



**City of Apopka
Planning Commission
Meeting Agenda**

April 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 regular meeting held March 8, 2016, at 5:30 p.m.

IV. PUBLIC HEARING:

V. SITE PLANS:

1. FINAL DEVELOPMENT PLAN/PLAT – Silver Oak Subdivision – Owned by Development Solutions SH, LLC; the applicant is Surrey Homes; the engineering firm is Poulos & Bennet, LLC; and the property is located north of East Keene Road, west of Sheeler Avenue. (Parcel ID #s: 22-21-28-0000-00-078; 22-21-28-0000-00-079; 22-21-28-0000-00-081; 22-21-28-0000-00-082; 22-21-28-0000-00-105; 22-21-28-0000-00-108; 22-21-28-0000-00-109; 22-21-28-0000-00-114; 22-21-28-0000-00-117; and 22-21-28-0000-00-122)

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. ADJOURNMENT:

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

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

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON MARCH 8, 2016, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Tony Foster, Jeremiah Jaspon, Linda Laurendeau, and Pam Toler

ABSENT: Melvin Birdsong, Robert Ryan, Orange County Public Schools (Non-voting)

OTHERS PRESENT: David Moon, AICP - Planning Manager, Andrew Hand, Esq., Kyle Wilkes, AICP – Planner II, Andrew McCown, Anthony Call, Gabriel Valladares, Francine Boykin, Jacqueline Bridges, Maxine Higgins, Jarette Schofield, S. Geneva Jennett, Carmen Colon, Lorenzo Bridges, Mildred L. White, Pamela K. White, Ed Fore, Al Coleman, Teresa Sargeant, Doug Bankson, Mitchell Koebke, Wilbert Chisholm, Suzanne Kidd, Althea McRoy, Tangela M. Martin Bridges, Peter Wood, Frank Connor, 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 regular meeting minutes of February 9, 2016, at 5:30 p.m. minutes.

Motion: **Tony Foster made a motion to approve the Planning Commission minutes from the regular meeting held on February 9, 2016, at 5:30 p.m. and seconded by Linda Laurendeau. Aye votes were cast by James Greene, Tony Foster, Jeremiah Jaspon, Linda Laurendeau, and Pam Toler (5-0).**

LEGISLATIVE - COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT - Chairperson Greene stated this is a request to recommend approval of the Large Scale Future Land Use amendment from “County” Medium Density Residential (0-10 du/ac) to “City” Commercial (Max. 0.25 FAR); and to transmit the amendment to the Florida Department of Economic Opportunities for review, for property owned by Emerson Point Phase 2, LLC, located north of S.R. 414, east of Marden Road.

Staff Presentation: David Moon, AICP, Planning Manager, stated this is a request to recommend approval of the Comprehensive Plan Large Scale Future Land Use amendment from “County” Medium Density Residential (0-10 du/ac) to “City” Commercial (Max. 0.25 FAR); and transmittal to the Florida Department of Economic Opportunity for review. The property is owned by Emerson Point Phase 2, LLC, and located north of S.R. 414, east of Marden Road. The existing use is vacant land and the proposed development is a commercial development. The tract size is 51.88 +/- acres. The existing maximum allowable development is 518 units and the proposed maximum allowable development is 564,973 sq. ft.

The subject parcels were annexed into the City of Apopka on December 30, 1991 through Ordinance 694. The applicant requests a future land use designation of Commercial. The request is compatible with surrounding future land use designations and adjacent uses. As a “Large-Scale” Future Land use Amendment (i.e., ten or more acres), this application will be transferred to State agencies for consistency review with State policies.

The proposed use of the property is compatible with the character of the surrounding area, abuts a limited access highway (S.R. 414) with a planned interchange at Marden Road, and is consistent with the Commercial Future Land Use designation. City Planning staff supports the FLUM amendment subject to construction of a highway interchange for S.R. 414 at Marden Road. Site development cannot exceed the intensity allowed by the Future Land Use policies. Planning & Zoning staff determines that the policies below support a Commercial FLUM designation at the subject site:

Future Land Use Element

1. **Policy 3.1.i** Primary uses shall be for business, commerce, and convenience shopping which may be neighborhood or community oriented. The maximum floor area ratio shall be .25 gross floor area. Institutional land uses of less than five acre; and public facilities or utilities of less than five acres. The expansion of strip commercial areas shall be prohibited except in infill area.

The applicant's wish to develop the property for retail commercial development to serve existing and future residential communities along and near Marden Road. Therefore, the request is compatible with Policy 3.1.i.

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

The proposed use for the subject properties as retail commercial is compatible with the land uses and general character of the surrounding area. The future land use designation of surrounding properties predominantly is Mixed Use to the southwest and Commercial and High Density Residential to the west, making the requested future land use change is consistent with Policy 3.2.

Transportation Element

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

The proposed Commercial future land use designation and subsequent retail commercial development would promote shorter trip lengths and reduced travel demand by providing commercial for existing and proposed residential development within the area.

The request is for a non-residential future land use designation; therefore, a school capacity agreement is not required.

The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 5, 2016.

The Development Review Committee recommends approval to transmit a change in Future Land Use from Residential Medium (0-10 du/ac) to Commercial (max 0.25 FAR) for the property owned by Emerson Point Phase II LLC, subject to the information and findings in the staff report.

Staff requests that the Commission find the Commercial Future Land Use Designation consistent with the Comprehensive Plan and recommend a change in Future Land Use Designation from “County” Residential Medium Density to “City” Commercial for the property owned by Emerson Point Phase II LLC, subject to the information and findings in the staff report.

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

LAND USE REPORT

The property has access from west from Marden Road

Land Use Analysis: The subject properties are located within an area with land uses that permit both residential and non-residential uses, which makes the request for a Commercial future land use designation consistent with the Comprehensive Plan policies listed above, as well as the general future land use character of the surrounding area.

Property to the west is under development for multi-family apartment residences. The subject properties are adjacent to a proposed half-interchange to State Road 414, a limited access highway, which makes the subject properties conducive for retail commercial development.

The proposed Commercial future land use designation is consistent with the general future land use character of the surrounding area.

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

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The subject property is located within the “Western Conceptual Master Plan” of the JPA. Orange County government has been notified of the proposed FLUM amendment and has not objected. The Western Conceptual Master Plan proposed Medium Density Residential for the subject Property but did not contemplate an interchange for S.R. 414 at Marden Road, nor did it anticipate changes in land use patterns generated by the proposed medical campus along Ocoee Apopka Road. This property was included in the Ocoee Apopka Road Small Area Study and is consistent with the recommendations contained within that Study. Orange County was notified and attend workshops on the Small Area Study.

Transportation: Road access to the site is from Marden Road, which connects to Ocoee Apopka Road to the north, and to Keene Road to the south. In addition, a proposed (and approved) half-interchange at Marden Road slated for construction will provide access to State Road 414. The owner of the Emerson Point Phase II property has entered into an agreement with the City to construct an interchange for S.R. 414 at Marden Road. City planning staff only supports the Commercial FLUM amendment based on the developer’s agreement addressing construction of the new (half) interchange for S.R. 414 at Marden Road.

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan policies. The proposed amendment is consistent with

the adopted mandates and requirements. The proposed Future Land Use Map (FLUM) amendment has been reviewed against the best available data, with regard to aquifer and groundwater resources. The City of Apopka's adopted Comprehensive Plan addresses aquifer recharge and stormwater run-off through the following policies:

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

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that there are karst features on this property.

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

Analysis of the relationship of the amendment to the population projections: These properties were annexed into the City on December 30, 1991. Based on the adoption of the JPA, the size of the property, and the proposed land use change, the amendment will not increase the population if developed.

CALCULATIONS:

ADOPTED: 518 Unit(s) x 2.659 p/h = 1,377 persons

PROPOSED: N/A x 2.659 p/h = N/A

Housing Needs: This amendment is to change the future land use to a non-residential designation, and will not impact the number of available housing units in the City of Apopka.

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

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

Sanitary Sewer Analysis

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

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

2. Projected total demand under existing designation: 101,528 GPD

3. Projected total demand under proposed designation: 84,746 GPD

4. Capacity available: Yes

5. Projected LOS under existing designation: 81 GPD/Capita

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6. Projected LOS under proposed designation: 81 GPD/Capita
7. Improved/expansions already programmed or needed as a result if proposed amendment: None

Potable Water Analysis

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

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

2. Projected total demand under existing designation: 108,780 GPD
3. Projected total demand under proposed designation: 112,995 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 177 GPCD
6. Projected LOS under proposed designation: 177 GPCD
7. Improved/expansions already programmed or needed as a result of the proposed amendment: None
8. Parcel located within the reclaimed water service area: Yes

Solid Waste

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

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

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

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

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

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

1. Facilities serving the site: Lake Doe
2. Projected LOS under existing designation: 100 year - 24 hour design storm event.
3. Projected LOS under proposed designation: 100 year - 24 hour design storm event.
4. Improvement/expansion: On-site retention/detention pond

Recreation

1. Facilities serving the site; LOS standard: City of Apopka Parks System; 3 AC/1000 capita
2. Projected facility under existing designation: 4.131 AC
3. Projected facility under proposed designation: N/A AC
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None.

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

In response to a question by Mr. Foster, Mr. Moon stated that when the Ocoee Apopka Road Small Area Study was conducted a couple of years ago, there were, two at the University of Florida IFAS center because it was close to the property owners who were affected by that study. The property owners in that area were notified of those meetings.

Andrew McCown, Planning Manager, GAI Consultants, Inc., 618 E. South Street, Suite 700, Orlando, stated he is the applicant representing Emerson Point Phase 2, LLC, for this property. He said they are in agreement with staff and the recommendation for transmittal. As a part of the small area study, falling under the small area gateway, we believe this is a great opportunity for the residents to be served by commercial more approximate to their location. He stated he was available to answer any questions. He added that, as required, they sent out notifications of the proposed future land use amendment to the property owners within 300 feet of the property. He provided the return receipts to the Recording Secretary.

Chairperson Greene opened the meeting for public hearing.

In response to concerns expressed by Francina Boykin, 1484 Elderton Drive, Apopka, regarding notification of the small area study meetings, Mr. Moon stated that the owners who would be directly affected by that study were sent notices. The study was used as a point of information and not the sole finding of fact that staff used for their recommendation. The primary attribute has to do with the half diamond interchange at Marden Road and S.R. 414.

