



**CITY OF APOPKA  
PLANNING COMMISSION  
MEETING AGENDA  
July 12, 2016**

**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 special meeting held June 28, 2016, at 5:30 p.m.

**IV. PUBLIC HEARING:**

1. CHANGE OF ZONING – Owned by Emerson Point Phase II, LLC, from R-3 (Residential) to C-1 (Retail Commercial), for property located east of Marden Road, north of State Road 414. (Parcel ID #s: 21-21-28-0000-00-001 – Portion; 21-21-28-0000-00-002)
2. CHANGE OF ZONING – PUD MASTER PLAN - Owned by Carter-Orange 67 Hwy 441 Land Trust (Apopka Farms) from Mixed-CC and R-1A (Residential) to Planned Unit Development (PUD/Mixed Use CC/Residential) for the property located east of North Orange Blossom Trail, south of Chandler Estates Drive. (Parcel ID Nos.: 35-20-27-0000-00-020; 35-20-27-0000-00-053; 36-20-27-0000-00-006)

**V. SITE PLANS:**

1. PRELIMINARY DEVELOPMENT PLAN – Binion Reserve Subdivision - Owned by Gail W. Brown; applicant is Binion Reserve, c/o Rohland A. June; Engineer is June Engineering Consultants, Inc., c/o Jeffrey A. Sedloff, P.E., and the property is located at 1078 S. Binion Road. (Parcel ID No.: 18-21-28-0000-00-057) (21.39 +/- acres)

**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 JUNE 28, 2016, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.**

**MEMBERS PRESENT:** James Greene, Melvin Birdsong, Tony Foster, Jose Molina, and Linda Laurendeau

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

**OTHERS PRESENT:** Mark Reggentin, AICP – Community Development Director, David Moon, AICP - Planning Manager, Andrew Hand, Esq., Rogers Beckett – Senior Projects Coordinator, Roger Sargent – Public Information Officer, Matthew Wiesenfeld, Jim Hanson, Matthew McFadden, Alan Sheppard, Mike Gai, Juan Ortega, Donald Stiller, Ed Velazquez, Suzanne Kidd, and Jeanne Green – Community Development Department Office Manager/Recording Secretary.

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

**APPROVAL OF MINUTES:** Chairperson Greene asked if there were any corrections or additions to the meeting minutes of June 14, 2016, at 5:30 p.m. minutes.

Chairperson Greene asked for a motion to approve the minutes, with the following correction, of the Planning Commission meeting held on June 14, 2016, at 5:30 p.m.

Page 16 - Motion: Jose Molina made a motion to find the 640 East 13<sup>th</sup> Street Final Development Plan is consistent with the Comprehensive Plan and Land Development Code; and to recommend approval subject to the findings in the staff report and the condition that no paint will be stored on the site for the property owned by Rivera Roberto.....

**Motion:** Tony Foster made a motion to approve the revised Planning Commission minutes from the regular meeting on June 14, 2016, meeting at 5:30. Motion seconded by Melvin Birdsong. Aye votes were cast by James Greene, Melvin Birdsong, Tony Foster, Jose Molina, and Linda Laurendeau (5-0).

**AGENDA MODIFICATION** - The Planning Commission unanimously agreed to hear the Piedmont Plaza Redevelopment/Final Development Plan before the presentation of the amendment to the Code of Ordinances, Part III, Land Development Code “Development Design Guidelines.”

**SWEARING-IN** - Mr. Hand swore-in staff, the petitioners, and affected parties.

**QUASI-JUDICIAL – REDEVELOPMENT/FINAL DEVELOPMENT PLAN – PIEDMONT PLAZA** – Chairperson Greene stated this is a request to recommend approval of the Redevelopment/Final Development Plan (Major Site Plan) for Piedmont Plaza owned by G & I VIII Piedmont Plaza, LLC; the engineer is Sun-Tech Engineering, Inc., c/o Clifford R. Loutan, P.E.; and the architect is Architecture/Planning, c/o Marc Weiner, AIA. The property is located at 2326 East Semoran Boulevard.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. None.

Staff Presentation: Mr. Moon stated this is a request to recommend approval of the Redevelopment/Final Development Plan (Major Site Plan) for Piedmont Plaza owned by G & I VIII Piedmont Plaza, LLC; the engineer is Sun-Tech Engineering, Inc., c/o Clifford R. Loutan, P.E.; and the architect is Architecture/Planning, c/o Marc Weiner, AIA. The property is located at 2326 East Semoran Boulevard.

**MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING HELD ON JUNE 28, 2016, AT 5:30 P.M.**

The land use is Commercial and the zoning designation is C-1. The existing and proposed development is a retail shopping center. The tract size is 23.07 +/- acres. The building size is 245,300 sq. ft. and the Floor Area Ratio (FAR) is 0.24.

Piedmont Plaza currently provides 221,024 sq. ft. of retail space on four parcels under three different owners. After implementation of the Redevelopment Plan, the shopping plaza will have a total of 245,130 sq. ft., an increase of 24,106 sq. ft. of retail space. Also, a tree planter will be removed at the northern retail building facing Semoran Blvd. and driveway improvements will be constructed at the northern-most driveway along Piedmont Wekiwa Road. The driveway improvements include a north-bound deceleration lane along Piedmont Wekiwa Road.

The applicant requests three hardship waivers following the procedures set forth in Section 6.07.00A. of the Land Development Code. The hardship waiver is specifically intended to apply to redevelopment projects that have existing buildings. These three waivers are described below with a response from the applicant and from staff. LDC 6.07.00.A. Hardship Waiver Criteria (also provided in the exhibits) and Response. In order for the plan to be eligible for hardship waivers the site must meet all of the following criteria:

1. Existing structure ten years of age or greater.

**Applicant's Response:** The current structure on the property was built in approximately 1985.

**Staff's Response:** Records of the Orange County Property Appraiser's Office indicate that the buildings on the applicant's parcel were constructed in 1985, making them approximately thirty years old.

2. The proposed improvements enhance the economic value of the property.

**Applicant's Response:** It is estimated that the assessed value will increase by approximately 2 to 3 times the current amount after revitalization of the shopping center.

**Staff's Response:** The Redevelopment Plan proposes an additional 24,000 sq. ft. above the current building floor area. Staff does not object to the applicant's response.

3. The proposed improvements enhance the esthetics of the project site.

**Applicant's Response:** As part of this redevelopment there will be a new façade on the building and additional landscaping, thereby increasing the esthetic value of the property.

**Staff's Response:** Staff has not objections to the Applicant's response.

4. The developer/owner demonstrates to the satisfaction of the DRC the proposed improvements would not adversely impact any surrounding properties.

**Applicant's Response:** The property is surrounded by commercial uses and uses that are similar in nature to that of the proposed redevelopment plan. A copy of the City of Apopka future land use and zoning maps are attached as "Exhibit A".

**Staff's Response:** Staff does not object to the applicant's response. Refer to each of the waiver requests listed below for more specific information

5. Proposed improvements are less than 50 percent of the value of the property improvements.

**Applicant's Response:** Please refer to "Exhibit B" for an analysis of the value of the proposed improvements versus the property improvements. The proposed improvements are 45% of the property improvements.

**Staff's Response:** Staff has no objection to the applicant's response.

#### **WAIVER REQUESTS:**

1. **Building Height.** LDC Section 2.02.013.B.: No building height shall exceed 35 feet. Applicant requests a maximum height of 65 feet for Building "E" identified within the Redevelopment Plan Application.

**Staff Response:** The Holiday Inn Express and Hampton Inn were approved for a height of up to 75 feet in their PUD Master Plan. Proximity of the nearest single family residential homes is approximately 1,000 lineal feet to the southeast within the Piedmont Lakes residential community, and approximately 750 lineal feet to the west at the Oasis at Wekiva apartment complex for multi-family residential.

**Staff Response:** Staff does not object to the requested waiver of the maximum height standard to allow a maximum building height of 65 feet for Building "E" subject to the City receiving a letter or agreement from Agree Apopka FL, LLC accepting the site plan and setback waivers.

2. **Setbacks. LDC Section 2.02.01.A. Minimum Requirements for Setbacks.** Minimum side yard setback for C-1 Commercial Zoning District is 10 feet from the property line. Applicant requests to demolish an existing retail building and replace it with a larger building with a building side wall abutting the building wall for the existing Hobby Lobby building, which is on a separate parcel owned by Agree Apopka FL, LLC. For Building "D", applicant is requesting a waiver from the ten (10) foot side yard buffer to create a zero lot line setback.

For Building "G", a proposed new 8,000 sq. ft. retail building along Piedmont Wekiwa Road, the northeast corner of the building encroaches the ten (10) foot side yard setback and is approximately 2 feet from the property line of the Agree Apopka FL, LLC parcel. Therefore, applicant requests an eight foot waiver from the sideyard setback standard, placing Building "G" as close as two (2) feet to the parcel line.

**Staff Response:** Staff does not object to the requested side yard setback waivers subject to the City receiving a letter or agreement from Agree Apopka FL, LLC accepting the site plan and setback waivers.

3. **Parking. LDC Section 6.03.02.A.** Required parking is one (1) space per 200 sq. ft. of gross retail area. A total of 987 parking spaces are being proposed (1227 required by code) of which thirty (30) are reserved as handicapped parking spaces. In accordance with LDC Section 6.03.05, the number of proposed parking spaces are 240 less the required amount. The applicant is requesting a waiver

to adjust the parking requirements in accordance with LDC 6.07.00.C. The Wartman Group Inc. (WGI) has prepared a parking analysis in response to the applicant's parking waiver request. This parking study is provided as an exhibit.

Mr. Moon turned the presentation over to Mr. Beckett.

Rogers Beckett, Senior Projects Coordinator, stated that the applicant proposes to redevelop the Piedmont Plaza by demolishing (a) a 27,698 sq. ft. building located between the Hobby Lobby building and (b) the Bealls building and the outdoor center on the west side of the Bealls building (9,200 sq. ft. covered outdoor storage). A 17,500 sq. ft. building for retail space for tenant bays will be constructed on the north wall of the Bealls building. A two-story fitness center building (38,640 sq. ft.) and a one-story retail building (13,600 sq. ft.) constructed at the south wall of the Hobby Lobby building. In addition, a new 8,000 sq. ft. retail building is proposed along Piedmont-Wekiwa Road and just south of the retention pond

The Piedmont Plaza - Major Development Plan proposes 245,130 square feet of commercial retail space. The proposed site plan increases the square footage of the existing shopping center by approximately 24,100 sq. ft. and increases the building height of the center building (i.e., the proposed fitness center) to sixty-five (65) feet. City development standards limit maximum building height to 35 feet. The proposed site plan is being processed as a redevelopment plan in accordance with Section 6.07.00.A., Hardship Waiver, of the Land Development Code. The applicant requests three waivers under Section 6.07.00.A.

A total of 987 parking spaces are being proposed (1227 required by code) of which thirty (30) are reserved as handicapped parking spaces. In accordance with LDC 6.03.05, the number of proposed parking spaces are 240 less the required amount. The applicant is requesting a waiver to adjust the parking requirements in accordance with LDC 6.07.00.C. The Wartman Group Inc. (WGI) has prepared a parking analysis in response to the applicant's parking waiver request.

The design of the building exterior meets the intent of the City's Development Design Guidelines. Façade improvements are also proposed for Hobby Lobby buildings and the retail building facing Semoran Blvd.

Stormwater run-off and drainage will be accommodated by an on-site retention pond. The on-site stormwater management system is designed according to standards set forth in the Land Development Code.

A minimum ten foot landscape buffer is provided along Semoran Boulevard and Piedmont Wekiwa Road. The applicant has provided a detailed landscape and irrigation plan for the property. The planting materials and irrigation system design are consistent with the water-efficient landscape standards set forth in Ordinance No. 2069.

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

Total inches on-site:	1616
Total number of specimen trees:	13
Total specimen removed:	1
Total specimen inches retained:	408
Total specimen inches removed:	35
Total non-specimen inches removed:	356
Total inches replaced:	216
Total inches post development:	1441

Signage for the shopping plaza will be addressed through a separate development application.

Mr. Moon stated the Development Review Committee recommends approval of the Piedmont Plaza-Redevelopment Plan/Final Development Plan (Major Site Plan) and the three hardship waivers, subject to the findings of this staff report and the following conditions:

1. Agree Apopka FL, LLC, or the subsequent property owners, provides written documentation, in a form and content acceptable to the City Attorney, that joint use parking and cross access can occur between the Agree Apopka FL, LLC parcel and the G & I VIII Piedmont Plaza parcel (applicant).
2. Agree Apopka FL, LLD provides a letter to the City accepting the Redevelopment Plan and the waivers.

Recommended Motion: Approval of the Piedmont Plaza- Redevelopment Plan/Final Development Plan (Major Site Plan) and the three hardship waivers, subject to the findings of this staff report and the following conditions:

1. Agree Apopka FL, LLC, or the subsequent property owners, provides written documentation, in a form and content acceptable to the City Attorney, that joint use parking and cross access can occur between the Agree Apopka FL, LLC parcel and the G & I VIII Piedmont Plaza parcel (applicant).
2. Agree Apopka FL, LLD provides a letter to the City accepting the Redevelopment Plan and the hardship waivers.

Mr. Moon stated that the third condition has been removed due to the applicant having re-designed the northern-most entrance along Piedmont-Wekiwa Road as follows:

- a) The northern-most driveway access to Piedmont-Wekiwa road shall be re-aligned to be perpendicular at the stop bar to the centerline of Piedmont-Wekiwa Road. The channelizing median of this driveway must be at least 8 feet wide to allow for landscaping, inside of curb to inside of curb.
- b) The northern most driveway access to Piedmont-Wekiwa Road shall be marked and signed consistent with the MUTCD 3B-17 to indicate to drivers not to block the driveway access point.

The role of the Planning Commission for this Redevelopment Plan application and waiver requests is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code.

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

Petitioner Presentation: Alan C. Sheppard Jr., Greenberg Traurig, 450 South Orange Avenue, Suite 650, Orlando, stated he is the attorney for the applicant. He reviewed the waiver requests and reiterated the applicant's reasons. Additionally, he provided a handout to the Commission members while going over some of the details of the project. (A copy of the handout has been incorporated into the record.)

**MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING HELD ON JUNE 28, 2016, AT 5:30 P.M.**

Mike Gai, Sun-Tech Engineering, Inc., 1600 West Oakland Park Boulevard, Suite 200, Ft. Lauderdale, reviewed the traffic improvements and the impacts to the site and surrounding roadways.

In response to a question by Ms. Laurendeau, Mr. Gai stated that both of the entrances on the southwest side of the property, along Piedmont Wekiwa Road are now open.

Mr. Moon stated that Piedmont Wekiwa Road was an Orange County road and any needed approvals would have to be through the County.

Donald Stiller, Woolbright Development, Inc., 3201 NW 28<sup>th</sup> Way, Boca Raton, provided a brief history of the current and possible future acquisition of the parcels at this site. He explained that while the parking area will be revised, the ratio of available parking and the proposed parking is the same. Due primarily to the number of unusable parking spaces that are now on the site. He provided a detailed description of each step of the project.

In response to a question by Mr. Molina, Mr. Stiller stated that there is a lighting plan which was not included in the packet. The lighting plan follows the same standards used by Publix shopping centers and are more stringent than those of most municipalities.

In response to questions by Mr. Molina, Mr. Gai stated that there will be no parking behind the buildings and emergency vehicles will have unencumbered access when needed.

In response to a question by Chairperson Greene, Mr. Moon stated that the third condition has been removed due to the applicant having re-designed the northern-most entrance along Piedmont-Wekiwa Road. The northern-most driveway access to Piedmont-Wekiwa road shall be re-aligned to be perpendicular at the stop bar to the centerline of Piedmont-Wekiwa Road. The channelizing median of this driveway must be at least 8 feet wide to allow for landscaping, inside of curb to inside of curb. The northern most driveway access to Piedmont-Wekiwa Road shall be marked and signed consistent with the MUTCD 3B-17 to indicate to drivers not to block the driveway access point.

Affected Party Presentation: None.

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

**Motion:** Linda Laurendeau made a motion to find the Redevelopment/Final Development Plan for Piedmont Plaza consistent with the Comprehensive Plan and Land Development Code; recommend approval of the Piedmont Plaza - Redevelopment Plan/Final Development Plan (Major Site Plan); the three hardship waivers, subject to the findings of this staff report and the following conditions: (1) Agree Apopka FL, LLC, or the subsequent property owners, provides written documentation, in a form and content acceptable to the City Attorney, that joint use parking and cross access can occur between the Agree Apopka FL, LLC parcel and the G & I VIII Piedmont Plaza parcel (applicant) and (2) Agree Apopka FL, LLD provides a letter to the City accepting the Redevelopment Plan and the hardship waivers for the property owned by G & I VIII Piedmont Plaza, LLC, and located at 2326 East Semoran Boulevard. The motion was seconded by Melvin Birdsong. Aye votes were cast by James Greene, Melvin Birdsong, Tony Foster, Jose Molina, and Linda Laurendeau (5-0). (Vote taken by poll.)



**LEGISLATIVE – AMENDMENT TO THE CODE OF ORDINANCES – LAND DEVELOPMENT CODE** - Chairperson Greene stated this is a request to recommend approval of the amendment to the City of Apopka, Code of Ordinances, Part III, Land Development Code, Article VI – *Development Design and Improvement Standards*, to create a new Section 6.09.00 entitled “Development Design Guidelines.”

Staff Presentation: David Moon, AICP, Planning Manager, stated this is a request to recommend approval of the amendment to the City of Apopka, Code of Ordinances, Part III, Land Development Code, Article VI – *Development Design and Improvement Standards*, to create a new Section 6.09.00 entitled “Development Design Guidelines.”

In May of year 2000 the City of Apopka began applying architectural design standards and site design preferences, or guidelines, to new development and redevelopment. These standards and guidelines are found in the document title “City of Apopka Development Design Guidelines.” Although the City has been enforcing the Development Design Guidelines since May 2000, the City did not follow hearing and notification procedures to inform property owners, business owners, residents, and other affected parties of development standards that may affect the use of their property or to address general policy direction that guides overall development within the City. Until the City holds the required public hearings set forth in State law and within the City’s Land Development Code, there are concerns regarding the enforceability of the architectural standards and design guidelines within the Development Design Guideline document.

As Apopka has gained status as the fastest growing City in Orange County, local concern has grown over the design and aesthetics of new development. Many municipalities have taken a citywide approach to achieving an attractive urban form. Our local officials have chosen to set standards that will improve the image and appearance of Apopka’s community. The basic premise is that a quality appearance will beget a quality lifestyle. Design guidelines will also mutually protect everyone’s investment. When the image of a community is maintained or improved, a sense of pride develops for the residents, property owners, and merchants. The appearance of the community also must to be maintained for Apopka to stay competitive in the market. In the absence of standards to ensure attractive development, other areas in the region may position themselves with a more competitive advantage to attract residents and merchants away from Apopka.

The design criteria contained in these guidelines are intended to apply to all residential, commercial, office, institutional and industrial development, including both public and private facilities. The criteria set out local objectives for site planning (such as, setbacks, site coverage, and building heights), architectural design, signage and graphics. In addition, examples are provided to evaluate the scale, mass, bulk and proportion of new development and redevelopment. The guidelines are intended to be flexible and encourage design diversity and variations.

The Development Review Committee recommends approval of the amendment to the City of Apopka, Code of Ordinances, Part III, Land Development Code, Article VI – *Development Design and Improvement Standards* - to create a new section 6.09.00 entitled “Development Design Guidelines.”

Recommend approval of the amendment to the City of Apopka, Code of Ordinances, Part III, Land Development Code, Article VI – *Development Design and Improvement Standards* - to create a new section 6.09.00 entitled “Development Design Guidelines.”

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

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

**Motion:** Melvin Birdsong made a motion to recommend approval of the amendment to the City of Apopka, Code of Ordinances, Part III, Land Development Code, Article VI – *Development Design and Improvement Standards*, to create a new Section 6.09.00 entitled “Development Design Guidelines.” Motion seconded by Jose Molina. Aye votes were cast by James Greene, Melvin Birdsong, Tony Foster, Jose Molina, and Linda Laurendeau (5-0). (Vote taken by poll.)

**OLD BUSINESS:** None.

**NEW BUSINESS:**

In response to a question by Mr. Foster, Mark Reggentin, AICP, Community Development Director, explained that the City is working on several projects to improve downtown development based on the Visioning Plan recently completed. There is the Town Center project, the Station Street project, and connecting the two via 6<sup>th</sup> Street as a promenade.

**ADJOURNMENT:** The meeting was adjourned at 6:25 p.m.

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James Greene, Chairperson

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Mark Reggentin, AICP  
Community Development Director



**Backup material for agenda item:**

1. CHANGE OF ZONING – Owned by Emerson Point Phase II, LLC, from R-3 (Residential) to C-1 (Retail Commercial), for property located east of Marden Road, north of State Road 414. (Parcel ID #: 21-21-28-0000-00-001 – Portion; 21-21-28-0000-00-002)



# CITY OF APOPKA PLANNING COMMISSION

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<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	July 12, 2016
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Land Use Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses
		Small Area Study Map

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**SUBJECT: EMERSON POINT PHASE II LLC – CHANGE OF ZONING**

**PARCEL ID NUMBER: 21-21-28-0000-00-001 (Portion) & 21-21-28-0000-00-002**

**Request: CHANGE OF ZONING**  
**FROM: R-3 (RESIDENTIAL)**  
**TO: C-1 (RETAIL COMMERCIAL)**

**SUMMARY**

**OWNER/APPLICANT:** Emerson Point Phase II LLC

**LOCATION:** East of Marden Road, north of State Road 414

**EXISTING USE:** Vacant

**PROPOSED FLUM DESIGNATION:** Commercial (Max. 0.25 FAR) (NOTE: This change of zoning application is being processed in conjunction with a large scale FLUM amendment requesting Commercial (Max. 0.25 FAR).

**CURRENT ZONING:** R-3 (Residential)

**PROPOSED DEVELOPMENT:** Retail commercial development

**TRACT SIZE:** 51.88 +/- acres

**MAXIMUM ALLOWABLE DEVELOPMENT:** EXISTING: 518 Units  
PROPOSED: 564,973 sq. ft.

**DISTRIBUTION**

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	Recreation Director

**ADDITIONAL COMMENTS:** The subject parcels were annexed into the City of Apopka on December 30, 1991 through Ordinance 694.

Applicant is requesting the City to assign a zoning classification of C-1 (Retail Commercial) to the property, consistent with the proposed Commercial (Max. 0.25 FAR) future land use designation.

A request to assign a change of zoning to C-1 (Retail) is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The property owner is requesting the C-1 (Retail Commercial) zoning classification to accommodate the use of the property a retail commercial development. The subject properties abut a limited access highway (S.R. 414) with a planned interchange at Marden Road. City staff supports this change of zoning request subject to the construction of a highway interchange for S.R. 414 at Marden Road. This change of zoning application is being processed in conjunction with a large scale future land use amendment for Commercial (Max. 0.25 FAR). The proposed use is consistent with the proposed future land use, proposed zoning district and compatible with the general character of surrounding zoning and uses. A commercial retail zoning assigned to the subject property is consistent with recommendations within the Ocoee Apopka Road Small Area Study.

The change of zoning application covers approximately 51.88 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 existing and proposed use of the property is consistent with the Commercial (Max. 0.25 FAR) Future Land Use designation and the City’s proposed C-1 (Retail Commercial) Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies.

**SCHOOL CAPACITY REPORT:** The request is for a non-residential zoning classification; therefore, a school capacity enhancement agreement is not required.

**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 June 13, 2016.

**PUBLIC HEARING SCHEDULE:**

July 12, 2016 - Planning Commission (5:30 pm)  
July 20, 2016 - City Council (7:00 pm) - 1st Reading  
August 3, 2016 – City Council (1:30 pm) - 2nd Reading

**DULY ADVERTISED:**

June 24, 2016 – Public Notice and Notification  
July 22, 2016 – Ordinance Heading ¼ Page w/Map Ad

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**RECOMMENDED 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 zoning from R-3 (Residential) to “City” C-1 (Retail Commercial) for the property owned by Emerson Point Phase II LLC.

**Recommended Motion:** Find the change of zoning to “City” C-1 (Retail Commercial) consistent with the Comprehensive Plan and Land Development Code and recommend adoption subject to adoption of the Proposed Future Land Use Designation.

**Note:** This item is considered Quasi-Judicial. The 14 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 (County)	Low Density Residential (0-4 du/ac) & Low Medium Density Residential (0-10 du/ac)	R-2, R-3	Marden Gardens Apartments; Single family residential neighborhood
East (County)	Low Density Residential (0-4 du/ac)	R-1A, R-3	Single-family residential
South (City)	Mixed Use	Mixed-EC	S.R. 414 and vacant lands
West (City)	Commercial & High Density Residential	C-1 & R-3	Vacant Commercial & Multi-family residential

**LAND USE & TRAFFIC**

**COMPATIBILITY:**

The subject property fronts and is accessed by a local roadway (Marden Road) and will have access to S.R. 414 once an interchange at Marden Road is constructed.

**COMPREHENSIVE**

**PLAN COMPLIANCE:**

The proposed C-1 (Retail Commercial) zoning is consistent with the City’s Commercial (Max. 0.25 FAR) Future Land Use designation and with the character of the surrounding area and future proposed development. The C-1 (Retail Commercial) zoning classification is one of the acceptable zoning categories allowed within the proposed Commercial Future Land Use Designation. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**C-1 DISTRICT**

**REQUIREMENTS:**

- Minimum Living Area: NA
- Minimum Site Area: 10,000 sq. ft.
- Minimum Lot Width 100 ft.
- Setbacks:
  - Front: 10 ft. (From property line)
  - Rear: 10 ft. (30 ft. from residential)
  - Side: 10 ft.
  - Corner 15 ft.

Based on the above zoning standards, the subject parcels comply with code requirements for the C-1 (Retail Commercial) 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 five-foot landscaped bufferyard.

**ALLOWABLE  
USES:**

Any nonresidential permitted use in the PO/I or CN districts. Retail establishments, banks, savings and loan and other financial institutions. Bowling alleys, skating rinks, billiard parlors and similar amusement centers, provided such activities and facilities are enclosed within a sound-proof building. Churches and schools, day nurseries, kindergartens and other child care centers. Restaurants, hotels/motels, bed and breakfast facilities and other uses which are similar and compatible to the uses permitted herein which adhere to the intents of the district and which are not prohibited.

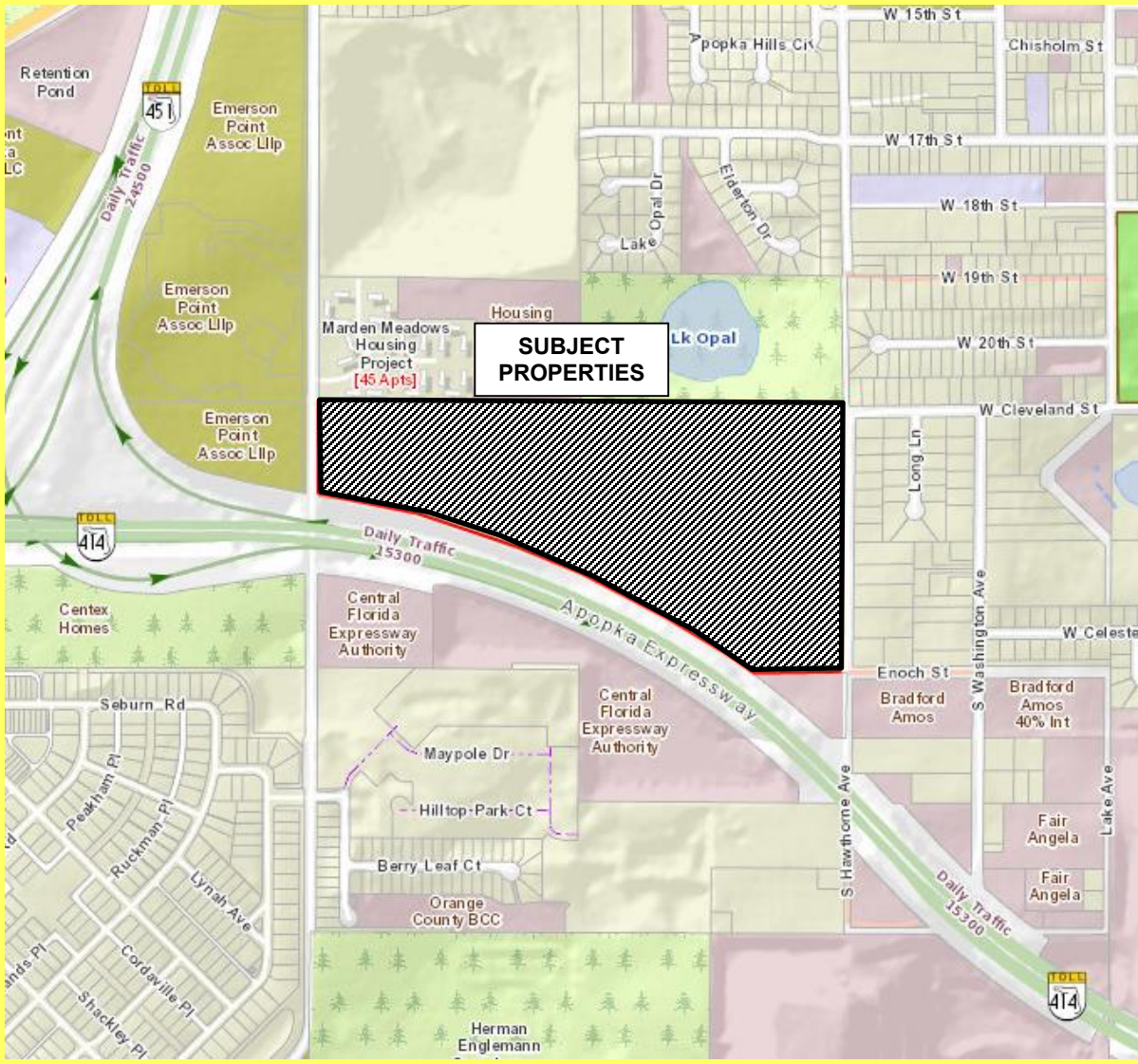


**Emerson Point Phase II, LLC**  
**Property Owner**  
**51.88 +/- Acres**  
**Proposed Large Scale Future Land Use Amendment:**  
**From: "County" Medium Density Residential (0 – 10 du/ac)**  
**To: "City" Commercial (max 0.25 FAR)**  
**Proposed Change of Zoning:**  
**From: R-3**  
**To: "City" C-1**



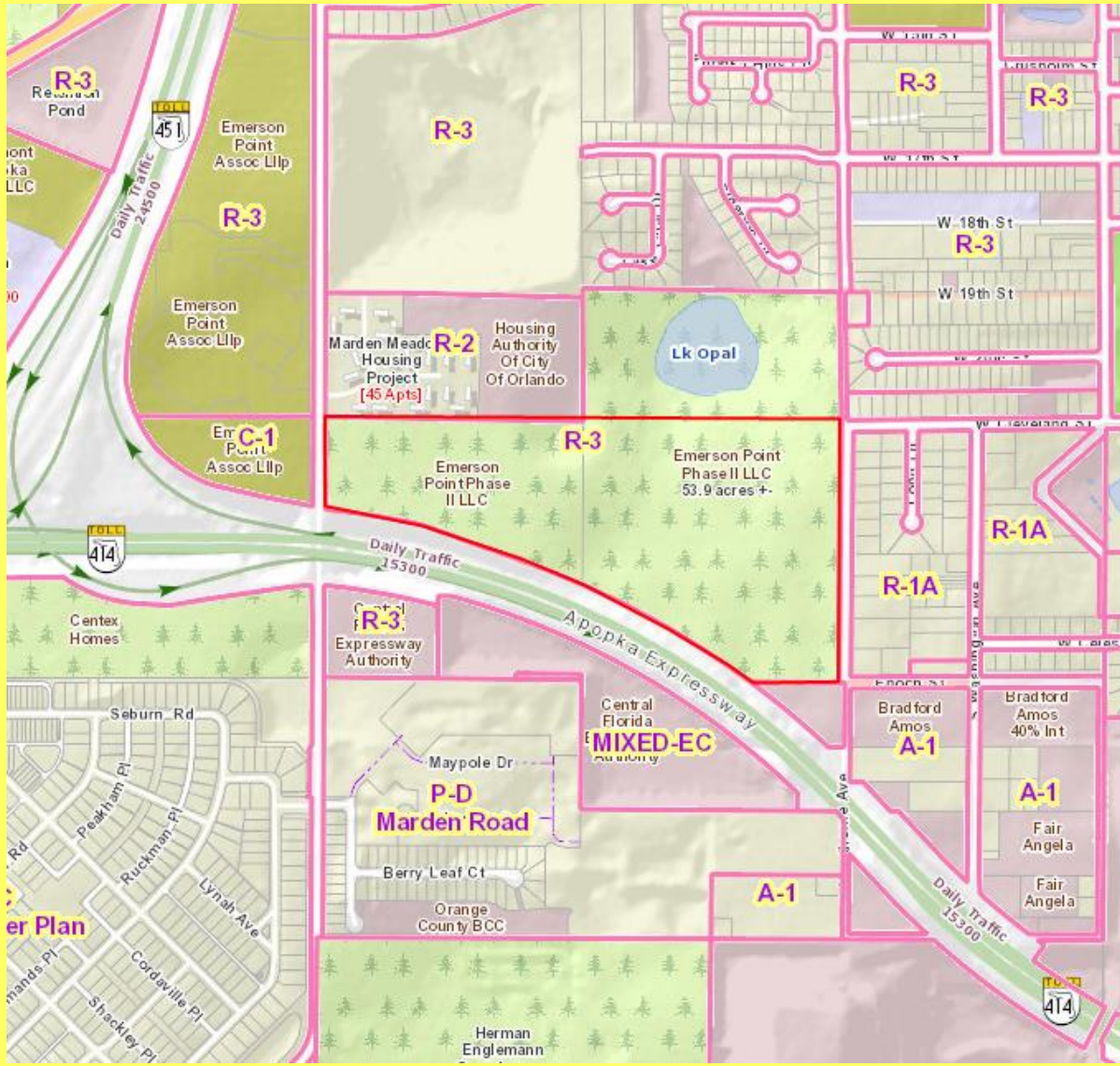
**Parcel ID #s: 21-21-28-0000-00-001 & 21-21-28-0000-00-002 (Portion)**

