	MLC

AUDIO ENHANCE/KENT  
COOPER PALMS PARKWAY  
APOPKA FL 32703

COOPER PALMS CONCERGE PARK  
432 W FIRST STREET  
APOPKA FL 32703

DRAWN MLC
CHECKED MLC
DATE 3-24-17
SCALE AS NOTED
JOB NO. 17-003
SHEET L-1
OF 4 SHEETS



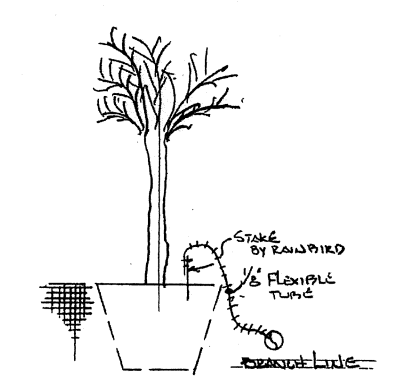
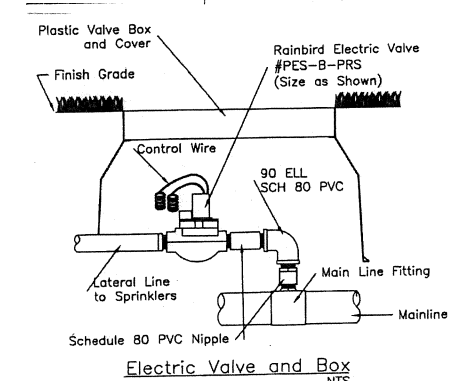
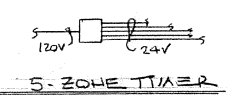
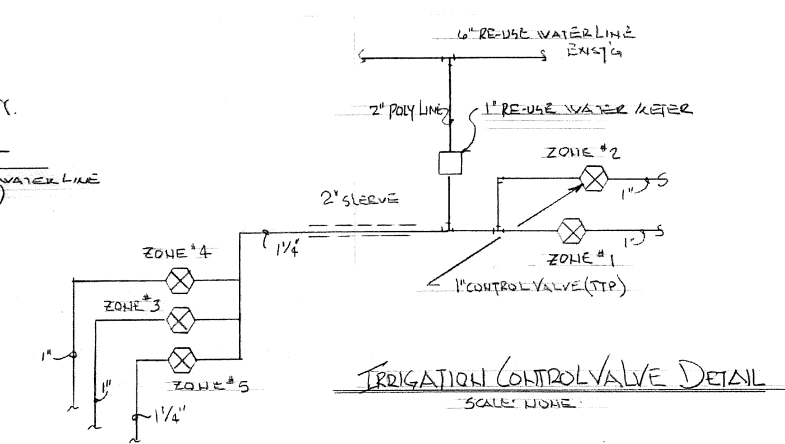
**IRRIGATION PLAN**  
SCALE: NONE

- Zone #1 - east area, trees & shrubs  
 Zone #2 - north & east side trees  
 Zone #3 - west side, rear of property, shrubs  
 Zone #4 - west side, trees  
 Zone #5 - south side, shrubs
- Timer to be 9 stations.
- LEGEND:  
 A - 1/4" Spray Head, 6" Pop-Up  
 B - 1/2" Spray Head, 6" Pop-Up  
 C - 3/4" Spray Head, 6" Pop-Up  
 D - Full Head, 6" Pop-Up  
 E - Rotor Type, Adjustable, 35' Range  
 F - Tree Bubbler, 1/8" Tube, Direct Fed  
 G - Electric (24V) Zone Control Valve

- NOTES:
- 1) ALL PIPE SHALL BE THE PURPLE REUSE TYPE.
  - 2) ALL VALVE BOXES SHALL HAVE PURPLE LIDS TO INDICATE THE PRESENCE OF RE-USE WATER.
  - 3) ALL EQUIPMENT SHALL BE INSTALLED AS PER ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES. PROVIDE AND INSTALL ALL REQUIRED REUSE SIGNS.
  - 4) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
  - 5) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
  - 6) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
  - 7) NO RISERS SHALL BE USED ON THIS SITE.
  - 8) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
  - 9) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD.
  - 10) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
  - 11) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP, (OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS)
  - 12) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)
  - 13) PROVIDE RAIN SENSOR MTD ON BLDG WHERE AS RAIN FALL CAN BE DETECTED WITHOUT INTERFERENCE FROM OVER HANGS, ETC.
  - 14) ROUTE CONTROLLER WIRING IN SAME TRENCH W/ WATER LINES.
  - 15) ALL IRRIGATION LINES TO BE 1" UNLESS OTHERWISE NOTED.
  - 16) FIELD ROUTE ALL IRRIGATION LINES ACCORDINGLY, UNLESS OTHERWISE NOTED.
  - 17) ALL TREES, SHRUBS AND SOD ARE PROVIDED W/ IRRIGATION (WATER).