In response to questions by Chairperson Greene, Mr. Moon stated this is a future land use amendment and not a zoning change. This amendment involves a three hearing process. This one before the Planning Commission. The first reading of the amendment ordinance before City Council. Then the amendment is transmitted to various State agencies for their review. They have 60 days to provide the City with comments then the City and the applicant has 180 days to address those comments. Once the comments are addressed, then the amendment moves forward to the final hearing in front of the City Council. The next step would be hearings for the change of zoning so that the zoning is compatible with the future land use. The change of zoning could be C-1 or it could be a planned unit development depending on what type of commercial product is proposed by the applicant. The next step would be a preliminary development plan that shows the general layout of the project. The following step would be a final development plan that may also be called the construction plans.

In response to a question by Chairperson Greene, Ms. Boykin said that the residents in the area would like to be informed as each step is moving forward. She said they want to know what kind of commercial business or businesses would be at that location.

Mr. Moon stated that the applicant would be the one to address what type of uses they plan for the site. The City will be evaluating intensity of the commercial use during the change of zoning phase. That will not occur until final adoption of the future land use amendment.

In response to a question by Ms. Laurendeau, Mr. Moon stated that if Ms. Boykin provides her contact she could receive future notices for proposed changes to this property.

Ms. Boykin stated that she would like to see something positive happen with this property. She said that the residents of Blueberry Hill or Chantilly Hill have not been affected by any development in the area other than the noise from S.R. 414.

Anthony Call, P.E., GAI Consultants, Inc., 618 E. South Street, Suite 700, Orlando, said he was the Civil Engineer for the project. The small area study was conducted a couple of years ago and was created to study what could be done to redevelop south Apopka to stimulate growth and bring in economic development. Part of that was to have the land owners in that area come in for several work sessions to strategize on what could be done to bring revitalization and rebranding the south Apopka area. In doing that, the study prepared by Littlejohn Engineering Associates, and this parcel was classified as commercial and gateway. So what we did with this parcel and the parcel next to it the owner of those parcels has set aside real estate to create an iconic gateway component that would be a nice branding tool a real nice graphic aesthetic for a "welcome to south Apopka" feel. The owner has also worked with the City on a funding program to build the half diamond interchange. That will promote the growth of the economics in that area. The future land use process is one of the steps what we have to do to get that property ready and entitled so that it is ready for any commercial parties that want to come in and bring their business. The portion of the property that include the Lake Opal wetland area will remain R-2.

In response to a question by Mr. Foster, Ms. Green stated that the applicant is responsible for send out the notifications to the property owners. She stated that Mr. McCown had given her the return receipt packet for the record.

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Mr. Call stated that the notifications were sent to the property owners within 300 feet of the subject property. That list is generated by the City. Then once the notifications have been sent, they track them, and then provide that return receipts to the City for the record.

In response to a question by Ms. Toler, Mr. Call stated that the City has a list of those property owners.

Mr. Moon stated that City prepares the notice and the 300 foot list that is provided to the applicant. The applicant is responsible for mailing those notices via certified mail to those owners. The notice includes the dates and times of the meeting. The applicant is also responsible for posting the property; and a notice is also put in the newspaper.

In response to a question by Ms. Boykin, Mr. Call stated that although she resides in unincorporated Orange County, if she is within 300 feet of the property, she would have received a notice.

Pamela White, 1741 South Hawthorne Drive, Apopka, stated that she was speaking on behalf of her mother, who was in attendance. She expressed concerns about the impacts to her mother's property that is on the perimeter of the subject property.

In response to Ms. White's concerns, Mr. Moon stated that there are regulations in the Land Development Code that addresses buffering between commercial and residential properties. The developer of the subject property would be required to install a six foot masonry wall with landscaping and trees to buffer the commercial activities from the residential area.

In response to a statement by Chairperson Greene, Mr. Call stated that at this stage there is no site plan for the property and with the processes involved, as Mr. Moon explained earlier, there will be several opportunities for public hearings to get input on any proposed development that occurs on this site.

In response to questions by Jarette Schofield, 1489 Lake Opal Drive, Mr. Moon stated the intent of requiring a wall is to provide a visual screen and a barrier to deflect noise that may be generated from the site. The wall would be permanent.

In response to questions by Frank Connor, 1450 South Hawthorne Avenue, Apopka, Mr. Moon stated that the information regarding this property is available to the public via the internet on the City's website. Additionally, the public can contact staff to obtain a hard copy of the staff report; however, a fee would be charged. He reiterated that public notices were sent out to property owners within 300 feet of the property and advertised in The Apopka Chief prior to the beginning of the public hearing process. If anyone has any questions regarding a property or project, they may contact staff for clarification.

In response to a question by Ms. Laurendeau, Mr. Hand advised that information should be provided upon request. That is the purpose of the public records laws.

Ms. Laurendeau provided steps to the attendees on how to access the meeting packets on the City's website, www.apopka.net.

Chairperson Greene reminded the attendees that there will be several future public hearings on this property. Additionally, as the process moves forward the property owners within 300 feet would be notified of any pending public hearings.

Mr. Connor expressed his concern that the elderly in the area would find it difficult to get the information and to understand it.

Chairperson Greene stated that anyone can call staff to get information on the project.

In response to a question by Mr. Jaspon, Mr. Moon stated that at this time there are too many variables to say how long this project would take or what exactly would be built on the property. Once the future land use and zoning are adopted, and the interchange is built, the applicant will then be able to market the property. It will be at that time that the applicant will prepare and submit development plans to the City for review and approval.

In response to questions by Ms. Toler, Mr. Moon stated that the half diamond ramp has been approved by the Central Florida Expressway Authority. The interlocal agreement to finance the construction of that interchange has been made a part of the staff report. The interchange will be reviewed by the state agencies as a part of the large scale comprehensive plan transmittal packet.

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

Motion: **Jeremiah Jaspon made a motion to find the application consistent with the Apopka Comprehensive Plan, and recommended transmittal of the large scale future land use map amendment for properties owned by Emerson Point Phase 2 LLC from “City” Medium Density Residential (0-10 du/ac) to “City” Commercial (max FAR 0.25) to the Florida Department of Economic Opportunity; and Linda Laurendeau seconded the motion. Aye votes were cast by James Greene, Tony Foster, Jeremiah Jaspon, Linda Laurendeau, and Pam Toler (5-0). (Vote taken by poll.)**

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

QUASI-JUDICIAL - CHANGE OF ZONING – LITTLE BROWNIE PROPERTIES, INC. – Chairperson Greene stated this is a request to recommend approval of the Change of Zoning from “County” IND-2 and IND-3 to “City” I-1 (Restricted Industrial) for property owned by Little Brownie Properties, Inc., and located at 532 East 13th Street.

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: Kyle Wilkes, AICP, Planner II, stated this is a request to recommend approval of the Change of Zoning from “County” IND-2 and IND-3 to “City” I-1 (Restricted Industrial) for property owned by Little Brownie Properties, Inc., and located at 532 East 13th Street. The existing use is vacant land. The proposed use is a light industrial development/wholesale warehousing. The existing maximum allowable development is 380,496 sq. ft. and the proposed maximum allowable development is 456,595 sq. ft. The tract size is 17.47 +/- acres.

Presently, the subject property has not yet been assigned a “City” zoning category. Applicant is requesting the City to assign a zoning classification of I-1 (Restricted Industrial) to the property.

The subject property was annexed into the City of Apopka on January 20, 2010, through the adoption of Ordinance No. 2143. The proposed change of zoning is being requested by the owner/applicant.

A request to assign a change of zoning to I-1 (Restricted Industrial) is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The property owner is requesting the I-1 (Restricted Industrial) zoning classification to accommodate the use of the property for light industrial/wholesale warehousing. This use is consistent with the existing future land use, proposed zoning district and compatible with the general character of surrounding zoning and uses.

The change of zoning application covers approximately 17.47 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).

The existing and proposed use of the property is consistent with the Industrial (max 0.60 FAR) Future Land Use designation and the City's proposed I-1 (Restricted Industrial) Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies. Based on the adjacent road system and nearby residential neighborhoods, I-1 (Restricted Industrial) Industrial is more suitable and compatible than I-2 Industrial zoning.

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

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 February 5, 2016

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 "County" IND-2/IND-3 (ZIP) to "City" I-1 (Restricted Industrial) for the property owned by Little Brownie Properties, Inc., located at 532 E 13th Street.

Staff requests the Commission find the change of zoning to "City" I-1 (Restricted Industrial) consistent with the Comprehensive Plan and recommend adoption.

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

ZONING REPORT

Land Use & Traffic Compatibility: The subject property fronts and is accessed by a local roadway (E 13th Street).

Comprehensive Plan Compliance: The proposed I-1 (Restricted Industrial) zoning is consistent with the City's Industrial (max 0.60 FAR) Future Land Use designation and with the character of the surrounding area and future proposed development. The I-1 (Restricted Industrial) zoning classification is one of the acceptable zoning categories allowed within the Industrial Future Land Use Designation. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

I-1 District Requirements:

Minimum Living Area:	NA
Minimum Site Area:	15,000 sq. ft.
Minimum Lot Width	100 ft.
Setbacks:	Front: 25 ft.
	Rear: 10 ft. (30 ft. to residential)
	Side: 10 ft.
	Corner 25 ft.

Based on the above zoning standards, the subject parcels comply with code requirements for the I-1 (Restricted Industrial) district.

Bufferyard Requirements: (1.) Areas adjacent to all road rights-of-way shall provide a minimum 25-foot landscaped bufferyard. (2) Areas adjacent to agricultural uses or districts shall provide a minimum of ten feet abutting the property line with landscaping and a six-foot-high masonry wall. (3) Areas adjacent to residential uses or districts shall provide a six-foot-high masonry wall within a minimum of 50-foot landscaped bufferyard. (4) Industrial uses adjacent to nonresidential, nonindustrial uses or districts shall provide one of the following: [a.] A minimum of 25 feet abutting the property with landscaping and an earth berm, measuring three feet with a 3:1 slope; or [b.] A minimum six-foot-high masonry wall within a minimum of ten-foot landscaped bufferyard.

Allowable Uses: Any C-3 Commercial District permitted use and wholesale distribution, storage and light manufacturing, including: manufacture and processing of novelties, bakery and confectionary products, garments, scientific, electrical, instruments or equipment. Bus, cab and truck repair. Dyeing, dry cleaning and laundering. Machinery sales and machine shops. Cold storage and frozen food lockers. All other uses not prohibited, and similar and compatible to those within the I-1 Restricted Industrial Zoning District.

Mr. Hand swore in Peter Wood, President, Little Brownie Properties, Inc.

Petitioner Presentation: Mr. Wood said they are located at 1350 Sheeler Avenue. They are looking to change the zoning for light industrial because they found out this property is in the hub area of south Apopka. They are considering some future development or a sale it to a manufacturer or a labor intensive operation that will encourage employment in the hub zone.