**VICINITY MAP**



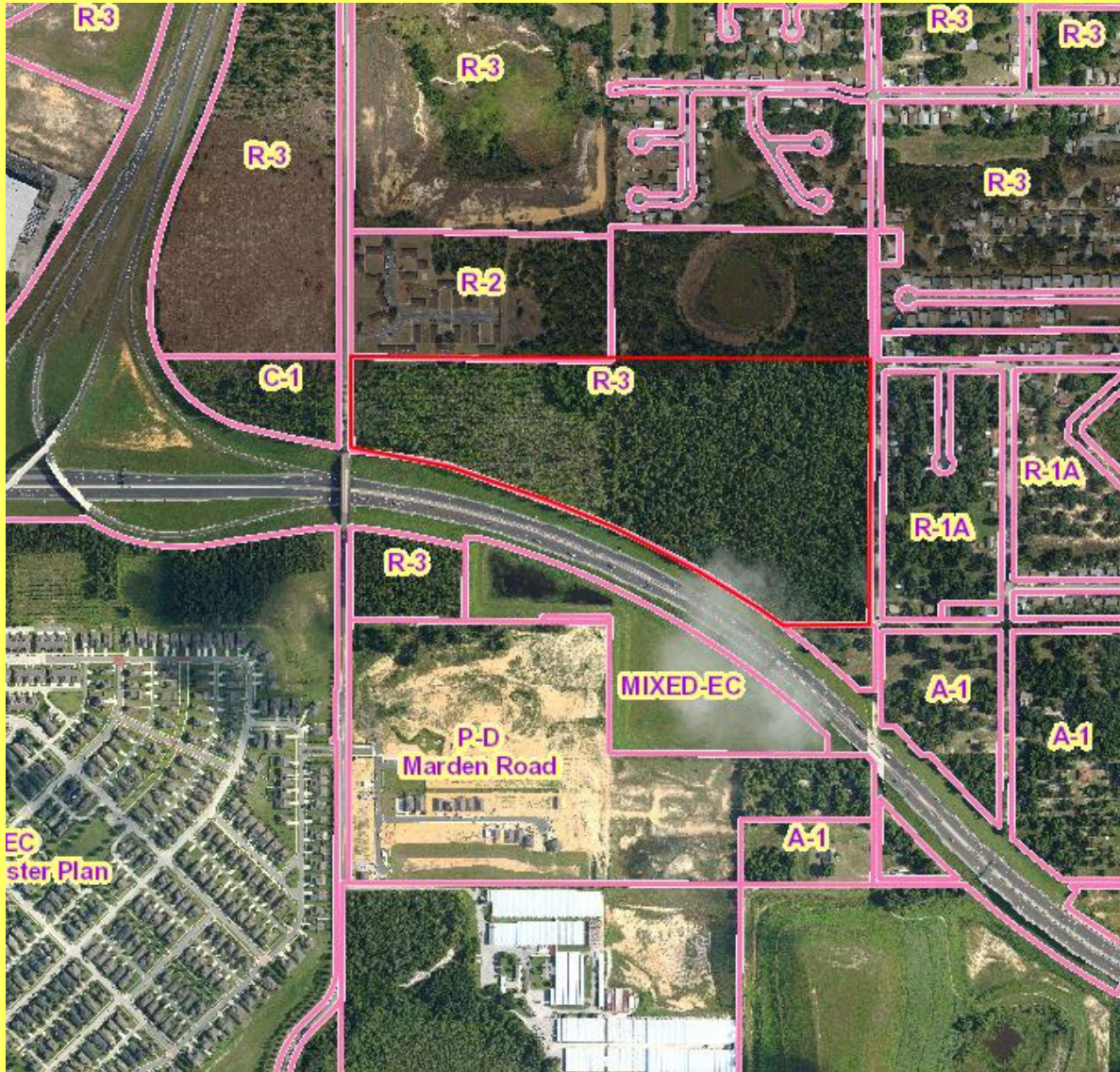


## ADJACENT ZONING





## ADJACENT USES



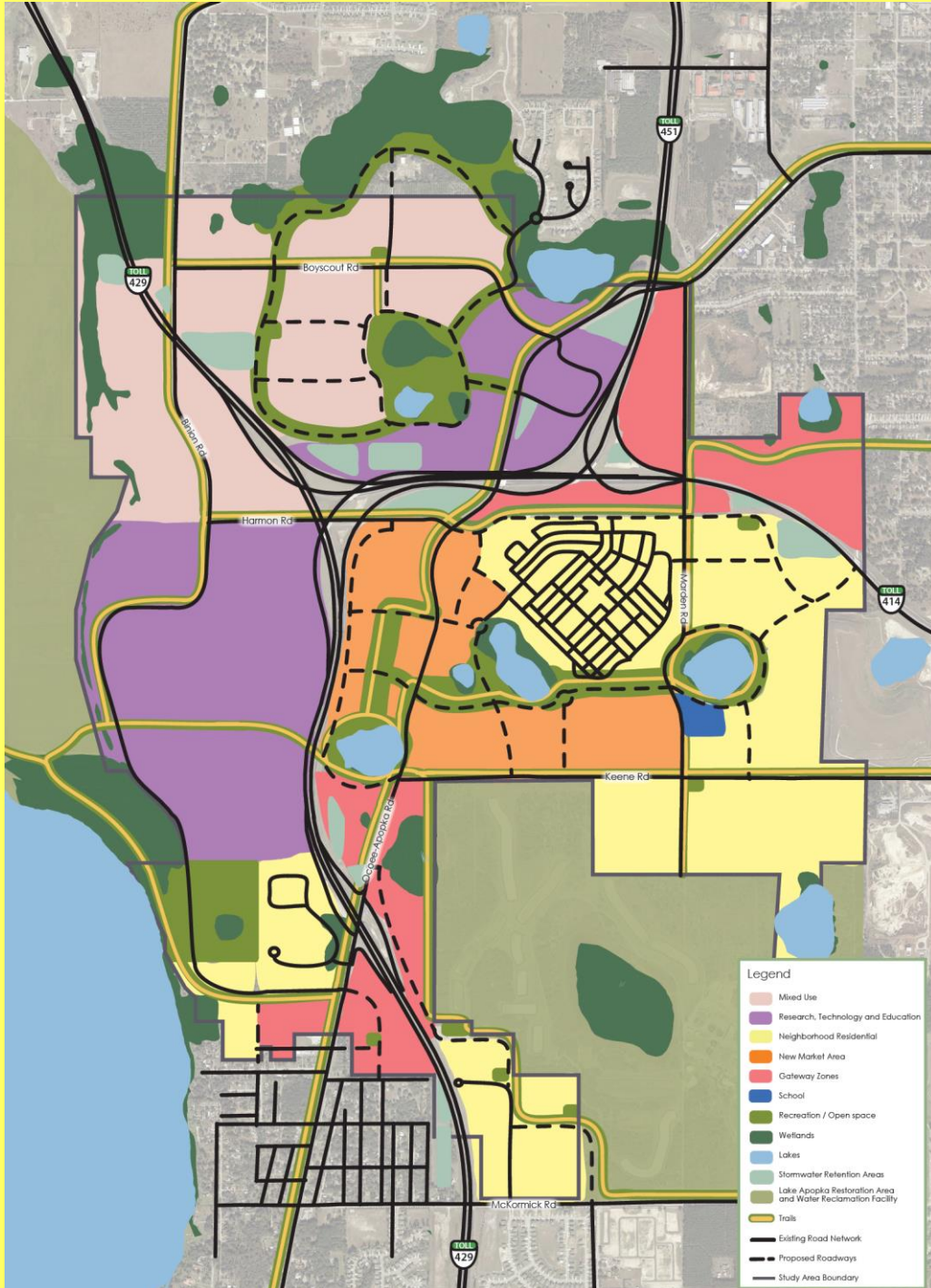


## EXISTING USES





## OCOEE APOPKA ROAD SMALL AREA STUDY CONCEPTUAL LAND USE MAP



**Backup material for agenda item:**

2. CHANGE OF ZONING – PUD MASTER PLAN - Owned by Carter-Orange 67 Hwy 441 Land Trust (Apopka Farms) from Mixed-CC and R-1A (Residential) to Planned Unit Development (PUD/Mixed Use CC/Residential) for the property located east of North Orange Blossom Trail, south of Chandler Estates Drive. (Parcel ID Nos.: 35-20-27-0000-00-020; 35-20-27-0000-00-053; 36-20-27-0000-00-006)



**CITY OF APOPKA  
PLANNING COMMISSION**

     CONSENT AGENDA  
  X   PUBLIC HEARING  
     SPECIAL REPORTS  
     OTHER:

MEETING OF: July 12, 2016  
FROM: Community Development  
EXHIBITS: A: Zoning Report  
          B: Vicinity Map  
          C: Adjacent Zoning Map  
          D: Adjacent Uses Map  
          E: Existing Use Map  
          F: Master Plan  
          G: Landscape/Wall Plans  
          H: Development Standards  
          I: Complete Master Plan  
          J: Park Amenities

**SUBJECT: CHANGE OF ZONING – APOPKA FARMS**

**PARCEL ID NUMBERS: 35-20-27-0000-00-020; 35-20-27-0000-00-053; & 36-20-27-0000-00-006**

**REQUEST: RECOMMEND APPROVAL OF THE CHANGE OF ZONING  
FROM: MIXED-CC & R-1A (RESIDENTIAL)  
TO: PLANNED UNIT DEVELOPMENT (PUD – MIXED USE COMMERCIAL  
& RESIDENTIAL)**

**SUMMARY:**

OWNER/APPLICANT: Carter-Orange 67 Hwy 441 Land Trust (Apopka Farms)  
LOCATION: East of North Orange Blossom Trail, south of Chandler Estates Drive  
EXISTING USE: Vacant  
FLUM DESIGNATION: Mixed Use  
CURRENT ZONING: Mixed-CC & R-1A  
PROPOSED DEVELOPMENT: Commercial and single-family residential development  
PROPOSED ZONING: Planned Unit Development (PUD – Mixed Use Commercial/  
Residential)  
TRACT SIZE: 67.73 +/- acres  
MAXIMUM PROPOSED DEVELOPMENT UNDER ZONING DISTRICT: PROPOSED: Up to 45,345 sq. ft. of neighborhood commercial development and 101 single-family units.

**DISTRIBUTION**

Mayor Kilsheimer  
Commissioners  
City Administrator  
Community Development Director

Finance Director  
HR Director  
IT Director  
Police

Public Services Director  
Recreation Director  
City Clerk  
Fire Chief

**SUMMARY:** The proposed change of zoning is being requested by the owner. The subject properties were annexed into the City via Ordinance 1651 on December 18, 2002.

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

The applicant proposes to develop the property for a commercial and single-family residential development.

The proposed zoning and use is compatible with adjacent zoning districts and the general character of the surrounding area. Parcels abutting to the north are single-family residential. Properties to the south and west and are industrial in nature, with the current use as the Apopka Airport. Properties to the northwest of the subject properties have commercial land uses.

**PROJECT DESCRIPTION:** Apopka Farms is a mixed-use development with 101 single family residential lots on 61 acres and two neighborhood commercial sites within a 2.14 acre and 1.33 acre parcel. The residential phase is buffered from the commercial phase by a 100 to 125 buffer tract. Residential lots have a minimum lot width of 70 feet and a minimum lot size of 9,800 sq. ft. Minimum livable area for a house is 1,600 sq. ft. except for lots abutting Chandler Estates (Lots 31 to 47), which have a minimum livable area of 2,200 sq. ft., and Lots 4 through 17 at the southern entrance of the residential community, which have a minimum livable area of 2,000 sq. ft. For the commercial tracts, uses are limited to neighborhood commercial uses set forth with Sheet 8 of the Master Plan\PDP.

**PUD RECOMMENDATIONS:** That the zoning classification of the following described property be designated as Planned Unit Development (PUD), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

The PUD development conditions and standards, in addition to those listed in the PUD Master Plan, are:

- 1) Additional traffic calming devices shall be incorporated along internal road right-of-ways at the Final Development Plan and subject to approval by the city engineer.
- 2) Landscaping and trees located within the landscape islands placed within the road right-of-way must be approved by the City.
- 3) The HOA Code, Covenants, and Restrictions shall include disclosure statement regarding proximity of the residential community to an airport.

**COMPREHENSIVE PLAN COMPLIANCE:** The existing and proposed use of the property is consistent with the Mixed Use Future Land Use designation and the City’s proposed Planned Unit Development (PUD – Mixed Use Commercial/Residential) Zoning classifications. Site development cannot exceed the intensity allowed by the Future Land Use policies.

**SCHOOL CAPACITY REPORT:** A capacity enhancement agreement with OCPS is required at the time of final plat.

**ORANGE COUNTY NOTIFICATION:** The JP [24] requires the City to notify the County 30 days before any public hearing or advisory board. The City pr [redacted] notified Orange County on March 11, 2016.



**PUBLIC HEARING SCHEDULE:**

July 12, 2016 - Planning Commission (5:30 pm)  
July 20, 2016 - City Council (7:00 pm) - 1st Reading  
August 3, 2016 – City Council (1:30 pm) - 2nd Reading

**DULY ADVERTISED:**

June 24, 2016 – Public Notice and Notification  
July 22, 2016 – ¼ Page w/Map Ordinance Heading Ad

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**RECOMMENDED ACTION:**

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and recommends approval of the change in zoning from Mixed-CC & R-1A to Planned Unit Development – Mixed Use Commercial/Residential to the PUD zoning and developments standards for the property owned by Carter-Orange 67 Hwy 441 Land Trust.

**Recommended Motion:** Recommend to change the zoning category from Mixed-CC & R-1A to Planning Unit Development – Mixed Use Commercial/Residential and to approve the Master Plan/Preliminary Development Plan subject to the PUD conditions set forth in 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.

**EXHIBIT “A” ZONING REPORT**

**RELATIONSHIP TO ADJACENT PROPERTIES:**

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County & City)	“County” Rural (0-1 du/10 ac) and “City” Residential Low Suburban (0-3.5 du ac)	A-1 & R-1A	Vacant & single-family residential (Chandler Estates subdivision)
East (County & City)	“County” Rural (0-1 du/10 ac) & “City” Residential Low Suburban (0-3.5 du/ac)	A-1 & R-1A	Vacant & container nursery
South (City)	Mixed Use & Industrial	Mixed-CC & A-1 (ZIP)	Vacant, Apopka Airport & R-O-W
West (City)	Industrial (max 0.60 FAR)	A-1 (ZIP)	Apopka Airport

**LAND USE &**

**TRAFFIC COMPATIBILITY:**

The property has access to a Major Arterial roadway (Orange Blossom Trail). Internal roads connect with Orange Blossom Trail and to Chandler Estates Drive. Future land use designations and zoning categories assigned to properties to the north, south, east, and west is predominantly industrial and residential.

**COMPREHENSIVE**

**PLAN COMPLIANCE:**

The proposed PUD – Mixed Use Commercial/Residential zoning is compatible with policies set forth in the Comprehensive Plan.

**ALLOWABLE**

**USES:**

Single-family residential and neighborhood commercial uses as set forth within the Planned Unit Development Master Plan.

### Exhibit “B”

**Apopka Farms**  
**67.73 +/- Acres**

**Proposed Zoning Maximum Allowable Development: 45,345 sq. Commercial & 101 S.F. Residential Units**

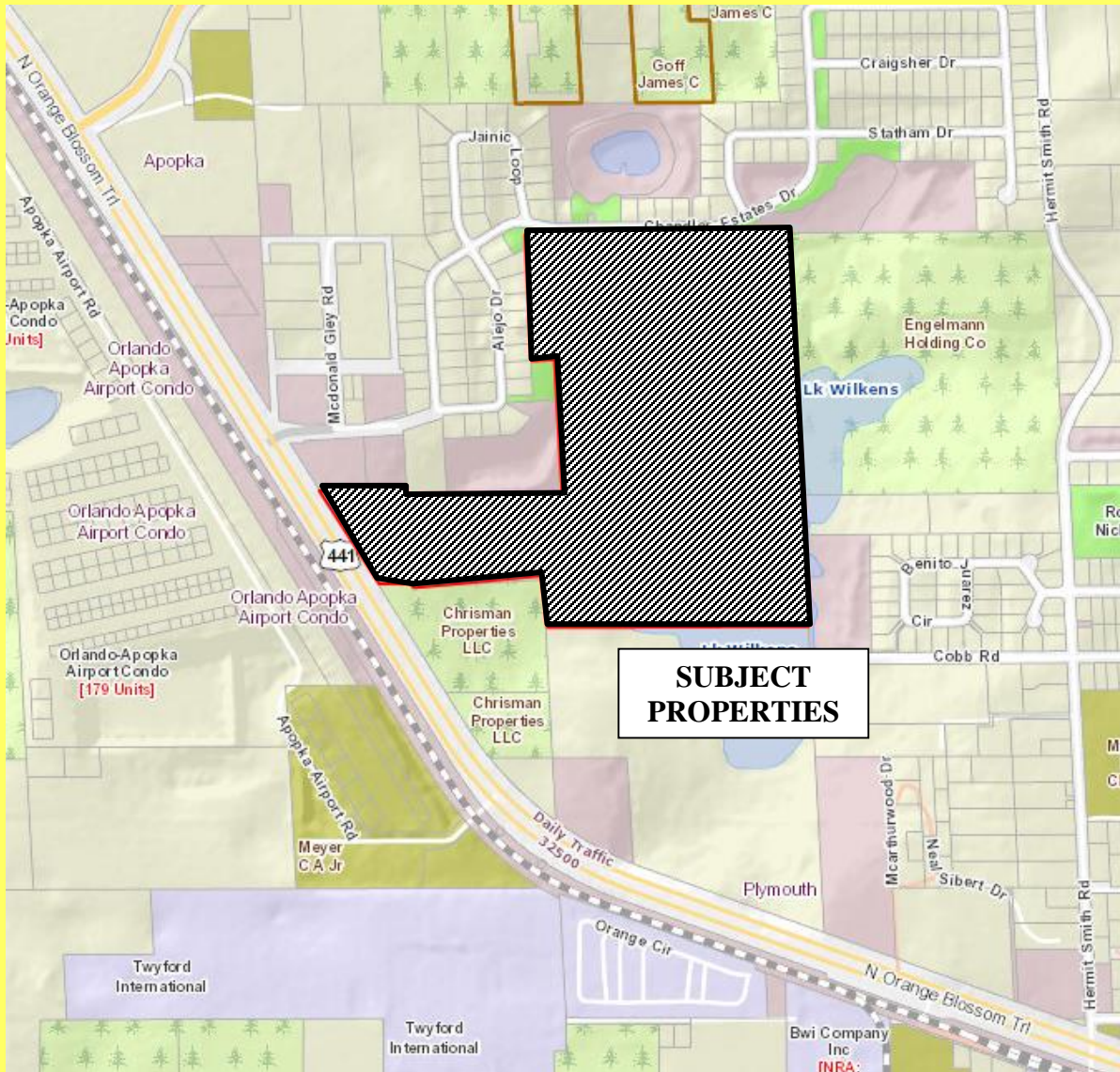
**Proposed Zoning Change**  
**From: Mixed-CC & R-1A**

**To: PUD – Mixed Use Commercial/Residential**

**Parcel ID #: 35-20-27-0000-00-020; 35-20-27-0000-00-053 & 35-20-27-0000-00-060**



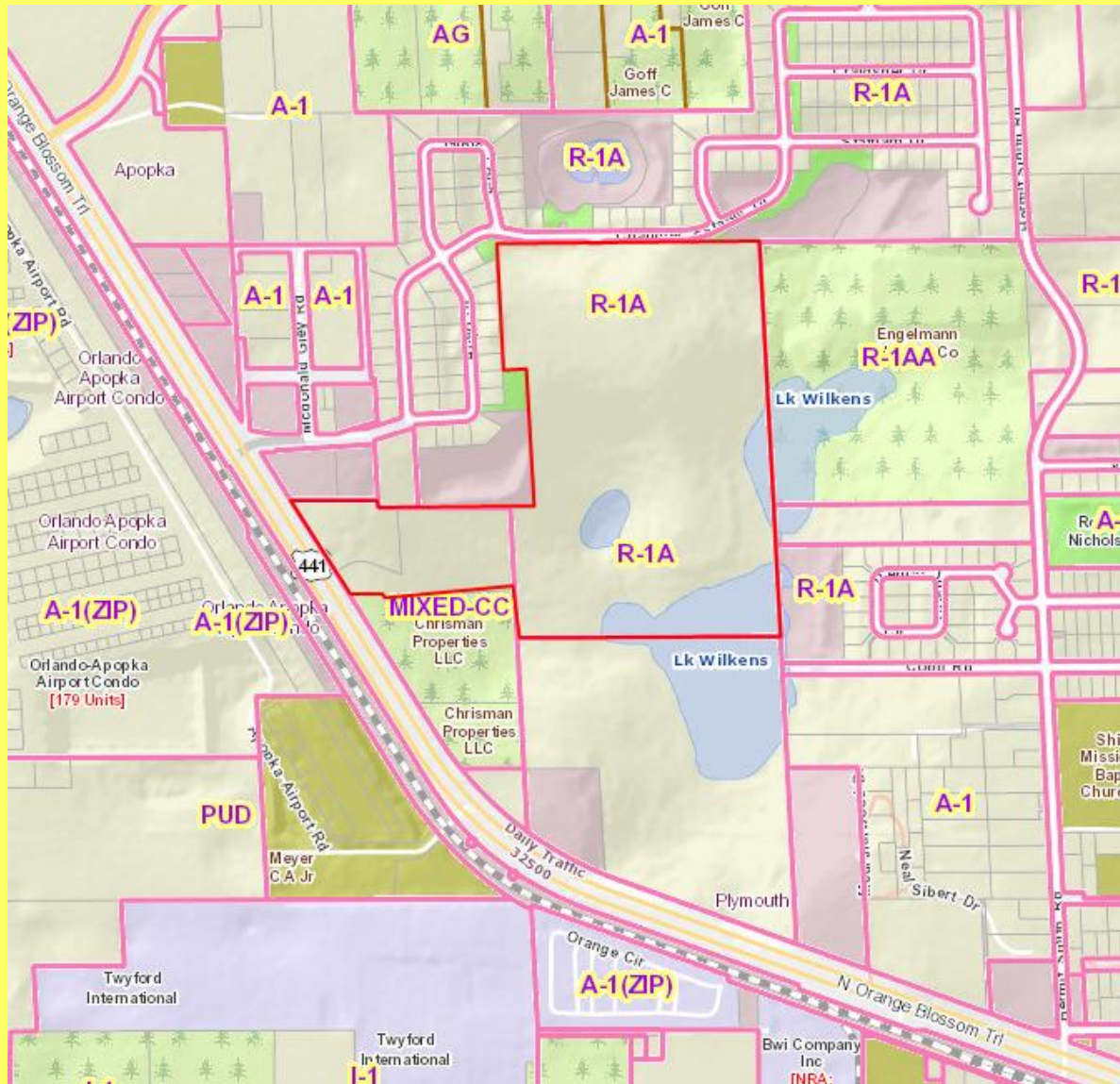
### VICINITY MAP





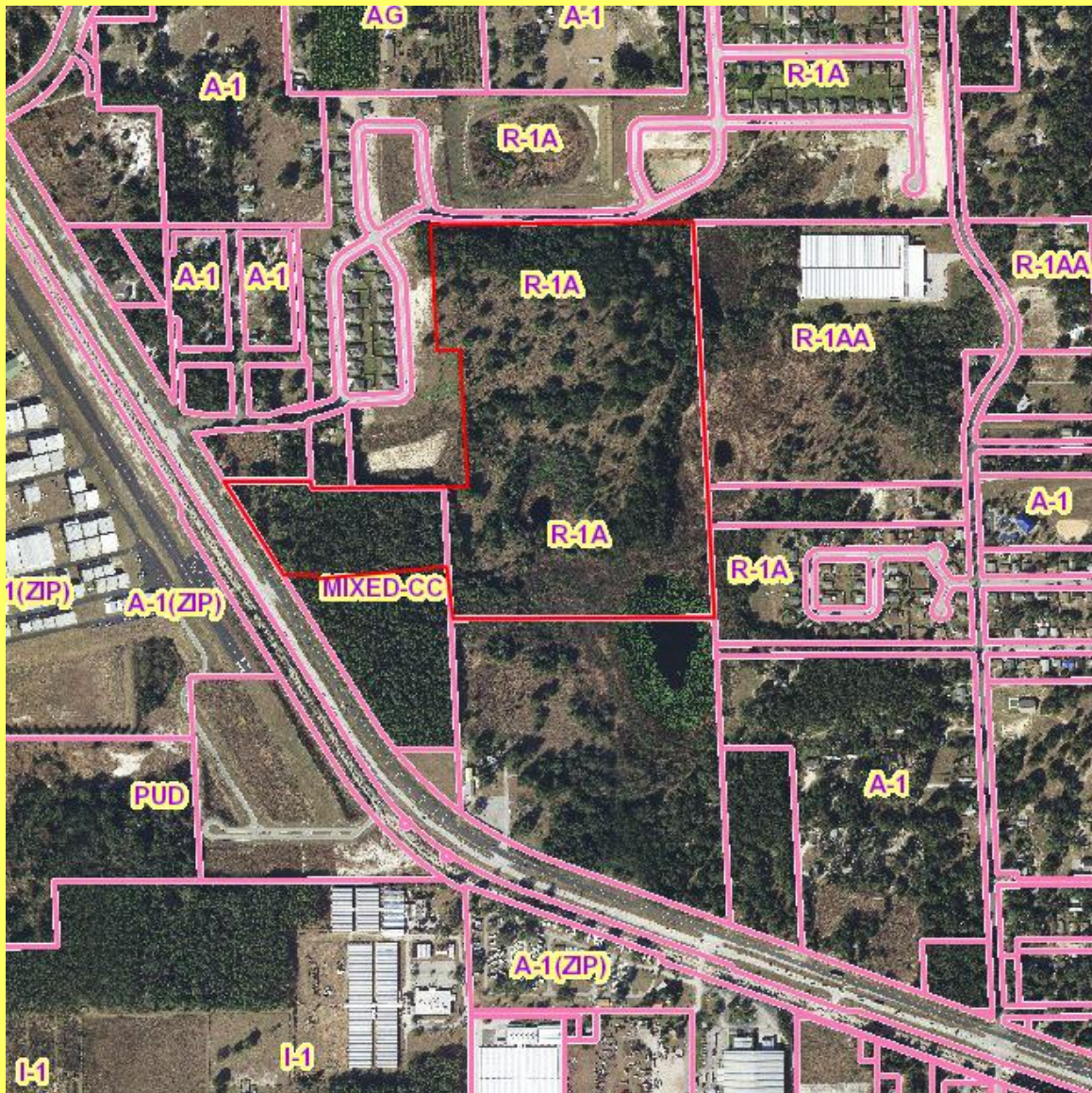
# EXHIBIT “C”

## ADJACENT ZONING





## EXHIBIT “D” ADJACENT USES





**EXHIBIT “E”**  
**EXISTING USES**





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Engineers  
Environmental  
Landscape Architects  
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Planners  
Structural  
Surveyors  
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Offices in:  
• Florida  
• Puerto Rico  
• Connecticut  
• Maryland  
• Texas

DESIGNED BY: [ ]  
DRAWN BY: [ ]  
CHECKED BY: [ ]  
APPROVED BY: [ ]  
SCALE: 1" = 100'  
DATE: [ ]  
JOB NO.: [ ]

REVISIONS

No.	Date	By	Comments
1	4-21-16	JEO	REVISED PER 2-10-16 DRC COMMENTS
2	5-31-16	JEO	REVISED PER 4-27-16 DRC COMMENTS

Designed by:	Drawn by:	Checked by:	Approved by:
[Signature]	[Signature]	[Signature]	[Signature]

Plans Prepared by:  
**CPH, Inc.**  
1117 E. Robinson St.  
Orlando, FL 32801  
Ph: 407.453.4452

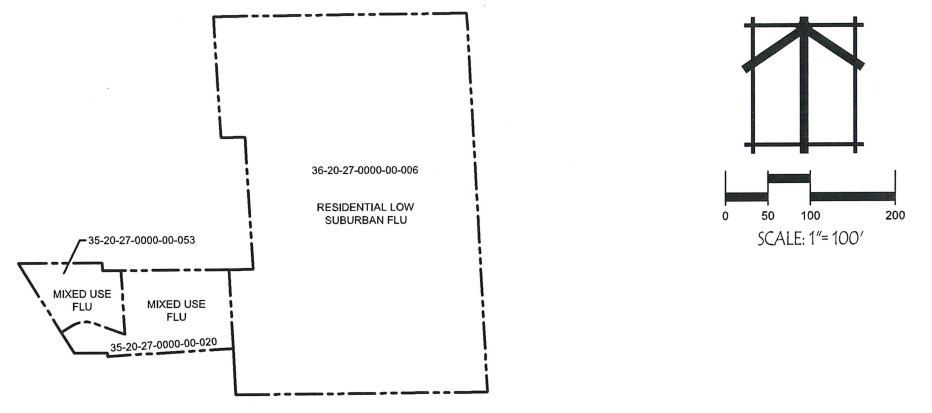
Licenses:  
Eng. C.O.A. No. 3215  
Survey L.B. No. 7143  
Arch. Lic. No. AA2600926  
Landscape Lic. No. LC0000298

PUD REZONE - MASTER PLAN  
APOKA FARMS  
M.L. CARTER PROPERTY  
APOKA, FLORIDA

Sheet No.

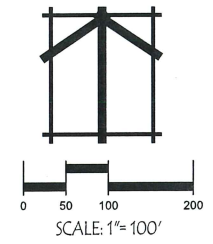
**3**

CHANDLER ESTATES  
ZONING: R-1A  
FUTURE LAND USE: RESIDENTIAL LOW SUBURBAN



KEY MAP / FUTURE LAND USE

N.T.S.



SCALE: 1"=100'

PROJECT NOTES  
PARCEL ID #'S:  
FUTURE LAND USE:  
EXISTING ZONING:  
PROPOSED ZONING:  
CURRENT USE:  
PROPOSED USE:  
TOTAL SITE AREA:

35-20-27-0000-00-020; 35-20-27-0000-00-053; 36-20-27-0000-00-006  
MIXED USE / RESIDENTIAL LOW SUBURBAN  
MIXED-CC / R-1A  
PLANNED UNIT DEVELOPMENT (PUD) WITH R-2 UNDERLYING ZONING CRITERIA  
VACANT  
SINGLE FAMILY RESIDENTIAL / COMMERCIAL  
(DUPLIX RESIDENTIAL UNITS ARE NOT PERMITTED)  
67.73 AC±

**LEGEND**

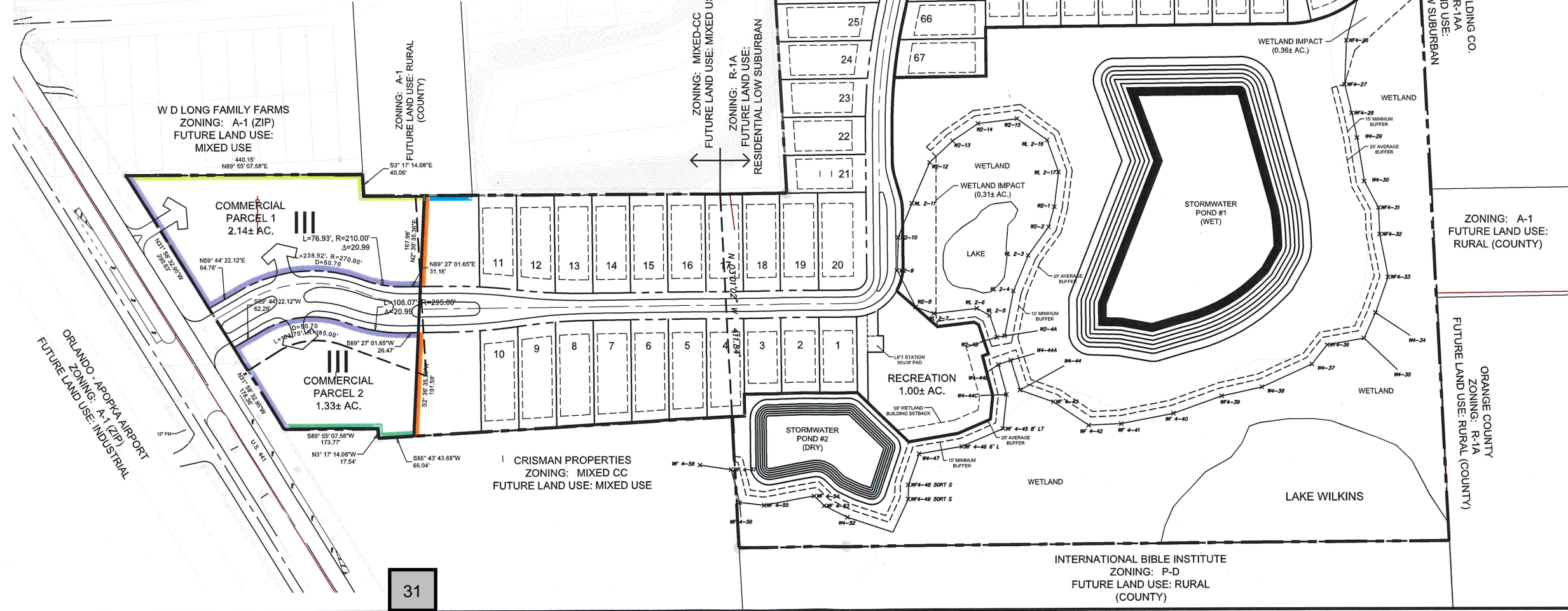
- 10' MIN. LANDSCAPE BUFFERYARD, 1 TREE/25 LF. PAVED AREAS SHALL PROVIDE A CONTINUOUS HEDGE OR BERM OR COMBINATION THEREOF.
- 10' MIN. LANDSCAPE BUFFERYARD WITH 6' HIGH MASONRY WALL
- 5' MIN. LANDSCAPE BUFFERYARD
- 5' MIN. LANDSCAPE BUFFERYARD WITH 6' HIGH BRICK, STONE OR DECORATIVE BLOCK WALL
- 10' MINIMUM LANDSCAPE BUFFERYARD

PHASING (PHASING REFERS TO VERTICAL CONSTRUCTION)

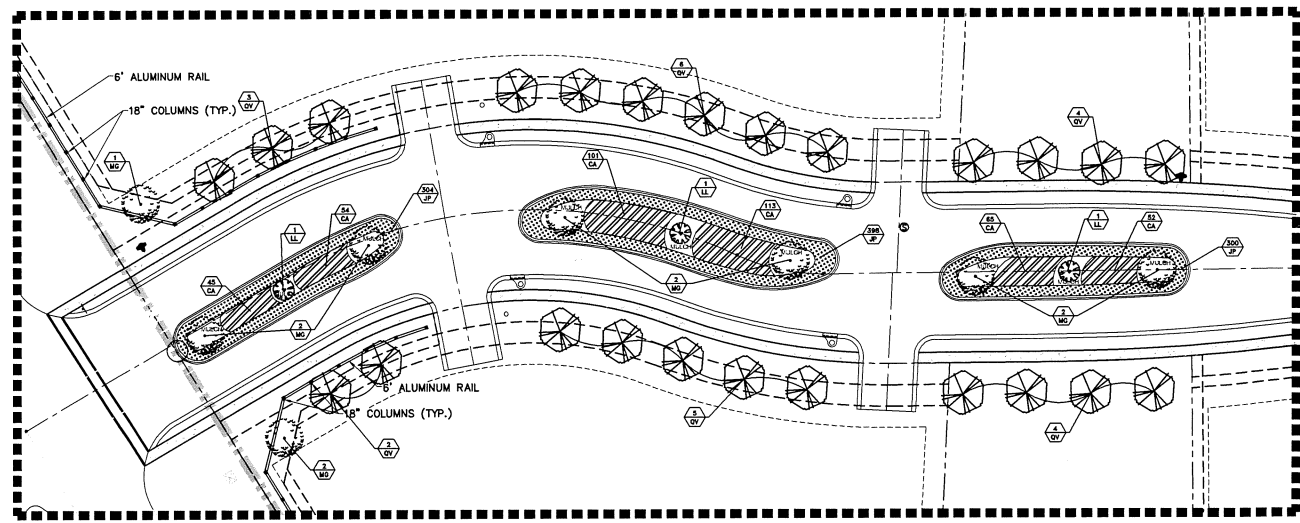
NOTE: EXISTING TREES TO BE SAVED SHALL COUNT TOWARDS BUFFERYARD TREE REQUIREMENT.

PHASE	USE	PHASING*		AREA (AC)	UNITS/BLDG SF
		CURRENT ZONING	PROPOSED ZONING		
I	Single Family Residential	Mixed CC / R-1A	PUD	18.99	36 Units
II	Recreation	R-1A	PUD	1.00	TBD
III	Single Family Residential	R-1A	PUD	18.93	65 Units
IV	Commercial	Mixed CC	PUD	3.47	45,345 SF Max.

\*Storm system to be constructed as required for each phase, or constructed in its entirety as part of Phase I. Wetland impacts to occur as needed for each phase. Wetland impacts to be permitted during construction document phase.  
TBD = Recreation amenities To Be Determined at the Final Master Plan (Site Plan) stage.

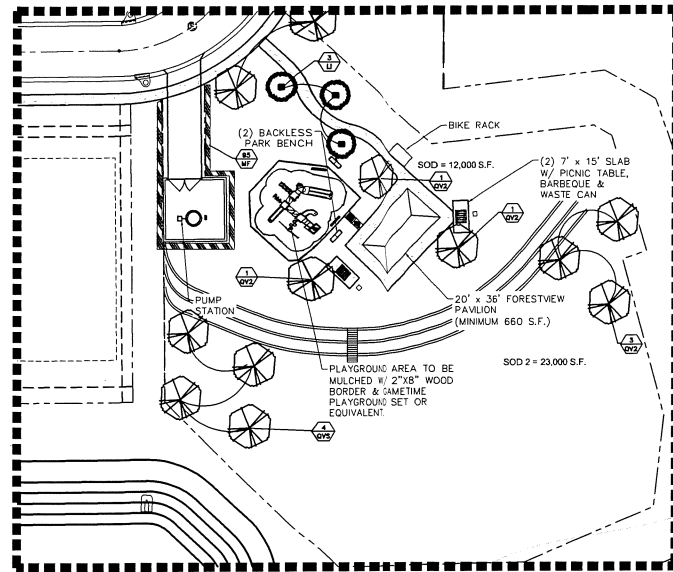


J:\M17801\Planning\DWG\Design\C-3 Master Plan.dwg Jun 03, 2016 - 2:44pm fimboullia



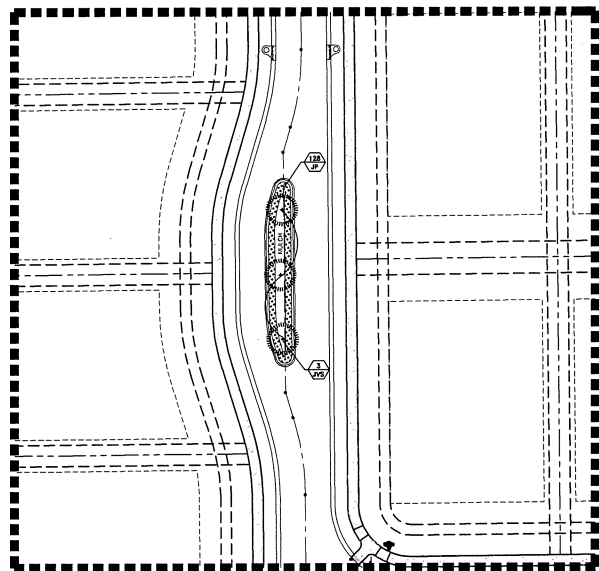
MAIN ENTRANCE LANDSCAPING

1" = 40'



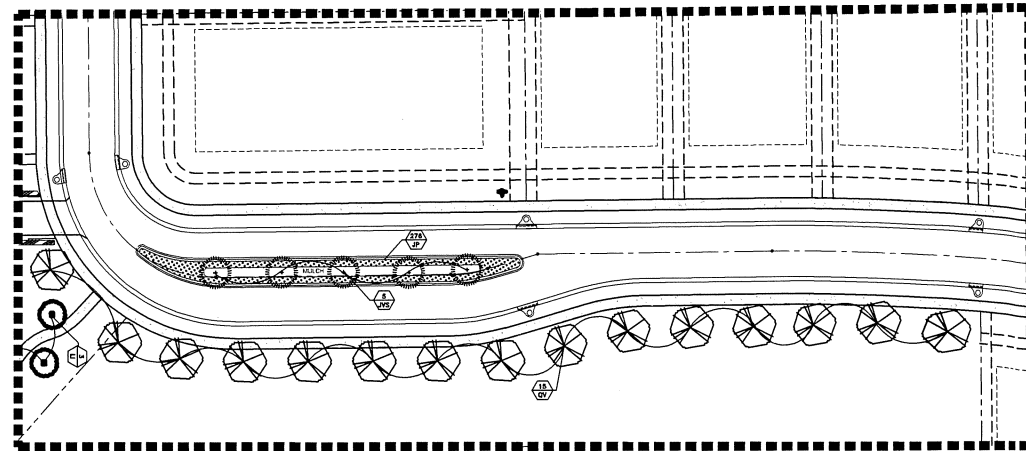
PARK/RECREATION LANDSCAPING

1" = 40'



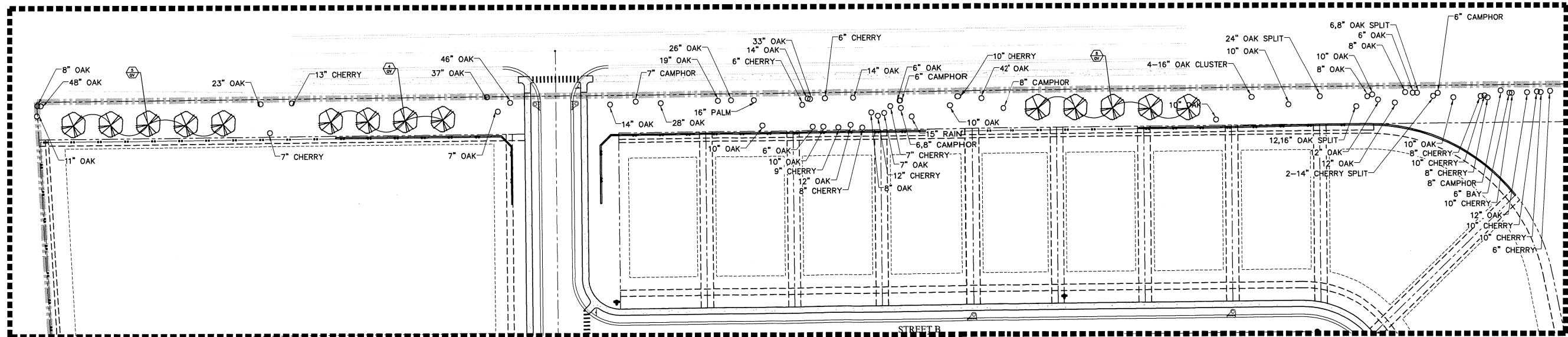
TRAFFIC MEDIAN LANDSCAPING

1" = 40'



TRAFFIC MEDIAN LANDSCAPING

1" = 40'



ENTRANCE LANDSCAPING

1" = 40'

**Apopka Farms  
PLANT MATERIALS LIST**

**Hardiness Zone 9b**

Native plants and ecological communities as determined by the FDOACS, UFIFAS, FDEP-Florida Land Use Cover Classification System. Xeriscape principles as determined by the South Florida Water Management District "Waterwise" Xeriscape Plant Guide. Compliance for planting adjacent to overhead electrical wires as determined by Florida Power & Light Administrative Services.