I CERTIFY THAT THE LANDSCAPE & IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE W/ C.F.A. ORDINANCE 3068 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

MICHAEL R. COOPER, DEVELOPER



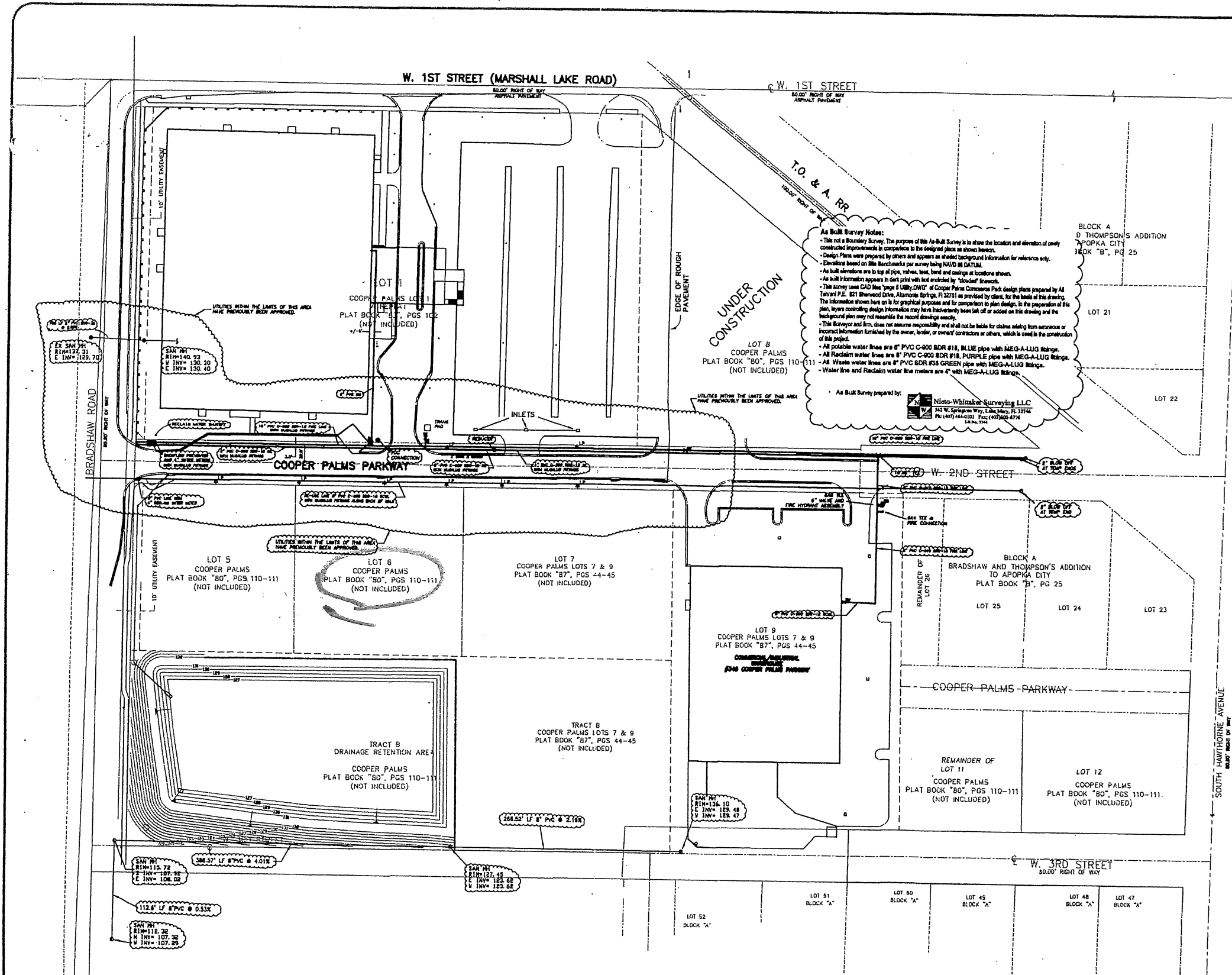
**TREE IRRIGATION DETAIL**  
~~TREE IRRIGATION TO BE REMOVED WHEN TREES CAN SUSTAIN THEIR OWN GROWTH THROUGH NATURAL RAIN FALL~~