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: **Tony Foster made a motion to find the application consistent with the Apopka Comprehensive Plan and Land Development Code, and recommend adoption of the change of zoning request for properties owned by Little Brownie Properties, Inc., located at 532 East 13th Street, from “County” IND-2/IND-3 (ZIP) to “City” I-1 (Restricted Industrial); and Jeremiah Jaspon seconded the motion. Aye votes were cast by James Greene, Tony Foster, Jeremiah Jaspon, Linda Laurendeau, and Pam Toler. (5-0) (Vote taken by poll.)**

QUASI-JUDICIAL - 2016 ADMINISTRATIVE REZONINGS

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 these items. None.

Mr. Moon stated that Pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City's Comprehensive Plan (Policy 3.9) and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City's jurisdiction. To comply with these requirements, city staff is recommending that the City assign a zoning category that is most compatible to the current zoning category that was assigned by Orange County.

The impact on the number of residential units under the proposed rezoning for the following cases will be de minimus and, therefore, a school capacity enhancement agreement with OCPS is not necessary.

The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on February 5, 2016.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject property to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

Staff has analyzed the proposed amendments and determined that adequate public facilities exist to support these zoning changes.

The proposed zoning classifications are consistent with the Future Land Use Designation assigned to each of the properties.

The requests of the proposed rezonings would result in a number of residential units considered 'de minimum' and, therefore, a school capacity determination is not required for the subject properties.

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 February 5, 2016.

The property owners were notified via certified mail of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

The Development Review Committee recommends approval of the 2016 Administrative Rezonings as shown in the staff reports.

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

ITEM NO. 1 (ORD. NO. 2476) – FROM "COUNTY" A-1 (ZIP) TO "CITY" AG (AGRICULTURE) – Chairperson Greene stated this is a request to recommend approval of the 2016 Administrative Rezoning from "County" A-1 (ZIP) to "City" AG (Agriculture).

This is a request to recommend approval of the 2016 Administrative Rezoning from “County” A-1 (ZIP) to “City” AG (Agriculture) for property owned by Donald S. and Kathleen V. Smithers, located south of West Kelly Park Road and west of Anton Avenue. The subject property was annexed into the City of Apopka on December 19, 2007, through the adoption of Ordinance No. 1999. The existing use is vacant land. The proposed use is a light industrial development/wholesale warehousing. The existing maximum allowable development is 380,496 sq. ft. and the proposed maximum allowable development is 456,595 sq. ft. The tract size is 17.47 +/- acres.

The subject property is located within the “Northern Area” of the Joint Planning Area with Orange County. The subject property is not located within any other city overall or protection area.

The character of the area is predominantly single-family residential, with “City” RCE-1 zoning to the west and “County” A-1 zoning to the north and east. Single-family residential is present to the south of the subject property. The current and proposed use of the site is for a manufactured home, which is a permitted use within the proposed “City” AG is zoning district. It is compatible with the uses in the surrounding area, which is predominantly rural.

The one parcel, comprising a total of 6.14 +/- acres, has been annexed into the City of Apopka and has been assigned Future Land Use designations compatible with the proposed AG zoning designation. The subject property currently has a City Future Land Use Designation of Agriculture (AG) and a County zoning category of A-1 assigned to it. A summary of the zoning case is provided in Exhibit “A”.

A brief summary of the administrative rezoning case:

A-1 Properties

# of Parcels:	1
# of Property Owners:	1
Acreage:	6.14 +/- acres

ZONING REPORT

Land Use & Traffic Compatibility: The subject property fronts and is accessed by a local roadway (W Kelly Park Rd).

Comprehensive Plan Compliance: The proposed AG zoning is consistent with the City’s Agriculture Future Land Use designation and with the character of the surrounding area and future proposed development. The AG zoning classification is one of the acceptable zoning categories allowed within the Agriculture Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG District Requirements:

Minimum Living Area:	1,200 sq. ft. (Single-family)
	400 sq. ft. (mobile home)
Minimum Site Area:	5 acres
Minimum Lot Width	NA
Setbacks:	Front: 25 ft. (100 ft. non-residential uses)
	Rear: 25 ft. (100 ft. non-residential uses)
	Side: 25 ft. (100 ft. non-residential uses)
	Corner 25 ft. (100 ft. non-residential uses)

Based on the above zoning standards, the subject site complies with code requirements for the AG district.

Bufferyard Requirements: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property lines.

Allowable Uses: Single-family dwellings, including mobile homes, and their customary accessory structures, apiaries, kennels, crops and animal production and structures necessary for support and such production. Livestock barns and stables, commercial wholesale foliage plant production, and similar compatible uses.

Petitioner Presentation: None.

Affected Party Presentation: None.

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

Motion: **Linda Laurendeau made a motion to find the application consistent with the Apopka Comprehensive Plan and Land Development Code, and recommend adoption of Ordinance 2476, administratively changing the zoning classification from “County” A-1 (ZIP) to “City” AG (Agriculture) for property owned by Donald S. and Kathleen V. Smithers, and located south of West Kelly Park Road and west of Anton Avenue; and Tony Foster seconded the motion. Aye votes were cast by James Greene, Tony Foster, Jeremiah Jaspon, Linda Laurendeau, and Pam Toler. (5-0) (Vote taken by poll.)**

ITEM NO. 2 (ORD. NO. 2477) – QUASI-JUDICIAL – FROM “COUNTY” A-1 & A-2 (ZIP) TO “CITY” AG (AGRICULTURE) – Chairperson Greene stated this is a request to recommend approval of the 2016 Administrative Rezoning from “County” A-1 and A-2 (ZIP) to “City” AG (Agriculture) for the following owners and properties:

Robert and Joyce Ayres: The owners are Robert and Joyce Ayers. The applicant is the City of Apopka. The location is west of Mt. Plymouth Road, north of Longhorn Drive. The existing and proposed use is a manufactured home. The existing and proposed maximum allowable development is one (1) residential unit. The tract size is 9.88 +/- acres. The subject property was annexed into the City of Apopka on November 16, 2005, through the adoption of Ordinance No. 1777.

James and Pamela Wright: The owners are James and Pamela Wright. The applicant is the City of Apopka. The location is north of Haas Road, east of Foliage Way. The existing and proposed use is a single-family home. The existing and proposed maximum allowable development is one (1) residential unit. The tract size is 1.21 +/- acres. The subject property was annexed into the City of Apopka on November 16, 2005, through the adoption of Ordinance No. 1776.

Michael and Melessa Hardy: The owners are Michael and Melessa Handy. The applicant is the City of Apopka. The location is west of Plymouth Sorrento Road, north of Lent Road. The existing and proposed use is a single-family home. The existing and proposed maximum allowable development is one (1) residential unit. The tract size is 2.23 +/- acres. The subject property was annexed into the City of Apopka on September 5, 2007, through the adoption of Ordinance No. 1964.

ZONING REPORT

Land Use & Traffic Compatibility: (1) Robert and Joyce Ayres - The subject property fronts and is accessed by a local roadway (Mt. Plymouth Rd); (2) James and Pamela Wright - The subject property fronts and is accessed by a local roadway (Haas Rd); and (3) Michael and Melessa Handy - The subject property fronts and is accessed by a minor arterial roadway (Plymouth Sorrento Rd).

Comprehensive Plan Compliance: The proposed AG zoning is consistent with the City’s Rural Settlement Future Land Use designation and with the character of the surrounding area and future proposed development. The AG zoning classification is one of the acceptable zoning categories allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG District Requirements:

Minimum Living Area:	1,200 sq. ft. (Single-family)
	400 sq. ft. (mobile home)
Minimum Site Area:	5 acres
Minimum Lot Width	NA
Setbacks:	Front: 25 ft. (100 ft. non-residential uses)
	Rear: 25 ft. (100 ft. non-residential uses)
	Side: 25 ft. (100 ft. non-residential uses)
	Corner 25 ft. (100 ft. non-residential uses)
Based on the above zoning standards, the subject site complies with code requirements for the AG district.	

Bufferyard Requirements: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property lines.

Allowable Uses: Single-family dwellings, including mobile homes, and their customary accessory structures, apiaries, kennels, crops and animal production and structures necessary for support and such production. Livestock barns and stables, commercial wholesale foliage plant production, and similar compatible uses.

Petitioner Presentation: None.

Affected Party Presentation: None.

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

Motion: **Jeremiah Jaspon made a motion to find the application consistent with the Apopka Comprehensive Plan and Land Development Code, and recommend adoption of Ordinance 2477, administratively changing the zoning classification for various properties from “County” A-1 and A-2 (ZIP) to “City” AG (Agriculture) for properties owned by Robert and Joyce Ayres, located west of Mt. Plymouth Road, north of Longhorn Drive; James and Pamela Wright, located north of Haas Road, east of Foliage Way; and Michael and Melessa Hardy, located west of Plymouth Sorrento Road, north of Lent Road; and Tony Foster seconded the motion. Aye votes were cast by James Greene, Tony Foster, Jeremiah Jaspon, Linda Laurendeau, and Pam Toler. (5-0) (Vote taken by poll.)**

ITEM NO. 3 (ORD. NO. 2478) – QUASI-JUDICIAL – FROM “COUNTY” A-1 & C-1 (ZIP) TO “CITY” PO/I (PROFESSIONAL OFFICE/INSTITUTION) – Chairperson Greene stated this is a request to recommend approval of the 2016 Administrative Rezoning from “County” A-1 and C-1 (ZIP) to “City” PO/I (Professional Office/Institution).

This is a request to recommend approval of the 2016 Administrative Rezoning from “County” A-1 and C-1 (ZIP) to “City” PO/I (Professional Office/Institution) for the following owners and properties:

Trinity Baptist Church of Apopka, Inc.: The owner is Trinity Baptist Church of Apopka, Inc. The applicant is the City of Apopka. The location is south of South Orange Blossom Trail, west of Roger Williams Road. The existing and proposed uses are a church and school. The existing maximum allowable development is one (1) residential unit and the proposed maximum allowable development is 147,929 sq. ft. The tract size is 11.32 +/- acres. The subject property was annexed into the City of Apopka on April 2, 2003, through the adoption of Ordinance No. 1588.

City of Apopka: The owner/applicant is the City of Apopka. The location is west of Vick Road, north of West Lester Road. The existing and proposed use is vacant land. The existing maximum allowable development is one (1) residential unit and the proposed maximum allowable development is 104,805 sq. ft. The tract size is 8.02 +/- acres. The subject property was annexed into the City of Apopka on December 1, 2004, through the adoption of Ordinance No. 1701.

ZONING REPORT

Land Use & Traffic Compatibility: The subject properties front and is accessed by a local roadway (Vick Road).