Key	Scientific Name	Common Name	Native	Xen	Height x Spread / Description	Spacing	Qty	SUBT	
<b>LARGE TREES</b>									
greater than 30 ft. at maturity									
QV	Quercus virginiana	Live Oak	Yes	High	Mn. 14' high, min. 2-1/2" cal., 4-1/2' CT, field grown	per plan	53		
QVZ	Quercus virginiana	Live Oak	Yes	High	Mn. 16' - 18' high, min. 4" cal., 4-1/2' CT, field grown				
JVS	Juniperus virginiana ssp. stricta	Southern Red Cedar	Yes	High	14' high x 6' spread, 2-1/2" cal., 3' CT, field grown	per plan	8		
M3	Magnolia grandiflora "D.D. Blanchard"	Southern Magnolia "D.D. Blanchard"	Yes	Mod.	Mn. 14' high, min. 2-1/2" cal., 4-1/2' CT, field grown	per plan	8	69	
<b>SMALL TREES</b>									
less than 20 ft. at maturity									
LI	Lagerstroemia indica "Natchez"	Crepe Myrtle - white	No	High	10' high x 6' spread, multi-trunk (3-4 trunks max.) 3' CT, field grown or container	per plan	3		
LL	Ligustrum lucidum	Glossy Privet	No	High	10' high x 6' spread, multi-trunk (3-4 trunks max.) 3' CT, field grown or container	per plan	3	6	
<b>SHRUBS</b>									
JP	Juniperus horizontalis "wiltonii"	Blue Rug Juniper	No	High	12" Oa spread, full, 1 gal.	24" OC	1,406		
MF	Mycianthes fragrans	Simpson's Stopper	Yes	High	36" high x 20" spread, full to base, 7 gal.	30" OC	76		
CA	Calliopsis americana	Beautyberry	Yes	High	24" Oa, full to base, 7 gal.	30" OC	430	1,912	
<b>SOD</b>									
SOD	Stenotaphrum secundatum	St. Augustine	N/A	N/A	Full, thick sod base, no yellowing	per s.f.	12,000		
SOD2	Paspalum notatum	Bahia Grass	N/A	N/A		per s.f.	23,000		
							<b>Total</b>	<b>1,987</b>	
							Total Native Plants	145	
							Native % of Total	7.3%	
							Total Drought Tolerant Plants	1,987	
							Drought Tol. % of Total	100.0%	

NOTE: ALL AREAS INDICATED FOR SOD SHALL BE INSTALLED WITH ST. AUGUSTINE "FLORITAM" SOD UNLESS ALTERNATE NOTED.

NOTE: ALL PLANTS SHALL BE INSTALLED AT SIZE INDICATED UNDER THE SPECIFICATIONS. CONTAINER SIZE LISTED IS FOR REFERENCE OR ESTIMATING ONLY.

<b>IBI GROUP (FLORIDA) INC.</b> PLANNERS ENVIRONMENTAL CONSULTANTS 2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FL 33064 (954) 974-2200		ORLANDO POMPANO BEACH
PRELIMINARY LANDSCAPING PLAN PRELIMINARY DEVELOPMENT PLAN		APOPKA FARMS CITY OF APOPKA, FLORIDA
DRAWN: D. SANCHEZ	DESIGNED: L. CLASSON	CHECKED: R. WOHLFARTH
SCALE: N.T.S.	PROJECT: 100505	SHEET: PL-2
DATE: 5/26/2016		IBI GROUP FLORIDA ENGINEERING BUSINESS NO. 2266

C:\Users\debra.hernandez\Downloads\Windmill Ranch - Maitland\Preliminary Landscaping Plan.dwg Modified: 5/26/2016 By: debra.hernandez

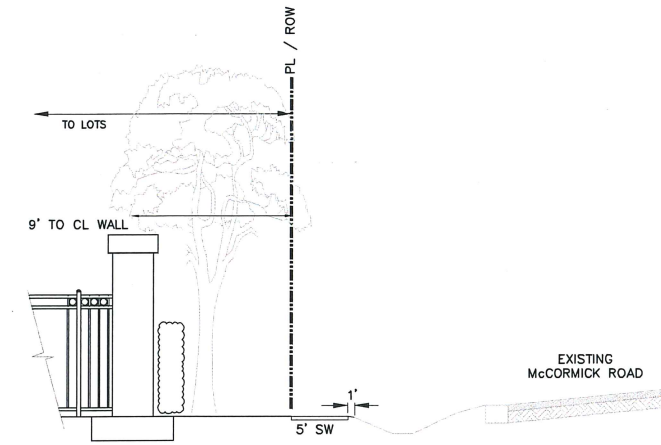




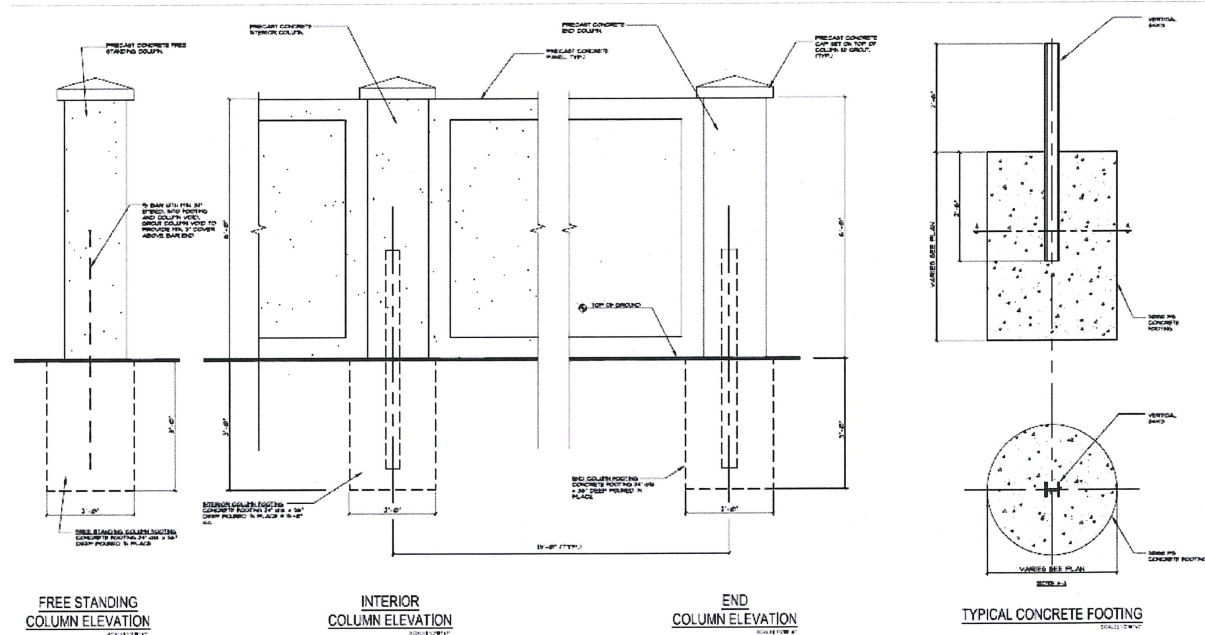
1 STACKED STONE PANEL RESIDENTIAL WALL DETAIL



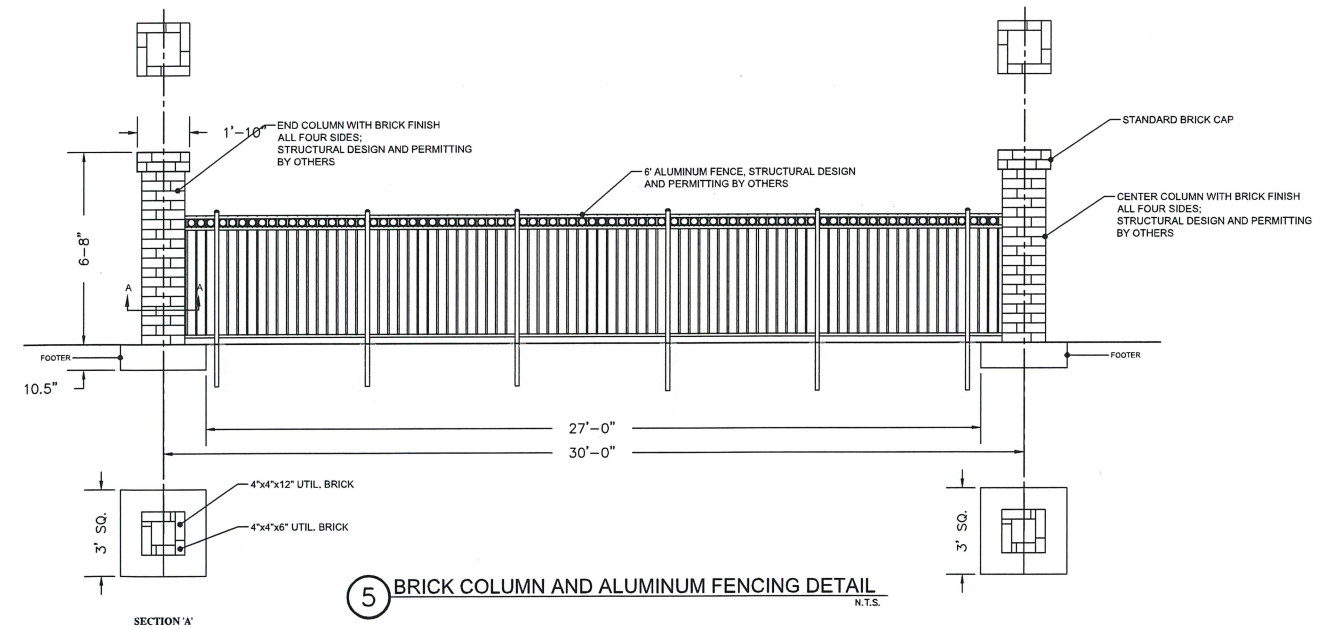
2 ENTRANCE DETAIL



3 TYPICAL BUFFER SECTION N.T.S.



4 TYPICAL 6' WALL SECTION N.T.S.



5 BRICK COLUMN AND ALUMINUM FENCING DETAIL N.T.S.

IBI GROUP (FLORIDA) INC. http://www.ibigroup.com		PLANNERS			
ENGINEERS	LANDSCAPE ARCHITECTS	SURVEYORS	ENVIRONMENTAL CONSULTANTS		
2300 MITLAND CENTER PARKWAY MITLAND, FL 32751 (407) 860-2120	2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANON BEACH, FL 33064 (954) 974-2200				
ORLANDO	POMPANON BEACH				
PRELIMINARY LANDSCAPING DETAILS PRELIMINARY DEVELOPMENT PLAN		AOPKA FARMS CITY OF AOPKA, FLORIDA			
DRAWN:	O. SANCHEZ	DESIGNED:	L. CLASSON	CHECKED:	R. WOHLFARTH
SCALE:	N.T.S.	PROJECT:	100505	SHEET:	PL-3
				DATE:	5/26/2016
IBI GROUP FLORIDA ENGINEERING BUSINESS NO. 2966					

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**EXHIBIT "H"**

**APOPKA FARMS PUD  
COMMERCIAL DEVELOPMENT AND USE STANDARDS**

	<b>PROPOSED</b>	<b>REQUIRED</b>
Max. Intensity	0.30 FAR	0.30 FAR
Min. Yards		
Front (US-441)	10 FT	10 FT
Side (External Boundary)	10 FT	10 FT
Side (Internal ROW)	30 FT	30 FT
Rear	30 FT	30 FT
Max. Building Height	35 FT	35 FT
Permitted Uses	BARBER AND BEAUTY SHOPS	
	BANKS	
	BOOK AND STATIONARY AND NEWSSTANDS	
	CLINICS, EXCEPT ANIMAL	
	CONFECTIONERY AND ICE CREAM STORES	
	CONVENIENCE STORE WITH NO EAT-IN FACILITIES	
	DANCE AND MUSIC STUDIOS	
	DELICATESSENS, WITH NO EAT-IN FACILITIES	
	DRUG AND SUNDRY STORES	
	FLORIST AND GIFT SHOPS	
	HOBBY AND CRAFT SHOPS	
	LAUNDRY AND DRY CLEANING PICKUP STATIONS	
	OFFICES, BUSINESS AND PROFESSIONAL	
	PHOTOGRAPHIC STUDIOS	
	RESTAURANTS WITH FULL TABLE SERVICE; SMOKE OR ODORS CANNOT LEAVE PROPERTY; OUTDOOR SEATING ALLOWED IF LOCATED ON THE SOUTH SIDE OF BUILDING AND COVERED BY A PORCH ROOF	
	SHOE REPAIR SHOPS	
	TAILORING SHOPS	
	TOBACCO SHOPS	
	SIMILAR NEIGHBORHOOD COMMERCIAL USES	
Prohibited Uses	SERVICE STATIONS	
	DRIVE-THRU RESTAURANTS	
	FUNERAL HOMES	
	PARKING GARAGES OR LOTS	
	NEW OR USED CAR LOTS OR SALES ROOMS	
	HOTELS AND MOTELS	
	ANIMAL CLINICS	
	SELF-SERVICE LAUNDRY	
	BARS AND/OR COCKTAIL LOUNGES	
	BAKERIES	
	PLUMBING SHOPS	
	APPLIANCE STORES	
	AUTO PARTS STORES	
	DRIVE-THRUS	
	TATOO PARLORS	

**EXHIBIT "H"**  
**APOPKA FARMS**  
**DEVELOPMENT STANDARDS**

**PROJECT DESIGN GUIDELINES**

**I. SPECIFIC ALLOWABLE USES**

- A. PROJECT SHALL CONSIST OF COMMERCIAL AND RESIDENTIAL USES.
- B. RESIDENTIAL USES SHALL BE RESTRICTED TO DETACHED SINGLE FAMILY UNITS WITH ANCILLARY USES. NO DUPLEX-TYPE UNITS ARE ALLOWED.
- C. LOTS ABUTTING CHANDLER ESTATES SUBDIVISION SHALL HAVE A MINIMUM FLOOR AREA OF 2,200 SF (LOTS 31-45). LOTS WITHIN THE MIXED-CC ZONING DISTRICT SHALL HAVE A MINIMUM FLOOR AREA OF 2,000 SF (LOTS 4-17). ALL OTHER LOTS SHALL HAVE A MINIMUM FLOOR AREA OF 1,600 SF.
- D. HOUSE DESIGN STANDARDS CONSIST OF:
  - 1. EACH HOUSE SHALL HAVE A PORTICO/COVERED FRONT PORCH AT FRONT ELEVATION. SAID FEATURE MAY ENCROACH FRONT SETBACK BY SIX (6) FEET.
  - 2. HOUSING DESIGN SHALL CONFORM WITH CITY OF APOPKA DESIGN DEVELOPMENT GUIDELINES TO THE MAXIMUM PRACTICAL EXTENT.
  - 3. ONE-STORY HOMES SHALL ALLOW FOR A FRONT ENTRY GARAGE PROVIDED IT DOES NOT EXCEED 50% OF FRONT FAÇADE. (MAX. OF TWO-CAR GARAGE).
  - 4. FOR TWO-STORY HOMES, THREE-CAR GARAGES ARE ALLOWED PROVIDED AREA ABOVE GARAGE IS OCCUPIED FLOOR OR DORMERS FORM PART OF ROOF STRUCTURE.
  - 5. ALL FRONT ENTRY GARAGES SHALL BE SETBACK 30 FEET FROM FRONT LOT LINE.
  - 6. NO BOOKEND FRONT ENTRY GARAGES ALLOWED ON OPPOSING SIDES OF A HOUSE UNLESS ONE GARAGE IS A CARRIAGE ENTRY GARAGE.
  - 7. SIDE ENTRY GARAGES SHALL HAVE WINDOWS FACING STREET.
  - 8. REAR OF HOUSES (ABUTTING COMMON PROPERTY LINE) VISIBLE FROM CHANDLER ESTATES SHALL INCORPORATE DESIGN ELEMENT SUCH AS SHUTTERS, CORNICE AROUND WINDOWS, ETC.
  - 9. DETACHED GARAGES ALLOWED (TO BE LOCATED AT REAR OF LOT).
  - 10. A/C CONDENSER UNITS, POOL EQUIPMENT AND OTHER EQUIPMENT MAY BE LOCATED WITHIN SIDEYARD SETBACK AREA PROVIDED SAID UNITS ARE SCREENED FROM STREETS WITH LANDSCAPE AND/OR OPAQUE FENCING.

11. STORAGE SHEDS NOT ALLOWED.
12. SWIMMING POOLS MUST BE IN-GROUND TYPE. ABOVE-GROUND POOLS PROHIBITED.
13. MAIL DELIVERY FOR ALL LOTS SHALL OCCUR AT MAIL KIOSK. MAIL KIOSK DESIGN TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE.
14. ARCHITECTURAL DESIGN/THEME TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE.
15. INDIVIDUAL LOT FRONT AND REAR FENCING STANDARDS TO BE DETERMINED AT FINAL DEVELOPMENT PLAN STAGE.

E. COMMERCIAL STANDARDS:

IN ADDITION TO APPLICABLE CITY-MANDATED COMMERCIAL GUIDELINES, THE COMMERCIAL COMPONENTS OF APOPKA FARMS SHALL INCLUDE:

1. OFFICE BUILDINGS SHALL HAVE RESIDENTIAL ARCHITECTURE DESIGN APPEARANCE, HAVE A PITCHED ROOF AND SHALL BE LIMITED TO NO MORE THAN TWO (2) STORIES WITH 75 FEET OF THE PROJECT'S RESIDENTIAL COMPONENT.
2. FLOOR AREA RATIO (FAR) SHALL BE A MAXIMUM OF .30.

II. **UTILITIES AND INFRASTRUCTURE**

- A. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA.
- B. RECLAIM WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA (DESIGNED TO CITY STANDARDS).
- C. STORM WATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF APOPKA AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- D. A FINAL DRAINAGE REPORT AND SOILS REPORT WILL BE SUBMITTED WITH FINAL DEVELOPMENT PLANS.
- E. SANITARY SERVICE WILL BE PROVIDED BY THE CITY OF APOPKA (DESIGNED TO CITY STANDARDS).
- F. UTILITY EASEMENTS SHALL BE DEDICATED TO THE CITY OF APOPKA.
- G. DRAINAGE EASEMENTS TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION UNLESS OTHERWISE ACCEPTED BY THE CITY OF APOPKA.

- H. ALL STORM WATER AND UTILITY PIPES MAY BE MOVED TO SAVE EXISTING TREES IN THE RIGHT-OF-WAY TO MAXIMUM EXTENT POSSIBLE.
- I. ON-SITE STREETS ARE TO BE CONSTRUCTED PER CITY OF APOPKA STANDARDS.
- J. A SIGNAGE PLAN WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN SUBMITTAL.
- K. STABILIZED ACCESS ROADWAYS AND FIRE HYDRANTS MUST BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
- L. SOLID WASTE COLLECTION AND PUBLIC SAFETY (POLICE AND FIRE) PROVIDED BY THE CITY OF APOPKA.
- M. PROJECT STREETS ARE PUBLIC.
- N. FIVE (5) FOOT WIDE SIDEWALKS TO BE CONSTRUCTED ADJACENT TO INTERNAL ROADS THROUGHOUT THE ENTIRE PROJECT IN COMPLIANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE (TO BE PROVIDED AT FINAL DEVELOPMENT PLAN).
- O. POWER SERVICE WITHIN THE DEVELOPMENT SHALL BE UNDERGROUND. NO OVERHEAD SERVICE WILL BE ALLOWED.
- P. VEHICULAR, PEDESTRIAN AND ACCENT LIGHTING SHALL SUBSTANTIALLY CONFORM TO SECTION 3.10 - LIGHTING OF THE CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES.
- Q. STREET NAMES SHALL BE APPROVED BY ORANGE COUNTY EMERGENCY MANAGEMENT DIVISION PRIOR TO ACCEPTANCE BY CITY OF APOPKA.
- R. ALL STREET SUFFIXES SHALL BE IN ACCORDANCE WITH SECTION 6.02.02.
- S. DECORATIVE-TYPE FENCING TO BE PROVIDED AROUND STORMWATER PONDS IF REQUIRED BY WATER MANAGEMENT DISTRICT. (CHAIN LINK OR WOODEN STOCKADE FENCING PROHIBITED).
- T. UTILITY AND DRAINAGE DETAILS TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE.
- U. ALL ROAD SIGNAGE AND MARKINGS WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN.

**III. HARDSCAPE, LANDSCAPE AND SITE LIGHTING**

- A. LANDSCAPE AND IRRIGATION PLANS SHALL BE SUBMITTED AS PART OF THE FINAL DEVELOPMENT PLAN STAGE AND SHALL BE DESIGNED IN ACCORDANCE WITH LAND DEVELOPMENT CODE ARTICLE V AND WATER-WISE ORDINANCE #2069.

- B. ALL REASONABLE AND PRACTICAL MEASURES SHALL BE TAKEN TO PRESERVE 24"+ SPECIMEN TREES LOCATED OUTSIDE OF BUILDING PADS AND RIGHTS-OF-WAY. TREE MITIGATION PLAN TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE.
- C. STREET TREES TO BE PLANTED IN EASEMENT TO BE SHOWN ON FINAL PLAT. SAID EASEMENT TO BE LOCATED BEHIND THE UTILITY EASEMENT IN FRONT OF EACH LOT.
- D. PER LAND DEVELOPMENT CODE ARTICLE V, A TREE REMOVAL AND REPLACEMENT PLAN IS REQUIRED. SAID PLAN(S) ARE TO BE SUBMITTED AS PART OF THE FINAL DEVELOPMENT PLAN SUBMITTAL. NO ENGINEERING APPROVAL SHALL BE GRANTED BY THE CITY OF APOPKA UNLESS THIS CONDITION IS SATISFIED.
- E. LANDSCAPE PALETTE/THEME IS TO BE ESTABLISHED AT FINAL DEVELOPMENT PLAN STAGE. LANDSCAPE SHALL INCORPORATE NATIVE VEGETATION TO MAXIMUM EXTENT POSSIBLE.
- F. ALL BUFFER WALLS SHALL BE LOCATED IN SEPARATE TRACT (TO BE DEPICTED ON FINAL PLAT) AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR SIMILAR ENTITY.
- G. LANDSCAPE BUFFERS AND OPEN SPACE AREAS TO BE PLACED IN TRACTS TO BE DEPICTED ON FINAL PLAT.
- H. DETAILS OF BUFFER WALLS, SIGNAGE AND OTHER HARDSCAPE FEATURES TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE.
- I. STYLE OF STREET LIGHT POLES AND FIXTURES TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE TO BE DETERMINED BY ARCHITECTURAL THEME.
- J. DECORATIVE RESIDENTIAL COMMUNITY SIGN WITH LANDSCAPE IS TO BE LOCATED AT EACH PROJECT ENTRANCE.
- K. CONSIDERATION SHALL BE GIVEN TO MAINTAIN EXISTING NATURAL VEGETATION TO THE GREATEST EXTENT POSSIBLE ALONG THE NORTHERN PORTION OF THE SITE ADJACENT TO CHANDLER ESTATES. THIS AREA WILL BE PLACED IN A TRACT TO BE MAINTAINED AND PROTECTED BY THE PROPERTY OWNER'S ASSOCIATION.

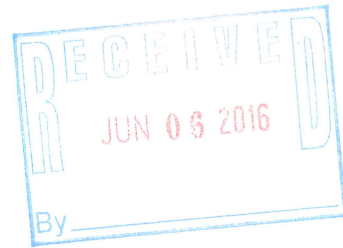
**IV. ENVIRONMENTAL, RECREATIONAL AND MISCELLANEOUS ITEMS**

- A. RECREATIONAL AMENITIES SHALL BE OF A TYPE AND SIZE CONSISTENT WITH SIMILAR RESIDENTIAL COMMUNITIES. SPECIFIC DETAILS OF SAID AMENITIES TO BE PROVIDED AT THE FINAL DEVELOPMENT PLAN STAGE.

- B. PARK AND/OR RECREATIONAL AMENITIES TO BE CONSTRUCTED PRIOR TO 25% "BUILD OUT" OF A RESIDENTIAL DEVELOPMENT PHASE.
- C. WETLANDS AND WETLAND UPLAND BUFFERS SHALL BE PLACED IN CONSERVATION EASEMENT/TRACT.
- D. IN THE EVENT THAT GOPHER TORTOISE(S) ARE PRESENT ON-SITE, THE APPLICANT WILL OBTAIN THE APPROPRIATE PERMIT THROUGH FFWCC PRIOR TO ON-SITE CLEARING OR GRADING ACTIVITY.
- E. THE APPLICANT SHALL OBTAIN THE APPROPRIATE APPROVALS FROM USFWS PRIOR TO ON-SITE CLEARING OR GRADING ACTIVITY (IF REQUIRED) TO ADDRESS THE PRESENCE OF THE SAND SKINKS (IF FOUND).
- F. AN EROSION PROTECTION/CONTROL PLAN SHALL BE SUBMITTED WITH FINAL DEVELOPMENT PLAN STAGE.
- G. PROPERTY OWNER'S ASSOCIATION SHALL MAINTAIN ALL COMMON AREAS, FENCES, WALLS, RETENTION AREAS, OPEN SPACE AND CONSERVATION AREAS.
- H. THE CITY OF APOPKA SHALL BE RESPONSIBLE FOR STREET MAINTENANCE, STREET LIGHTING AND INFRASTRUCTURE ELEMENTS LOCATED WITHIN PUBLIC RIGHTS-OF-WAY.
- I. INDIVIDUAL LOT ARBOR/CLEARING PERMIT SHALL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- J. PROJECT ACREAGE SUBJECT TO CHANGE PENDING FINAL DEVELOPMENT PLAN STAGE REVIEW AND APPROVAL.
- K. OUTDOOR STORAGE AREAS (BOATS, TRAILERS, AND RECREATIONAL VEHICLES) ARE PROHIBITED. TEMPORARY PARKING OF SUBJECT EQUIPMENT SHALL BE SUBJECT TO CITY CODE.
- L. EVIDENCE OF COORDINATION WITH LYNX PLANNING DEPARTMENT SHALL BE PROVIDED AS PART OF THE FINAL DEVELOPMENT PLAN SUBMITTAL.
- M. TOT LOT EQUIPMENT AND PARK BENCHES WILL BE PLACED WITHIN RECREATION TRACT F.

**V. GENERAL**

- A. THE LAND DEVELOPMENT CODE AND CITY DEVELOPMENT DESIGN GUIDELINES SHALL APPLY EXCEPT WHERE ZONING, DEVELOPMENT OR ARCHITECTURAL STANDARDS ARE ADDRESSED WITHIN THE MASTER PLAN OR PUD ORDINANCE.
- B. THE ADOPTED PUD ZONING ORDINANCE FOR THIS PROJECT MAY PROVIDE ADDITIONAL ZONING, DEVELOPMENT OR ARCHITECTURAL STANDARDS.



# APOPKA FARMS

Apopka, Florida

## Master Plan/Preliminary Development Plan (PDP)

FEBRUARY 1, 2016  
 REVISED: APRIL 21, 2016  
 REVISED: MAY 31, 2016

### OWNER

CARTER - ORANGE 67 HWY 441 LAND TRUST  
 P.O. BOX 568821  
 ORLANDO, FLORIDA 32856-8821  
 CONTACT: DARYL M. CARTER  
 EMAIL: DCARTER@MAURYCARTER.COM  
 PHONE: (407) 581-6205

### APPLICANT/ LAND PLANNER

JAVIER E. OMANA, CNU-a  
 CPH, Inc.  
 1117 EAST ROBINSON STREET  
 ORLANDO, FLORIDA 32801  
 EMAIL: JOMANA@CPHCORP.COM  
 PHONE: (407) 425-0452  
 FAX: (407) 648-1036

### UTILITIES

WATER: \_\_\_\_\_ CITY OF APOPKA  
 SEWER: \_\_\_\_\_ CITY OF APOPKA  
 CABLE: \_\_\_\_\_ BRIGHTHOUSE NETWORKS  
 PHONE: \_\_\_\_\_ CENTURY LINK  
 ELECTRIC: \_\_\_\_\_ DUKE ENERGY  
 GAS: \_\_\_\_\_ LAKE APOPKA NATURAL GAS  
 GARBAGE COLLECTION: \_\_\_\_\_ WASTEPRO

### ENGINEER

ALLEN C. LANE, P.E.  
 CPH, Inc.  
 1117 EAST ROBINSON STREET  
 ORLANDO, FLORIDA 32801  
 EMAIL: ALANE@CPHCORP.COM  
 PHONE: (407) 425-0452  
 FAX: (407) 648-1036

### SURVEYOR

LAND TECH SURVEYING AND MAPPING CORP.  
 350 SOUTH CENTRAL AVENUE  
 OVIEDO, FLORIDA 32765  
 EMAIL: MANAGER@SURVEYMAP.NET  
 PHONE: (407) 365-1036  
 FAX: (407) 365-1838



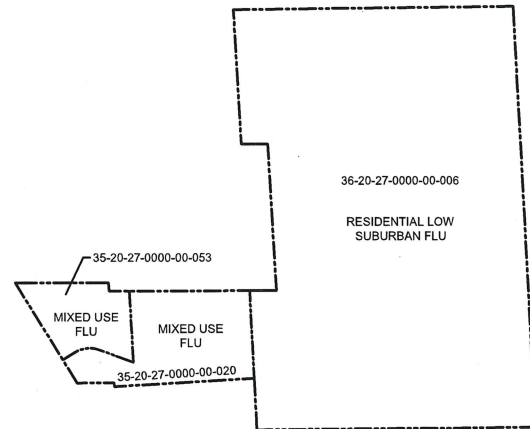
**VICINITY MAP**

N.T.S.

### LEGAL DESCRIPTION

**PARCEL 1:**  
 THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA,  
 AND  
 THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE SOUTH 88% OF THE WEST 12% OF THE SOUTHWEST 1/4 OF SAID SECTION 36.  
 More particularly described as:  
**LEGAL DESCRIPTION (Written by Surveyor)**  
 Beginning at the SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, said point being the POINT OF BEGINNING; thence run N.89°27'12"E, along the South line of the SOUTH 88% OF THE WEST 12% OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, a distance of 125.15 feet; thence N.02°12'25"W, along the East line of said South 88% of the West 12%, a distance of 683.83 feet; to the NORTHEAST corner of said South 88% of the West 12%; thence S.89°27'12"E, along the North line of said South 88% of the West 12%, a distance of 125.15 feet; thence N.02°12'25"W, along the West line of the aforesaid SOUTHWEST 1/4 OF THE NORTHWEST 1/4, a distance of 622.38 feet to the NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; thence N.89°27'12"E, along the North line of said SOUTHWEST 1/4 OF THE NORTHWEST 1/4, a distance of 1,324.49 feet to the NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; thence S.02°12'25"W, along the East line of said SOUTHWEST 1/4 OF THE NORTHWEST 1/4, a distance of 1,322.18 feet; to the SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; thence S.02°12'25"W, along the East line of the North 1/2 of the NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE aforesaid SECTION 36, a distance of 627.81 feet; to the SOUTHWEST CORNER OF SAID NORTH 1/2; thence S.89°27'12"E, along the SOUTH LINE OF SAID NORTH 1/2, a distance of 1,316.75 feet; to the SOUTHWEST CORNER OF SAID NORTH 1/2; thence N.02°12'25"W, along the WEST LINE OF SAID NORTH 1/2, a distance of 654.03 feet to the POINT OF BEGINNING.  
 Containing 67.9 acres, more or less.  
**PARCEL 2 (EASEMENT)**  
 TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, AS CREATED BY THE INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7167, PAGE 1399.  
 THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LYING NORTH AND EAST OF THE SEAGARD AIR LINE RAILROAD, LESS AND EXCEPT THE SOUTH 1/2 ACRES THEREOF, AND ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE LANDS DEEDED TO THE STATE OF FLORIDA, BY VIRTUE OF QUIT CLAIM DEED RECORDED IN DEED BOOK 583, PAGE 426, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
 TOGETHER WITH:  
 BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN WEST 90 CHAINS; THENCE RUN SOUTH 448.89 FEET; THENCE RUN NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID SECTION 411.84 FEET SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH TO THE POINT OF BEGINNING.  
 TOGETHER WITH:  
 THE SOUTH 40.20 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 660.00 FEET THEREOF, AND ALSO LESS AND EXCEPT ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE ROAD RIGHT OF WAY FOR WEST ORANGE BLOSSOM TRAIL (STATE ROAD 5004 US HIGHWAY 441) ON WEST.

**PROJECT DESCRIPTION**  
 THE SUBJECT PARCEL IS APPROXIMATELY 67.73 ACRES ON THE NORTHEAST SIDE OF US 441.  
 THE CURRENT ZONING IS MIXED-CC / R-1A AND THE CURRENT FUTURE LAND USE IS MIXED USE / RESIDENTIAL LOW SUBURBAN.  
 THE SUBJECT PARCEL PROPOSED ZONING IS PUD (PLANNED UNIT DEVELOPMENT).



**KEY MAP / FUTURE LAND USE**

N.T.S.