REVISIONS	BY
ISSUED FOR CDA REVIEW	REC

COOPER PALMS CONCOURSE PARK  
 432 W FIRST STREET  
 APOPKA FL 32703

AUDIO ENHANCEMENT  
 COOPER PALMS PARKWAY  
 APOPKA FL 32703

DRAWN REC
CHECKED 0
DATE MAR 24, 2017
SCALE AS NOTED
JOB NO. 17-005
SHEET I-1
OF 4 SHEETS



**As Built Survey Notes:**

- This not a Boundary Survey. The purpose of the As-Built Survey is to show the location and elevation of newly constructed improvements in accordance to the designed plans as shown herein.
- Design Plans were prepared by others and appears as stated background information for reference only.
- Elevations based on the benchmarks per survey being NAVD 83 DATUM.
- As built elevations are to top of pipe, valves, base, bend and casing at locations shown.
- As built information appears in dark print with text enclosed by "clouded" brackets.
- The survey was CAD done by "Judy Dwyer" of Cooper Palms Commerce Park design plans prepared by Ali Tehrani P.E. 621 Sherwood Drive, Altamonte Springs, FL 32714 as provided by client, for the basis of this drawing. The information shown here on is for graphical purposes and for comparison to plan design. In the preparation of this plan, layers controlling design information may have inadvertently been left off or added on this drawing and the background plan may not resemble the record drawings exactly.
- This Surveyor and firm, does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the owner, lender, or owner's contractors or others, which is used in the construction of this project.
- All potable water lines are 8" PVC C-400 SDR #18, BLUE pipe with MEG-A-LUG fittings.
- All Recycled water lines are 8" PVC C-400 SDR #18, PURPLE pipe with MEG-A-LUG fittings.
- All Waste water lines are 8" PVC C-400 SDR #36 GREEN pipe with MEG-A-LUG fittings.
- Water line and Recycled water line meters are 4" with MEG-A-LUG fittings.

As Built Survey prepared by:  
**Nieto-Whitaker Surveying LLC**  
343 W. Springwood Way, Lake Mary, FL 32746  
Ph: (407) 664-0101 Fax: (407) 664-4774  
L.A. No. 704

**Plan Notes**

**Surveyors Certification:**  
I hereby certify that this survey was made in accordance with the "Uniform Standards and Practices for Land Surveying in the State of Florida, Chapter 45-F, 105 to 106, F.S." and that I am a duly Licensed Professional Engineer in the State of Florida, License No. 47172, and that I am the author of this survey. I warrant that the survey was made in accordance with the highest standards of the profession and that the survey is for informational purposes only and is not valid for any other purpose.

Printed Name: Ali Tehrani P.E. P.S. & L.S. No. 8225  
Print Date: \_\_\_\_\_

**AS BUILT/RECORD SURVEY  
COOPER PALMS  
WATER LINE, RECLAIMED WATER LINE  
AND SANITARY LINES**

1. UPDATED SOUTH SAN RUN  
VALLEY TO EAST  
Date: 4/11/16  
By: Ali Tehrani

**ALI TEHRANI P.E.**  
621 SHERWOOD DR  
Altamonte Springs, Florida 32751  
(407)-948-0811  
Florida PE #48235

Project Name and Address:  
**COOPER PALMS  
COMMERCE PARK**  
APOPKA, FL

Project	Sheet
Date: 1-2-13	5
Scale: AS SHOWN	5 OF 13

**RECEIVED**  
MAR 24 2017  
By: *et*

C-3 COMMERCIAL  
CITY OF APOPKA

W. 1ST STREET (MARSHALL LAKE ROAD)

W. 1ST STREET

LOTS 1-4

2.08 AC

(221,337.92 SF)

COOPER PALMS SPORTS

COMMERCE PARK

#115 ATHLETES ROW

LOT 8

2.02 AC

(42,055.04 SF)

(UNDER CONSTRUCTION)



SCALE: 1" = 50'

Plan Notes

SITE PLAN

No.	Revision/Issue	Date

ENGINEER OF RECORD  
**ALI TEHRANI, P.E.**  
FLORIDA P.E. LICENSE NO. 48235  
621 Sherwood Dr.  
Altamonte Springs, FL 32751  
Ph. (407) 948-0811

PROJECT NAME  
**COOPER PALMS  
COMMERCE PARK**  
554 Cooper Commerce Dr., Suite 500