Comprehensive Plan Compliance: The proposed PO/I zoning is consistent with the City’s Institutional/Public Use Future Land Use designation and with the character of the surrounding area and future proposed development. The PO/I zoning classification is one of the acceptable zoning categories allowed within the Institutional/Public Use Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

PO/I District Requirements:

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

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

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

Landscaping requirements for existing platted lots of record and structures may be approved in a lesser amount than required after review by the development review committee.

Allowable Uses: Professional offices, including those of architects, engineers, lawyers, accountants, tax and financial services or consultants, bookkeepers, realtors and brokers, insurance, investment counselors, travel agencies, etc. Medical or dental clinics and offices. Churches and attendant educational facilities, educational facilities and day nurseries, public and private utilities, supporting infrastructure and public facilities. Other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district.

Petitioner Presentation: None.

Affected Party Presentation: None.

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

Motion: Pam Toler made a motion to find the application consistent with the Apopka Comprehensive Plan and Land Development Code, and recommend adoption of Ordinance 2478, administratively changing the zoning classification for various properties from “County” A-1 AND C-1 (ZIP) to “City” PO/I (Professional Office/Institutional) for properties owned by Trinity Baptist Church of Apopka, Inc., located south of South Orange Blossom Trail, west of Roger Williams Road; and the City of Apopka, located west of Vick Road, north of West Lester Road; and Linda Laurendeau seconded the motion. Aye votes were cast by James Greene, Tony Foster, Jeremiah Jaspon, Linda Laurendeau, and Pam Toler. (5-0) (Vote taken by poll.)

ITEM NO. 4 (ORD. NO. 2479) – QUASI-JUDICIAL – FROM “COUNTY” C-3 (ZIP) TO “CITY” C-1 (RETAIL COMMERCIAL) – Chairperson Greene stated this is a request to recommend approval of the 2016 Administrative Rezoning from “County” C-3 (ZIP) to “City” C-1 (Retail Commercial) for the following owners and properties:

Norman E. Sawyer: The owner is Norman E. Sawyer and the applicant is the City of Apopka. The location is west of North Rock Springs Road, north of East Nancy Lee Lane. The existing and proposed use is warehousing. The existing maximum allowable development is 6,011 sq. ft. and the proposed maximum allowable development is 5,009 sq. ft. The tract size is 0.46 +/- acre. The subject property was annexed into the City of Apopka on December 1, 2005, through the adoption of Ordinance No. 1702.

Inglesia El Getsemani, Inc.: The owner is Inglesia El Getsemani, Inc. and the applicant is the City of Apopka. The location is north of North Orange Blossom Trail, east of Stewart Avenue. The existing and proposed use is an office. The existing maximum allowable development is 37,374 sq. ft. and the proposed maximum allowable development is 31,145 sq. ft. The tract size is 2.86 +/- acres. The subject property was annexed into the City of Apopka on June 4, 2008, through the adoption of Ordinance No. 2031.

ZONING REPORT

Land Use & Traffic Compatibility: (1) Norman E. Sawyer - The subject property is accessed by a minor arterial (N Rock Springs Road); and Inglesia El Getsemani, Inc. - The subject property fronts and is accessed by a major collector (S Orange Blossom Trail).

Comprehensive Plan Compliance: The proposed C-1 zoning is consistent with the City’s Commercial Future Land Use designation and with the character of the surrounding area and future proposed development. The C-1 zoning classification is one of the acceptable zoning categories allowed within the Commercial Future Land Use category. 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.
	Rear: 10 ft. (30 ft. from Residential)
	Side: 10 ft. (15ft. corner lots)
	Corner 15 ft.

Based on the above zoning standards, the subject site complies with code requirements for the C-1 district.

Bufferyard Requirements: Areas adjacent to all road right-of-ways shall provide a minimum ten-foot landscaped bufferyard. Areas adjacent to agricultural and residential uses or districts shall provide a minimum six-foot-high masonry wall within a ten-foot landscaped bufferyard. Areas adjacent to non-residential uses or districts shall provide a minimum five-foot landscaped bufferyard.

Allowable Uses: 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 and any non-residential permitted use in the PO/I or CN districts.

Petitioner Presentation: None.

Affected Party Presentation: None.

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

Motion: **Jeremiah Jaspon made a motion to find the application consistent with the Apopka Comprehensive Plan and Land Development Code, and recommend adoption of Ordinance 2479 administratively changing the zoning classification for various properties from “County” C-3 (ZIP) to “City” C-1 (Commercial) for properties owned by Norman E. Sawyer, located west of North Rock Springs Road, north of East Nancy Lee Lane; and Inglesia El Getsemani, Inc., located north of North Orange Blossom Trial, east of Stewart Avenue, subject to the information and findings in the staff report; and Pam Toler seconded the motion. Aye votes were cast by James Greene, Tony Foster, Jeremiah Jaspon, Linda Laurendeau, and Pam Toler. (5-0) (Vote taken by poll.)**

ITEM NO. 5 (ORD. NO. 2480) – QUASI-JUDICIAL – FROM “COUNTY” C-1 (ZIP) TO “CITY” C-2 (GENERAL COMMERCIAL) – Chairperson Greene stated this is a request to recommend approval of the 2016 Administrative Rezoning from “County” C-1 (ZIP) to “City” C-2 (General Commercial) for the following properties:

7-Eleven, Inc.: The owner is 7-Eleven, Inc. and the applicant is the City of Apopka. The location is north of East Semoran Boulevard, west of South Wekiwa Springs Road. The existing and proposed use is a gas station and convenience store. The existing maximum allowable development is 16,727 sq. ft. and the proposed maximum allowable development is 13,939 sq. ft. The tract size is 1.28 +/- acres. The subject property was annexed into the City of Apopka on December 5, 2001, through the adoption of Ordinance No. 1417.

Action Gator Tire: The owner is Action Gator Tire and the applicant is the City of Apopka. The location is north of East Semoran Boulevard, west of South Wekiwa Springs Road. The existing and proposed use is a tire and auto repair shop. The existing maximum allowable development is 7,971 sq. ft. and the proposed maximum allowable development is 6,642 sq. ft. The tract size is 0.61 +/- acre. The subject property was annexed into the City of Apopka on December 5, 2001, through the adoption of Ordinance No. 1416.

RaceTrac Petroleum, Inc.: The owner is RaceTrac Petroleum, Inc. and the applicant is the City of Apopka. The location is north of East Semoran Boulevard, west of South Lake Cortez Drive. The existing and proposed use is a gas station and convenience store. The existing maximum allowable development is 17,119 sq. ft. and the proposed maximum allowable development is 14,265 sq. ft. The tract size is 1.31 +/- acres. The subject property was annexed into the City of Apopka on July 3, 1996, through the adoption of Ordinance No. 943.

ZONING REPORT

Land Use & Traffic Compatibility: The subject properties are accessed by a major collector (E Semoran Boulevard).

Comprehensive Plan Compliance: The proposed C-2 zoning is consistent with the City’s Commercial Future Land Use designation and with the character of the surrounding area and future proposed development. The C-2 zoning classification is one of the acceptable zoning categories allowed within the Commercial Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

C-2 District Requirements:

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

Based on the above zoning standards, the subject site complies with code requirements for the C-2 district.

Bufferyard Requirements: Areas adjacent to all road right-of-ways shall provide a minimum ten-foot landscaped bufferyard. Areas adjacent to agricultural and residential uses or districts shall provide a minimum six-foot-high masonry wall within a ten-foot landscaped bufferyard. Areas adjacent to non-residential uses or districts shall provide a minimum five-foot landscaped bufferyard.

Allowable Uses: Automobile service stations, not including truck stops, mechanical garages provided no body work or painting services are provided on-site. New and used cars, modular and pre-fab home displays, and boat sales and mechanical services. Nurseries and greenhouses which sell and/or distribute products wholesale. Radio broadcasting and telecasting stations, studios and offices. Motorcycle sales and services. Any permitted use in the PO/I, CN, and C-1 districts. Other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district and which are not prohibited as specified in this code.

Petitioner Presentation: None.

Affected Party Presentation: None.

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

Motion: Linda Laurendeau made a motion to find the application consistent with the Apopka Comprehensive Plan and Land Development Code, and recommend adoption of Ordinance 2480 administratively changing the zoning classification for various properties from “County” C-1 (ZIP) to “City” C-2 (Commercial) for properties owned by 7-Eleven, Inc. located north of East Semoran Boulevard, west of South Wekiwa Springs Road; Action Gator Tire, located north of East Semoran Boulevard, west of South Wekiwa Springs Road; and RaceTrac Petroleum, Inc., located north of East Semoran Boulevard, west of S Lake Cortez Drive, subject to the information and findings in the staff report; and Tony Foster seconded the motion. Aye votes were cast by James Greene, Tony Foster, Jeremiah Jaspon, Linda Laurendeau, and Pam Toler. (5-0) (Vote taken by poll.)

ITEM NO. 6 (ORD. NO. 2481) – QUASI-JUDICIAL – FROM “COUNTY” IND-2 & IND-4 (ZIP) TO “CITY” I-1 (RESTRICTED INDUSTRIAL) – Chairperson Greene stated this is a request to recommend approval of the 2016 Administrative Rezoning from “County” IND-2 AND IND-4 (ZIP) to “City” I-1 (Restricted Industrial) for the following properties:

David L. Potopas: The owner is David L. Potopas and the applicant is the City of Apopka. The location is south of Apopka Boulevard, east of North Hiawasse Road. The existing and proposed use is outdoor storage of amusement rides and trailers. The existing maximum allowable development is 22,476 sq. ft. and the proposed maximum allowable development is 44,953 sq. ft. The tract size is 1.72 +/- acres. The subject property was annexed into the City of Apopka on December 19, 2007, through the adoption of Ordinance No. 2012.

Marilyn Boughan Trust: The owner is Marilyn Boughan Trust and the applicant is the City of Apopka. The location is east of Hermit Smith Road, south of Superior Commerce. The existing and proposed use is outdoor semi-trailer storage. The existing maximum allowable development is 164,656 sq. ft. and the proposed maximum allowable development is 109,771 sq. ft. The tract size is 5.04 +/- acres. The subject property was annexed into the City of Apopka on February 2, 2005, through the adoption of Ordinance No. 1733.

Patricia & Irvin Leaders Trust: The owner is Patricia & Irvin Leaders Trust and the applicant is the City of Apopka. The location is north of General Electric Road, east of Hermit Smith Road. The existing and proposed use is warehousing and wholesale/light industrial suppliers. The existing maximum allowable development is 32,931 sq. ft. and the proposed maximum allowable development is 54,885 sq. ft. The tract size is 2.52 +/- acres. The subject property was annexed into the City of Apopka on February 2, 2005, through the adoption of Ordinance No. 1733.