### SHEET INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 PUD REZONE - MASTER PLAN
- 4 CONCEPT TRACT MAP
- 5-7 PRELIMINARY DEVELOPMENT PLAN (UTILITIES/DRAINAGE)
- 8 DEVELOPMENT DESIGN STANDARDS
- 9-15 BOUNDARY SURVEY AND LEGAL DESCRIPTION
- LA-1 PRELIMINARY LANDSCAPE PLAN
- LA-2 PRELIMINARY LANDSCAPE PLAN
- LA-3 LANDSCAPE DETAILS
- LA-4 LANDSCAPE DETAILS



**"NOTICE"**  
 THIS SET OF PLANS IS NOT VALID FOR CONSTRUCTION PURPOSES WITHOUT BEING STAMPED "APPROVED FOR CONSTRUCTION BY CPH ENGINEERS, INC." PLANS WITHOUT THIS STAMP ARE VOID FOR INFORMATIONAL PURPOSES ONLY.  
 THE SIZE OF THESE PLANS MAY HAVE BEEN SLIGHTLY ALTERED BY REPRODUCTION PROCESSES. THIS MUST BE CORRECTED WHEN SCALING ANY REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

ACTIVITY	NAME	DATE	NO.	DATE	REVISION	APPVD.	SCALE: NONE	SHEET NO.
DESIGNED BY:	FNI	2/1/16		4/21/2016	REVISE PER 2/10/16 DRC COMMENTS		DATE: MARCH 14, 2016	<b>1</b>
DRAWN BY:	FNI	2/1/16		5/31/2016	REVISE PER 4/27/16 DRC COMMENTS		JOB NO.: M17801	
CHECKED BY:	JEO	2/1/16					FILE: COVER	
APPROVED BY:	JEO	2/1/16						
REGISTRATION NO.:								



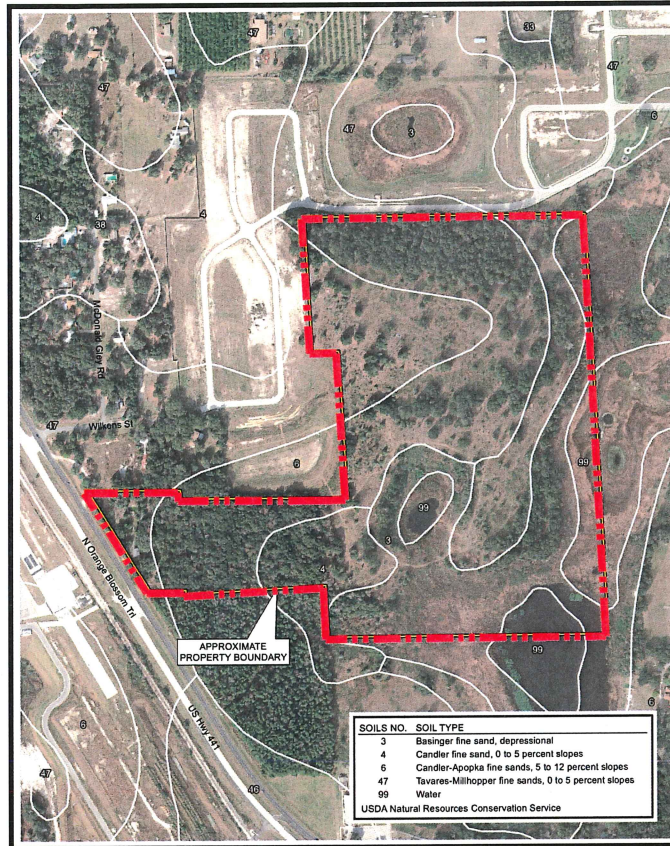
Revision	Date	By
1	5-31-16	REVISOR PER 4-27-16 DRC COMMENTS
2	4-21-16	REVISOR PER 2-10-16 DRC COMMENTS

Designed by:	FNI	
Drawn by:	FNI	
Checked by:	JEO	
Approved by:	JEO	
Scale:	NOTED	
Date:	2-1-16	
Job No.:	MT7801	

Plans Prepared By:  
**CPH, Inc.**  
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Orlando, FL 32801  
Ph: 407.425.0452  
Licenses:  
Eng. C.O.A. No. 3215  
Survey L.B. No. 7143  
Arch. Lic. No. AA260926  
Landscape Lic. No. LC0009298

EXISTING CONDITIONS  
APOKA FARMS  
M.L. CARTER PROPERTY  
APOKA, FLORIDA

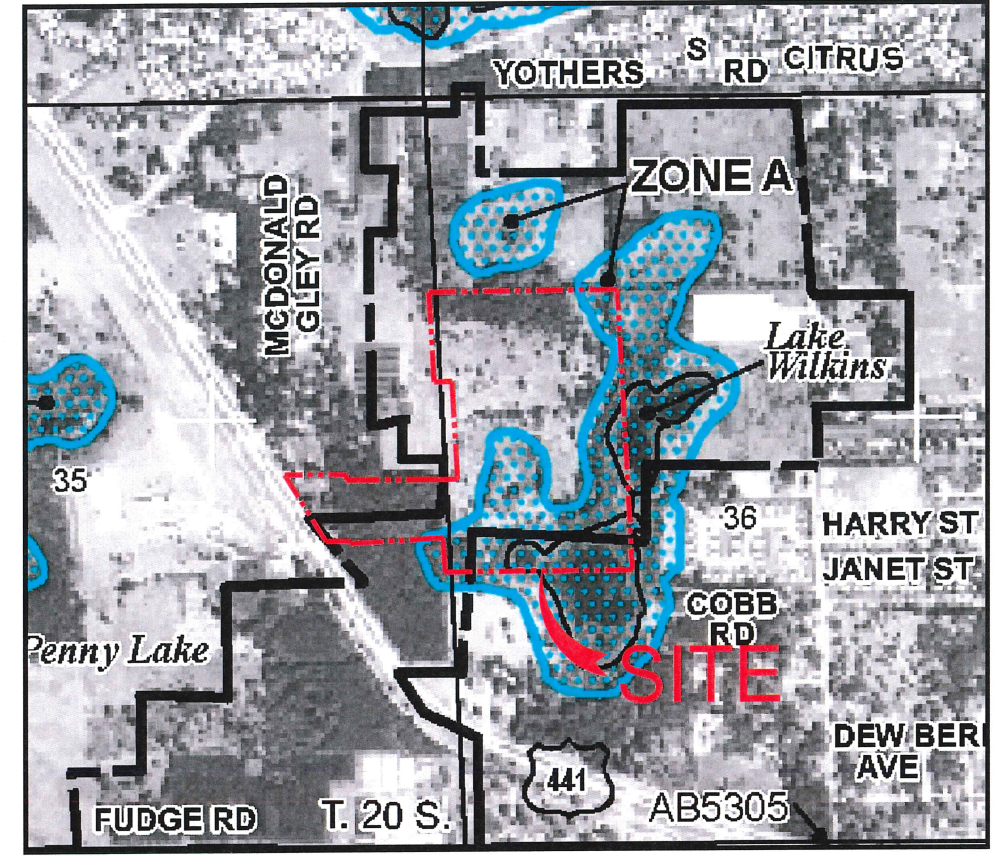
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**SOILS MAP**  
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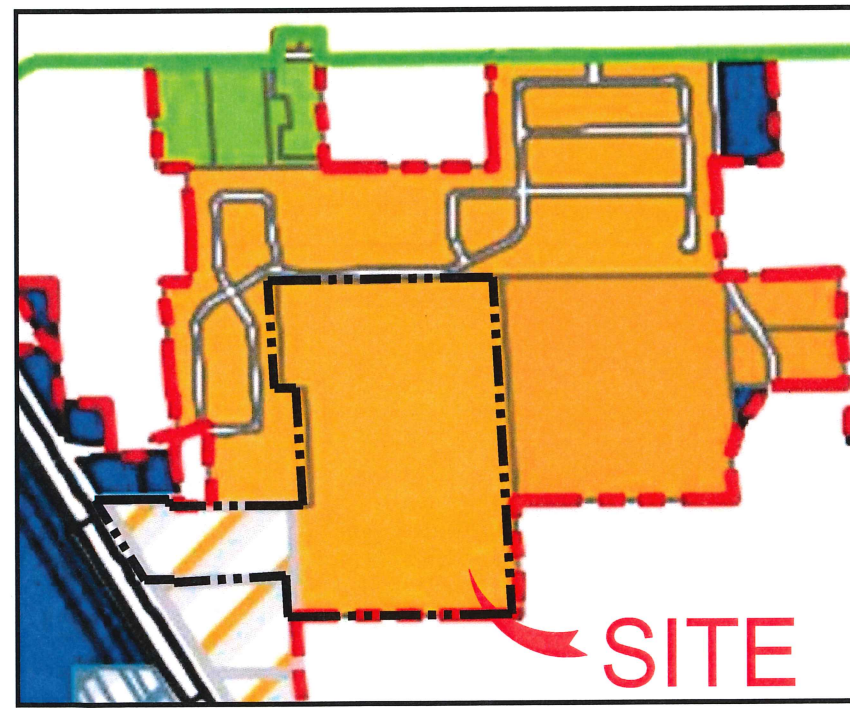


**PRELIMINARY VEGETATION AND LAND USE MAP**  
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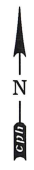


**FEMA FLOOD MAP**  
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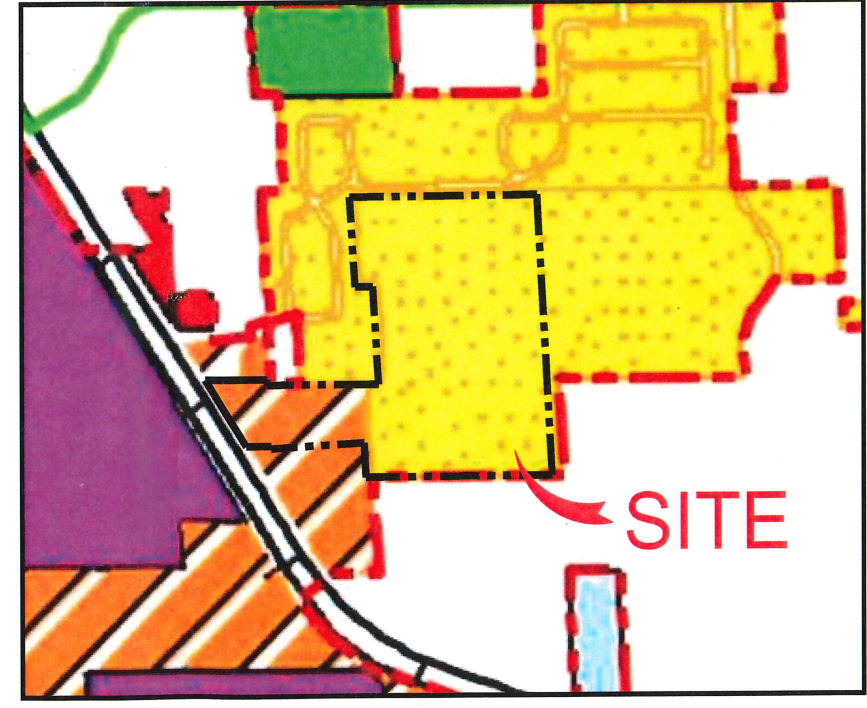


**ZONING MAP**  
SCALE: 1"=600'



**Legend**

JPA Boundary	C-3
City Boundary	PR
AG	PUD
AG-ESTATES	MIXED-CC
R-1	MIXED-EC
R-1A	I-1
R-1AA	I-2
R-1AAA	R-2
MHP	R-3
MHS	RCE-1
POI	ZIP(A-1)
CN	ZIP(A-2)
C-1	ZIP(R-1)
C-2	ZIP(R-1A)
	ZIP(R-1AA)



**FUTURE LAND USE MAP**  
SCALE: 1"=600'

**Legend**

City Boundary	Res. High
JPA Boundary	Mixed Use
Agriculture	MU*
Agriculture Estates	Office
Agriculture Homestead	Commercial
Rural Settlement	COMM*
Res. Estates	Industrial
Res. Very Low Suburban	Industrial*
Res. Low Suburban	Institutional/Public Use
Res. Low	Conservation
Res. Medium Low	Parks/Recreation
Res. Medium	ANNEX

Revision	Date	By
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2	4-21-16	JEO
3	5-31-16	JEO
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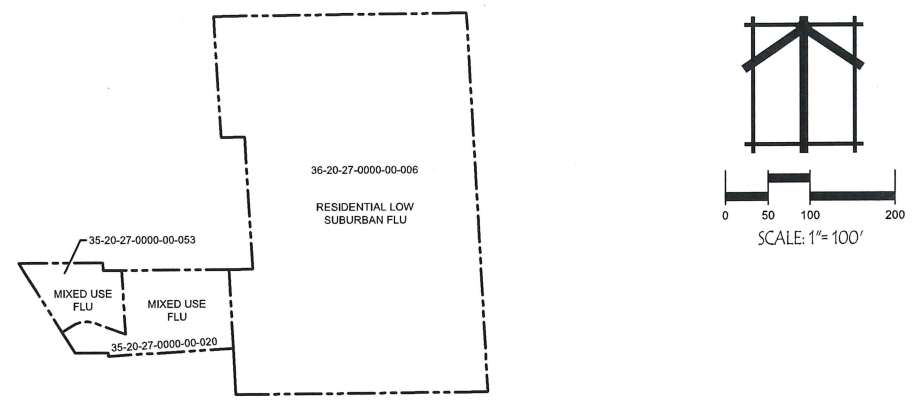
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Designed by:  
Drawn by:  
Checked by:  
Approved by:  
Scale:  
Date:  
Job No.:

Plans Prepared by:  
**CPH, Inc.**  
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Orlando, FL 32801  
Ph: 407.425.0452

Licenses:  
Eng. C.O.A. No. 3215  
Survey L.B. No. 7143  
Arch. Lic. No. AA260926  
Landscape Lic. No. LC000299

**PUD REZONE - MASTER PLAN**  
APOPKA FARMS  
M.L. CARTER PROPERTY  
APOPKA, FLORIDA

Sheet No.  
**3**



**KEY MAP / FUTURE LAND USE**

**PROJECT NOTES**  
PARCEL ID #'S: 35-20-27-0000-00-020; 35-20-27-0000-00-053; 36-20-27-0000-00-006  
FUTURE LAND USE: MIXED USE / RESIDENTIAL LOW SUBURBAN  
EXISTING ZONING: MIXED-CC / R-1A  
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD) WITH R-2 UNDERLYING ZONING CRITERIA  
CURRENT USE: VACANT  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL / COMMERCIAL (DUPLIX RESIDENTIAL UNITS ARE NOT PERMITTED)  
TOTAL SITE AREA: 67.73 AC±

**LEGEND**

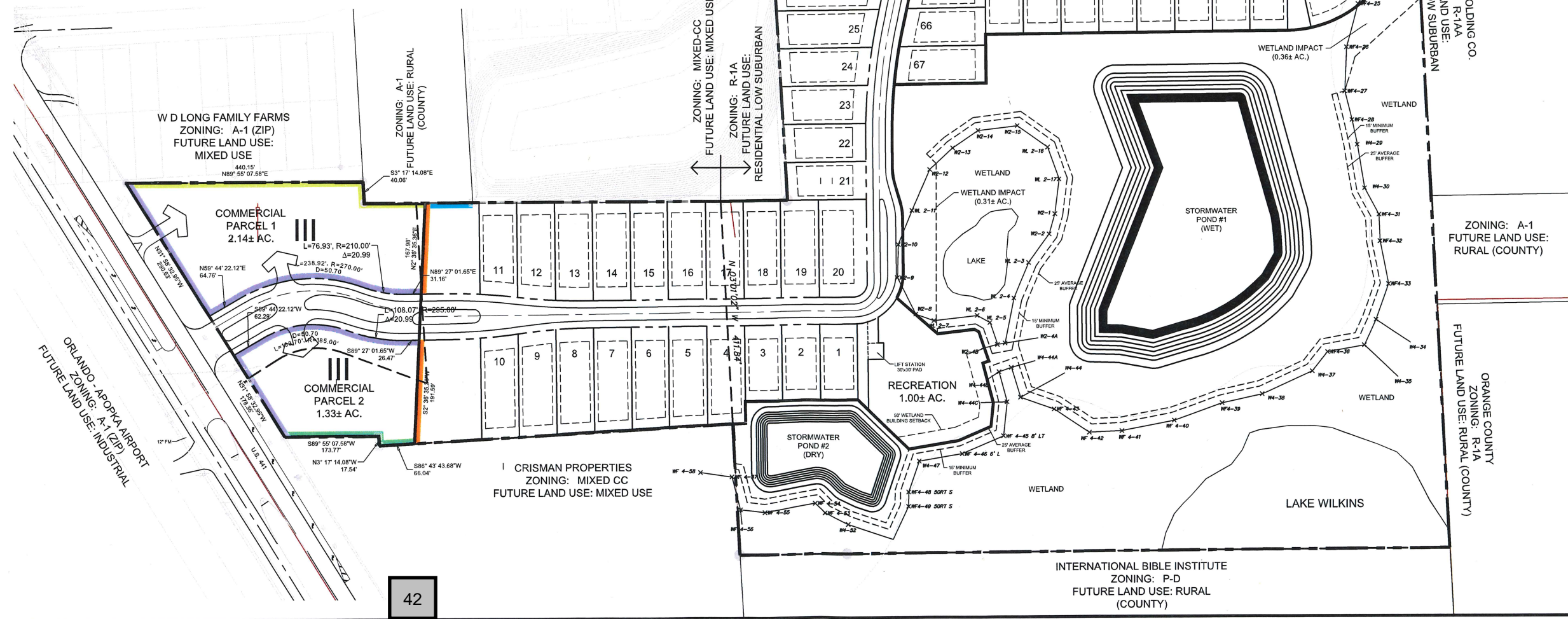
- 10' MIN. LANDSCAPE BUFFERYARD, 1 TREE/25 LF. PAVED AREAS SHALL PROVIDE A CONTINUOUS HEDGE OR BERM OR COMBINATION THEREOF.
- 10' MIN. LANDSCAPE BUFFERYARD WITH 6' HIGH MASONRY WALL
- 5' MIN. LANDSCAPE BUFFERYARD
- 5' MIN. LANDSCAPE BUFFERYARD WITH 6' HIGH BRICK, STONE OR DECORATIVE BLOCK WALL
- 10' MINIMUM LANDSCAPE BUFFERYARD

PHASING (PHASING REFERS TO VERTICAL CONSTRUCTION)

NOTE: EXISTING TREES TO BE SAVED SHALL COUNT TOWARDS BUFFERYARD TREE REQUIREMENT.

PHASE	USE	CURRENT ZONING	PROPOSED ZONING	AREA (AC)	UNITS/BLDG SF
I	Single Family Residential	Mixed CC / R-1A	PUD	18.99	36 Units
I	Recreation	R-1A	PUD	1.00	TBD
II	Single Family Residential	R-1A	PUD	18.93	65 Units
III	Commercial	Mixed CC	PUD	3.47	45,345 SF Max.

\*Storm system to be constructed as required for each phase, or constructed in its entirety as part of Phase I. Wetland Impacts to occur as needed for each phase. Wetland Impacts to be permitted during construction document phase.  
TBD = Recreation amenities To Be Determined at the Final Master Plan (Site Plan) stage.



J:\M17801\Planning\DWG\Design\3 Master Plan.dwg Jun 03, 2016 - 2:44pm fimbouglia

Revision	By	Date
1	JEO	4-21-16
2	JEO	5-31-16
3	JEO	REVIS PER 2-10-16 DRC COMMENTS
4	JEO	REVIS PER 4-27-16 DRC COMMENTS

Plans Prepared by:  
**CPH, Inc.**  
1117 E. Robinson St.  
Orlando, FL 32801  
Ph: 407.425.0452  
Licenses:  
Eng. C.O.A. No. 5215  
Survey L.B. No. 7143  
Arch. Lic. No. AA2600926  
Landscape Lic. No. LC0000299

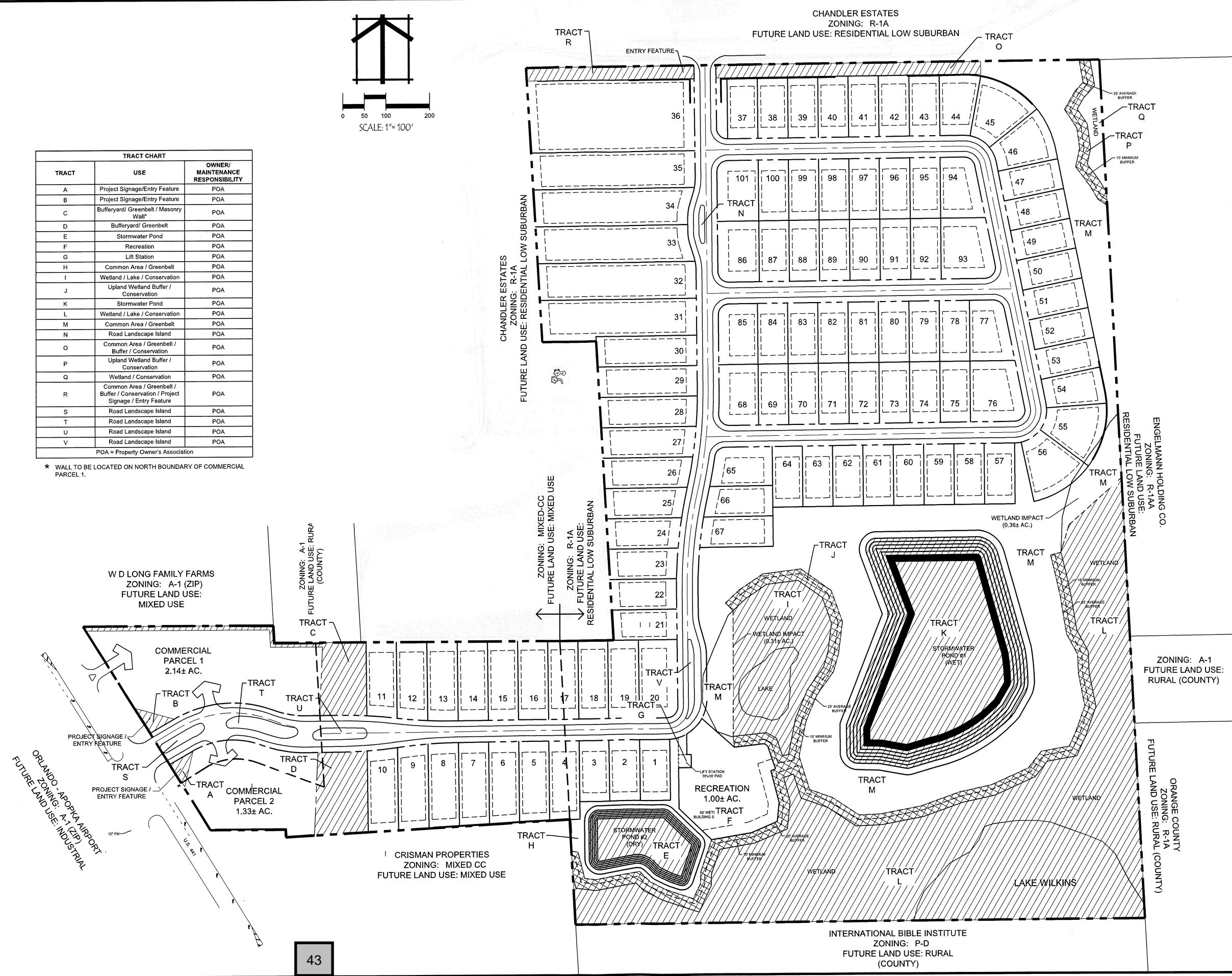
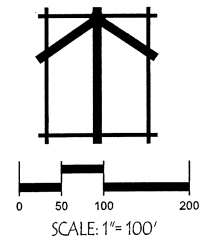
CONCEPT TRACT MAP  
APOPKA FARMS  
M.L. CARTER PROPERTY  
APOPKA, FLORIDA

Sheet No.  
**4**

TRACT	USE	OWNER/ MAINTENANCE RESPONSIBILITY
A	Project Signage/Entry Feature	POA
B	Project Signage/Entry Feature	POA
C	Bufferyard/ Greenbelt / Masonry Wall*	POA
D	Bufferyard/ Greenbelt	POA
E	Stormwater Pond	POA
F	Recreation	POA
G	Lift Station	POA
H	Common Area / Greenbelt	POA
I	Wetland / Lake / Conservation	POA
J	Upland Wetland Buffer / Conservation	POA
K	Stormwater Pond	POA
L	Wetland / Lake / Conservation	POA
M	Common Area / Greenbelt	POA
N	Road Landscape Island	POA
O	Common Area / Greenbelt / Buffer / Conservation	POA
P	Upland Wetland Buffer / Conservation	POA
Q	Wetland / Conservation	POA
R	Common Area / Greenbelt / Buffer / Conservation / Project Signage / Entry Feature	POA
S	Road Landscape Island	POA
T	Road Landscape Island	POA
U	Road Landscape Island	POA
V	Road Landscape Island	POA

POA = Property Owner's Association

\* WALL TO BE LOCATED ON NORTH BOUNDARY OF COMMERCIAL PARCEL 1.

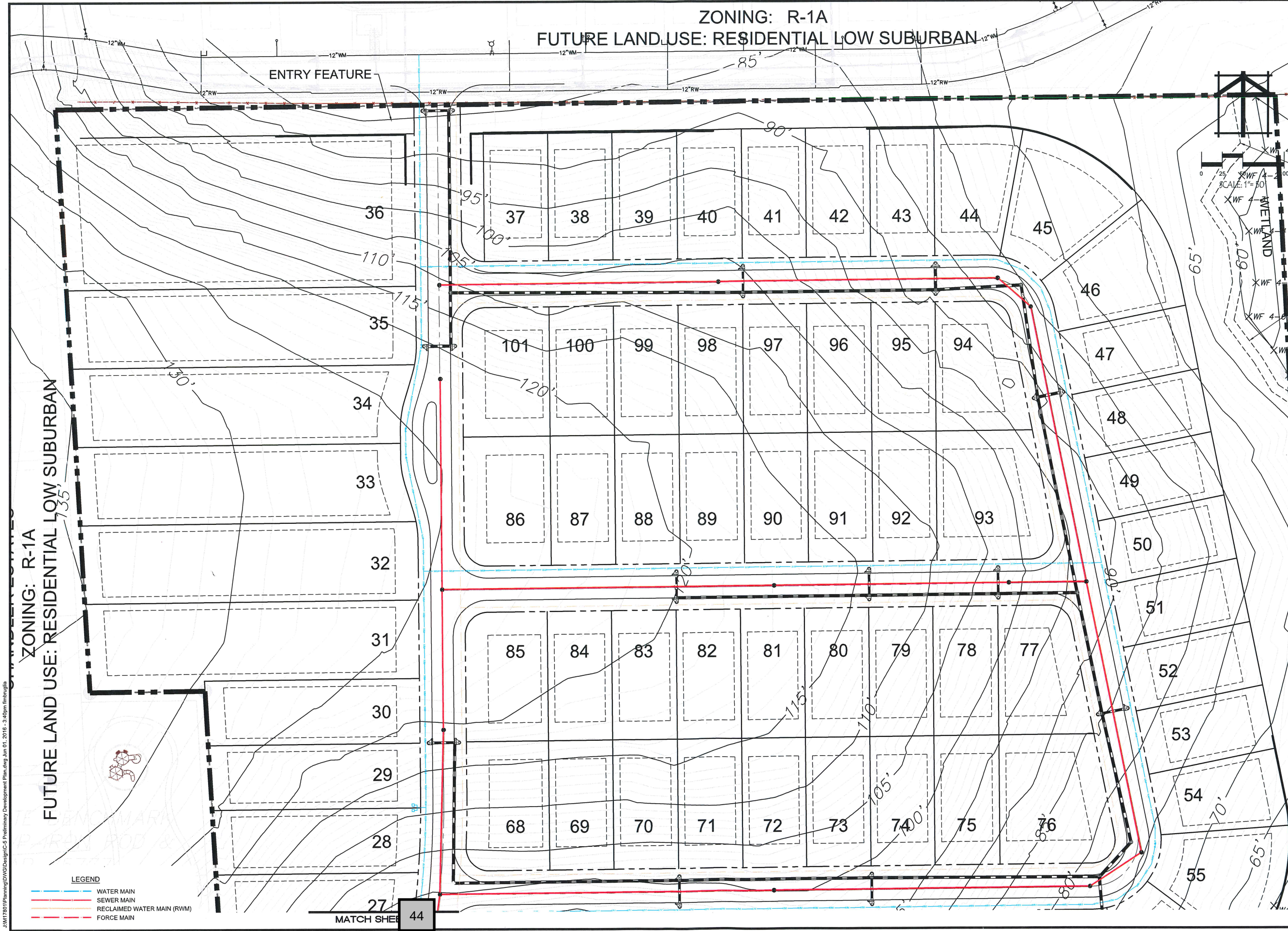


J:\MT7801\Planning\DWG\Design\4-Concept\Tract Map xx.dwg, Jan 03, 2016, 3:13pm fin/ugella

ZONING: R-1A  
 FUTURE LAND USE: RESIDENTIAL LOW SUBURBAN

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Revision	Date	By
1	5-31-16	JEO
2	4-21-16	JEO
3	2-10-16	JEO
4	2-10-16	JEO
5	2-10-16	JEO

Planned By	Checked By	Approved By	Date	Scale	Job No.
JEO	JEO	JEO	2-1-16	1" = 100'	MT7801
JEO	JEO	JEO	5-31-16	1" = 100'	MT7801
JEO	JEO	JEO	4-21-16	1" = 100'	MT7801
JEO	JEO	JEO	2-10-16	1" = 100'	MT7801
JEO	JEO	JEO	2-10-16	1" = 100'	MT7801

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 Ph: 407.425.0452

Licenses:  
 Eng. C.O.A. No. 3215  
 Survey L.B. No. 7143  
 Arch. Lic. No. AA260926  
 Lndscp. Lic. No. LC0000228

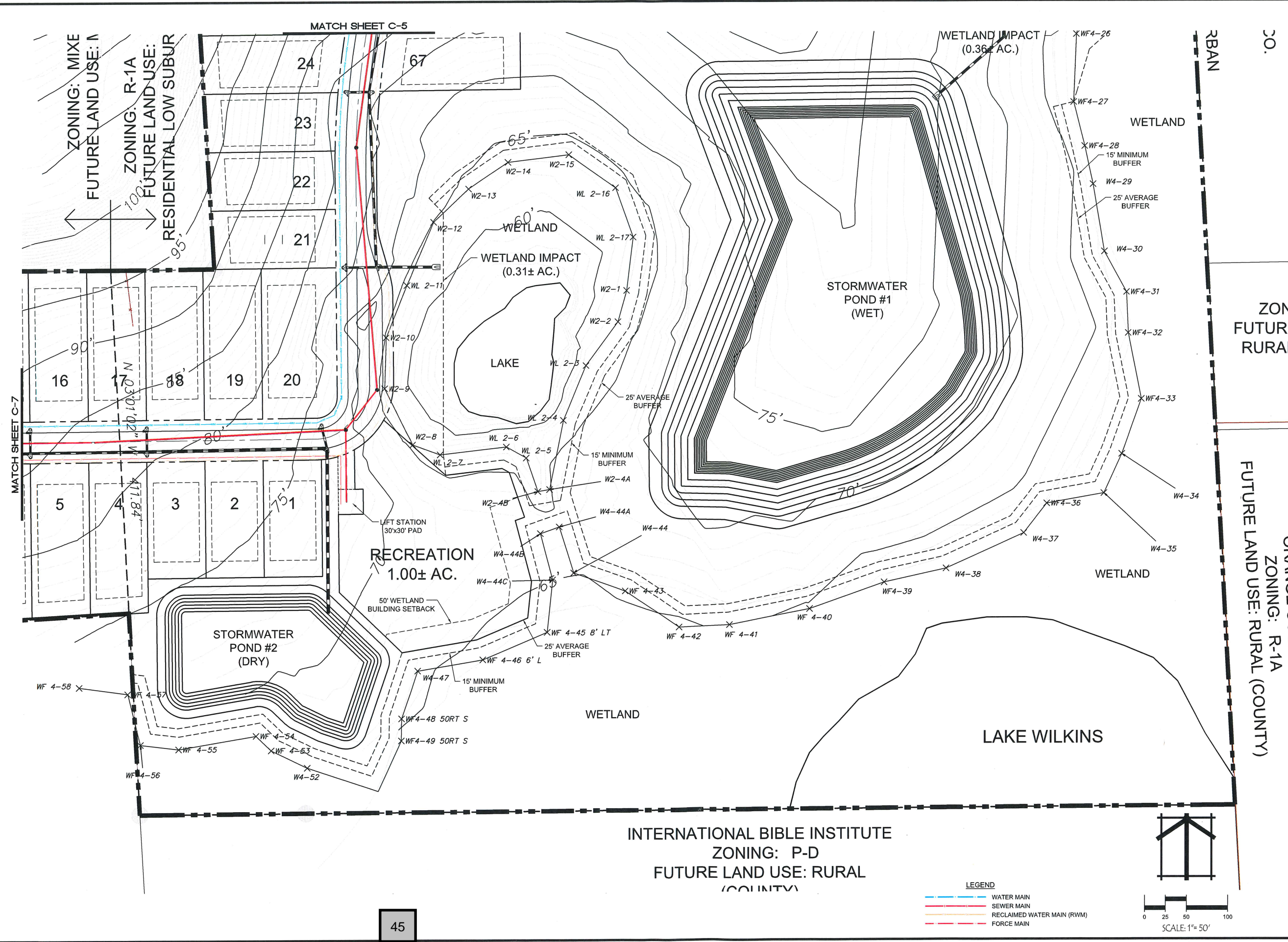
PRELIMINARY DEVELOPMENT PLAN  
 UTILITIES / DRAINAGE

APOPKA FARMS  
 M.L. CARTER PROPERTY  
 APOPKA, FLORIDA

Sheet No.  
**5**

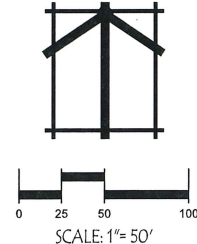
J:\MT7801\Planning\DWG\Design\CS-5 Preliminary Development Plan.dwg Jun 01, 2016 - 3:40pm fmbauglia


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**LEGEND**

- WATER MAIN
- SEWER MAIN
- RECLAIMED WATER MAIN (RWM)
- FORCE MAIN





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ENGINEER P.E.  
 REG.#

Designated by:	Drawn by:	Checked by:	Approved by:	Scale:	Date:	Job No.:	Revision	Date	By
△	△	△	△	1" = 100'	2-1-16	MT7801	4-21-16		JEO
△	△	△	△		5-31-16		REVISED PER 4-27-16 DRC COMMENTS		JEO
△	△	△	△		4-21-16		REVISED PER 2-10-16 DRC COMMENTS		JEO

Plans Prepared by:  
**CPH, Inc.**  
 1117 E. Robinson St.  
 Orlando, FL 32801  
 Ph: 407.425.0452

Licenses:  
 Eng. C.O.A. No. 3215  
 Survey L.B. No. 7143  
 Arch. Lic. No. AA260926  
 Lndsp. Lic. No. LC900298

**PRELIMINARY DEVELOPMENT PLAN  
 UTILITIES / DRAINAGE**

**APOPKA FARMS  
 M.L. CARTER PROPERTY  
 APOPKA, FLORIDA**

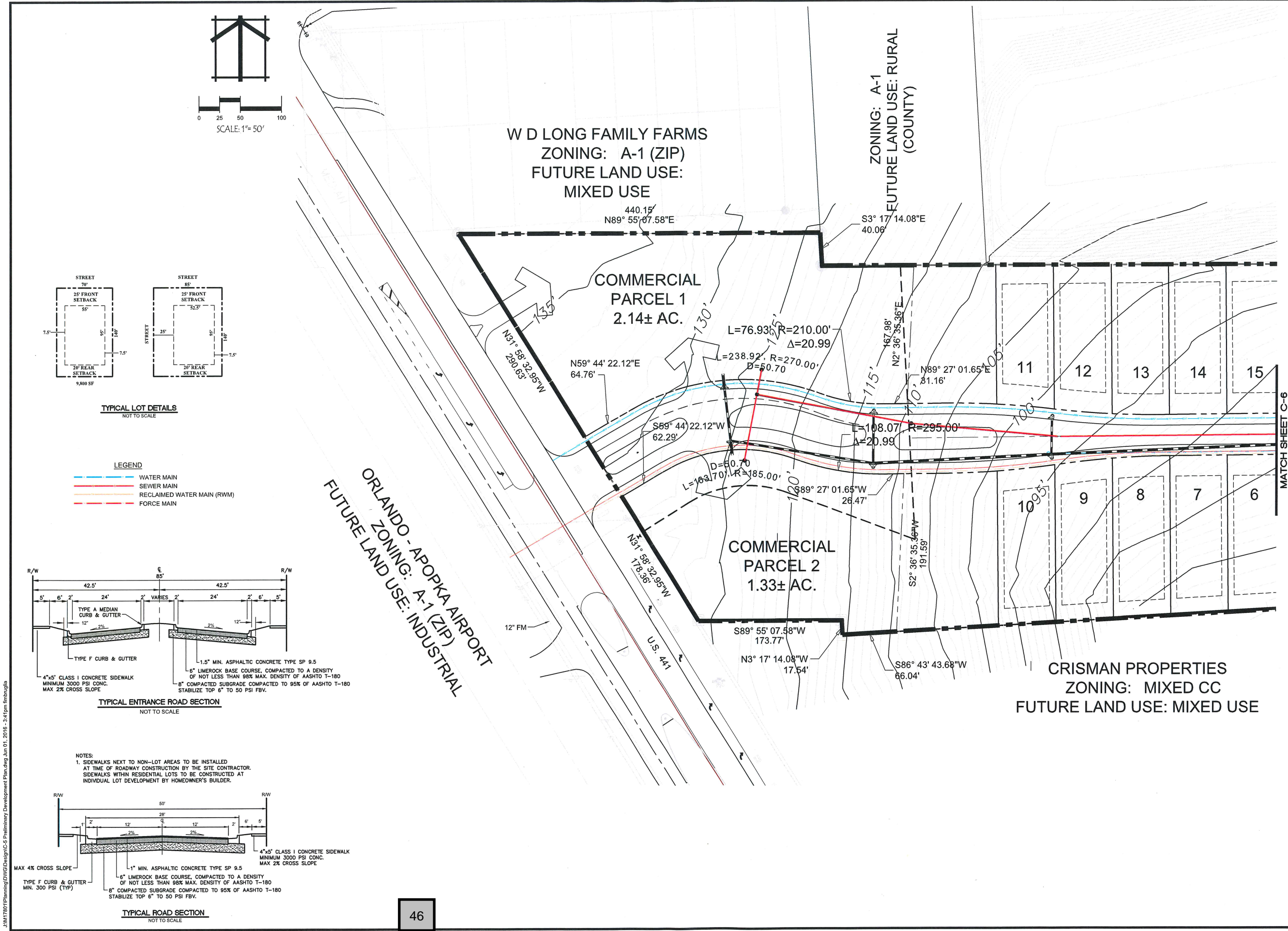
Sheet No.  
6

Designed by:	FNI	Date	By
Drawn by: <td>FNI</td> <td></td> <td></td>	FNI		
Checked by: <td>JEO</td> <td></td> <td></td>	JEO		
Approved by: <td>JEO</td> <td></td> <td></td>	JEO		
Scale: <td>1" = 100'</td> <td></td> <td></td>	1" = 100'		
Date: <td>2-1-16</td> <td>REVISED PER 4-27-16 DRC COMMENTS</td> <td></td>	2-1-16	REVISED PER 4-27-16 DRC COMMENTS	
Job No.: <td>M17801</td> <td>REVISED PER 2-10-16 DRC COMMENTS</td> <td></td>	M17801	REVISED PER 2-10-16 DRC COMMENTS	
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Plans Prepared By:  
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Survey L.B. No. 7143  
Arch. Lic. No. AA2600928  
Landscape Lic. No. LC0000298

PRELIMINARY DEVELOPMENT PLAN  
UTILITIES / DRAINAGE  
APOPKA FARMS  
M.L. CARTER PROPERTY  
APOPKA, FLORIDA

Sheet No.  
**7**



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ENGINEER P.E. REG.#

Table with columns for Date, Revision, and JEO comments. Includes dates like 5-31-16 and 4-21-16.