LTR Properties, Inc.: The owner is LTR Properties, Inc. and the applicant is the City of Apopka. The location is north of General Electric Road, east of Hermit Smith Road. The existing and proposed use is warehousing and wholesale/light industrial. The existing maximum allowable development is 16,465 sq. ft. and the proposed maximum allowable development is 27,442 sq. ft. The tract size is 1.26 +/- acres. The subject property was annexed into the City of Apopka on February 2, 2005, through the adoption of Ordinance No. 1733.

ZONING REPORT

Land Use & Traffic Compatibility: (1) David L. Potopas – The subject property is accessed by a local roadway [South Apopka Boulevard]; (2) Marilyn Boughan Trust - The subject property is accessed by a local roadway [Hermit Smith Road]; (3) Patricia & Irvin Leaders Trust - The subject property is accessed by a local roadway [General Electric Road]; and (4) LTR Properties, Inc. - The subject property is accessed by a local roadway [General Electric Road].

Comprehensive Plan Compliance: The proposed I-1 zoning is consistent with the City’s Industrial Future Land Use designation and with the character of the surrounding area and future proposed development. The I-1 zoning classification is one of the acceptable zoning categories allowed within the Industrial Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

I-1 District Requirements:

Minimum Living Area:	NA
Minimum Site Area:	15,000 sq. ft.
Minimum Lot Width	100 ft.
Setbacks:	
Front:	25 ft.
Rear:	10 ft. (30 ft. from Residential)
Side:	10 ft.
Corner	25 ft.

Based on the above zoning standards, the subject site complies with code requirements for the I-1 district.

Bufferyard Requirements: Areas adjacent to all road right-of-ways shall provide a minimum 25-foot landscaped bufferyard. Areas adjacent to agricultural uses or districts shall provide a minimum of ten feet abutting the property line with landscaping and a six-foot-high masonry wall. Areas adjacent to residential uses or districts shall provide a six-foot-high masonry wall within a minimum of 50-foot landscaped bufferyard. Industrial uses adjacent to nonresidential, non-industrial uses or districts shall provide one of the following: (a.) A minimum of 25 feet abutting the property with landscaping and an

earth berm, measuring three feet with a 3:1 slope; or (b.) A minimum six-foot-high masonry wall within a minimum of ten-foot landscaped bufferyard. Industrial uses occurring adjacent to existing industrial districts or uses shall be required to provide a ten-foot landscaped bufferyard.

Allowable Uses: Manufacture and processing of novelties, souvenirs, bakery or confectionery products, garments, scientific, electrical, optical, furniture, ceramics, and other manufacturing. Bus, cab and truck repair. Dyeing, dry cleaning and laundering. Machinery sales, machine shops, meat storage, cutting and distribution. Warehouses, bottling and distribution plants; ice cream manufacturers. Cold storage and frozen food lockers, and other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district and which are not prohibited as specified in this code. Any C-3 Commercial District permitted use.

Petitioner Presentation: None.

Affected Party Presentation: None.

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

Motion: Pam Toler made a motion to find the application consistent with the Apopka Comprehensive Plan and Land Development Code, and recommend adoption of Ordinance 2481 administratively changing the zoning classification for various properties from “County” IND-2 & IND-4 (ZIP) to “City” I-1 (Restricted Industrial), for properties owned by David L. Potopas, located south of Apopka Boulevard, east of North Hiawasse Road; Marilyn Boughan, located east of Hermit Smith Road, south of Superior Commerce Boulevard; Patricia & Irvin Leaders Trust, located north of General Electric Road, east of Hermit Smith Road ; and LTR Properties, Inc., located north of General Electric Road, east of Hermit Smith Road, subject to the information and findings in the staff report; and Tony Foster seconded the motion. Aye votes were cast by James Greene, Tony Foster, Jeremiah Jaspon, Linda Laurendeau, and Pam Toler. (5-0) (Vote taken by poll.)

ITEM NO. 7 (ORD. NO. 2482) – QUASI-JUDICIAL –FROM “COUNTY” R-1 (ZIP) TO “CITY” R-1 (RESIDENTIAL) – Chairperson Greene stated this is a request to recommend approval of the 2016 Administrative Rezoning from “County” R-1 (ZIP) to “City” R-1 (Residential) for following properties:

This is a request to recommend approval of the 2016 Administrative Rezoning from “County” R-1 (ZIP) to “City” R-1 (Residential) for property owned by Brian and Christian Anderson, located west of Armitage Drive, south of 7th Street. The applicant is the City of Apopka. The existing and proposed use is a single-family residence. The existing maximum allowable development is 12 residential units and the proposed maximum allowable development is 15 residential units. The tract size is 3.15 +/- acres. The subject property was annexed into the City of Apopka on November 19, 2008, through the adoption of Ordinance No. 2052.

ZONING REPORT

Land Use & Traffic Compatibility: The subject property is accessed by a local roadway (Armitage Drive).

Comprehensive Plan Compliance: The proposed R-1 zoning is consistent with the City’s Residential Low Future Land Use designation and with the character of the surrounding area and future proposed development. The R-1 zoning classification is one of the acceptable zoning categories allowed within the Industrial Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

R-1 District Requirements:

Minimum Living Area:	1,500 sq. ft.
Minimum Site Area:	8,000 sq. ft.
Minimum Lot Width	75 ft.
Setbacks:	
Front:	25 ft.
Rear:	20 ft.
Side:	10 ft.
Corner	25 ft.

Based on the above zoning standards, the subject site complies with code requirements for the R-1 district.

Bufferyard Requirements: 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. Landscape materials shall be placed adjacent to the right-of-way, on the exterior of the buffer wall. The city may allow the developer to the option to provide up to 50 percent of the buffer wall length in a six-foot wrought iron fence between solid columns. The columns shall be a minimum of 32 feet off-set and shall have a stone, brick or decorative block finish. Where wrought iron is used, additional landscape materials and irrigation may be required. This will be determined by the city on a case-by-case basis.

Areas adjacent to agricultural districts or activities shall provide a minimum five-foot bufferyard and a minimum six-foot high brick, stone or decorative block finished wall unless acceptable alternatives are submitted for approval.

Allowable Uses: Single-family dwellings and their customary accessory structures and uses in accordance with article VII of this code. Supporting infrastructure and public facilities of less than five acres as defined in this code and in accordance with Section 2.02.01.

Petitioner Presentation: None.

Affected Party Presentation: None.

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

Motion: **Jeremiah Jaspon made a motion to find the application consistent with the Apopka Comprehensive Plan and Land Development Code, and recommend adoption of Ordinance 2482 administratively changing the zoning classification for various properties from “County” R-1 to “City” R-1 (Residential), for property owned by Brian and Christian Anderson, located west of Armitage Drive, south of 7th Street, subject to the information and findings in the staff report; and Linda Laurendeau seconded the motion. Aye votes were cast by James Greene, Tony Foster, Jeremiah Jaspon, Linda Laurendeau, and Pam Toler. (5-0) (Vote taken by poll.)**

OLD BUSINESS: None.

NEW BUSINESS: Tony Foster announced that his daughter, Laila Foster, a graduate of Apopka High School, is competing in the National Indoor Track and Field Championship in Pittsburgh, Missouri this weekend. KJ Dillon, an Apopka High School graduate is entering the National Football League (NFL). KJ used to always say at practice, “Everybody wants to be famous but no one wants to do the work.” Mr. Foster said that resonates with him. He add that KJ has suffered with diabetes his whole life but has not let that stop him from achieving his goals. He said he is very proud of both of them and, added that they were the Apopka High School Homecoming King and Queen in 2011.

ADJOURNMENT: The meeting was adjourned at 6:39 p.m.

James Greene, Chairperson

Mark Reggentin, AICP
Community Development Director

Backup material for agenda item:

1. FINAL DEVELOPMENT PLAN/PLAT – Silver Oak Subdivision – Owned by Development Solutions SH, LLC; the applicant is Surrey Homes; the engineering firm is Poulos & Bennet, LLC; and the property is located north of East Keene Road, west of Sheeler Avenue. (Parcel ID #s: 22-21-28-0000-00-078; 22-21-28-0000-00-079; 22-21-28-0000-00-081; 22-21-28-0000-00-082; 22-21-28-0000-00-105; 22-21-28-0000-00-108; 22-21-28-0000-00-109; 22-21-28-0000-00-114; 22-21-28-0000-00-117; and 22-21-28-0000-00-122)



CITY OF APOPKA PLANNING COMMISSION

PUBLIC HEARING
 ANNEXATION
 PLAT APPROVAL
 OTHER:

DATE: April 12, 2016
FROM: Community Development
EXHIBITS: Vicinity Map
Aerial Map
Subdivision Plan
Landscape Plan
Design Standards
Hardscape Plan
Home Elevations
Typical Lot Layout
Plat

SUBJECT: SILVER OAK SUBDIVISION - FINAL DEVELOPMENT PLAN AND PLAT
Request: RECOMMEND APPROVAL OF THE SILVER OAK SUBDIVISION FINAL DEVELOPMENT PLAN AND PLAT

SUMMARY

OWNER: Development Solutions SH, LLC.
APPLICANT: Surrey Homes
ENGINEER: Poulos & Bennet, LLC c/o Mark Stehli, P.E.
LOCATION: North of East Keene Road and west of Sheeler Avenue
PARCEL ID NUMBERS: 22-21-28-0000-00-078; -079, -081, -082, -105, -108, -109, -114, -117, -122
FUTURE LAND USE: Residential High (0 – 15 du/ac)
ZONING: R-3 (Residential)
OVERLAY: Small Lot Overlay
PROPOSED DEVELOPMENT: 182 Single Family Residential Lots, Clubhouse and Community Swimming Pool
TRACT SIZE: 50.83 +/- acres

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	

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	Rural	A-1	SFR
North (City)	Agricultural	AG	Active Horticultural Nursery
East (City)	Residential Low Density	R-1A/R-2	Cobblefield Single-Family Residential Community
South (City)	Agricultural	AG	Foliage Nursery
South (County)	Rural Settlement and Agricultural	A-1/A-2	Manufactured homes; Apopka Expressway (S.R. 414) toll entrance; horticultural nursery
West (City)	Agricultural	AG	Horticultural nursery

ADDITIONAL COMMENTS: The Silver Oaks Subdivision Final Development Plan proposes 182 single family residential units, clubhouse and community swimming pool. The Silver Oaks Subdivision is located within a Small Lot Overlay District which will consist of 40, 50 and 70 feet wide lots with a minimum lot size of 4600 S.F. and a minimum living area of 1500 S.F. All 40 foot wide lots have access via a rear-loaded garage from an alley owned and maintained by the homeowners association. All 50 foot and 70 foot wide lots have front entry garages. Development standards for the subdivision are based on the approved Silver Oak Master Plan and the Land Development Code.

Access: Ingress/egress for the development will occur from internal public roads connecting at two locations -- Sheeler Avenue and East Keene Road. All subdivision roads are publicly owned and maintained. All alleyways are owned and maintained by the homeowners association.

Stormwater: The stormwater management system includes on-site retention areas designed to meet the City’s Land Development Code requirements.

School Capacity Report: A School Mitigation Agreement is under review by Orange County Public Schools. The location is served by the following schools: Lakeville Elementary, Piedmont Lakes Middle School, and Wekiva High School. No development activity shall occur on the subject property until the developer has obtained a school concurrency mitigation agreement or letter from OCPS.

Recreation Space: The developer is providing a total of 6.08 acres of passive and active recreational areas which includes a twenty-five hundred (2500) square foot clubhouse, tot lot, dog park, community swimming pool, and common open space areas.

Environmental: A habitat management plan was submitted by the applicant. Based on the results of this study, the developer must obtain approval from the Florida Fish and Wildlife Commission prior to commencing any site construction activity.

Orange County Notification: The JPA requires the City to notify the County any public hearing or advisory board consideration of a Subdivision Plan that is adjacent to Unincorporated Orange County. The County has not been notified.

Buffer/Tree Program: The applicant has provided a detailed landscape and irrigation plan for the property. The planting materials and irrigation system design are consistent with the water-efficient landscape standards set forth in Ordinance No. 2069. A tree survey and mitigation plan is included with the final development plan. The applicant is required to pay tree mitigation fee of \$34,140 into the tree bank fund.

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

Total inches on-site:	6510
Total number of specimen trees:	34
Total inches removed:	5742
Total inches retained:	768
Total specimen inches retained:	42
Total inches required:	5742
Total inches replaced:	2328
Total inches post development:	2328
Tree Inches to be mitigated:	3414

WAIVER REQUESTS:

- 1) Waiver Request #1: The applicant is requesting a waiver from LDC 6.02.07(8) b which requires “The width of curb and gutter shall be a minimum of 24 inches and shall be Florida state DOT type "F" curb and gutter. Simple vertical curbing and Miami curb are prohibited. FDOT type mountable median curb may be used around median dividers on the high side of pavement. All curbing designed to handle water shall incorporate an approved gutter design. There shall be a stabilized subgrade beneath all curbs and one foot beyond the back of curb.”

Request: The applicant is proposing install “Miami Curb” in the alleys only.

Justification: Provides mountable curb to support a 22’ drivable surface in conjunction with waiver #2.

DRC recommendation- DRC supports the proposed waiver request.

- 2) Waiver Request #2. The applicant is requesting a waiver from LDC 6.02.07 minimum street design and construction standards.

Request: The applicant is proposing a twenty-two (22) feet wide drivable surface within the alleys only.

Justification: Traditional New Development (TND) guidelines specify 15-foot paved surfaces within a 20-foot alley tract to service between 300-600 average daily trips (ADT). The Silver Oak two-way alleys serve a maximum of 14 lots 140 (ADT) and are not subject to pass through traffic. The proposed alley provides 22 feet of paved surface which is in excess of the TND design guidelines. Additionally, the peak traffic volumes occur in the AM and PM which does not coincide with the time of garbage pick-up service.

DRC recommendation - DRC supports the proposed waiver request.

PUBLIC HEARING SCHEDULE:

Planning Commission – April 12, 2016, 5:30 p.m.

City Council – May 4, 2016, 1:30 p.m.

RECOMMENDED ACTION:

The **Development Review Committee** finds the Silver Oaks Subdivision Final Development Plan to be consistent with the Comprehensive Plan, Land Development Code, and the approved Silver Oak Master Plan and recommends the approval of the Silver Oaks Subdivision- Final Development Plan and to approve waiver requests, subject to submittal of a School Mitigation Agreement with Orange County School Board.

Recommended Motion: Finds the Silver Oaks Subdivision Final Development Plan and Plat to be consistent with the Comprehensive Plan, Land Development Code, and the approved Silver Oak Master Plan, and recommend the approval of the Silver Oaks Subdivision- Final Development Plan and Plat and waiver requests, subject to submittal of a School Mitigation Agreement with Orange County School Board.

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

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.

Silver Oak Subdivision
50.83 +/- Acres
Proposed: 182 units

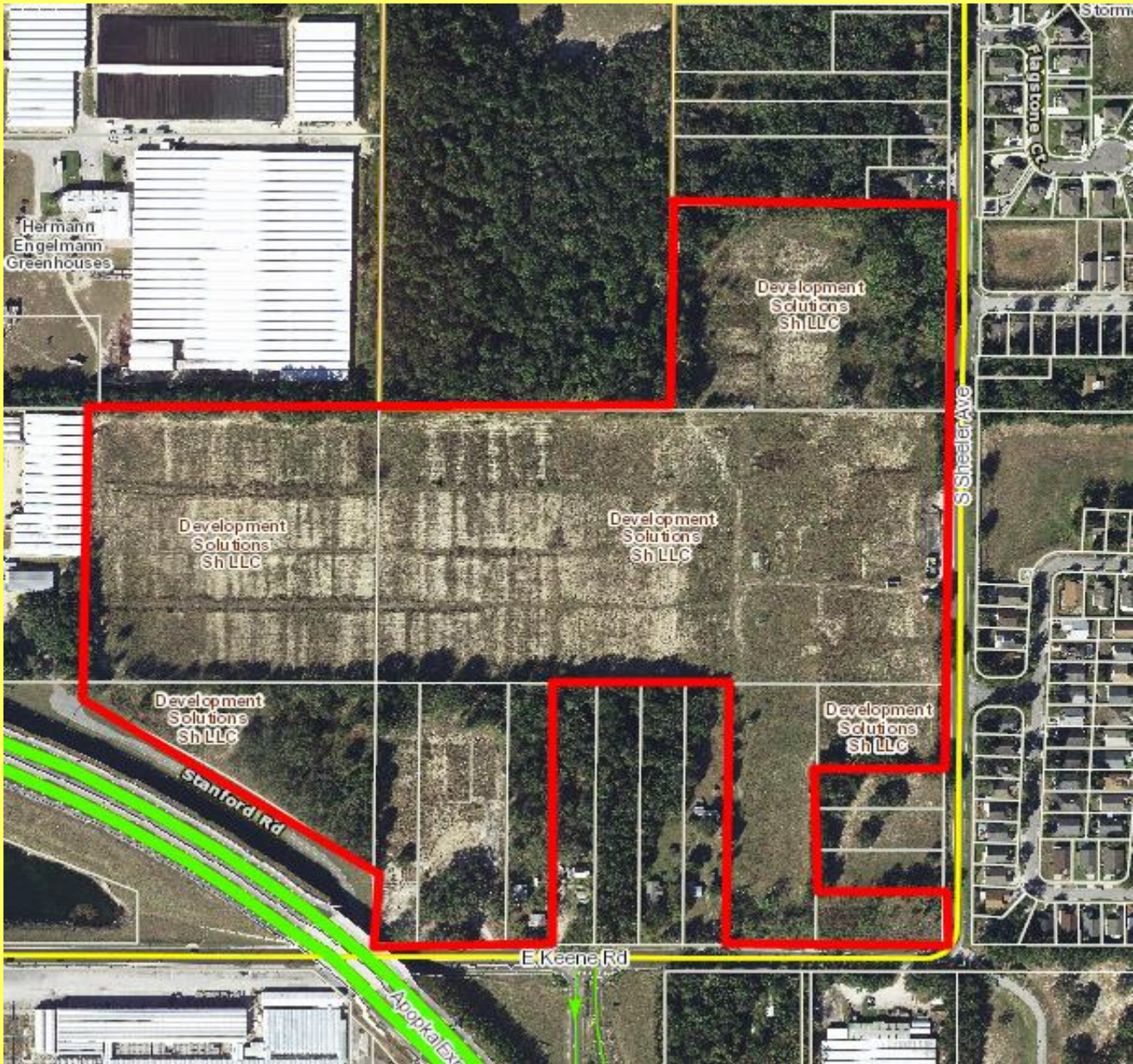
Parcel ID #s: 22-21-28-0000-00-078, 22-21-28-0000-00-079, 22-21-28-0000-00-081,
22-21-28-0000-00-082, 22-21-28-0000-00-105, 22-21-28-0000-00-108,
22-21-28-0000-00-109, 22-21-28-0000-00-114, 22-21-28-0000-00-117
and 22-21-28-0000-00-122



VICINITY MAP



AERIAL MAP



Final Development Plans

for

Silver Oak Subdivision

City of Apopka, FL

PR15-13



Legal Description:

(PER TITLE COMMITMENT NO. 5011612-2037-3303994)

PARCEL A:
TAX PARCEL 81: THE N 1/2 OF THE SE 1/4 OF SE 1/4, SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR S. SHEELER AV. ON THE EAST AND LESS AND EXCEPT THAT PART CONVEYED TO ORANGE COUNTY, FLORIDA BY THAT CERTAIN QUIT-CLAIM DEED RECORDED APRIL 22, 1998 IN OFFICIAL RECORDS BOOK 5464, PAGE 880, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

TAX PARCEL 105: WEST 290 FEET OF THE EAST 320 FEET OF SOUTH 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4, SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, LESS THE SOUTH 560 FEET.

ALSO

THE NORTH 100 FEET OF THE SOUTH 560 FEET OF WEST 290 FEET OF THE EAST 320 FEET OF THE SOUTH 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4, SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ALL IN ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR S. SHEELER AVE. ON THE EAST.

TAX PARCEL 109: THE NORTH 130 FEET OF THE SOUTH 180 FEET OF THE WEST 290 FEET OF THE EAST 320 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR S. SHEELER AV. ON THE EAST.

TAX PARCEL 82: THE SOUTH 495 FEET OF THE EAST 627 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR S. SHEELER AV. ON THE EAST.

TAX PARCEL 79: THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

TAX PARCEL 122: THE WEST 200 FEET OF THE EAST 520 FEET OF THE SOUTH 1/2 OF THE SE 1/4 OF THE SE 1/4, SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR KEENE RD. ON THE SOUTH.

PARCEL B:
THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST 1020 FEET AND THE SOUTH 30 FEET THEREOF.