Plans Prepared By: CPH, Inc.
1117 E. Robinson St.
Orlando, FL 32801
Ph: 407.425.0452

DEVELOPMENT DESIGN STANDARDS
APOPKA FARMS
M.L. CARTER PROPERTY
APOPKA, FLORIDA

Sheet No.
8

Table with columns: Lot No., Lot Size in SF, Lot Size in Ac, Frontage of Lot. Lists lots 1 through 51.

Table with columns: Lot No., Lot Size in SF, Lot Size in Ac, Frontage of Lot. Lists lots 52 through 101.

COMMERCIAL DEVELOPMENT STANDARDS
Table with columns: PROPOSED, REQUIRED. Lists various commercial uses like Banks, Book and Stationary, etc.

PROJECT DESIGN GUIDELINES

- I. SPECIFIC ALLOWABLE USES
A. PROJECT SHALL CONSIST OF COMMERCIAL AND RESIDENTIAL USES.
B. RESIDENTIAL USES SHALL BE RESTRICTED TO DETACHED SINGLE FAMILY UNITS WITH ANCILLARY USES...
II. UTILITIES AND INFRASTRUCTURE
A. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA.

OPEN SPACE
Table with columns: REQUIRED, PROPOSED. Totals: 67.73, 20% (13.55), 1.00, 11.19, 1.36, 13.55.

FUTURE LAND USE / ZONING / ACREAGE / DWELLING UNITS
Table with columns: PARCEL ID, FUTURE LAND USE, CURRENT ZONING, PROPOSED ZONING, ACREAGE / SF, DWELLING UNITS.

ACREAGE SUMMARY
Table with columns: USE, ACREAGE. Totals: 67.73.

ADJACENT FUTURE LAND USE & ZONING1
Table with columns: FUTURE LAND USE, ZONING. Includes North, East, South, West.

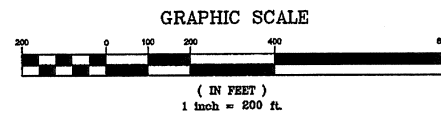
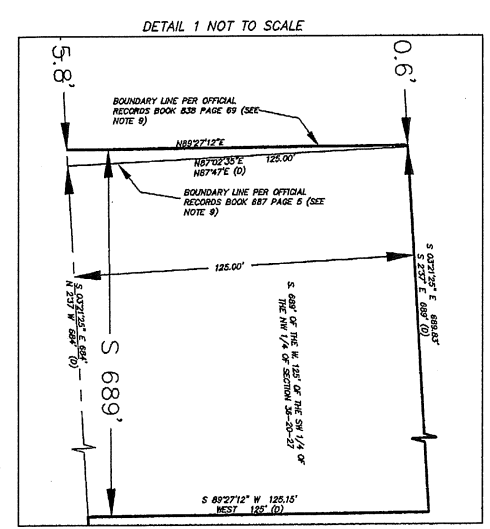
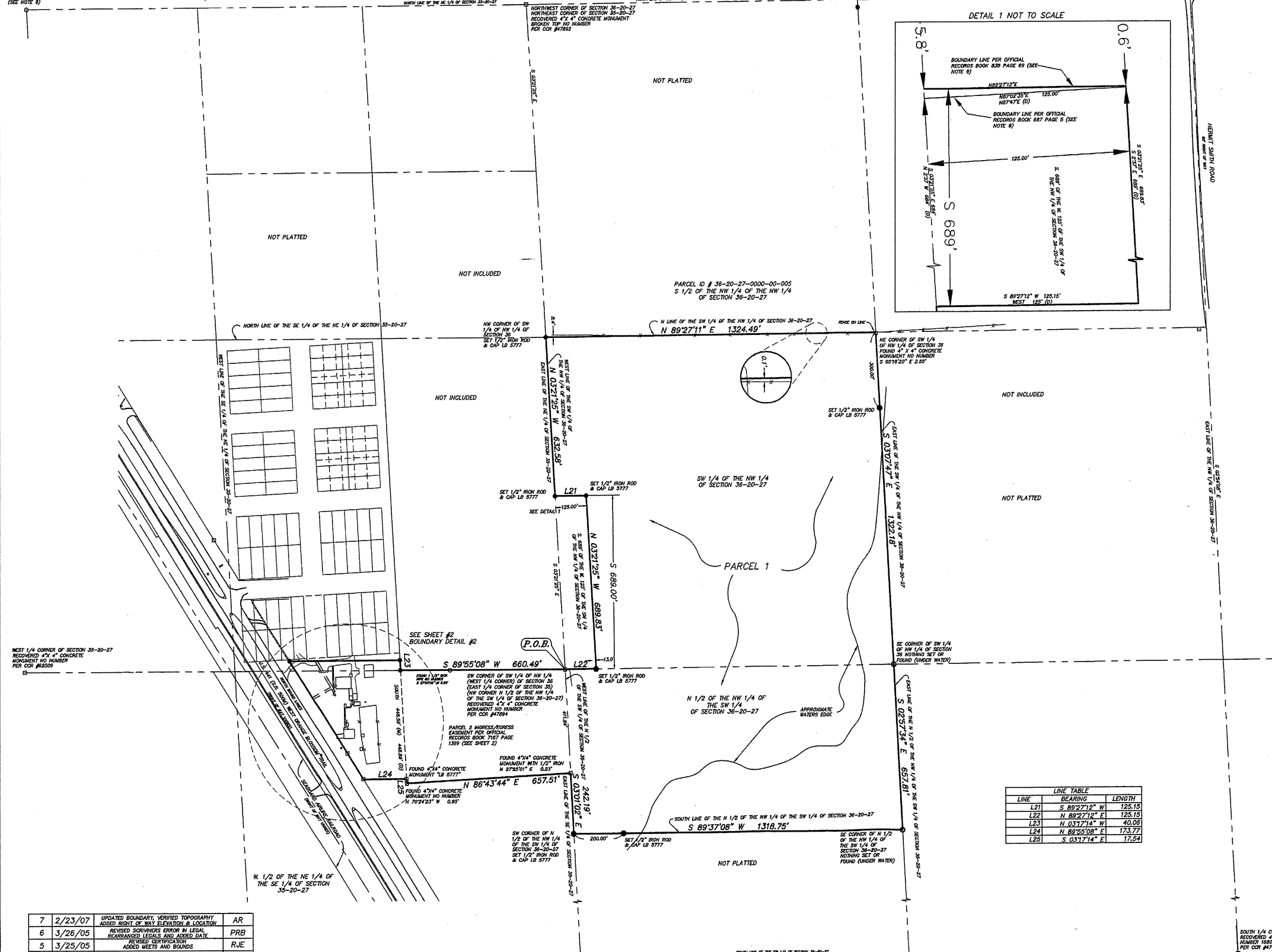
RESIDENTIAL DEVELOPMENT STANDARDS
Table with columns: PROPOSED, REQUIRED. Lists residential lot types and standards.

RECREATION
Table with columns: REQUIRED, PROVIDED. Totals: 3.6 acres per 1,000 projected population.

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NORTH 1/4 CORNER OF SECTION 35-20-27  
SE CORNER OF THE SW 1/4 OF SECTION 35-20-27  
RECOVERED BALLOON SPIKE  
PER RIGHT OF WAY MAP  
(SEE NOTE 8)

NORTH 1/4 CORNER OF SECTION 36-20-27  
RECOVERED ROUND CONCRETE  
MONUMENT NO NUMBER  
PER COR #47892



LEGAL DESCRIPTION (PER DEED)

PARCEL 1:  
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST,  
ORANGE COUNTY, FLORIDA,  
AND  
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY,  
FLORIDA, LESS THE SOUTH 689' OF THE WEST 125' OF THE SOUTHWEST 1/4 OF SAID SECTION 36.

LEGAL DESCRIPTION (Written by Surveyor)

Beginning at the SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, said point being the POINT OF BEGINNING; thence run N.89°27'12"E, along the South line of the South 689' of the West 125' of said SOUTHWEST 1/4 of the NORTHWEST 1/4, a distance of 125.15 feet; thence N.03°21'25"W, along the West line of said South 689' of the West 125', a distance of 689.83 feet, to the NORTHEAST CORNER of said South 689' of the West 125'; thence S.89°27'12"W, along the North line of said South 689' of the West 125', a distance of 125.15 feet; thence N.03°21'25"W, along the West line of the aforesaid SOUTHWEST 1/4 OF THE NORTHWEST 1/4, a distance of 632.58 feet to the NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; thence N.89°27'12"E, along the North line of said SOUTHWEST 1/4 OF THE NORTHWEST 1/4, a distance of 1,324.49 feet to the NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; thence S.03°07'47"E, along the East line of said SOUTHWEST 1/4 OF THE NORTHWEST 1/4, a distance of 1,322.18 feet, to the SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; thence S.02°57'34"E, along the East line of the North 1/2 of the aforesaid SECTION 36, a distance of 657.61 feet, to the SOUTHWEST CORNER OF SAID NORTH 1/2; thence S.89°37'08"W, along the SOUTH LINE OF SAID NORTH 1/2, a distance of 1,318.75 feet, to the SOUTHWEST CORNER OF SAID NORTH 1/2; thence N.03°01'02"W, along the WEST LINE OF SAID NORTH 1/2, a distance of 654.03 feet to the POINT OF BEGINNING.

PARCEL 2 (EASEMENT):  
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, AS CREATED BY THE INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7167, PAGE 1399;  
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LYING NORTH AND EAST OF THE SEABOARD AIR LINE RAILROAD, LESS AND EXCEPT THE SOUTH 2 1/2 ACRES THEREOF; AND ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE LANDS DEEDED TO THE STATE ROAD DEPARTMENT OF THE STATE OF FLORIDA, BY VIRTUE OF QUIT CLAIM DEED RECORDED IN DEED BOOK 589, PAGE 426, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH:  
BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN WEST 10 CHAINS; THENCE RUN SOUTH 448.89 FEET; THENCE RUN NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID SECTION 411.64 FEET SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH TO THE POINT OF BEGINNING.  
TOGETHER WITH:  
THE SOUTH 40.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 680.00 FEET THEREOF; AND ALSO LESS AND EXCEPT ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE ROAD RIGHT OF WAY FOR WEST ORANGE BLOSSOM TRAIL (STATE ROAD 500M US HIGHWAY 441) ON WEST.

LEGEND

- P.O.B. = POINT OF BEGINNING
CCR = CENTERED CORNER RECORD
(O) = PER DEED
INV = INVERT ELEVATION
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
D-1 = DRAINAGE STRUCTURE IDENTIFICATION
CU = UTILITY POLE
- = GUY WIRE
M = METER END SECTION
W = WATER METER
PH = FIRE HYDRANT
V = WATER VALVE
S = SIGN
T = TELEPHONE RISER
E = ELECTRIC RISER
X 120.73 = SPOT ELEVATION
X 825.1 = TREE NUMBER
--- = OVER HEAD UTILITY LINE
--- = UNDER GROUND FIBER OPTIC
--- = UNDER GROUND TELEPHONE LINE
--- = UNDER GROUND WATER LINE
--- = UNDER GROUND SANITARY SEWER LINE
--- = WIRE FENCE

SHEET INDEX

- SHEET 1 OF 7 BOUNDARY INFORMATION
SHEET 2 OF 7 TOPOGRAPHY INFORMATION & BOUNDARY DETAIL
SHEET 3 OF 7 TREE SURVEY
SHEET 4 OF 7 TREE SURVEY DETAIL
SHEET 5 OF 7 TREE TABLE
SHEET 6 AND 7 OF 7 STATE ROAD 441 DATA

LINE TABLE with columns: LINE, BEARING, LENGTH. Includes lines L21 through L24.

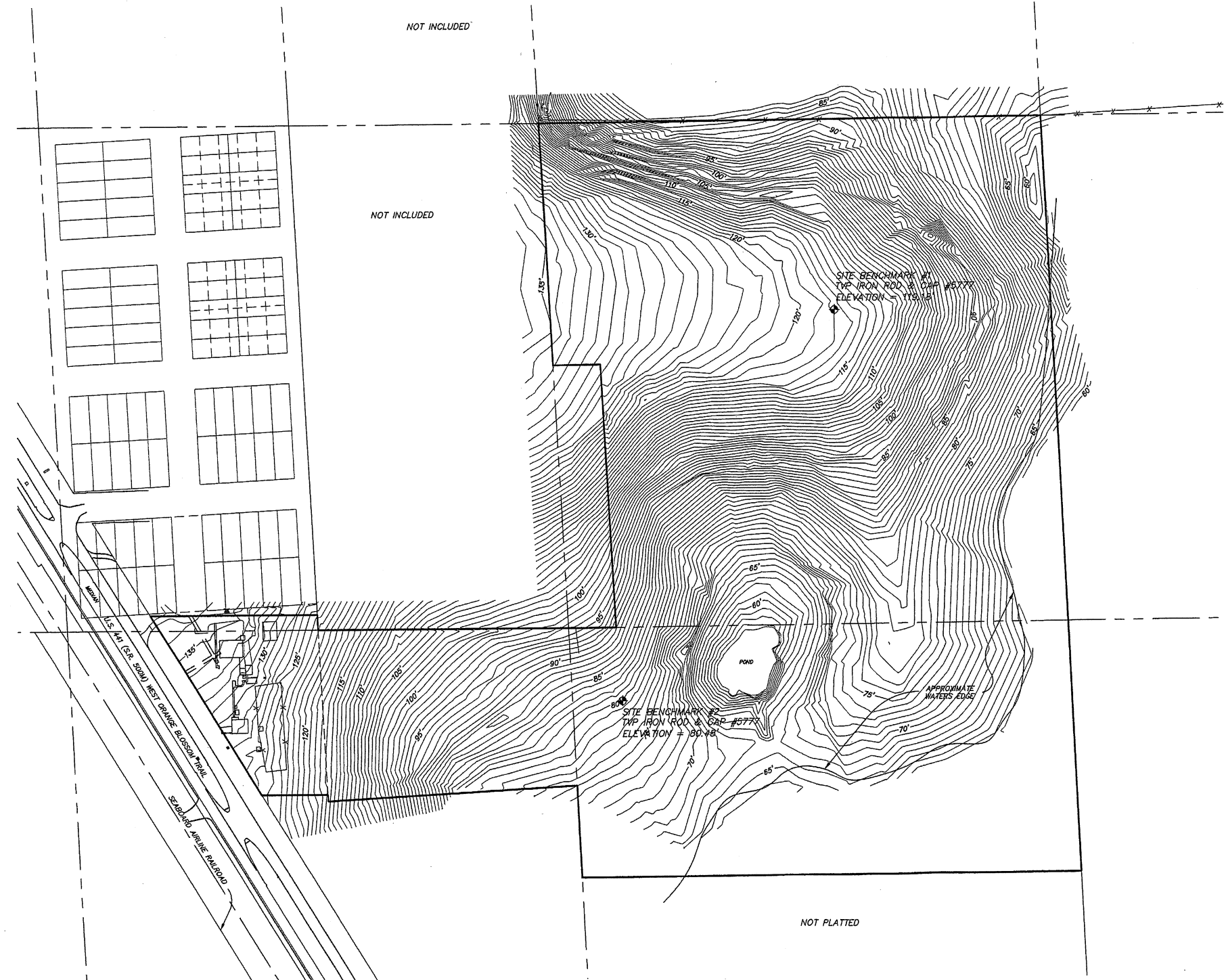
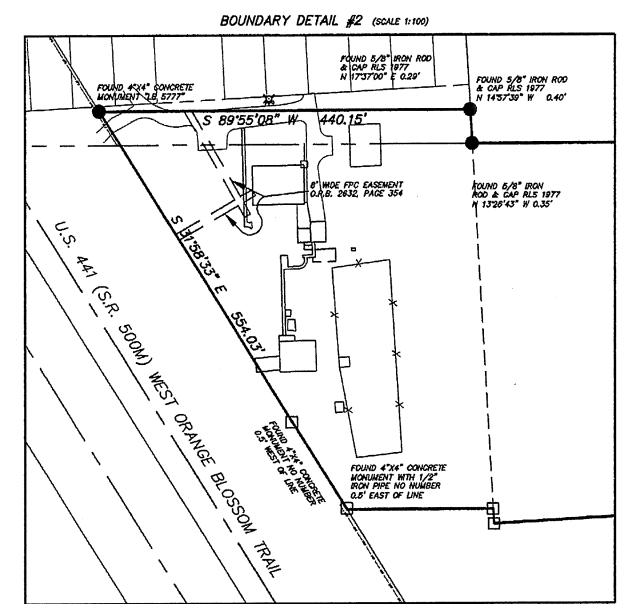
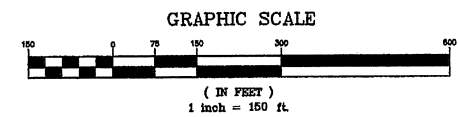
SURVEYOR'S REPORT: I certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the usual technical standards for land surveys and mapped in the STATE OF FLORIDA in accordance with CHAPTER 5, Florida Administrative Code.

BOUNDARY & TOPOGRAPHIC SURVEY. INSITE DEVELOPERS, INC. APOPKA FARMS, LLC. ZIMMERMAN, KISER & SUTCLIFFE, P.A. FLORIDA BANK OF COMMERCE. Includes surveyor signature and date.

Table with columns: NO., DATE, DESCRIPTION, BY. Lists survey history from 12/17/02 to 2/23/07.



THIS SURVEY CONSISTS OF SEVEN SHEETS AND IS ONLY VALID IN ITS ENTIRETY



- LEGEND**
- P.O.B. = POINT OF BEGINNING
  - CCR = CERTIFIED CORNER RECORD
  - (D) = PER DEED
  - INV = INVERT ELEVATION
  - RCF = REINFORCED CONCRETE PIPE
  - CMP = CORRUGATED METAL PIPE
  - D-1 = DRAINAGE STRUCTURE IDENTIFICATION
  - U = UTILITY POLE
  - = GUY WIRE
  - ⊓ = MITERED END SECTION
  - ⊓ = WATER METER
  - ⊓ = FIRE HYDRANT
  - ⊓ = WATER VALVE
  - ⊓ = SKY
  - ⊓ = TELEPHONE RISER
  - ⊓ = ELECTRIC RISER
  - X 120.73 = SPOT ELEVATION
  - X 8291 = TREE NUMBER
  - O/A — = OVER HEAD UTILITY LINE
  - UFD — = UNDER GROUND FIBER OPTIC
  - UGT — = UNDER GROUND TELEPHONE LINE
  - WL — = UNDER GROUND WATER LINE
  - SS — = UNDER GROUND SANITARY SEWER LINE
  - X — = WIRE FENCE
- UNLESS NOTED OTHERWISE

**SURVEYOR'S REPORT:**

- 1) Bearings are based on the North Line of the Northwest 1/4 of Section 36, being N 89°27'09" E. The bearing of this survey was determined by a high precision GPS survey using LeicaTech Promark 2 receivers differentially corrected and processed using LeicaNet Station Software Version 2.55.
- 2) Vertical Datum is based on: NOAA Benchmark designation N 431 and PD 85306 elevation being 144.8' (NAVD 83), per NCS Data Sheet. All contours and elevations depicted herein are based NAVD 83. The benchmark elevation was converted from NAVD 83 to NAD 83 utilizing Geopack Software.
- 3) The Surveyor has not delineated the lands shown herein for easements and/or rights of way of record.
- 4) No underground installations, foundation footings, or improvements have been located except as noted.
- 5) There may be additional restrictions that are not recorded on this survey that may be found in the public records of this county.
- 6) There is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.
- 7) Improvements within their specific easements have not been located as a part of this survey.
- 8) Right of way map for Section No. 3022-107 for Road No. 500, Orange County, Florida, with approved date 4-24-57 was utilized to identify the North 1/4 corner of Section 33-20-27 depicted herein.
- 9) Boundaries have been related to the bearings referenced herein. (See note 1).
- 10) The descriptions of the tracts shown herein are based on the common knowledge of survey field personnel. Only basic common names are provided. In most cases, tracts that appeared dead were not located. The true identifications shown herein are not warranted nor guaranteed. Any discrepancies should be referred to a professional specifically trained in the field of botany.
- 11) The topography depicted herein is per a previous survey prepared by this firm circa 2002. The topography within the boundary limits have been field verified on February, 2007. The contours outside the boundary limits are per previous survey due to the fact that the neighboring property on the north and west of subject property are under construction as of date.

**CERTIFICATION:**  
I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the minimum technical standards for Land Surveying and Mapping in the State of Florida in accordance with Chapter 463, Florida Administrative Code.

**BOUNDARY & TOPOGRAPHIC SURVEY**

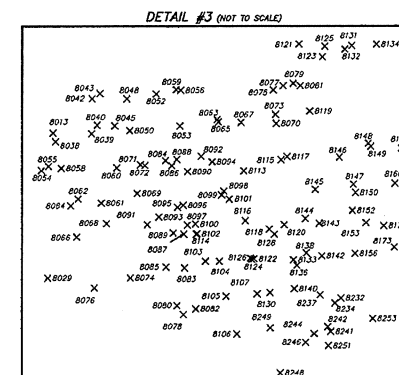
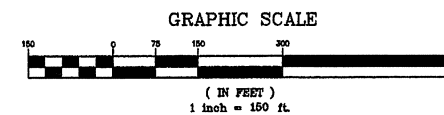
INSITE DEVELOPERS, INC.  
APOPKA FARMS, LLC  
ZIMMERMAN, KISER & SUTCLIFFE, P.A.  
FLORIDA BANK OF COMMERCE

DATE OF FIELD SURVEY: 12/17/02  
SCALE: 1" = 150'

Professional Land Surveyor Florida Registration No. 4702  
Not valid without the signature and the original right seal of a Florida licensed surveyor and stamper.

NO.	DATE	DESCRIPTION	BY
7	2/23/07	UPDATED BOUNDARY, VERIFIED TOPOGRAPHY, ADDED RIGHT OF WAY, ELEVATION & LOCKVIEW	AR
6	3/26/05	REMOVED SURVEYS FROM A LEGAL, REARRANGED LEGALS AND ADDED DATE	PRB
5	3/25/05	REVISED CERTIFICATION	RJE
4	3/10/05	REVISED TO REFLECT CHANGES IN AMENDED & RESTATED TITLE COMMITMENT	DAR
3	11/15/04	ADDED STRUCTURES & FENCE EASEMENT PARCEL 2	AR
2	11/01/04	ORIGINAL DATE OF SURVEY EASEMENT PARCEL 2	AR
1	12/17/02	DATE OF ORIGINAL SURVEY PARCEL 1	AR
NO.	DATE	DESCRIPTION	BY

# TREE SURVEY



- LEGEND**
- P.O.B. = POINT OF BEGINNING
  - CCR = CERTIFIED CORNER RECORD
  - (C) = CURB
  - INV = INVERT ELEVATION
  - RCR = REINFORCED CONCRETE PIPE
  - CMF = CORRUGATED METAL PIPE
  - D-1 = DRAINAGE STRUCTURE IDENTIFICATION
  - TL = UTILITY POLE
  - CB = CITY MISC.
  - ME = MITERED END SECTION
  - WM = WATER METER
  - WH = WATER HYDRANT
  - WV = WATER VALVE
  - GV = GUY WIRE
  - PH = TELEPHONE RISER
  - EL = ELECTRIC RISER
  - X 120.73 = SPOT ELEVATION
  - X 8251 = TREE NUMBER
  - 6/7/8 — = OVER HEAD UTILITY LINE
  - U/G — = UNDER GROUND FIBER OPTIC
  - U/G — = UNDER GROUND TELEPHONE LINE
  - W/L — = UNDER GROUND WATER LINE
  - CS — = UNDER GROUND SANITARY SEWER LINE
  - X — = WIRE FENCE
- UNLESS NOTED OTHERWISE

**SURVEYOR'S REPORT:**

- 1) Bearings are based on the North Line of the Northwest 1/4 of Section 36, Range N 89°27'09" E. The bearing of this survey was determined by a high precision GPS survey using Trimble Promark II receivers differentially corrected and processed using Artisoft Solution Software Version 2.5.5.
- 2) Vertical Datum is based on NAVD 83. The benchmark elevation was converted from NAVD 83 to MVD 29 utilizing Corposon Software.
- 3) The Surveyor has not established the acreage shown hereon for assessment and/or rights of way of record.
- 4) No underground installations, foundation footings, or improvements have been located except as noted.
- 5) There may be additional restrictions that are not recorded on this survey that may be found in the public records of this county.
- 6) There is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.
- 7) Improvements with their specific assessments have not been located as a part of this survey.
- 8) Right of way map for Section No. 2905-107 for Road No. 800, Orange County, Florida with approved date 4-26-57 was utilized to identify the North 1/4 corner of Section 35-20-27 depicted hereon.
- 9) Bearings have been retained to 11 bearings referenced hereon. (See note 1).
- 10) The descriptions of the trees shown hereon are based on the common knowledge of survey field personnel. Only basic common names are provided. In most cases, trees that appeared dead were not located. The tree identifications shown hereon are not warranted nor guaranteed. Any discrepancies should be referred to a professional arborist trained in the field of botany.
- 11) The topography depicted hereon is per a previous survey prepared by this firm circa 2002. The topography within the boundary limits have been field verified on February, 2007. The contours outside the boundary limits are per previous survey due to the fact that the neighboring property on the north and west of subject property are under construction as of date.

**CERTIFICATION:**

I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AND MAPPING IN THE STATE OF FLORIDA in accordance with CHAPTER 461, Florida Administrative Code.

<p>INSITE DEVELOPERS, INC. APOPKA FARMS, LLC ZIMMERMAN, KISER &amp; SUTCLIFFE, P.A. FLORIDA BANK OF COMMERCE</p>		<p>BOUNDARY &amp; TOPOGRAPHIC SURVEY</p> <p>DATE OF FIELD WORK: 12/17/02 SCALE: 1" = 150'</p>	
<p>DATE OF THIS REPORT: 12/17/02 DRAWN BY: AR</p>	<p>PROFESSIONAL LAND SURVEYOR: Florida Registration No. 4702 Not valid without the signature and the original stamp of a Florida licensed surveyor and mapmaker.</p>	<p>FIELD BY: PWB</p>	<p>REVISION: SEE REVISION LOG</p>

NO.	DATE	DESCRIPTION	BY
7	2/23/07	UPDATED BOUNDARY, VERIFIED TOPOGRAPHY, ADDED RIGHT OF WAY ELEVATION & LOCATION	AR
6	3/26/05	REVISED SURVEYORS ERROR IN LEGAL REARRANGED LEGALS AND ADDED DATE	PRB
5	3/25/05	REVISED CERTIFICATION, ADDED MEETS AND BOUNDS	RJE
4	3/10/05	REVISED TO REFLECT CHANGES IN AMENDED & RE-STARTED TITLE COMMITMENT	DAR
3	11/15/04	ADDED STRUCTURES & FENCE EASEMENT PARCEL 2	AR
2	11/01/04	ORIGINAL DATE OF SURVEY EASEMENT PARCEL 2	AR
1	12/17/02	DATE OF ORIGINAL SURVEY PARCEL 1	AR
NO.	DATE	DESCRIPTION	BY

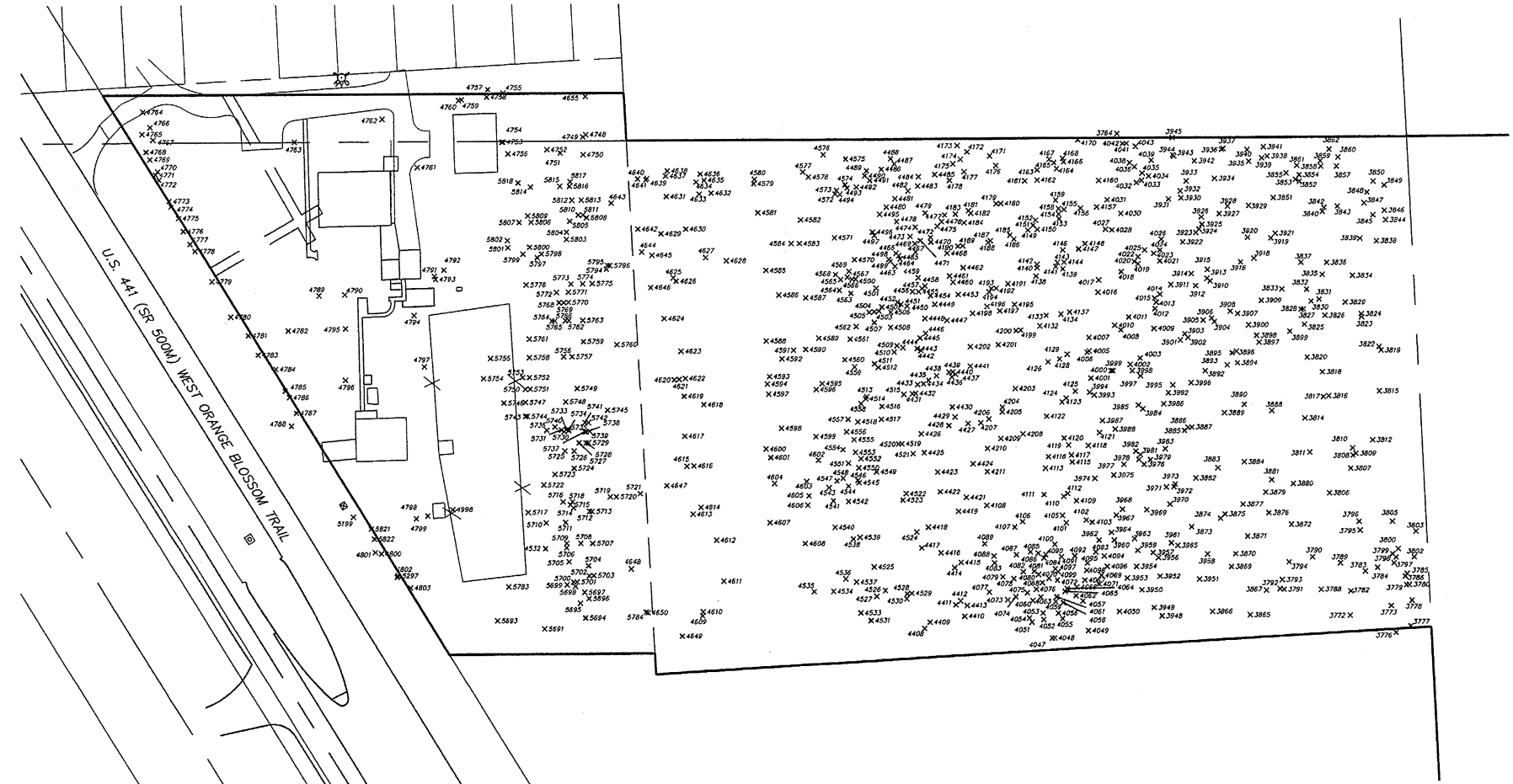
TREE SURVEY



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.



- LEGEND**
- P.O.B. = POINT OF BEGINNING
  - CCR = CENTERED CORNER RECORD
  - (D) = PER DEED
  - INV = INVERT ELEVATION
  - RCM = REINFORCED CONCRETE PIPE
  - CMP = CORRUGATED METAL PIPE
  - D-SI = DRAINAGE STRUCTURE IDENTIFICATION
  - UT = UTILITY POLE
  - B = CUT INSE
  - M = MITERED END SECTION
  - W = WATER METER
  - FH = FIRE HYDRANT
  - WV = WATER VALVE
  - S = SIGN
  - T = TELEPHONE RISER
  - E = ELECTRIC RISER
  - X 120.73 = SPOT ELEVATION
  - X 8251 = TREE NUMBER
  - = OVER HEAD UTILITY LINE
  - = UNDER GROUND FIBER OPTIC
  - = UNDER GROUND TELEPHONE LINE
  - = UNDER GROUND WATER LINE
  - = UNDER GROUND SANITARY SEWER LINE
  - = WIRE FENCE
- UNLESS NOTED OTHERWISE

NO.	DATE	DESCRIPTION	BY
7	2/23/07	UPDATED BOUNDARY, VERIFIED TOPOGRAPHY, ADDED RIGHT OF WAY ELEVATION & LOCATION	AR
6	3/26/05	REVISED SCRAWNERS ERROR IN LEGAL REARRANGED LEGALS AND ADDED DATE	PRB
5	3/25/05	REVISED TO REFLECT CHANGES ADDED MEETS AND BOUNDS	RJE
4	3/10/05	REVISED TO REFLECT CHANGES IN AMENDED & RESTATED TITLE COMMITMENT	DAR
3	11/15/04	ADDED STRUCTURES & FENCE EASEMENT PARCEL 2	AR
2	11/01/04	ORIGINAL DATE OF SURVEY EASEMENT PARCEL 2	AR
1	12/17/02	DATE OF ORIGINAL SURVEY PARCEL 1	AR
NO.	DATE	DESCRIPTION	BY

51

**SURVEYOR'S REPORT:**

- Boundaries are based on the North Line of the Northwest 1/4 of Section 36, being N 89°27'00" E. The bearing of this survey was determined by a high precision GPS survey using Leica Promark 2 receivers differentially corrected and processed using Leica Solution Software Version 2.50.
- Vertical datum is based on: NOAA Benchmark Station # 453 and PG ASSOCIATION station 14484 (NAD 83) per NCE Data Sheet. All contours and elevations depicted herein are based on NAD 83. The benchmark elevation was converted from NAVD 83 to NAD 83 using Corposan Software.
- The Surveyor has not obstructed the lands shown herein for easements and/or rights of way of record.
- No underground installations, foundation footings, or improvements have been located except as noted.
- There may be additional restrictions that are not recorded on this survey that may be found in the public records of this county.
- There is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.
- Improvements with their specific easements have not been located as a part of this survey.
- Right of way map for Section No. 7002-107 for Road No. 5000 Orange County, Florida, with approved date 4-24-57 was utilized to identify the North 1/4 corner of Section 35-20-27 depicted herein.
- Boundaries have been related to RL bearings referenced herein. (See note 1).
- The identification of the trees shown herein are based on the common knowledge of survey field personnel. Only basic common names are provided. In most cases, trees that appeared dead were not located. The true identification of trees shown are not warranted nor guaranteed. Any discrepancies should be referred to a professional arborist trained in the field of botany.
- The topography depicted herein is per a previous survey prepared by this firm circa 2002. The topography within the boundary limits have been field verified on February 2007. The contours outside the boundary limits are per previous survey due to the fact that the neighboring property on the north and east of subject property are under construction as of date.

**CERTIFICATION:**  
I, the undersigned, being a duly licensed and qualified Professional Land Surveyor in the State of Florida, do hereby certify that the survey represented on this map was made under my direction on the data shown based on the information furnished to me as noted and conforms to the MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS AND MAPPING IN THE STATE OF FLORIDA in accordance with GS21017-5, Florida Administrative Code.

**LAND TECH SURVEYING & MAPPING CORP.**  
330 S. Central Ave., Ocala, FL 32765  
P.O. Box 621892, Ocala, FL 32782  
Phone (352) 365-1026  
Fax (352) 365-1836  
License # Business No. 5777

**INSITE DEVELOPERS, INC.**  
**APOPKA FARMS, LLC**  
**ZIMMERMAN, KISER & SUTCLIFFE, P.A.**  
**FLORIDA BANK OF COMMERCE**

DATE OF FIELD SURVEY: 12/17/02  
SCALE: 1" = 60'  
DRAWN BY: AR  
CHECKED BY: PRB

DATE OF THIS REPORT: 02/09/07  
DRAWN BY: AR  
CHECKED BY: PRB

PROFESSIONAL LAND SURVEYOR, Florida Registration No. 4702  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RIGHT OF WAY MAP OF A LICENSED SURVEYOR AND MAPPING ENGINEER

THIS SURVEY CONSISTS OF SEVEN SHEETS AND IS ONLY VALID IN ITS ENTIRETY

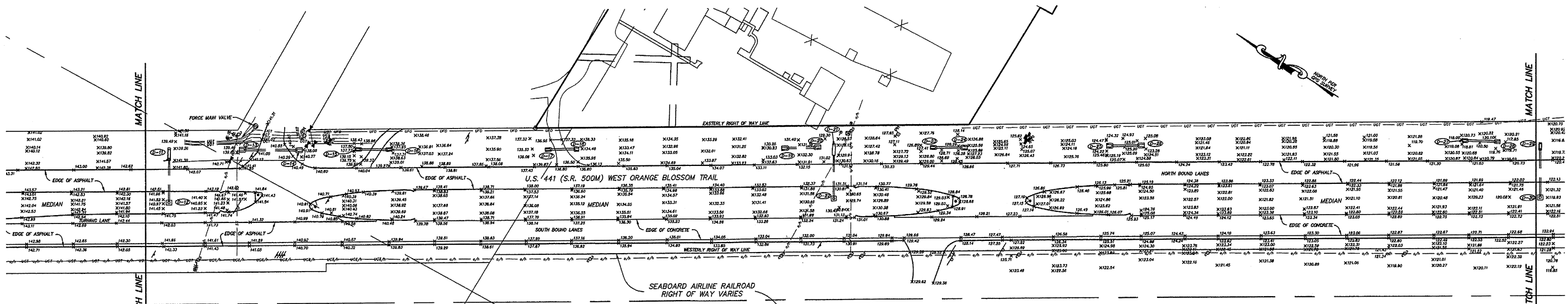
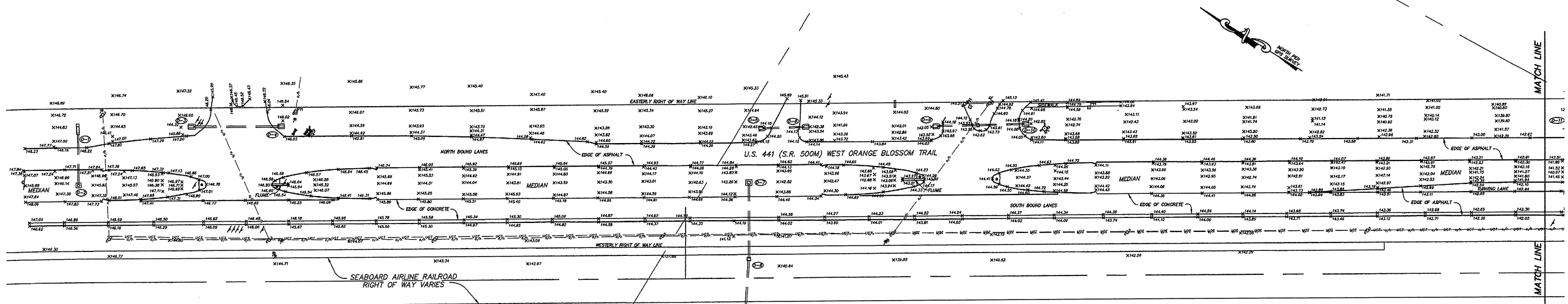
TREE TABLE

Table with 19 columns: NUMBER, DESCRIPTION, NUMBER, DESCRIPTION, NUMBER, DESCRIPTION, NUMBER, DESCRIPTION, NUMBER, DESCRIPTION, NUMBER, DESCRIPTION, NUMBER, DESCRIPTION, NUMBER, DESCRIPTION, NUMBER, DESCRIPTION, NUMBER, DESCRIPTION. It lists various tree types and measurements across multiple rows.

SURVEYOR'S REPORT: 1) Surveyor based on the North Line of the Northeast 1/4 of Section 36, being N 82°27'09" E. The bearing of this survey was determined by a high precision GPS survey using a Leica Promark 2 receiver and processed using a Leica System Software Version 2.50. (4) Vertical Datum is based on WGS 84. (5) All distances are in feet and inches. (6) All bearings are in degrees, minutes and seconds. (7) The Surveyor has not conducted a physical inspection of the land shown on this map. (8) No underground installations, foundation footings, or improvements have been located except as noted. (9) There may be additional restrictions that are not recorded on this survey that may be found in the public records of this county. (10) Improvements within the boundary lines have been shown as they exist on the ground. (11) The surveyor is not responsible for the accuracy of the information furnished to him as shown on the map. (12) The surveyor is not responsible for the accuracy of the information furnished to him as shown on the map. (13) The surveyor is not responsible for the accuracy of the information furnished to him as shown on the map. (14) The surveyor is not responsible for the accuracy of the information furnished to him as shown on the map. (15) The surveyor is not responsible for the accuracy of the information furnished to him as shown on the map. (16) The surveyor is not responsible for the accuracy of the information furnished to him as shown on the map. (17) The surveyor is not responsible for the accuracy of the information furnished to him as shown on the map. (18) The surveyor is not responsible for the accuracy of the information furnished to him as shown on the map. (19) The surveyor is not responsible for the accuracy of the information furnished to him as shown on the map. (20) The surveyor is not responsible for the accuracy of the information furnished to him as shown on the map.

INSITE DEVELOPERS, INC. APOPKA FARMS, LLC ZIMMERMAN, KISER & SUTCLIFFE, P.A. FLORIDA BANK OF COMMERCE

BOUNDARY & TOPOGRAPHIC SURVEY. DATE OF FIELD SURVEY: 12/17/02. DATE OF PLOTTING: 02/09/06. SCALE: 1" = 150'. SHEET NO.: 02096. DRAWN BY: RB/ELB. CHECKED BY: RB/ELB. SURVEYOR'S SIGNATURE: [Signature]



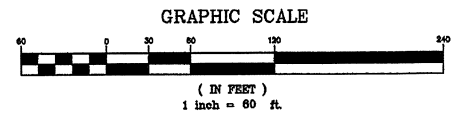
- LEGEND**
- P.O.B. = POINT OF BEGINNING
  - CCP = COTTERED CORNER RECORD
  - (D) = PER DEED
  - INV = INVERT ELEVATION
  - ROP = REINFORCED CONCRETE PIPE
  - CMP = CORRUGATED METAL PIPE
  - D-T = DRAINAGE STRUCTURE IDENTIFICATION
  - U = UTILITY POLE
  - B = GUY WIRE
  - ⊠ = MITERED END SECTION
  - = WATER METER
  - ⊕ = FIRE HYDRANT
  - ⊕ = WATER VALVE
  - ⊕ = SIGN
  - ⊕ = TELEPHONE RISER
  - ⊕ = ELECTRIC RISER
  - X 120.73 = SPOT ELEVATION
  - X 6267 = TREE NUMBER
  - = OVER HEAD UTILITY LINE
  - = UNDER GROUND FIBER OPTIC
  - = UNDER GROUND TELEPHONE LINE
  - = UNDER GROUND WATER LINE
  - = UNDER GROUND SANITARY SEWER LINE
  - = WIRE FENCE
- UNLESS NOTED OTHERWISE

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NO.	DATE	DESCRIPTION	BY
7	2/23/07	UPDATED BOUNDARY, VERIFIED TOPOGRAPHY ADDED RIGHT OF WAY ELEVATION & LOCATION	AR
6	3/26/05	REVISED SCHEMATIC ERROR IN LEGAL REARRANGED LEGALS AND ADDED DATE	PRB
5	3/25/05	ADDED METES AND BOUNDINGS	RUE
4	3/10/05	REVISED CERTIFICATION REVISED TO REFLECT CHANGES IN AMENDED & RESTATED TITLE COMMITMENT	DAR
3	11/15/04	ADDED STRUCTURES & FENCE EASEMENT PARCEL 2	AR
2	11/01/04	ORIGINAL DATE OF SURVEY EASEMENT PARCEL 2	AR
1	12/17/02	DATE OF ORIGINAL SURVEY PARCEL 1	AR

**SURVEYOR'S REPORT:**

- Boundaries are based on the North Line of the Northeast 1/4 of Section 36, being N 82°27'00" E. The bearing of this survey was determined by a high precision GPS survey using Axiom Promark 2 receivers differentially corrected and processed using Axiom Solution Software Version 2.50.
- Vertical Datum is based on NOAA Benchmark Designation W 420 and PID 853306 processed using 144.84 (NAVD 83), per NAD 83 Data Sheet. All contours and elevations depicted herein are based on NAVD 83. The benchmark elevation was converted from NAVD 83 to NAVD 28 utilizing Geopack Software.
- The Surveyor has not obstructed the lands shown herein for assessments and/or rights of way of record.
- No underground installations, foundations, footings, or improvements have been located except as noted.
- There may be additional restrictions that are not recorded on this survey that may be found in the public records of this county.
- There is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.
- Improvements within their specific assessments have not been located as a part of this survey.
- Right of way map for Section No. 7559-107 for Road No. 500, Orange County, Florida, with approved data 4-24-97 was utilized to identify the North 1/4 corner of Section 36-50-27 depicted herein.
- Boundaries have been related to all bearings referenced herein. (See note 1).
- The descriptions of the lines shown herein are based on the common knowledge of survey field personnel. Only basic common names are provided in most cases. Lines that appeared dead end were not located. The true identifications shown herein are not warranted or guaranteed. Any discrepancies should be referred to a professional specifically trained in the field of topology.
- The topographic depicted herein is per a previous survey prepared by this firm since 2002. The topography within the boundary limits have been field verified on February, 2007. The contours outside the boundary limits are per previous survey due to the fact that the neighboring property on the north and west of subject property are under construction as of date.



**CERTIFICATION:**  
I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the minimum technical standards for land surveying and mapping in the State of Florida in accordance with Ch. 461.05, Florida Statutes.

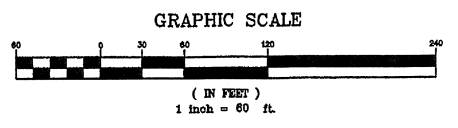
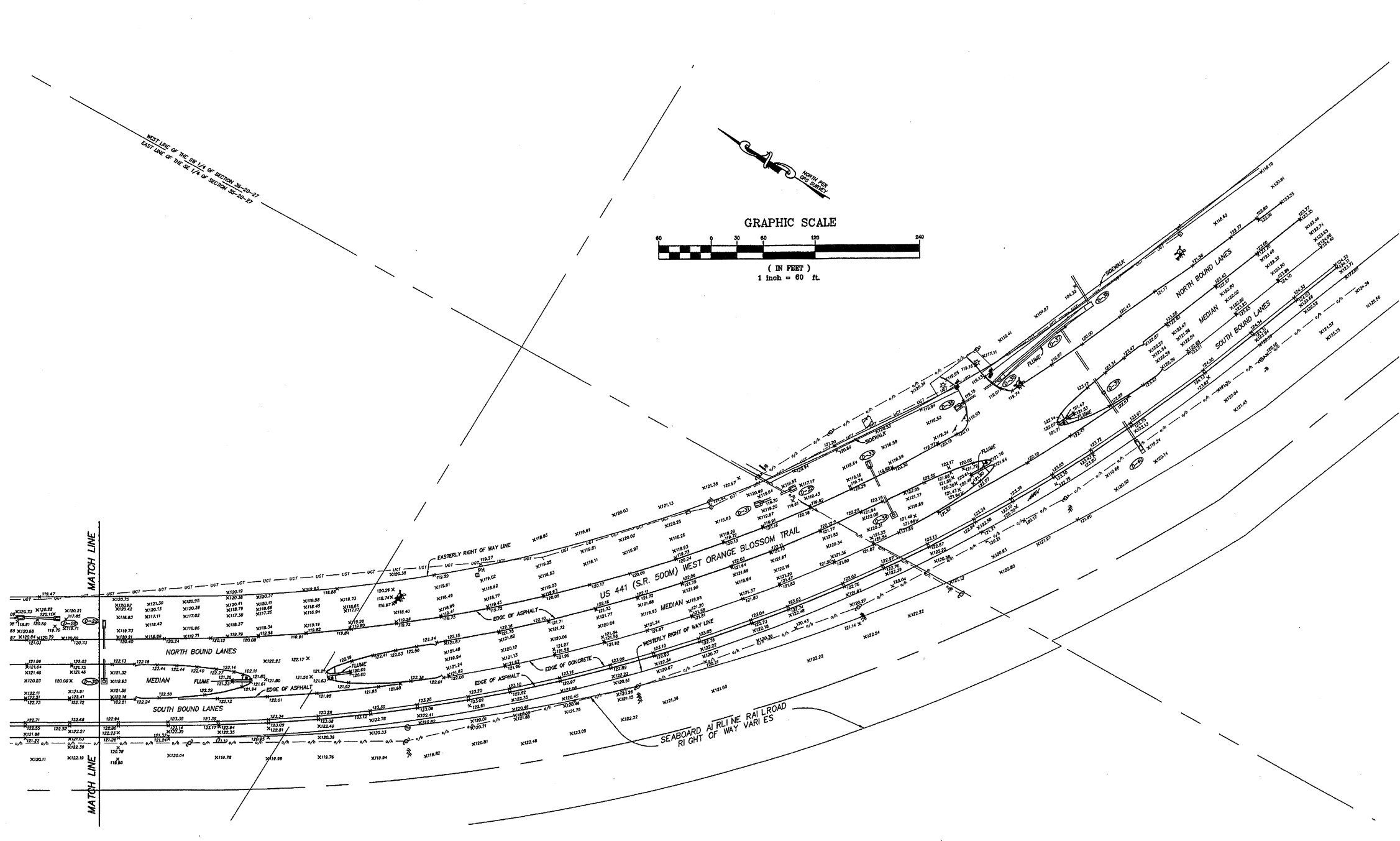
**LAND TECH SURVEYING & MAPPING CORP.**  
300 S. Central Ave., Ocala, FL 32762  
P.O. Box 638922, Ocala, FL 32762  
Phone (352) 365-1026  
Fax (352) 365-1828  
License# Business No. 5777

**INSITE DEVELOPERS, INC.**  
APOPKA FARMS, LLC  
ZIMMERMAN, KISER & SUTCLIFFE, P.A.  
FLORIDA BANK OF COMMERCE

DATE OF FIELD SURVEY: 12/17/02  
SCALE: 1" = 60'  
DRAWN BY: AR  
CHECKED BY: PRB

PROJECT: SEE REVISION BLOCK  
02096

THIS SURVEY CONSISTS OF SEVEN SHEETS AND IS ONLY VALID IN ITS ENTIRETY



DRAINAGE STRUCTURES		
NUMBER	ELEVATION	SIZE/TYPE
D-1	INLET TOP = 145.19' SW INV = 143.95'	18" RCP
D-2	INLET TOP = 145.46' NE INV = 143.59'	18" RCP
D-3	MITERED END SECTION INV = 143.55'	24" RCP
D-4	MITERED END SECTION INV = 143.55'	24" RCP
D-5	MITERED END SECTION INV = 141.71'	18" CMP
D-6	MITERED END SECTION INV = 141.85'	18" CMP
D-7	INLET TOP = 142.25' SW INV = 139.63'	24" RCP
D-8	INLET TOP = 139.30' NE INV = 132.16' SW INV = 135.13'	24" RCP 24" RCP
D-9	MITERED END SECTION INV = 141.21'	18" CMP
D-10	MITERED END SECTION INV = 141.17'	18" CMP
D-11	MITERED END SECTION INV = 138.74'	15" RCP
D-12	INLET TOP = 141.09' NE INV = 139.40'	15" RCP
D-13	MITERED END SECTION INV = 137.91'	24" CMP
D-14	MITERED END SECTION INV = 137.68'	24" CMP
D-15	MITERED END SECTION INV = 136.71'	24" CMP
D-16	MITERED END SECTION INV = 136.34'	24" CMP
D-17	MITERED END SECTION INV = 134.18'	24" CMP
D-18	MITERED END SECTION INV = 133.49'	24" CMP
D-19	MITERED END SECTION INV = 128.68'	24" CMP
D-20	MITERED END SECTION INV = 128.29'	24" CMP
D-21	INLET TOP = 128.91' SW INV = 127.85'	18" RCP
D-22	INLET TOP = 128.67' NE INV = 127.66'	18" RCP
D-23	MITERED END SECTION INV = 125.88'	24" CMP
D-24	MITERED END SECTION INV = 125.34'	24" CMP
D-25	MITERED END SECTION INV = 122.77'	24" CMP
D-26	MITERED END SECTION INV = 122.39'	24" CMP
D-27	MITERED END SECTION INV = 117.61'	24" CMP
D-28	MITERED END SECTION INV = 117.61'	24" CMP
D-29	INLET TOP = 118.64' SW INV = 117.04'	18" RCP
D-30	INLET TOP = 119.96' NE INV = 117.44'	18" RCP
D-31	MITERED END SECTION INV = 116.30'	24" CMP
D-32	MITERED END SECTION INV = 116.22'	24" CMP
D-33	MITERED END SECTION INV = 116.32'	18" RCP
D-34	INLET TOP = 120.07' NE INV = 116.74'	18" RCP
D-35	MITERED END SECTION INV = 116.05'	18" RCP
D-36	MITERED END SECTION INV = 114.56'	18" RCP
D-37	HEADWALL INV = 108.58'	24" RCP
D-38	INLET TOP = 109.72' NE INV = 105.24' NW INV = 108.37'	24" RCP FLUME
D-39	INLET TOP = 121.02' NE INV = 113.94' SW INV = 114.04'	24" RCP
D-40	MITERED END SECTION NE INV = 118.45'	24" RCP

MATCH LINE  
MATCH LINE

NO.	DATE	DESCRIPTION	BY
7	2/23/07	UPDATED BOUNDARY, VERIFIED TOPOGRAPHY, ADDED RIGHT OF WAY ELEVATION & LOCATION	AR
6	3/26/05	REVISED SURVEYORS ERROR IN LEGAL REFINANCING LEGALS AND ADDED DATE	PRB
5	3/25/05	REVISED IDENTIFICATION ADDED METES AND BOUNDS	RJE
4	3/10/05	REVISED TO REFLECT CHANGES BY AMENDED & RESTATED TITLE COMMITMENT ADDED STRUCTURES & FENCE	DAR
3	11/15/04	ORIGINAL DATE OF SURVEY EASEMENT PARCEL 2	AR
2	11/01/04	ORIGINAL DATE OF SURVEY EASEMENT PARCEL 2	AR
1	12/17/02	DATE OF ORIGINAL SURVEY PARCEL 1	AR

LEGEND

- P.O.B. = POINT OF BEGINNING
- CCP = CORNER RECORD
- (D) = PER DEED
- INV = INVERT ELEVATION
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- D-1 = DRAINAGE STRUCTURE IDENTIFICATION
- TP = TELEPHONE POLE
- W = WATER METER
- PH = FIRE HYDRANT
- WV = WATER VALVE
- S = SIGN
- TEL = TELEPHONE RISER
- EL = ELECTRIC RISER
- SPOT = SPOT ELEVATION
- X 120.73 = TREE NUMBER
- X 8201 = OVER HEAD UTILITY LINE
- = UNDER GROUND FIBER OPTIC
- = UNDER GROUND TELEPHONE LINE
- = UNDER GROUND WATER LINE
- = UNDER GROUND SANITARY SEWER LINE
- = WIRE FENCE

UNLESS NOTED OTHERWISE

**SURVEYOR'S REPORT:**

- Boundaries are based on the North Line of the Northwest 1/4 of Section 35, being N 89°27'09" E. The bearing of this survey was determined by a high precision GPS survey using Trimble Trimble 2 receivers differentially corrected and processed using MathSoft GeoSurvey Version 2.50.
- Vertical Datum is based on: NOAA Benchmark Designation W 429 and PD 885306 elevation being 144.84' (MVD 88), per MGS Data Sheet. All contours and elevations depicted herein are based on MVD 88. The benchmark elevation was converted from MVD 88 to NAVD 83 utilizing Geoplace Software.
- The Surveyor has not detected the lands shown hereon for easements and/or rights of way of record.
- No underground installations, foundation footings, or improvements have been located except as noted.
- There may be additional restrictions that are not recorded on this survey that may be found in the public records of this county.
- There is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.
- Improvements within their specific easements have not been located as a part of this survey.
- Right of way map for Section No. 7002-107 for Road No. 800, Orange County, Florida, with approved date 4-24-87 was utilized to identify the North 1/4 corner of Section 35-20-27 depicted herein.
- Boundaries have been related to the bearings referenced herein. (See note 1).
- The descriptions of the trees shown hereon are based on the common knowledge of survey field personnel. Only basic common names are provided in most cases. Trees that appeared since were not located. The tree identifications shown hereon are not warranted or guaranteed. Any discrepancies should be referred to a professional specifically trained in the field of botany.
- The topography depicted herein is per a previous survey prepared by DLR from circa 2002. The topography within the boundary limits have been field verified on February, 2007. The contours outside the boundary limits are per previous survey due to the fact that the neighboring property on the north and west of subject property are under construction or deeded.

**BOUNDARY & TOPOGRAPHIC SURVEY**

**LAND TECH**  
SURVEYING & MAPPING CORP.  
300 S. Central Ave., Ocala, FL 32765  
P.O. Box 821862, Ocala, FL 32782  
Voice (407) 365-1036  
Fax (407) 365-1836  
Licensee Business No. 5777

**INSITE DEVELOPERS, INC.**  
**APOPKA FARMS, LLC**  
**ZIMMERMAN, KISER & SUTCLIFFE, P.A.**  
**FLORIDA BANK OF COMMERCE**

DATE OF FIELD SURVEY: 12/17/02  
PROJECT NO: 02096  
DRAWN BY: AR  
CHECKED BY: PRB

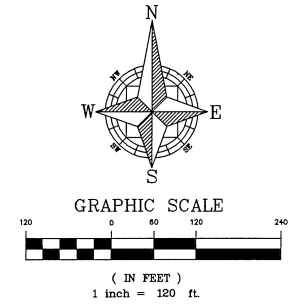
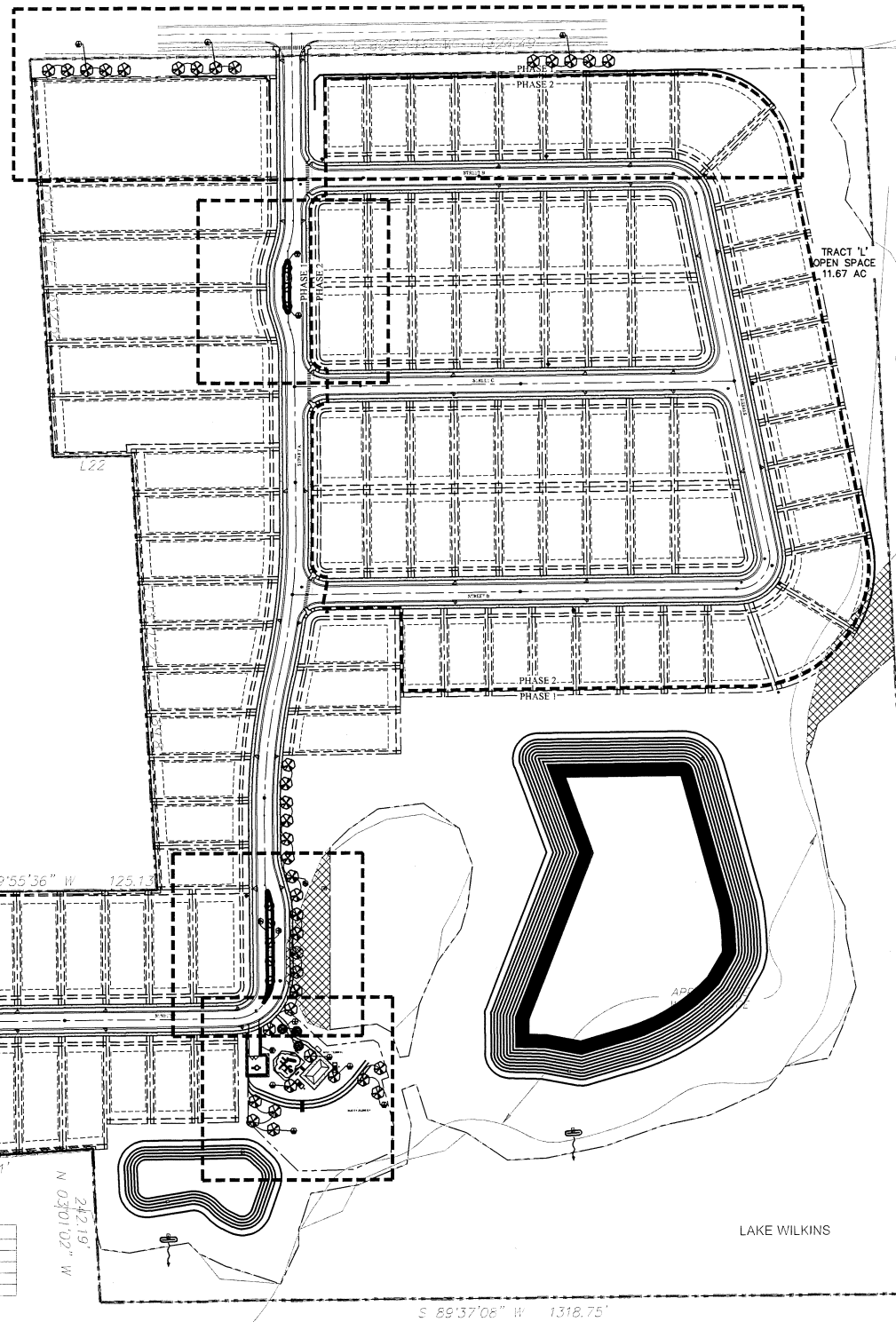
P.L. (FL) 02096  
Professional Land Surveyor Florida Registration No. 4702  
Not valid without the signature and the original record  
seal of a Florida licensed surveyor and mapmaker

REVISION NO. 02096

**LANDSCAPING NOTES:**

1. LANDSCAPE, IRRIGATION AND HARDSCAPE PLANS SHALL BE SUBMITTED AS PART OF THE FINAL DEVELOPMENT PLAN AND SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF APOPKA'S LAND DEVELOPMENT CODE ARTICEL V AND WATER-WISE ORDINANCE #2069.
2. ALL REASONABLE AND PRACTICAL MEASURES SHALL BE TAKEN TO PRESERVE 24"± SPECIMEN TREES LOCATED OUTSIDE OF BUILDING PADS AND RIGHT-OF-WAY. TREE MITIGATION PLAN TO BE PROVIDED AT FINAL DEVELOPMENT PLAN.
3. STREET TREES TO BE PLANTED IN EASEMENT TO BE SHOWN ON FINAL PLAT. SAID EASEMENT TO BE LOCATED BEHIND THE UTILITY EASEMENT IN FRONT OF EACH LOT.
4. PER LAND DEVELOPMENT CODE ARTICLE V, A TREE REMOVAL AND REPLACEMENT PLAN IS REQUIRED. SAID PLAN(S) ARE TO BE SUBMITTED AS PART OF THE FINAL DEVELOPMENT PLAN SUBMITTAL. NO ENGINEERING AND/OR SITE PLAN APPROVAL SHALL BE GRANTED BY THE CITY OF APOPKA UNLESS THIS CONDITION IS SATISFIED.
5. LANDSCAPE PALETTE/THEME IS TO BE ESTABLISHED AT FINAL DEVELOPMENT PLAN. LANDSCAPE SHALL INCORPORATE NATIVE VEGETATION TO MAXIMUM EXTENT POSSIBLE.
6. ALL BUFFER WALLS SHALL BE LOCATED IN SEPARATE TRACT (TO BE DEPICTED ON FINAL PLAT) AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR SIMILAR ENTITY. *INCLUDED*
7. LANDSCAPE BUFFERS AND OPEN SPACE AREAS TO BE PLACED IN TRACTS TO BE DEPICTED ON FINAL PLAT.
8. DETAILS OF BUFFER WALLS, SIGNAGE AND OTHER HARDSCAPE FEATURES TO BE PROVIDED AT FINAL DEVELOPMENT PLAN.
9. STYLE OF STREET LIGHT POLES AND FIXTURES TO BE PROVIDED AT FINAL DEVELOPMENT PLAN AND TO BE DETERMINED BY ARCHITECTURAL THEME.
10. DECORATIVE RESIDENTIAL COMMUNITY SIGN WITH LANDSCAPE IS TO BE LOCATED AT EACH PROJECT ENTRANCE.
11. CONSIDERATION SHALL BE GIVEN TO MAINTAIN EXISTING NATURAL VEGETATION TO THE GREATEST EXTENT POSSIBLE ALONG THE NORTHERN PORTION OF THE SITE ADJACENT TO CHANDLER ESTATES. THIS AREA WILL BE PLACED IN A TRACT TO BE MAINTAINED AND PROTECTED BY THE PROPERTY OWNER'S ASSOCIATION OR SIMILAR ENTITY.
12. DEVELOPER TO INSTALL ALL STREET TREES AND LANDSCAPE MATERIAL IN COMMON AREAS WITH PHASE 1. STREET TREES WITHIN LOT AREAS TO BE INSTALLED WITH HOUSING CONSTRUCTION. NO TREES ARE TO BE LOCATED IN UTILITY AND STORMWATER EASEMENTS, EXCEPT AS SHOW ON FINAL DEVELOPMENT PLANS.
13. TREES SIZES ARE TAKEN FROM A 2007 SURVEY FROM LAND TECH SURVEYING AND MAPPING CORP. AN UPDATED TREE SURVEY WILL BE PROVIDED AT FINAL DEVELOPMENT PLAN
14. TRACTS H & M LANDSCAPING WILL BE SHOWN ON FINAL DEVELOPMENT PLAN.
15. TOTAL REPLACEMENT TREES TO BE DETERMINED WITH UPDATED TREE SURVEY AT FINAL DEVELOPMENT PLAN.

NOT INCLUDED

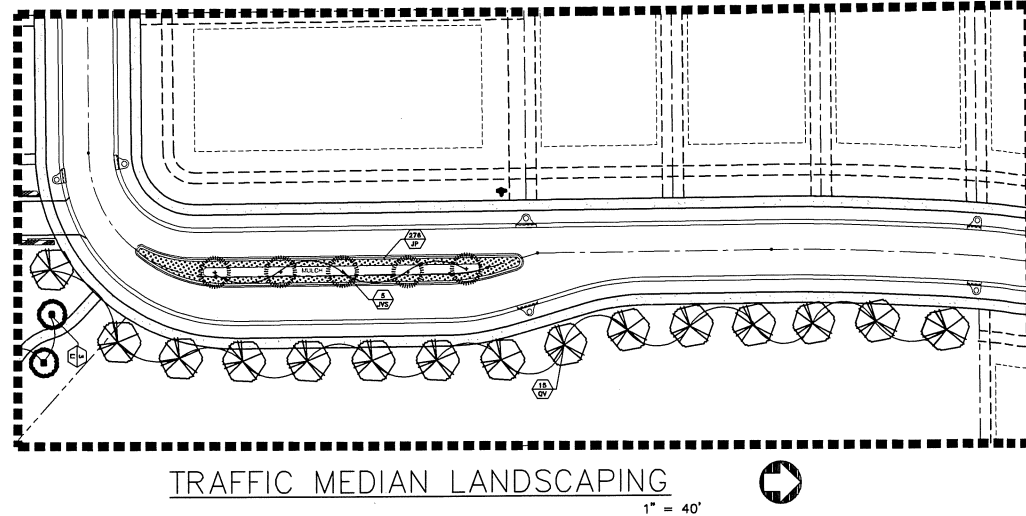
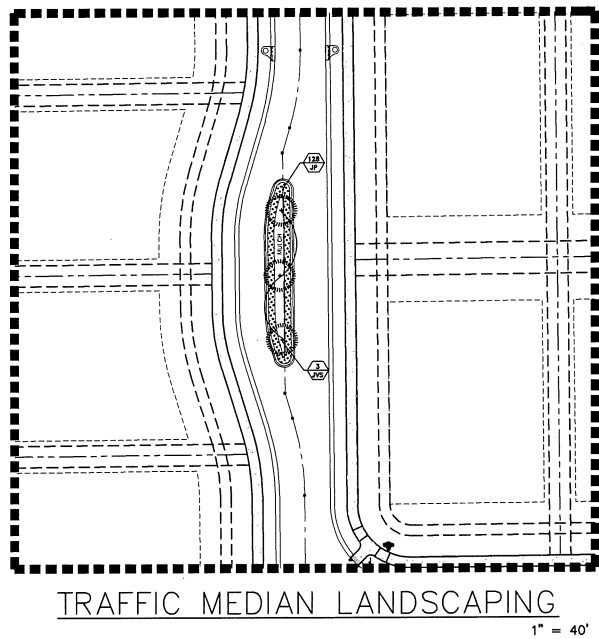
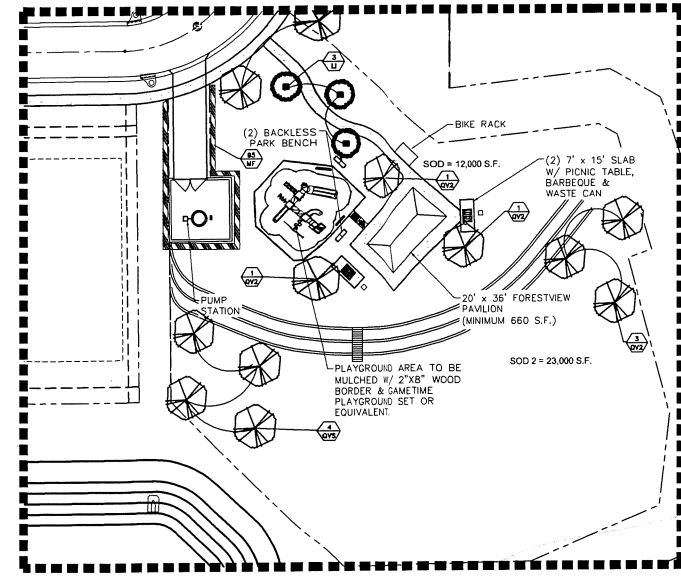
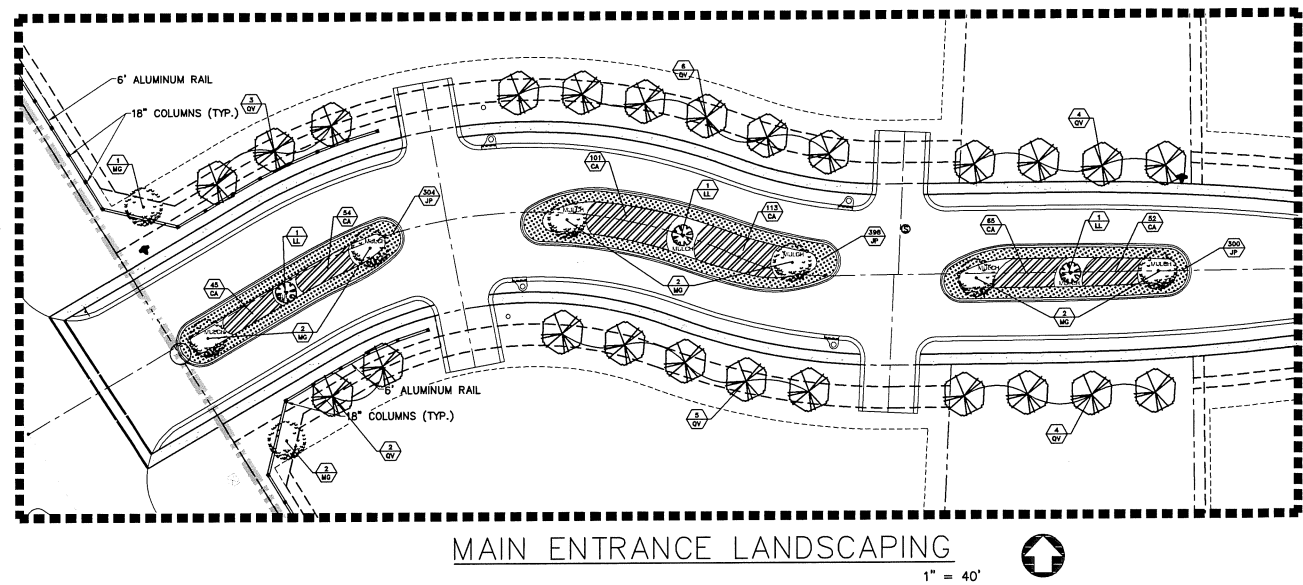


NOT PLATTED

LINE	BEARING	LENGTH
L22	N 89°27'17" E	126.1500
L23	N 03°17'14" W	45.0600
L24	N 89°55'08" E	173.7100
L25	E 03°17'14" E	17.5400

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<p><b>IBI GROUP (FLORIDA) INC.</b>  <a href="http://www.ibigroup.com">http://www.ibigroup.com</a>                  ENGINEERS ARCHITECTS SURVEYORS PLANNERS                  LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS</p>		<p>2200 PARK CENTRAL BLVD. N.                  SUITE 100                  POMPANO BEACH, FL 33064                  (954) 974-2200</p>
<p>ORLANDO</p>		<p>POMPANO BEACH</p>
<p>OVERALL PRELIMINARY LANDSCAPING PLAN                  PRELIMINARY DEVELOPMENT PLAN</p>		
<p>APOPKA FARMS                  CITY OF APOPKA, FLORIDA</p>		
<p>SCALE                  1" = 120'</p>	<p>DRAWN:                  O. SANCHEZ</p>	<p>DATE:                  5/26/2016</p>
<p>PROJECT                  100505</p>	<p>DESIGNED:                  L. CLASSON</p>	<p>CHECKED:                  R. WOHLFARTH</p>
<p>SHEET                  PL-1</p>	<p>IBI GROUP                  FLORIDA ENGINEERING                  BUSINESS NO. 2966</p>	<p>DESCRIPTION</p>



**Apopka Farms  
PLANT MATERIALS LIST**

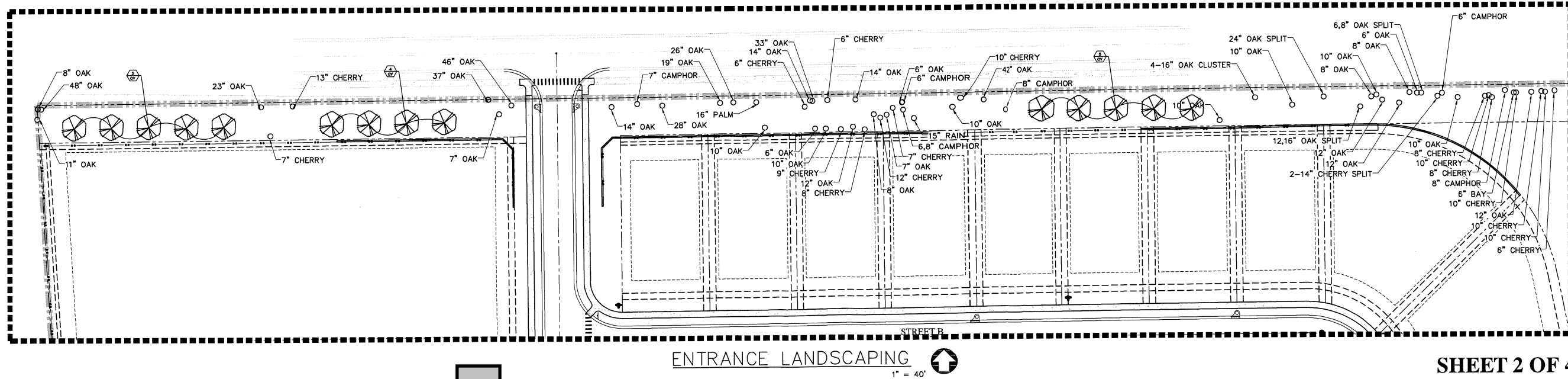
**Hardiness Zone 9b**

Native plants and ecological communities as determined by the FDOACS, UFIFAS, FDEP-Florida Land Use Cover Classification System. Xeriscape principles as determined by the South Florida Water Management District "Waterwise" Xeriscape Plant Guide. Compliance for planting adjacent to overhead electrical wires as determined by Florida Power & Light Administrative Services.