FORMERLY DESCRIBED:

PARCEL 1: (TAX PARCEL 117)
THE WEST 100 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (LESS THE SOUTH 30 FEET THEREOF)

AND

PARCEL 2: (TAX PARCEL 108)
THE WEST 200 FEET OF THE EAST 1220 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (LESS THE SOUTH 30 FEET THEREOF), ALL IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

PARCEL C:
ALL THE PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY FLORIDA, LYING NORTHERLY OF ORANGE COUNTY EXPRESSWAY PER STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 8997, PAGE 1835, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL D:
THE WEST 100 FEET OF THE EAST 1020 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (LESS THE SOUTH 30 FEET FOR ROAD), SECTION 22, TOWNSHIP 21, RANGE 28, ORANGE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALSO DESCRIBED AS:
(OVERALL PARCEL)
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN N00°25'09"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°49'53"W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF KEENE ROAD PER DEED BOOK 347, PAGE 367, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°49'53"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 490.00 FEET TO THE WEST LINE OF THE EAST 320.00 FEET OF SAID SOUTHEAST 1/4; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN N00°25'09"E ALONG SAID WEST LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 8251, PAGE 738, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 628.66 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN N89°50'37"W ALONG SAID NORTH LINE, A DISTANCE OF 400.00 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°25'09"W ALONG THE WEST LINE OF THE EAST 320.00 FEET OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AS DESCRIBED IN OFFICIAL RECORDS BOOK 10861, PAGE 5992, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 628.57 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF KEENE ROAD; THENCE RUN N89°49'53"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 402.50 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN N00°38'13"E ALONG SAID EAST LINE, A DISTANCE OF 263.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 424 VARIABLE RIGHT OF WIDTH PER ORDER RIGHT OF WAY MAP PROJECT NO. 414-230, SAID POINT ALSO BEING ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3053.39 FEET; A CENTRAL ANGLE OF 143°37'04", A CHORD BEARING OF N57°08'04"W AND A CHORD DISTANCE OF 777.70 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 779.81 FEET TO THE END OF SAID CURVE AND A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN N00°41'46"E ALONG SAID WEST LINE, A DISTANCE OF 706.94 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN N89°51'21"E ALONG SAID NORTH LINE, A DISTANCE OF 584.03 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SHEELER ROAD PER OFFICIAL RECORDS BOOK 5464, PAGE 880, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES: S00°25'09"W, A DISTANCE OF 495.01 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°51'21"E ALONG SAID NORTH LINE, A DISTANCE OF 14.00 FEET; THENCE S00°51'46"E, A DISTANCE OF 178.78 FEET; THENCE S01°01'47"W, A DISTANCE OF 267.03 FEET; THENCE S89°51'56"E, A DISTANCE OF 2.00 FEET; THENCE S00°25'09"W, A DISTANCE OF 213.00 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°51'55"W ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET; THENCE S00°25'09"W, A DISTANCE OF 198.75 FEET TO THE NORTH LINE OF THE SOUTH 480.00 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN N89°49'53"W, ALONG SAID NORTH LINE, A DISTANCE OF 290.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 320.00 FEET OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID WEST LINE RUN S89°49'53"E, ALONG SAID NORTH LINE, A DISTANCE OF 290.00 FEET TO A POINT ON THE AFORESAID WEST RIGHT OF WAY LINE OF SHEELER ROAD; THENCE RUN N00°25'09"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

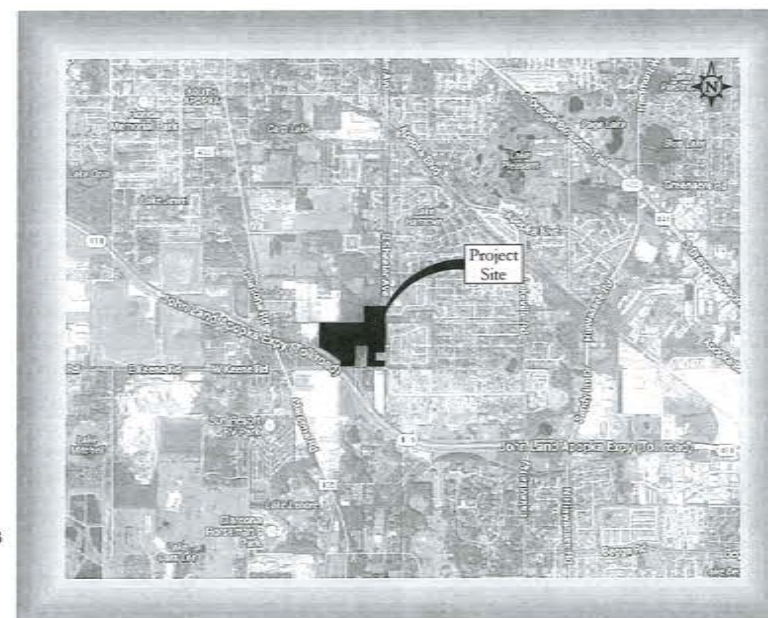
CONTAINING: 2,214.146.73 SQUARE FEET OR 50.830 ACRES MORE OR LESS.

Parcel Id. No.:

22-21-28-0000-00-078, 22-21-28-0000-00-079, 22-21-28-0000-00-081
 22-21-28-0000-00-082, 22-21-28-0000-00-105, 22-21-28-0000-00-108
 22-21-28-0000-00-109, 22-21-28-0000-00-114, 22-21-28-0000-00-117
 22-21-28-0000-00-122

Developer/Applicant:

Surrey Homes
 1133 Louisiana Ave., Suite 106
 Winter Park, Florida 32789



Vicinity Map
 Scale: 1" = 2,000'

Sheet Index		Subm./Rev.					
Sheet Id.	Sheet Title	1	2	3	4	5	6
C0.01	Construction Notes	■	■	■	■	■	■
C0.02	Existing Conditions	■	■	■	■	■	■
C0.03	Environmental Plan	■	■	■	■	■	■
C2.00	Master Plan	■	■	■	■	■	■
C2.01 - C2.04	Site Plan	■	■	■	■	■	■
C2.05	Development Design Standards	■	■	■	■	■	■
C2.06	Site Data	■	■	■	■	■	■
C2.10	Erosion Control & Demolition Plan	■	■	■	■	■	■
C3.00 - C3.03	Typical Sections & Details	■	■	■	■	■	■
C3.10	Parking Designation & Sight Distance Plan	■	■	■	■	■	■
C4.00 - C4.03	Grading Plan	■	■	■	■	■	■
C5.00	Master Drainage Plan	■	■	■	■	■	■
C5.01 - C5.04	Drainage Plan	■	■	■	■	■	■
C5.05	Master Wastewater Plan	■	■	■	■	■	■
C5.06 - C5.09	Wastewater Plan	■	■	■	■	■	■
C5.10	Master Water Distribution Plan	■	■	■	■	■	■
C5.11 - C5.14	Water Distribution Plan	■	■	■	■	■	■
C5.20	Master Reclaimed Water Distribution Plan	■	■	■	■	■	■
C5.21 - C5.24	Reclaimed Water Distribution Plan	■	■	■	■	■	■
C6.00 - C6.12	Plan & Profile	■	■	■	■	■	■
C8.00 - C8.01	Offsite Turn Lane	■	■	■	■	■	■
C9.10 - C9.11	General Construction Details	■	■	■	■	■	■
C9.20 - C9.21	Potable & Reclaimed Water Details	■	■	■	■	■	■
C9.30	Standard Wastewater Details	■	■	■	■	■	■
C9.40 - C9.41	Lift Station Details	■	■	■	■	■	■
Reference Drawings							
1 - 3	Boundary, Topography & Tree Inventory	■	■	■	■	■	■
1 - 6	Plan	■	■	■	■	■	■
L1.00	Overall Key Sheet	■	■	■	■	■	■
L1.01	Park & Recreation Master Plan	■	■	■	■	■	■
L1.02 - L1.03	Tree Removal & Replacement Plan	■	■	■	■	■	■
L2.01 - L2.02	Layout Plan	■	■	■	■	■	■
L3.01 - L3.02	Hardscape Details	■	■	■	■	■	■
L3.03	Site Furnishings	■	■	■	■	■	■
L4.01 - L4.06	Landscape Plan	■	■	■	■	■	■
L4.07	Entry Landscape Plan	■	■	■	■	■	■
L4.08	Planting Details & Notes	■	■	■	■	■	■
L5.00	Overall Irrigation Plan	■	■	■	■	■	■
L5.01 - L5.06	Irrigation Plan	■	■	■	■	■	■
L5.07	Entry Irrigation Plan	■	■	■	■	■	■
L5.08	Irrigation Details & Notes	■	■	■	■	■	■
A-1 - A-3	Architectural Design Standards	■	■	■	■	■	■
Date		Description					
1	11/09/2015	Submittal to City of Apopka					
2	02/22/2016	Submittal to City of Apopka/SJRWMD					
3	02/25/2016	Submittal to SJRWMD					
4	03/18/2016	Submittal to City of Apopka/ Orange County					

NOTE:

DEVELOPER SHALL OBTAIN A LETTER FROM THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWCC) REGARDING THE WILDLIFE MANAGEMENT PLAN FOR THE GOPHER TORTOISES OR OTHER SPECIES ON SITE PRIOR TO ANY LAND CLEARING AND CONSTRUCTION ACTIVITIES OCCURRING ON SITE.



2602 E. Livingston St., Orlando, FL 32803
 Tel. 407.487.2594 www.poulosandbennett.com
 Eng. Bus. No. 28567
 P&B Job No.: 14-098

Civil Engineer:
Poulos & Bennett, LLC
 2602 E. Livingston St.,
 Orlando, FL 32803
 407.487.2594

Landscape Architect:
Bonnett Design Group, LLC
 151 Circle Drive
 Maitland, FL 32751
 407.622.1588

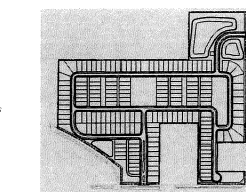
Geotech:
Yovash Engineering Services
 953 Sunshine Lane
 Altamonte Springs, FL 32714
 407.774.9383

Surveyor:
ewberry
 3500 South Magnolia Avenue
 Orlando, Florida 32801
 321.354.9826

Transportation Engineering:
Traffic Planning and Design, Inc.
 535 Versailles Drive, Suite 200
 Maitland, FL 32751
 407.628.9955

MARCEANUSI STEWART
 P.E. No. 3678
 DATE: March 18, 2016

2/2014/14-098 SURVEY FORM 5 - HELSON APOPKA/CAD/CITY/CITY 14-098-05



Consultant:

NO.	DATE	DESCRIPTIONS
4	03/18/2016	SUBMIT TO CITY OF APOPKA/ O.C.
3	02/26/2016	SUBMIT TO SJRWMD
2	02/22/2016	SUBMIT TO CITY OF APOPKA/SRWMD
1	01/14/2016	ORANGE COUNTY 12-10-15 COMMENTS
1	11/10/2015	SUBMIT TO CITY OF APOPKA