Key	Scientific Name	Common Name	Native	Xen	Height x Spread / Description	Spacing	Qty	SUBT
					<b>LARGE TREES</b>	greater than 30 ft. at maturity		
QV	<i>Quercus virginiana</i>	Live Oak	Yes	High	Min. 14' high, min. 2-1/2" cal., 4-1/2' CT., field grown	per plan	53	
QV2	<i>Quercus virginiana</i>	Live Oak	Yes	High	Min. 16' - 18' high, min. 4" cal., 4-1/2' CT., field grown			
JVS	<i>Juniperus virginiana ssp. stricta</i>	Southern Red Cedar	Yes	High	14' high x 6' spread, 2-1/2" cal., 3' CT., field grown	per plan	8	
MG	<i>Magnolia grandiflora</i> "D.D. Blanchard"	Southern Magnolia "D.D. Blanchard"	Yes	Mod.	Min. 14' high, min. 2-1/2" cal., 4-1/2' CT., field grown	per plan	8	88
					<b>SMALL TREES</b>	less than 20 ft. at maturity		
LI	<i>Lagerstroemia indica</i> "Natchez"	Crepe Myrtle - white	No	High	10' high x 6' spread, multi-trunk (3-4 trunks max.) 3' CT, field grown or container	per plan	3	
LL	<i>Ligustrum lucidum</i>	Glossy Privet	No	High	10' high x 6' spread, multi-trunk (3-4 trunks max.) 3' CT, field grown or container	per plan	3	6
					<b>SHRUBS</b>			
JP	<i>Juniperus horizontalis</i> "wiltonii"	Blue Rug Juniper	No	High	12" Ok spread, full, 1 gal.	24" OC	1,406	
MF	<i>Myrsine fragrans</i>	Simpson's Stopper	Yes	High	36" high x 20" spread, full to base, 7 gal.	30" OC	76	
CA	<i>Callisarpa americana</i>	Beautyberry	Yes	High	24" Ok full to base, 7 gal.	30" OC	430	1,812
					<b>SOD</b>			
SOD	<i>Stenotaphrum secundatum</i>	St. Augustine	N/A	N/A	Full, thick sod base, no yellowing	per s.f.	12,000	
SOD2	<i>Paspalum notatum</i>	Bahia Grass	N/A	N/A		per s.f.	23,000	
							<b>Total</b>	<b>1,987</b>
							Total Native Plants	145
							Native % of Total	7.3%
							Total Drought Tolerant Plants	1,987
							Drought Tol. % of Total	100.0%

NOTE: ALL AREAS INDICATED FOR SOD SHALL BE INSTALLED WITH ST. AUGUSTINE "FLORITAM" SOD UNLESS ALTERNATE NOTED.

NOTE: ALL PLANTS SHALL BE INSTALLED AT SIZE INDICATED UNDER THE SPECIFICATIONS. CONTAINER SIZE LISTED IS FOR REFERENCE OR ESTIMATING ONLY.



**IBI GROUP (FLORIDA) INC.**  
http://www.ibigroup.com

PLANNERS  
SURVEYORS  
ENVIRONMENTAL CONSULTANTS

ENGINEERS  
ARCHITECTS  
LANDSCAPE ARCHITECTS

2300 PARK CENTRAL BLVD. N.  
SUITE 100  
POMPAHO BEACH, FLORIDA 33064  
(854) 974-2200

ORLANDO

PRELIMINARY LANDSCAPING PLAN  
PRELIMINARY DEVELOPMENT PLAN

APOPKA FARMS  
CITY OF APOPKA, FLORIDA

SCALE: N.T.S.  
PROJECT: 100505  
SHEET: PL-2

DRAWN: O. SANCHEZ  
DESIGNED: L. CLASSON  
CHECKED: R. WOHLFARTH  
DATE: 5/26/2016

IBI GROUP  
FLORIDA ENGINEERING  
BUSINESS NO. 2966

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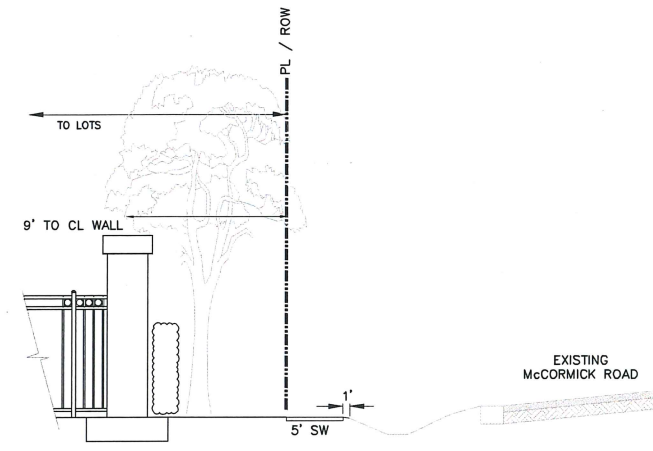




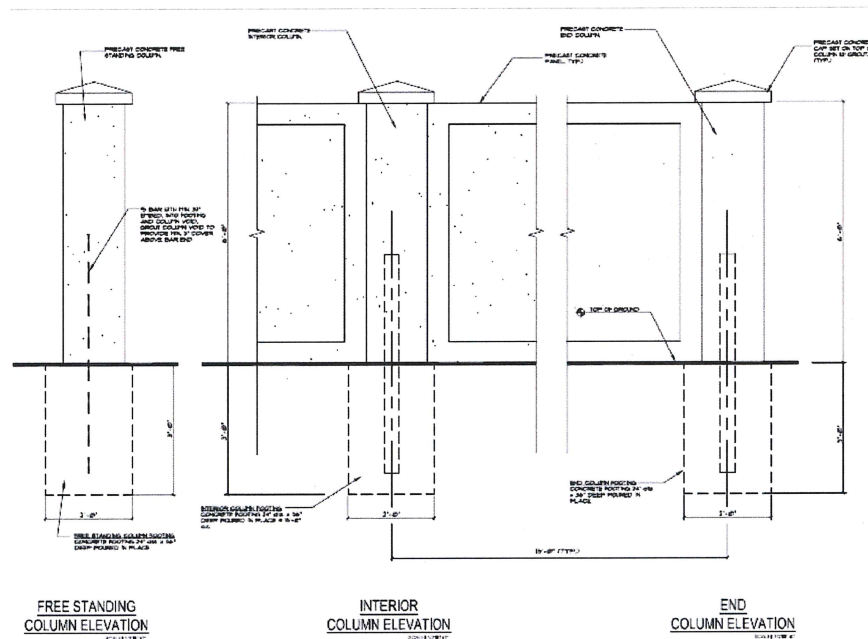
**1** STACKED STONE PANEL  
RESIDENTIAL WALL DETAIL



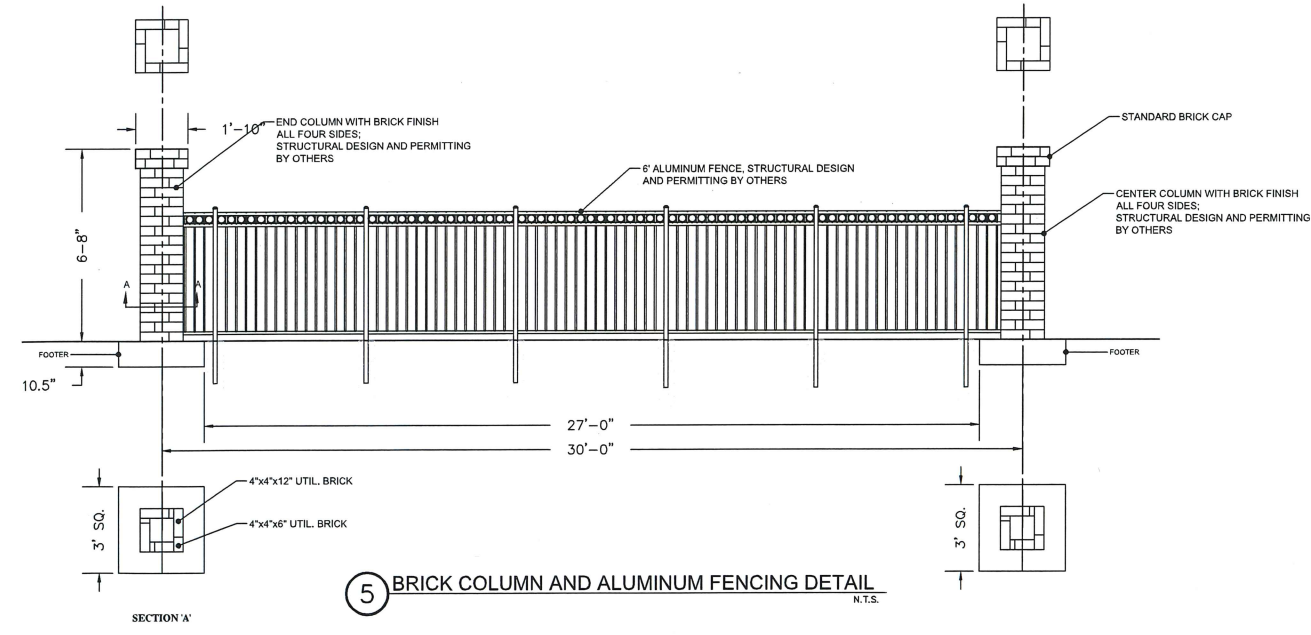
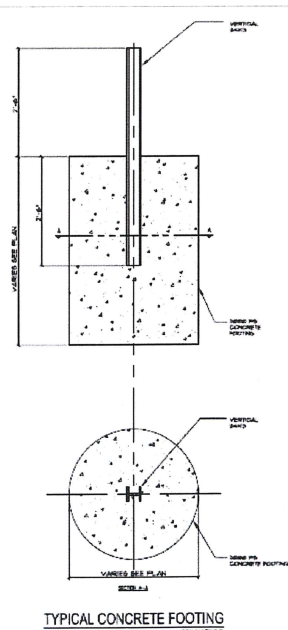
**2** ENTRANCE DETAIL



**3** TYPICAL BUFFER SECTION  
N.T.S.



**4** TYPICAL 6' WALL SECTION  
N.T.S.



**5** BRICK COLUMN AND ALUMINUM FENCING DETAIL  
N.T.S.

IBI GROUP (FLORIDA) INC.		PLANNERS	PLANNERS	PLANNERS
SURVEYORS <td>ENVIRONMENTAL CONSULTANTS <td>ENVIRONMENTAL CONSULTANTS <td>ENVIRONMENTAL CONSULTANTS </td></td></td>		ENVIRONMENTAL CONSULTANTS <td>ENVIRONMENTAL CONSULTANTS <td>ENVIRONMENTAL CONSULTANTS </td></td>	ENVIRONMENTAL CONSULTANTS <td>ENVIRONMENTAL CONSULTANTS </td>	ENVIRONMENTAL CONSULTANTS
ENGINEERS	ARCHITECTS	LANDSCAPE ARCHITECTS	LANDSCAPE ARCHITECTS	LANDSCAPE ARCHITECTS
2300 MILITARY CENTER PARKWAY MILITARY LOT 32751 POMPANO BEACH, FL 33064 (407) 869-2120		2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FL 33064 (954) 974-2200		POMPANO BEACH
ORLANDO				
DATE		REV.		DESCRIPTION
5/26/2016				
PRELIMINARY LANDSCAPING DETAILS PRELIMINARY DEVELOPMENT PLAN				
APOKA FARMS CITY OF APOKA, FLORIDA				
SCALE	N.T.S.	PROJECT	100505	SHEET
DESIGNED	O. SANCHEZ	CLASSON	R. WOHLFARTH	PL-3
CHECKED	L. CLASSON	DATE	5/26/2016	
DATE	5/26/2016			



1 HEAVY DUTY TUFFCLAD PICNIC TABLE  
MODEL 28014, BY GAMETIME - GREEN  
N.T.S.



2 TUFFCLAD BENCH MODEL 28003, BY GAMETIME - GREEN  
N.T.S.

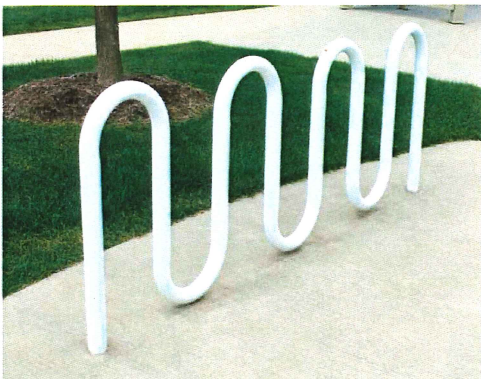


3 DELUXE WAIST-HI GRILL, MODEL 60, BY GAMETIME  
N.T.S.

NOTE:  
PLAY SET COLOR SCHEME: FOREST  
BLACKWOOD FOREST MODEL 19203,  
BY GAMETIME,



4 BLACKWOOD FOREST PLAY SET  
MODEL 19203, BY GAMETIME,  
FOREST COLOR SCHEME  
N.T.S.



5 7' LONG LOOP BIKE RACK  
MODEL F7700, BY GAMETIME - GREEN  
N.T.S.



6 LITTER RECEPTACLE  
BY GAMETIME, MODEL TBD  
N.T.S.



7 COMMUNITY MEETING STRUCTURE PAVILION  
20' x 36', BY AMISH GAZEBOS  
N.T.S.

REV.	DATE	DESCRIPTION

IBI GROUP (FLORIDA) INC.  
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ENGINEERS  
ARCHITECTS  
LANDSCAPE ARCHITECTS  
2300 MATLAND CENTER PARKWAY  
SUITE 100  
MAITLAND, FL 32751  
(407) 880-2120  
ORLANDO  
POMPANO BEACH

PRELIMINARY LANDSCAPING DETAILS  
PRELIMINARY DEVELOPMENT PLAN  
APOPKA FARMS  
CITY OF APOPKA, FLORIDA

SCALE  
N.T.S.  
PROJECT  
100505  
SHEET  
PL-4

IBI  
GROUP  
FLORIDA ENGINEERING  
BUSINESS NO. 2966

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1 HEAVY DUTY TUFFCLAD PICNIC TABLE  
MODEL 28014, BY GAMETIME - GREEN  
N.T.S.



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N.T.S.

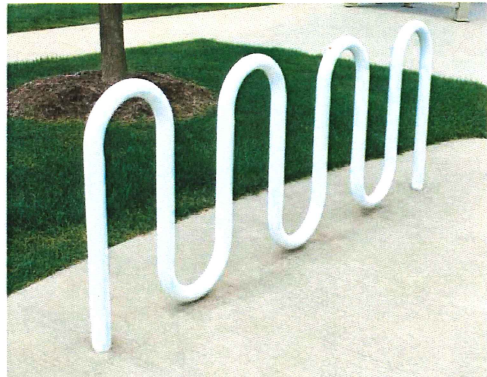


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20' x 36', BY AMISH GAZEBOS  
N.T.S.

SCALE	N.T.S.	DRAWN:	G. SANCHEZ
PROJECT	100505	DESIGNED:	L. CLASSON
SHEET	PL-4	CHECKED:	R. WOHLFARTH
		DATE:	5/26/2016
<b>IBI GROUP</b> FLORIDA ENGINEERING BUSINESS NO. 2986		<b>IBI GROUP (FLORIDA) INC.</b> <a href="https://www.ibigroup.com">https://www.ibigroup.com</a> ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS 2300 MATLAND CENTER PARKWAY SUITE 100 2200 PARK CENTRAL BLVD. N. MATLAND SUITE 100 POMPANO BEACH, FL 33064 (407) 860-2120 (954) 974-2200 ORLANDO POMPANO BEACH	
PRELIMINARY LANDSCAPING DETAILS		CITY OF APOPKA, FLORIDA	
PRELIMINARY DEVELOPMENT PLAN		APOPKA FARMS	
		ORLANDO	
		REV.	DATE
		BY	DESCRIPTION

**Backup material for agenda item:**

1. PRELIMINARY DEVELOPMENT PLAN – Binion Reserve Subdivision - Owned by Gail W. Brown; applicant is Binion Reserve, c/o Rohland A. June; Engineer is June Engineering Consultants, Inc., c/o Jeffrey A. Sedloff, P.E., and the property is located at 1078 S. Binion Road. (Parcel ID No.: 18-21-28-0000-00-057) (21.39 +/- acres)



# CITY OF APOPKA PLANNING COMMISSION

PUBLIC HEARING  
 SPECIAL REPORTS  
 PLAT APPROVAL  
 OTHER: Preliminary Dev. Plan

MEETING OF: July 12, 2016  
FROM: Community Development  
EXHIBITS: Vicinity & Aerial Maps  
Full Subdivision Plan

**PROJECT: BINION RESERVE SUBDIVISION - PRELIMINARY DEVELOPMENT PLAN**

**Request: RECOMMEND APPROVAL OF BINION RESERVE SUBDIVISION PRELIMINARY DEVELOPMENT PLAN AND WAIVERS REQUEST**

**SUMMARY:**

OWNER:	Gail W. Brown
APPLICANT:	Binion Reserve c/o Rohland A. June
ENGINEER:	June Engineering Consultants, Inc. c/o Jeffrey A. Sedloff, P.E.
LOCATION:	1078 S. Binion Road (South of Lust Road and West of Binion Road)
ZONING:	R-1A
FUTURE LAND USE:	Residential Low (0-5 du/ac)
EXISTING USE:	Single Family Residence
PROPOSED USE:	Single Family Residential Subdivision (44) Lots
TRACT SIZE:	21.39 +/-
DENSITY:	2.05 Units per gross acre

**DISTRIBUTION**

Mayor Kilshiemer	Finance Director	Public Service Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	Recreation Director

**RELATIONSHIP TO ADJACENT PROPERTIES:**

Direction	Future Land Use	Zoning	Present Use
North (City)	Res. Low Suburban (0-3.5 du/ac)	ZIP	Vacant Land
East (City)	Res. Low (0-5.0 du/ac)	A-1 (ZIP)	Single Family Residential
East (County)	Rural (1du/10acres)	A-1	Single Family Residential
South (City)	Mixed Use	A-1(ZIP)	Single Family Residential
West (City)	Res. Low (0-5.0 du/ac)	R-1A/R-O-W	Vacant Land/S.R. 429

**ADDITIONAL COMMENTS:** The Binion Reserve Preliminary Development Plan proposes 44 single family lots and a 0.51 acre park within 21.39 +/- acres. The park will serve this residential community and will be owned and maintained by the homeowners association. A 30-foot wide landscape buffer with a wrought iron style fence provided along Binion Road. The minimum typical lot width is 85 feet with a minimum lot size of 10,000 square feet. The proposed minimum living area for the subdivision is 1,600 square feet as set forth in Chapter 2 of the Land Development Code.

The minimum setbacks applicable to this project are:

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

\*Front load garage shall be setback 30 feet.

**Access:** Ingress/egress for the development will be via full access from Binion Road.

**Stormwater:** The stormwater management system includes an on-site retention area. Stormwater ponds are located within Tract “A” and Tract “I”. The stormwater ponds design meets the City’s Land Development Code requirements.

**Recreation:** The developer is providing 0.51 acres (22,120 square-feet) of active and passive recreation space. Details of active and passive recreation equipment and facilities will be submitted with the final development plan.

**Buffer/Tree Program:** A ten-foot wide landscaped buffer easement is provided along the western project line adjacent to the S.R. 429 right-of-way with a vinyl fence or a viburnum hedge (which shall be maintained at a minimum height of six feet). A thirty-foot wide buffer tract with a wrought iron style fence and brick columns is provided along Binion Road.

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

Total inches on-site:	8561
Total number of specimen trees:	156
Total specimen inches retained:	2055
Total inches replaced:	756
Total inches removed:	1953
Total inches retained:	4158
Total inches post development:	4914

**SCHOOL CAPACITY REPORT:** No development activity or clearing or grading can occur until such time that a concurrency mitigation agreement has been approved by Orange County Public Schools (OCPS).

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

**WAIVER REQUEST:**

- 1.) Section 2.02.05.H.1 - Developments shall provide a minimum six-foot high brick, stone or decorative block finished wall adjacent to all external roadways, erected inside a minimum ten-foot landscaped bufferyard. The applicant is requesting the City waive the requirement for a brick wall along S.R. 429 in lieu of a six-foot high white vinyl fence or a viburnum hedge (which will be maintained at a minimum height of six feet).

**Applicant’s Justification:** The subdivision is elevated above S.R. 429 and should not require a brick wall for noise abatement.

**Staff Response:** The portion of the western property line are elevated about the S.R. 429 highway by five to ten feet (from Lot 9 through Lot 15) and close to grade with S.R. 429 for the northern portion (from Lot 16 to 20). Distance between the pavement of S.R. 429 and the subject property line ranges from 70 feet to 160 feet. Staff does not object to the applicant’s waiver request. The landscape buffer includes the canopy trees shown within the landscape plan.

- 2.) Section 2.02.05.H.1 - Developments shall provide a minimum six-foot high brick, stone or decorative block finished wall adjacent to all external roadways, erected inside a minimum ten-foot landscaped bufferyard.

**Applicant’s Justification:** A thirty-foot wide landscaped buffer with a wrought-iron style fence and brick columns is requested along Binion Road. Section 2.02.05.H.1 allows up to fifty percent of the wall to be a wrought-iron style fence. The applicant is requesting the wrought-iron fence comprise the entire wall length but the buffer width will be increased from a minimum width of ten feet to thirty feet.

**Staff Response:** Binion Road connects Magnolia Park, a county park along Lake Apopka, to Lust Road, the entrance to the Lake Apopka North Shore Wilderness Drive. A wider, more plushly landscaped roadside buffer will better promote a more natural and landscape appearance leading up to the entrance to the Wilderness Drive. Staff does not object to the applicant’s waiver request to increase the length of the wrought-iron style fence from fifty percent to one hundred percent of the buffer length.

**PUBLIC HEARING SCHEDULE:**

July 12, 2016 - Planning Commission, 5:30 p.m.

August 3, 2013 - City Council, 1:30 p.m.

**RECOMMENDED ACTION:**

The **Development Review Committee** recommends approval of the BINION RESERVE SUBDIVISION - PRELIMINARY DEVELOPMENT PLAN, subject to approval of the waiver of the brick wall requirement along S.R. 429 and Binion Road subject to the findings of the staff report.

**Recommended Motion:** Recommend to approve the Binion Reserve Subdivision Preliminary Development Plan and the wall waiver requests subject to the alternatives

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

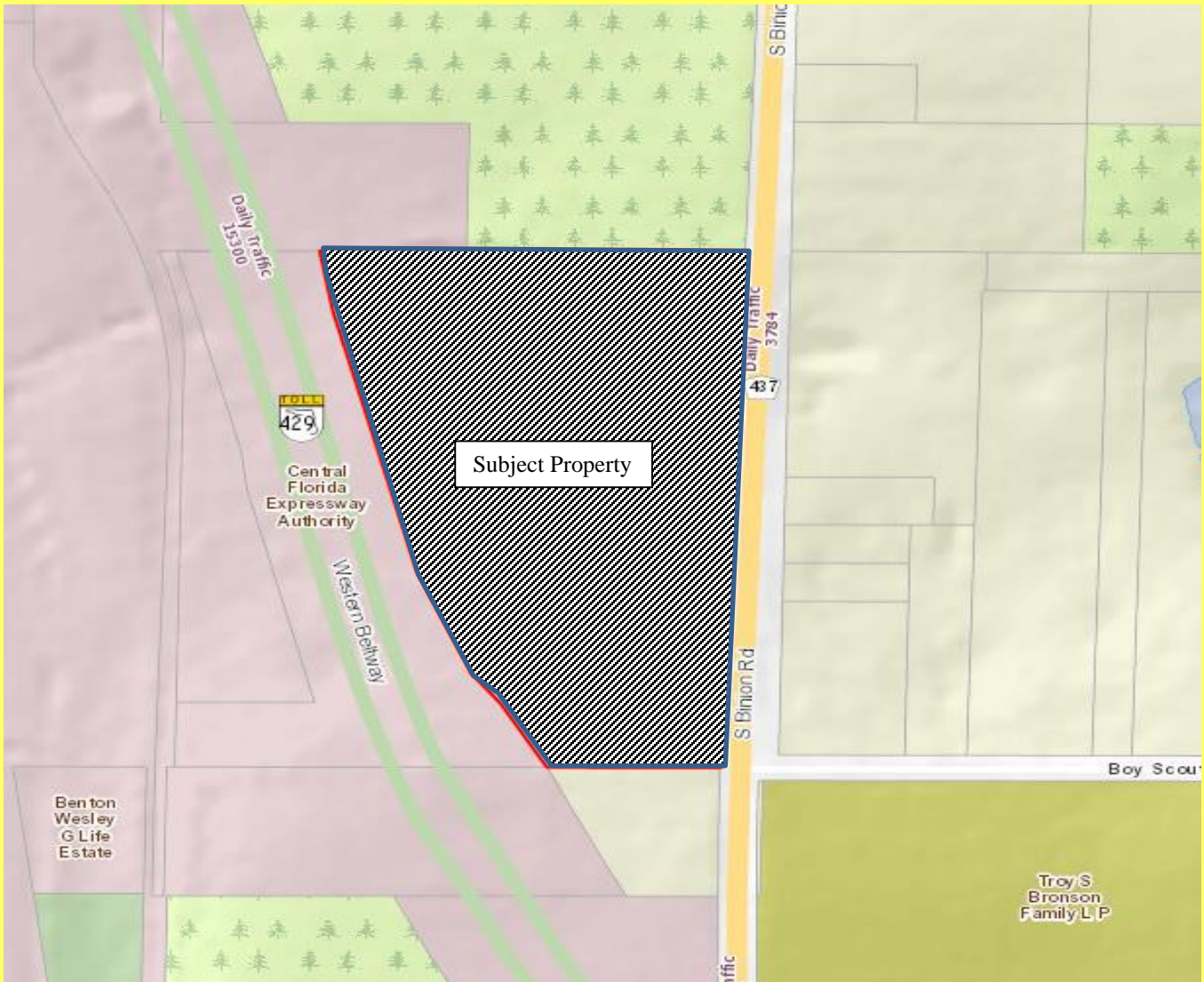
**Note:** This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.



Gail Brown c/o Rohland A. June  
June Engineering Consultants, Inc.  
Binion Reserve Subdivision  
21.39 +/- Acres  
Proposed number of units: 44  
Parcel ID #: 18-21-28-0000-00-057



### VICINITY MAP





## AERIAL MAP



# Preliminary Development Plan for Binion Reserve

**DESCRIPTION**

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA;

LESS;

S. BINION ROAD (aka S.R. 437A) AND ALSO LESS SEABOARD COAST LINE RAILROAD;

AND LESS;

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT A 4 INCH BY 4 INCH CONCRETE MONUMENT STAMPED "L.F. HENRICH R.L.S. NO. 1263 P.R.M. MAITLAND, FLA." AS SHOWN ON PLAT OF SURVEY BY HENRICH INC. LAND SURVEYORS DATED 11-19-73 AND BOUNDARY SURVEY BY P.E.C. FOR S.J.R.W.M.D. LAST DATED 8-10-98 MARKING THE NORTHWEST CORNER OF SAID SECTION 18; THENCE RUN NORTH 89°39'46" EAST 1,320.44 FEET ALONG THE NORTH LINE OF SAID SECTION 18 TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18, AS SHOWN ON P.E.C. S.J.R.W.M.D. SURVEY; THENCE SOUTH 01°03'27" WEST 1,337.48 FEET ALONG SAID WEST BOUNDARY LINE TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID WEST BOUNDARY LINE, RUN ALONG SAID NORTH LINE, SOUTH 89°52'24" EAST 39.26 FEET TO POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, SOUTH 89°52'24" EAST 306.42 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 09°56'34" EAST 159.99 FEET; THENCE SOUTH 14°48'28" EAST 700.00 FEET; THENCE SOUTH 23°31'40" EAST 290.42 FEET; THENCE SOUTH 38°37'42" EAST 100.53 FEET; THENCE SOUTH 30°39'48" EAST 197.78 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 89°50'41" WEST 798.70 FEET ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 TO THE EASTERLY RIGHT OF WAY LINE OF FORMER S.C.L.R.R. AS MONUMENTED FOR S.J.R.W.M.D. BY P.E.C.; THENCE NORTH 01°03'18" EAST 174.53 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN SOUTH 89°53'41" EAST 295.19 FEET; THENCE NORTH 14°33'12" WEST 573.59 FEET; THENCE NORTH 07°06'24" WEST 100.81 FEET; THENCE NORTH 14°48'28" WEST 538.38 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS;

A PARCEL OF LAND SITUATE IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT A 4 INCH BY 4 INCH CONCRETE MONUMENT STAMPED "L.F. HENRICH R.L.S. NO. 1263 P.R.M. MAITLAND, FLA." AS SHOWN ON PLAT OF SURVEY BY HENRICH INC. LAND SURVEYORS DATED 11-19-73 AND BOUNDARY SURVEY BY P.E.C. FOR S.J.R.W.M.D. LAST DATED 8-10-98 MARKING THE NORTHWEST CORNER OF SAID SECTION 18; THENCE RUN NORTH 89°39'46" EAST 1,320.44 FEET ALONG THE NORTH LINE OF SAID SECTION 18 TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18, AS SHOWN ON P.E.C. S.J.R.W.M.D. SURVEY; THENCE SOUTH 01°03'27" WEST 1,337.48 FEET ALONG SAID WEST BOUNDARY LINE TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID WEST BOUNDARY LINE, RUN ALONG SAID NORTH LINE, SOUTH 89°52'24" EAST 39.26 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 14°48'28" EAST 538.38 FEET; THENCE SOUTH 07°06'24" EAST 100.81 FEET; THENCE SOUTH 14°33'12" EAST 573.59 FEET; THENCE NORTH 89°53'41" WEST 295.19 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FORMER S.C.L.R.R. AS MONUMENTED FOR S.J.R.W.M.D. BY P.E.C.; THENCE NORTH 01°03'18" EAST 880.37 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON A TANGENT CURVE (CONCAVE SOUTHWESTERLY); THENCE FROM A CHORD BEARING OF NORTH 10°23'51" WEST, RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 751.20 FEET FOR AN ARC DISTANCE OF 302.06 FEET, THROUGH A CENTRAL ANGLE OF 23°02'20" TO END OF CURVE AND POINT OF BEGINNING.

CONTAINING 21.396 ACRES, MORE OR LESS.

**DEVELOPMENT INFORMATION**

Land Area	21.396 Acres (932,040.61 sf.)
Zoning	Single Family Residential Existing - R-1A
Existing Land Use	Vacant, Exist. Residence (mobile home)
Proposed Land Use	Residential Low (0-5 du/ac)
Number of Proposed Lots	44
Proposed Density	2.05 units/acre
Maximum Height	35 ft (2 Stories)
Average Lot Area	11,374 sf
Minimum Lot Area	10,000 sf
Minimum Living Area	1,600 sf
Minimum Lot Width	85 ft
Minimum Yard Setback:	
Front:	25 ft
Side:	10 ft
Side Corner:	25 ft
Rear:	20 ft
Wetland:	50 ft

**Open Space:**

Open Space Provided = 1 lot = .234 Ac. = 1.1%

Open Space Provided = 5.95 Ac. = 27.809%

Tract A	2.39
Tract B	0.60
Tract C	0.36
Tract D	0.25
Tract E	0.44
Tract F	0.51
Tract I	1.40
	5.95

\* Irregular Lots Front Yard Setback Distance is Indicated at the Minimum Required Lot Width

Phasing Single Phase

Projected Traffic: 440 Average Daily Traffic Trips

Schools Elementary - Apopka  
Middle - Apopka  
High - Apopka

Sewer Flow - 13,200 gal. per day

Water Flow - 15,400 gal. per day (Fire flow per Sub. Regs.)

Stormwater Provide Retention/Detention System on-site per Sub. Regs.

Existing Vegetation: Various

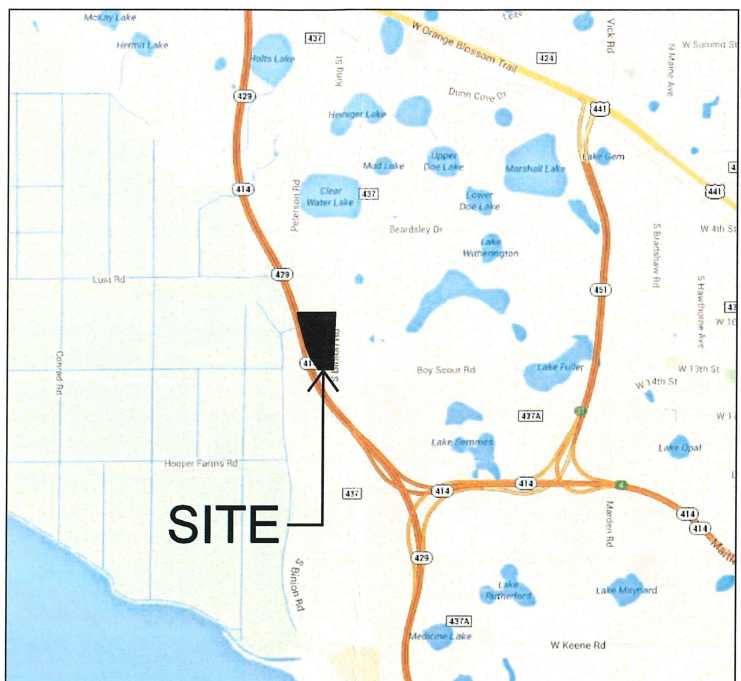
No fences, landscaping or other structures are allowed within drainage easements between lots with underground piping.

FEMA - Site lies partially within Flood Zone X, (areas outside of 500 Yr. flood plain), with portions lying within Zone AE, (areas of 100 Yr. flood plain), with a base elevation of 70.3. According to FIRM Map No. 12085C0120 F, Community No. 120180 0120 F, Dated September 25, 2009.

Parcel ID Number: 18-21-28-0000-00-057

Property Address: 1078 S. Binion Rd.

# Binion Reserve



Location Map

Site Data Table	
Parcel ID Number	18-21-28-0000-00-057
Future Land Use	Residential Low
Zoning	R-1A
Adjacent Land Use	North: RLS/L East: RL South: MU West: RL
Adjacent Zoning	North: A-1 East: A-1 South: A-1 West: R-1A
Acres/Square Footage	Acres: 21.263 S.F. 926,195
Building Height	Proposed: 35' Max. 35'
Density	Proposed: 2.05 units/Ac. Max.
Building Setbacks	Proposed Front: 25' Side: 10' Rear: 20' Corner: 25' Required Front: 25' Side: 10' Rear: 20' Corner: 25'
Open Space	Proposed: 26.8 Required: 1.1%
Tree Bank Mitigation Fee	
Waiver Request	Yes
Variance Request	No

**OWNER:** GAIL BROWN (407) 905-8180  
P.O. BOX 456  
CLARCONA, FL. 32710

**OWNER/DEVELOPER:** BINION RESERVE (407) 905-8180  
ROHLAND A. JUNE, PRESIDENT  
P.O. BOX 770609  
WINTER GARDEN, FL. 34777-0609

**ENGINEER:** JUNE ENGINEERING CONSULTANTS, INC. (407) 905-8180  
P.O. BOX 770609  
WINTER GARDEN, FL. 34777-0609

**SURVEYOR:** BISHMAN SURVEYING AND MAPPING, INC. (407) 905-8877  
32 W. PLANT STREET  
WINTER GARDEN, FL. 34787

**GEOTECHNICAL ENGINEER:** YOVAISH ENGINEERING SCIENCES, INC. (407) 774-9383  
953 SUNSHINE LANE  
ALTAMONTE SPRINGS, FL. 32714

**ENVIRONMENTAL CONSULTANT:** BIO-TECH CONSULTING, INC. (407) 894-5969  
2002 E. ROBINSON STREET  
ORLANDO, FL. 32803

**UTILITIES:** Water City of Apopka  
Sewer City of Apopka  
Telephone Century Link  
Electric Duke Energy  
Cable BrightHouse Networks

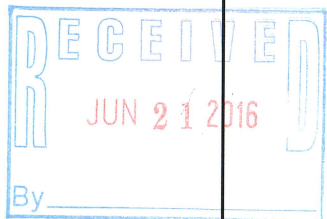
Variance or Waiver Request Table			
Code #	Code Requirement (V/W)	Request	Justification
2.02.05 (H)(1)	6' Brickwall adjacent to external roadways (SR429)	6' White vinyl fence along SR429 frontage	Subdivision is elevated above SR 429 and should not require a brickwall for noise abatement.
2.02.05 (H)(1)	6' Brickwall adjacent to external roadways (Binion Rd.)	6' wall/fence combination along Binion road frontage	Six foot wall/fence will allow for an alternative design, that will be incorporated with the 30' buffer along Binion Road

**Sheet Index**

- 1 Cover Sheet
- 2 Detail Sheet
- 3 Site Plan
- 4 Tree Removal Plan
- L-1 Landscape Plan

**General Notes:**

1. The final landscape plan, irrigation plan, etc. to be provided with the Final Development Plan submittal. Irrigation system is to be designed with pop up type devices only (risers are not allowed), and rain sensor devices are required.
2. Written verification from the SJRWMD on the wetland boundary area will be provided with the Final Development Plan.
3. The front of all homes shall face the street. See Section 6.01.00.C.4 of the City Land Development Code.
4. A minimum of one street tree (canopy tree) per 30 feet on center is required per section 3.6 of the City's Development Design Guidelines.
5. A minimum of 3 trees per lot is required per section 3.6 of the City's Development Design Guidelines.
6. All power service to site and throughout the site shall be provided underground, no overhead service will be allowed.
7. Prior to clearing or grading the site, a letter from Florida Fish & Wildlife Commission shall be provided to the City of Apopka Planning & Zoning Department.
8. All roadway and fire hydrant infrastructure must be in place before building construction begins.
9. Residential architecture will comply with the City's Development Design Guidelines. Architectural renderings of all proposed residential buildings must be submitted with the development plan application.
10. The front elevation of any home constructed on a cul-de-sac or on a curve shall be no more than a 30 degree deflection from a line perpendicular to a radial line from the center of the cul-de-sac or the radius point of a curve through the mid-point of the lot frontage. This perpendicular line shall be drawn from the intersection of the radial line and the corner of the proposed structure. All minimum lot width and structure setbacks must be accomplished. Evidence of compliance with these standards shall be evidenced on the development plans, plot plans, foundation surveys and final surveys associated with the building permit and inspection process.
11. Front load garages shall be setback 30 feet from property line.
12. All stormwater design shall comply with City of Apopka Land Development Code. Compensating storage shall be provided for any fill within the 100 year flood plain.



Tract Information		
Tract	Use	Ownership & Maintenance
A	Stormwater Management	Homeowners Association
B	Upland Buffer	Homeowners Association
C	Conservation / Open Space	Homeowners Association
D	Landscape/Wall	Homeowners Association
E	Landscape/Wall	Homeowners Association
F	Park / Recreation	Homeowners Association
G	Lift Station	City of Apopka
H	Landscape/Wall	Homeowners Association
I	Open Space / Retention	Homeowners Association
J	Right-of-Way	City of Apopka

December 23, 2015

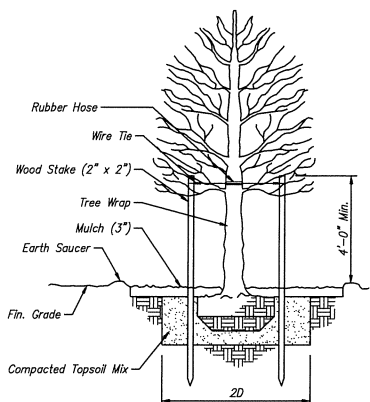
Revised June 15, 2016



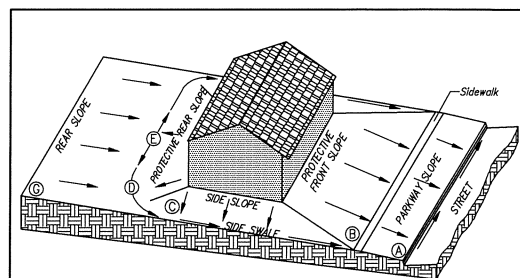
June Engineering  
consultants, inc.  
32 W. Plant Street  
Winter Garden, FL 34787  
Ph. 407-905-8180  
Fax 407-905-6232

Certificate of Authorization #00031567

JEFFREY A. SEDOFF  
PE# 51506



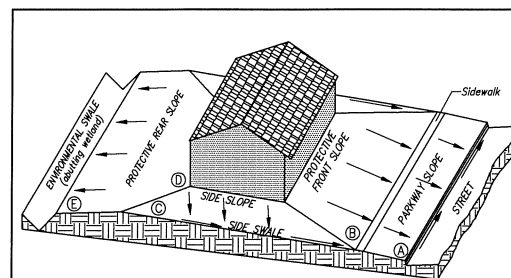
**TREE PLANTING DETAIL**  
N.T.S.



SAMPLE COMPUTATION OF GRADING CONTROL LINE A-F FOR A LOT ON AN 0.5% STREET, WITH 30' SETBACK, 60' BUILDING DEPTH AND 1% SWALES

A	Curb-top on lot-line extension at high lot corner	
A-B	Parkway slope: 12' grass and walk at 1/4" / ft. (2%)	(0.2)
B-C	Side swale: 90' grass	(0.9)
C-D	Swale turn with 10' radius: 16' grass	(0.2)
D-E	Rear swale: 35' grass at 1/4" / ft.	(0.3)
E-F	Protective rear slope up from high-point of swales	(0.1)
B-G	Lot depth at swale grade	varies
Sub-total A-F from curb-top to ground at rear building wall		(1.7)
Minimum rise from curb-top to slab floor		(2.2)

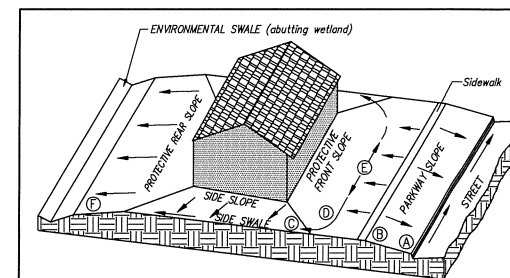
**TYPE 'A' LOT GRADING**  
N.T.S.



SAMPLE COMPUTATION OF GRADING CONTROL LINE A-F FOR A LOT ON AN 0.5% STREET, WITH 30' SETBACK, 60' BUILDING DEPTH AND 1% SWALES

A	Curb-top on lot-line extension at high lot corner	
A-B	Parkway slope: 12' grass and walk at 1/4" / ft. (2%)	(0.2)
B-C	Side swale: 90' grass	(0.9)
C-D	Protective swale	(0.5)
D-E	Side swale: 30' grass	(0.3)
Sub-total A-D from curb-top to ground at rear building wall		(1.6)
Minimum rise from curb-top to slab floor		(2.1)

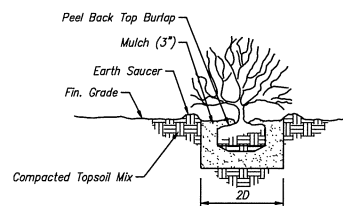
**TYPE 'B' LOT GRADING**  
N.T.S.



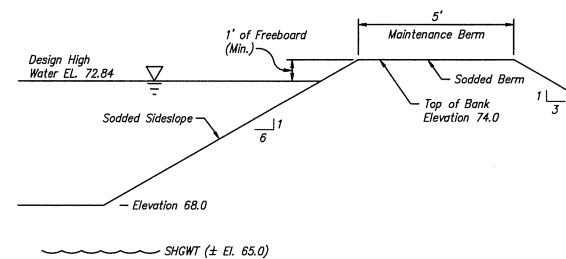
SAMPLE COMPUTATION OF GRADING CONTROL LINE A-F FOR A LOT ON AN 0.5% STREET, WITH 30' SETBACK, 60' BUILDING DEPTH AND 2% SWALES

A	Curb-top on lot-line extension at high lot corner		
A-B	Parkway slope: 12' grass and walk at 1/4" / ft. (2%)	(0.3)	(0.3)
B-C	Side swale: 30' grass	(0.6)	(0.3)
C-D	Swale turn with 10' radius: 16' grass	(0.4)	(0.3)
D-E	Front swale: 40' grass at 1/4" / ft.	(0.8)	(0.4)
C-F	Side swale: 90' grass	(1.8)	(0.9)

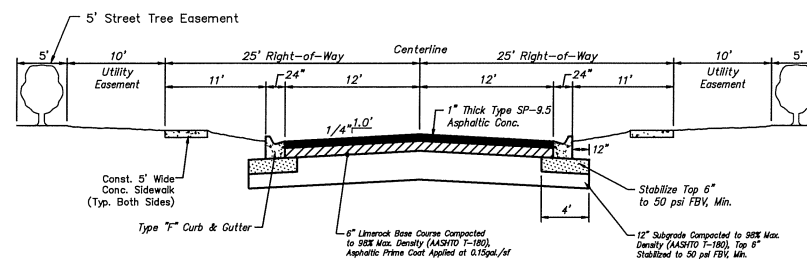
**TYPE 'C' LOT GRADING**  
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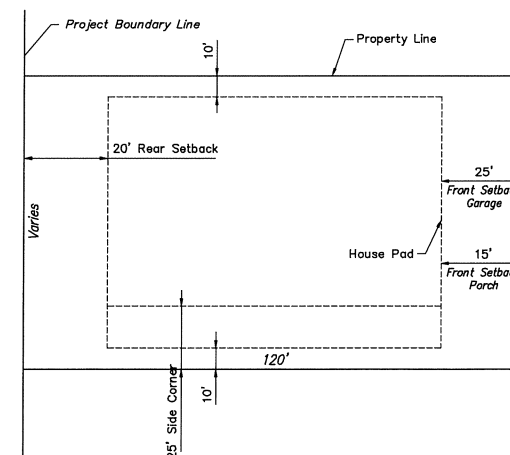
**SHRUB PLANTING DETAIL**  
N.T.S.



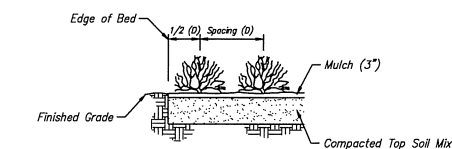
**TYPICAL POND SECTION**  
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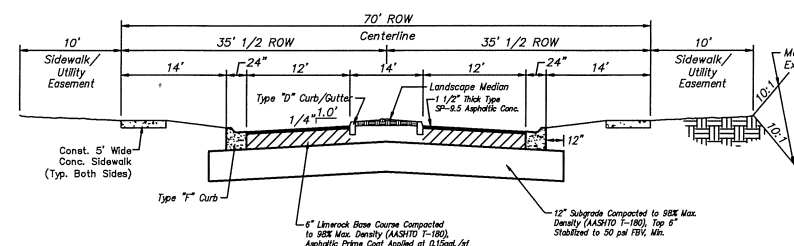
**TYPICAL ROAD SECTION**  
N.T.S.



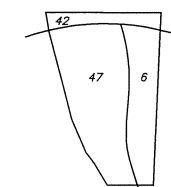
**TYPICAL LOT LAYOUT**  
N.T.S.



**GROUNDCOVER PLANTING DETAIL**  
N.T.S.



**ENTRANCE ROAD SECTION**  
N.T.S.



- 6 Candler-Apopka FS (A)
- 42 Sanibel Muck (A/D)
- 47 Tavares-Millhopper FS (A)

**SOILS MAP**  
N.T.S.

DATE	REVISION
1/19/15	City Comments
2/09/16	City Comments
6/1/16	City Comments
6/15/16	City Comments

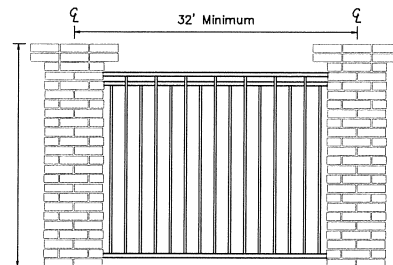
Detail Sheet  
Binion Reserve

**JEC** June engineering consultants, inc.  
32 W. Plant Street  
Winter Garden, FL 34787  
Ph. 407-905-8180  
Fax 407-905-6232  
Certificate of Authorization #00031567

DRAWN BY: CLK CHECKED BY: RAJ SCALE: As Noted  
DATE: 12/23/15 DATE: 12/23/15

JEFFREY A. SEDLOFF  
PE# 51506

JOB NO. 14-0460  
SHEET 2 OF 4



Decorative Black Aluminum Fence (Picket spacing shall be less than 4 inches)

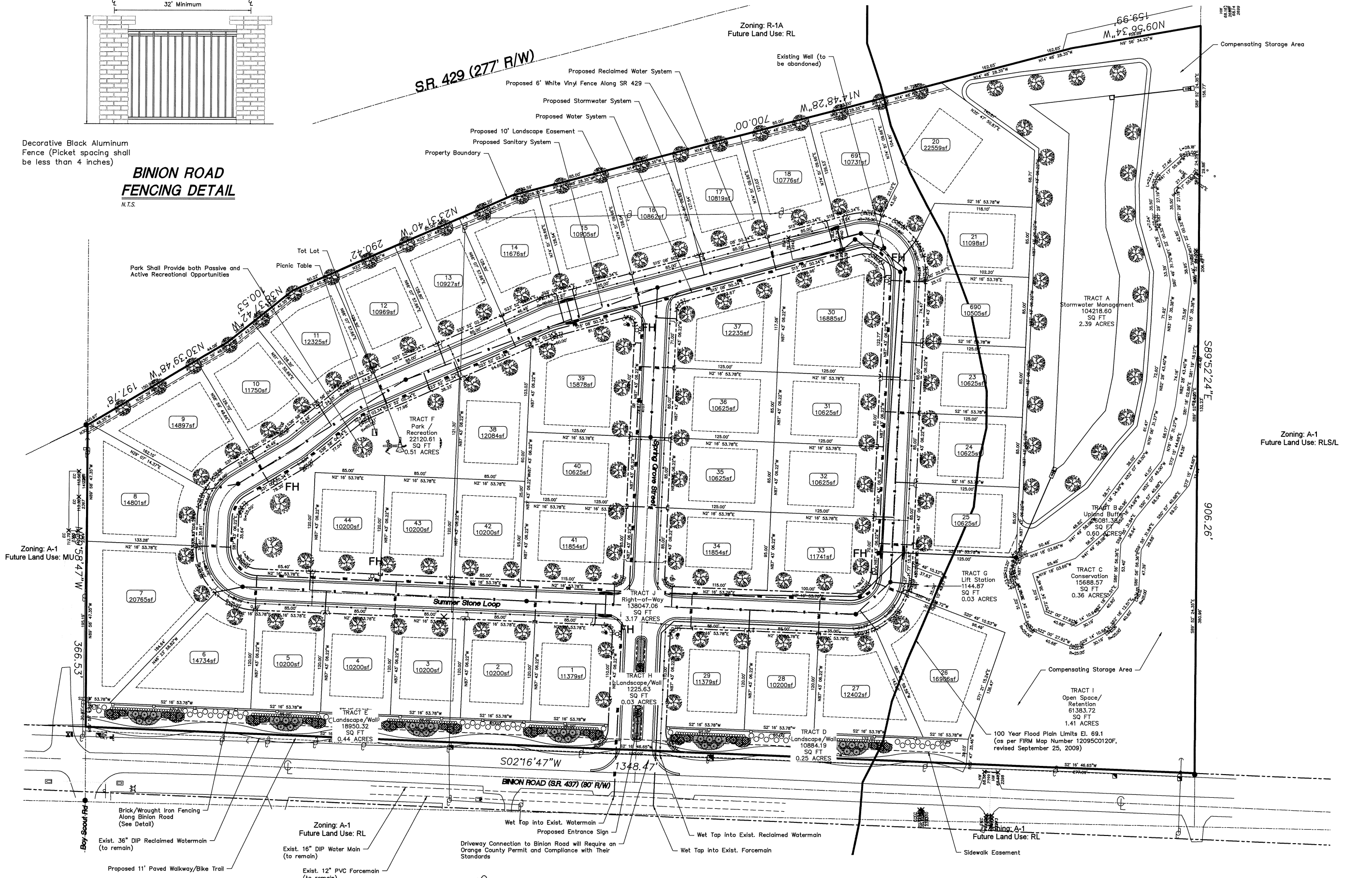
**BINION ROAD FENCING DETAIL**

N.T.S.

Zoning: R-1A  
Future Land Use: RL

Compensating Storage Area

Zoning: A-1  
Future Land Use: RLS/L



Zoning: A-1  
Future Land Use: MU

100 Year Flood Plain Limits El. 89.1  
(as per FIRM Map Number 12095C0120F,  
revised September 25, 2009)

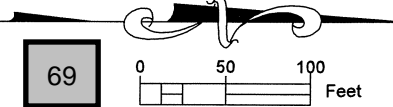
Brick/Wrought Iron Fencing Along Binion Road (See Detail)  
Exist. 36" DIP Reclaimed Watermain (to remain)  
Proposed 11' Paved Walkway/Bike Trail

Zoning: A-1  
Future Land Use: RL  
Exist. 16" DIP Water Main (to remain)  
Exist. 12" PVC Forcemain (to remain)

Driveway Connection to Binion Road will Require an Orange County Permit and Compliance with Their Standards

Wet Tap into Exist. Reclaimed Watermain  
Wet Tap into Exist. Forcemain

Zoning: A-1  
Future Land Use: RL  
Sidewalk Easement



DATE	REVISION
1/19/15	City Comments
2/9/16	City Comments
6/1/16	City Comments
6/15/16	City Comments

*Binion Reserve*  
**Site Plan**

**JEC** June engineering consultants, inc.  
32 W. Plant Street  
Winter Garden, FL 34787  
Ph. 407-905-8180  
Fax 407-905-6232  
Certificate of Authorization #00031567

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DATE: 12/23/15 DATE: 12/23/15

JEFFREY A. SEDLOFF  
PE# 51506

JOB NO. 14-0460  
SHEET 3 OF 4

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All Trees Inside of Proposed Right-of-Way and Inside of the Building Pad Will be Removed. Care Will be Taken to Save as Many Trees as Possible.

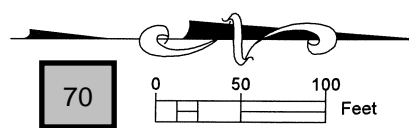
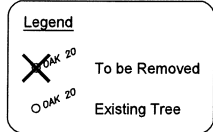
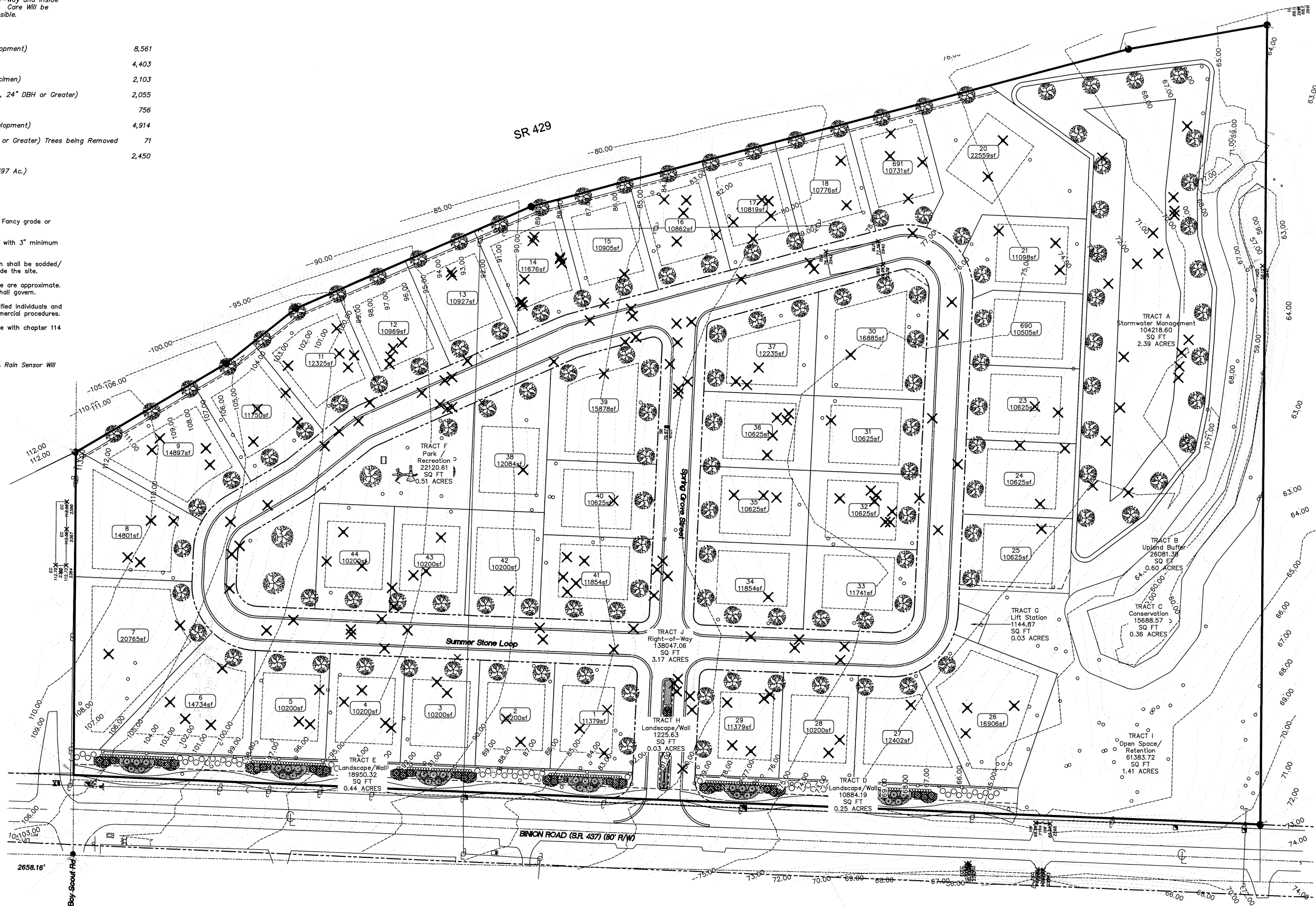
**TREE SUMMARY:**

Total Tree Inches on-site (pre-development)	8,561
Total Tree Inches Removed	4,403
Total Retained Tree Inches (non-specimen)	2,103
Total Retained Tree Inches (specimen, 24" DBH or Greater)	2,055
Total Tree Inches Replaced	756
Total Tree Inches on-site (post-development)	4,914
Total Number of Specimen (24" DBH or Greater) Trees being Removed	71
Total Specimen Inches Removed	2,450
Site Clearing Area	932,040.6 sf (21.397 Ac.)

**LANDSCAPE NOTES**

- All plant material shall be Florida Fancy grade or better.
- All planting beds shall be covered with 3" minimum of cypress mulch.
- All areas disturbed by construction shall be sodded/replanted appropriately when outside the site.
- All plant quantities indicated above are approximate. In case of discrepancy the plan shall govern.
- All planting shall be done by qualified individuals and in accordance with accepted commercial procedures.
- Landscaping shall be in accordance with chapter 114 of the city ordinance.

Note: Provide Irrigation for all landscaping - A Rain Sensor Will be Required for Irrigation System



DATE	REVISION
1/19/15	City Comments
2/9/16	City Comments
6/1/16	City Comments
6/15/16	City Comments

*Binion Reserve*  
*Tree Removal Plan*

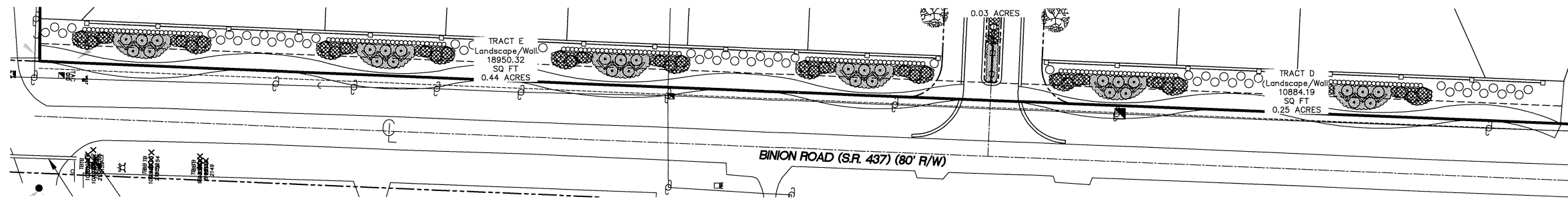
**JEC** june engineering consultants, inc.  
 32 W. Plant Street  
 Winter Garden, FL 34787  
 Ph. 407-905-8180  
 Fax 407-905-6232  
 Certificate of Authorization #00031567

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 DATE: 12/23/15 DATE: 12/23/15

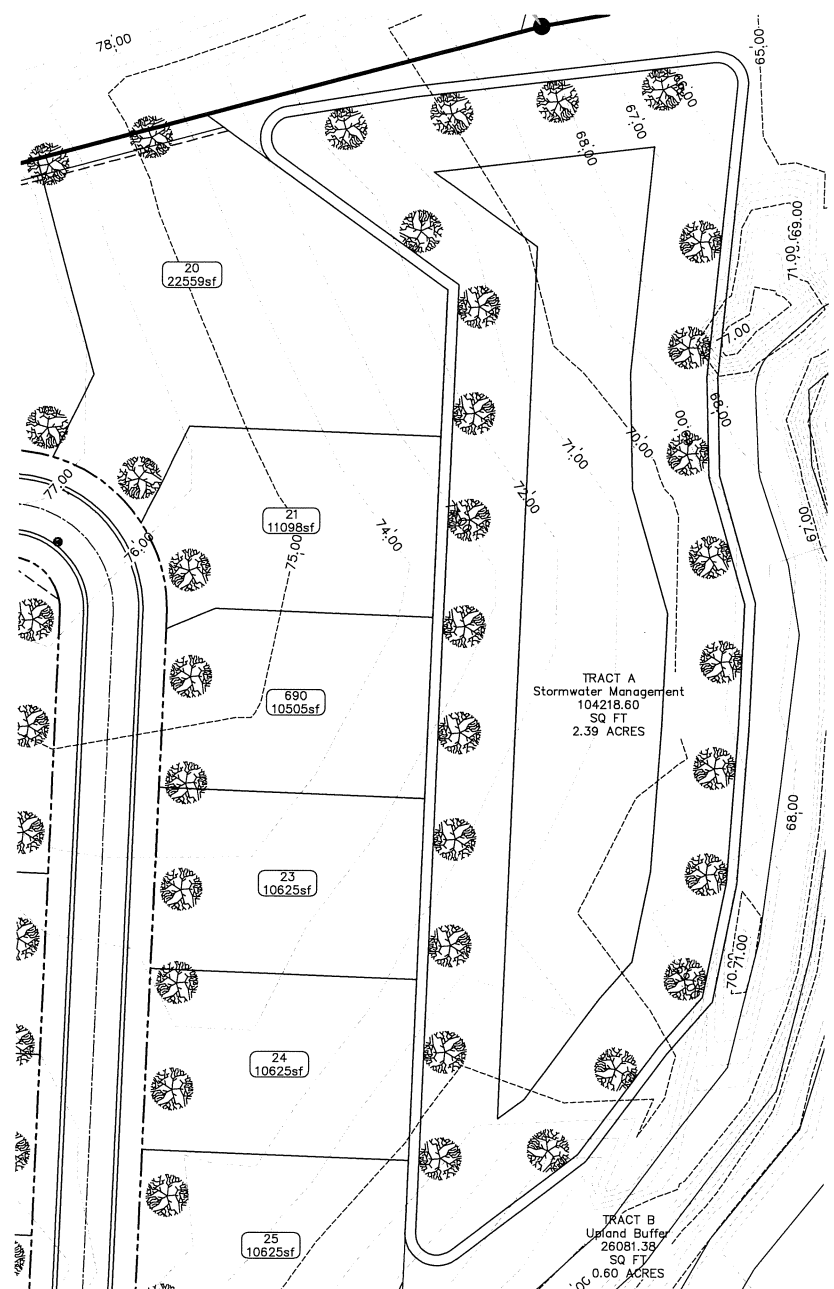
JEFFREY A. SEDLOFF  
 PE# 51506

JOB NO. 14-0460  
 SHEET 4 OF 4

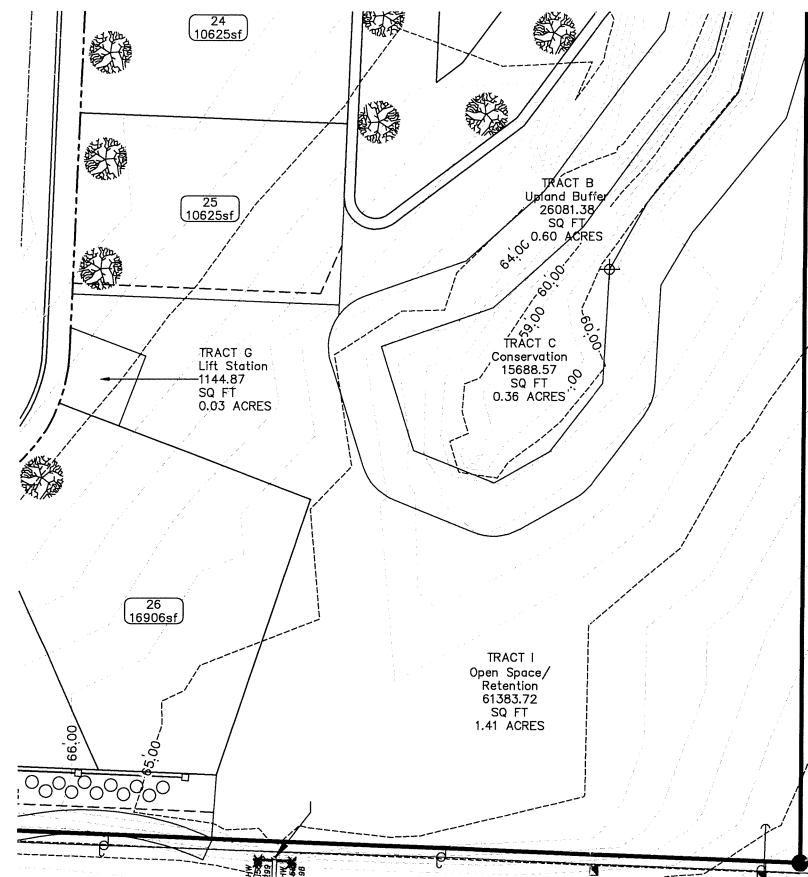
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**BINION ROAD**  
1" = 40'



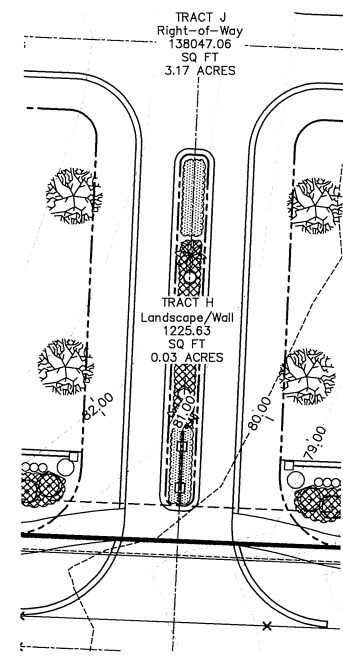
**RETENTION TRACT**  
1" = 40'



**PARK TRACT**  
1" = 40'

**Park Notes:**

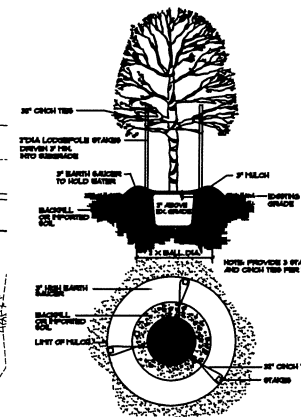
1. Picnic Table, Park Benches, Tot Lot & Bicycle Rack Shall be constructed prior to the C.O. of the 25th lot.
2. Park shall provide both passive and active recreational opportunities.
3. Park Shall be irrigated to provide adequate irrigation coverage for turf.
4. Park will be adequately lit on automatic timers without projecting a glare on adjacent residential properties.



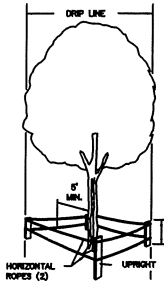
**ENTRANCE**  
1" = 30'

**PLANT NOTES**

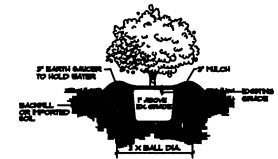
1. ALL LANDSCAPED AREAS DELINEATED ON THESE PLANS, PER SEC. 258.06(5), SHALL BE IRRIGATED BY AN AUTOMATIC SYSTEM. THE IRRIGATION SYSTEM SHALL DELIVER SOFT HEAD-TO-HEAD COVERAGE. NO PRESSURE PAINT SERVICE REQUIRED. SEE IRRIGATION PLAN.
2. ALL LANDSCAPED BEDS SHALL BE TOP DRESSED WITH 3" OF SHADDED MULCH.
3. ALL TREE SAUCINGS SHALL BE TOP DRESSED WITH 3" OF SHADDED MULCH.
4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BECOME FULLY FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND TO STUDY ALL SUBSURFACE UTILITY PLANS AND ARCHITECTURAL PLANS SO AS TO PREVENT DAMAGE DURING THE INSTALLATION OF THE LANDSCAPE MATERIAL.
5. STAKES OF TREES IS AT THE OPTION OF THE LANDSCAPE CONTRACTOR. HOWEVER IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAINTAIN ALL TREES AND BARKING IN AN UPRIGHT PLANT CONDITION.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ARCHITECTURAL OR PAVED SURFACES.
7. ALL PLANT MATERIAL SHALL BE GRADED FLORIDA NO. 1 ACCORDS TO THE GRADES AND STANDARDS OF THE FLORIDA NURSERYMEN'S ASSOCIATION.
8. ALL TREE DIAMETER DIMENSIONS SHALL BE MEASURED AT BREAST HEIGHT ABOVE THE TOP OF ROOTBALL (DOB).
9. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL SHRUBS FOR A PERIOD NO SHORTER THAN 90 DAYS FROM THE DATE OF THE FINAL ACCEPTANCE BY THE CLIENT AND LANDSCAPE ARCHITECT. ALL TREES SHALL CARRY A FIFTEEN ONE YEAR WARRANTY. ALL WARRANTY RESTRICTIONS SHALL BE SPECIFICALLY DESCRIBED IN WRITING AND SHALL BE PART OF THE BIDDING DOCUMENTS PROVIDED TO THE CLIENT BY THE LANDSCAPE CONTRACTOR.
10. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANT AND SOG QUANTITY TAKE-OFF. PLAN QUANTITIES RULE OVER PLAN LIST QUANTITIES.



TREE PLANTING DETAIL



TREE PROTECTION MEASURES



SHRUB AND GROUND COVER PLANTING DETAIL

- SOIL A BARRIER**
1. TO PROTECT ALL ABOVE GROUND PORTIONS
  2. TO PROTECT SOIL NEAR TREE FROM COMPACTION
  3. PROVIDES PHYSICAL AND MENTAL AWARENESS OF TREE'S PRESENCE TO EQUIPMENT OPERATORS
- SPECIFICATIONS FOR WOOD BARRIER**
1. MINIMUM RADIUS TO BE PROTECTED IS ENTIRE CROWN
  2. MINIMUM 3" IN HEIGHT
  3. UPRIGHTS- THE EQUIVALENT OF 2"x4" LUMBER OR 1" MINIMUM DIAMETER
  4. HORIZONTAL- THE EQUIVALENT OF TWO COURSES OF 1/2" ROPIING WITH YELLOW PLASTIC TAPE FLAGGING
  5. BARRIERS TO BE ERRECTED AROUND TREES TO REMAIN BEFORE CONSTRUCTION OR WHEN NEARBY TREES ARE REMOVED
  6. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA
- NOTE:**  
BARRIERS MUST BE ERRECTED PRIOR TO CONSTRUCTION

**CITY OF APOPKA LCD REQUIREMENTS**

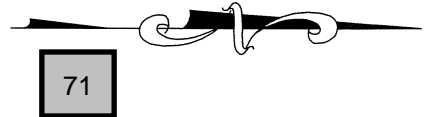
- 5.01.01(B)(2)(C): LARGE STREET TREES SPACED AT LEAST 45' APART
- 5.01.01(B)(3)(b)2: VISIBILITY TRIANGLES PROVIDED AT STREET INTERSECTIONS
- 5.01.06(3)(a)(3): TREE SUMMARY ITEMS LISTED ON PLAN
- 5.01.08(F): 1 CANOPY TREE REQUIRED FOR EACH 4,000 SF OF PARK AREA. 13 PROVIDED.

**LANDSCAPING**

1. TREE REMOVAL AND REPLACEMENT PLAN WILL BE PROVIDED PER ARTICLE V OF THE LAND DEVELOPMENT CODE WATER WISE ORDINANCE 2008.
2. A LANDSCAPE IRRIGATION PLAN WILL BE REQUIRED PER SECTION 5.01.06.8 OF THE LAND DEVELOPMENT CODE.
3. ONLY 50% OF LAWN AREAS OF EACH LOT SHALL BE ST. AUGUSTINE AND THE REMAINDER SHALL BE A LOW-WATER USE SOD IN THE APPROVED PLANT LIST FROM THE "WATERWISE ORDINANCE".

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	SIZE
QV	Quercus Virginiana	Live Oak	10'-12' Ht. Min., 6' Spd., 30 gal. 2-1/2" DBH, 5' Cir. Trk.
SP	Sabal Palmetto	Cabbage Palm	10'-12' Clear Trunk Ht.,
MG	Magnolia Grandiflora	Southern Magnolia	12' Ht. Min., 5'-6' Spd., 65 gal. 2-1/2" DBH, 1' Cir. Trk.
VO	Viburnum Odoratissimum	Sweet Viburnum	36" Ht. 30" o.c.
LC	(Lorapetalum 'Plum Delight')	Lorapetalum	15"-18" Ht. 30" o.c.
DT	Daniella Tasmanica 'Variegata'	Variegated Flax Lily	1 Gal., 12"-15" Ht. 24" o.c.
SOD	Paspalum Notatum	Argentine Bahia	Solid Sod in all common areas



DATE	REVISION
1/19/15	City Comments
2/9/16	City Comments
6/1/16	City Comments

Binion Reserve  
Preliminary Landscape Plan

**JEC** June engineering consultants, inc. 32 W. Plant Street Winter Garden, FL 34787 Ph. 407-905-8180 Fax 407-905-6232  
Certificate of Authorization #00031567  
DRAWN BY: CLK CHECKED BY: RAJ SCALE DATE: 12/23/15 DATE: 12/23/15 As Noted

JOB NO. 14-0460 SHEET L-1 OF 1  
JEFFREY A. SEDLOFF PE# 51506