NO.	DATE	DESCRIPTIONS
		SUBMISSIONS/REVISIONS
VERTICAL DATUM: -		
JOB NO:	14-098	
DESIGNED BY:	MG	
DRAWN BY:	MG/BW	
CHECKED BY:	MDS	
APPROVED BY:	MDS	
SCALE IN FEET:	1" = 100'	

Project Name:
SILVER OAK SUBDIVISION PR15-13

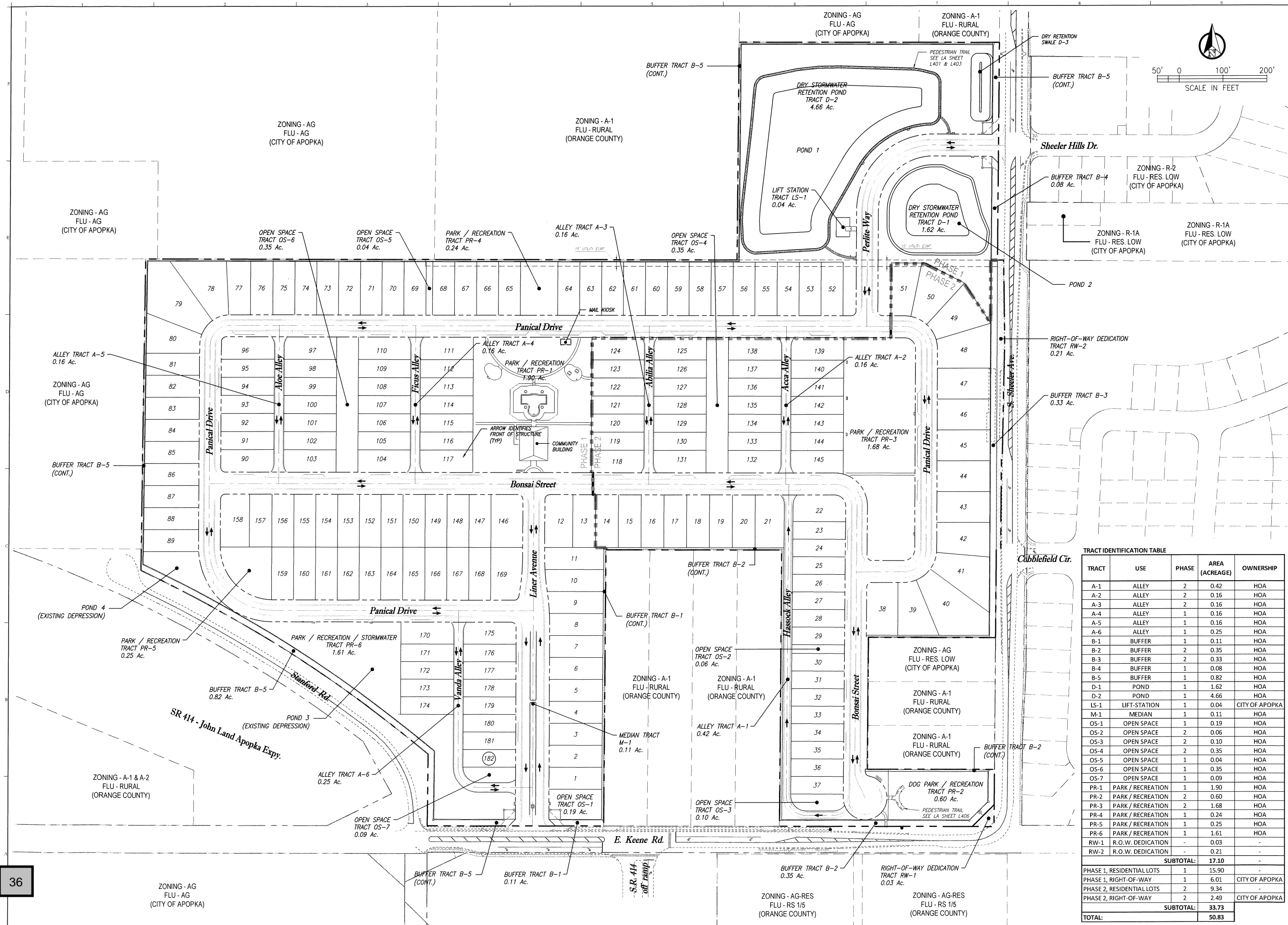
Submitted To:
 CITY OF APOPKA, FL
 Sheet Title:
MASTER PLAN

Sheet No.:
C2.00

Seal:
 MARC DANIEL STEHLI
 P.E. NO. 0652781
 DATE: March 18, 2016



Poulos & Bennett, LLC
 2602 E. Livingston St., Orlando, FL 32803
 Tel. 407-487-2594 www.poulosandbennett.com
 Eng. Bus. No. 28567



TRACT	USE	PHASE	AREA (ACREAGE)	OWNERSHIP
A-1	ALLEY	2	0.42	HOA
A-2	ALLEY	2	0.16	HOA
A-3	ALLEY	2	0.16	HOA
A-4	ALLEY	1	0.16	HOA
A-5	ALLEY	1	0.16	HOA
A-6	ALLEY	1	0.25	HOA
B-1	BUFFER	1	0.11	HOA
B-2	BUFFER	2	0.35	HOA
B-3	BUFFER	2	0.33	HOA
B-4	BUFFER	1	0.08	HOA
B-5	BUFFER	1	0.82	HOA
D-1	POND	1	1.62	HOA
D-2	POND	1	4.66	HOA
LS-1	LIFT-STATION	1	0.04	CITY OF APOPKA
M-1	MEDIAN	1	0.11	HOA
OS-1	OPEN SPACE	1	0.19	HOA
OS-2	OPEN SPACE	2	0.06	HOA
OS-3	OPEN SPACE	2	0.10	HOA
OS-4	OPEN SPACE	2	0.35	HOA
OS-5	OPEN SPACE	1	0.04	HOA
OS-6	OPEN SPACE	1	0.35	HOA
OS-7	OPEN SPACE	1	0.09	HOA
PR-1	PARK / RECREATION	1	1.90	HOA
PR-2	PARK / RECREATION	2	0.60	HOA
PR-3	PARK / RECREATION	2	1.68	HOA
PR-4	PARK / RECREATION	1	0.24	HOA
PR-5	PARK / RECREATION	1	0.25	HOA
PR-6	PARK / RECREATION	1	1.61	HOA
RW-1	R.O.W. DEDICATION	-	0.03	-
RW-2	R.O.W. DEDICATION	-	0.21	-
SUBTOTAL:			17.10	-
PHASE 1, RESIDENTIAL LOTS			1	15.90
PHASE 1, RIGHT-OF-WAY			1	6.01
PHASE 2, RESIDENTIAL LOTS			2	9.34
PHASE 2, RIGHT-OF-WAY			2	2.49
SUBTOTAL:			33.73	-
TOTAL:			50.83	-



Silver Oak

COMMUNITY LANDSCAPE ARCHITECTURE

APOPKA, FLORIDA

SHEET INDEX:

- L100 OVERALL KEY SHEET
- L101 PARK & RECREATION MASTER PLAN
- L102 TREE REMOVAL AND REPLACEMENT PLAN
- L103 TREE REMOVAL AND REPLACEMENT PLAN

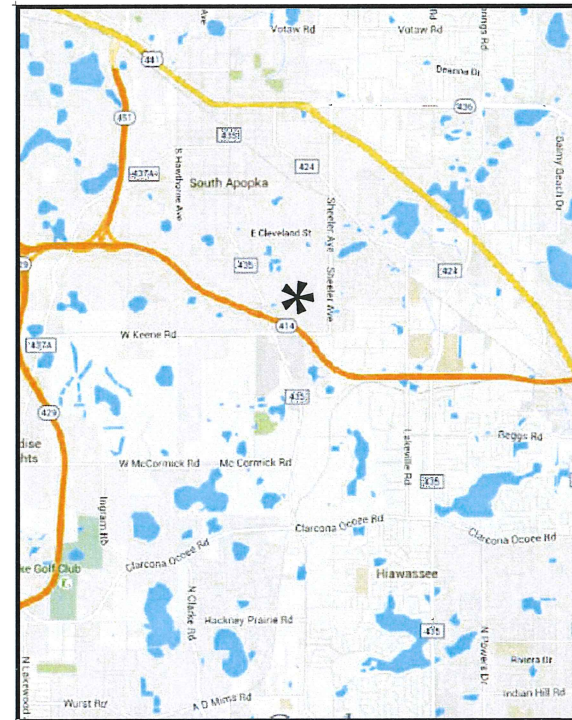
- L201 LAYOUT PLAN
- L202 LAYOUT PLAN

- L301 HARDSCAPE DETAILS
- L302 HARDSCAPE DETAILS
- L303 SITE FURNISHINGS

- L401 LANDSCAPE PLAN
- L402 LANDSCAPE PLAN
- L403 LANDSCAPE PLAN
- L404 LANDSCAPE PLAN
- L405 LANDSCAPE PLAN
- L406 LANDSCAPE PLAN
- L407 ENTRY LANDSCAPE PLAN
- L408 PLANTING DETAILS & NOTES

- L500 OVERALL IRRIGATION PLAN
- L501 IRRIGATION PLAN
- L502 IRRIGATION PLAN
- L503 IRRIGATION PLAN
- L504 IRRIGATION PLAN
- L505 IRRIGATION PLAN
- L506 IRRIGATION PLAN
- L507 IRRIGATION DETAILS & NOTES

Rev 2 March 18, 2016
 Rev 1 February 12, 2016
 August 28, 2015



LOCATION MAP
 not to scale

DEVELOPER / OWNER:

A JV Entity to be Formed
 c/o Surrey Homes, LLC
 1133 Louisiana Avenue, Suite 106
 Winter Park, Florida 32789
 Contact: Brian Werling or Christian Swann
 Phone: 407-695-2222

PROJECT CIVIL ENGINEER:

POULOS & BENNETT
 4625 Halder Lane, Suite B
 Orlando, FL 32814
 Contact: Marc D. Stehli, P.E.
 407.487.2594

LANDSCAPE ARCHITECT:

BONNETT DESIGN GROUP, LLC
 151 Circle Drive
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 Contact: Todd W. Bonnett, RLA, LEED AP, CNU-a
 phone: 407.622.1588

IRRIGATION DESIGNER:

SPADE IRRIGATION DESIGN
 307 Dubsdread Circle
 Orlando, FL 32804
 Contact: Larry W. Spade, RLA, CID
 phone: 407.896.3904

DRAWING PLOTTED: 3/16/2016 10:21:48 PM C:\SUNNY\SHARED\BONNETT DESIGN GROUP\2016\2015 112 SILVER OAK\2015\2015 112 SILVER OAK\COVERSHEET.DWG

2015.112



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 407.622.1588 voice . 407.358.5363 fax
 www.BonnettDesignGroup.com



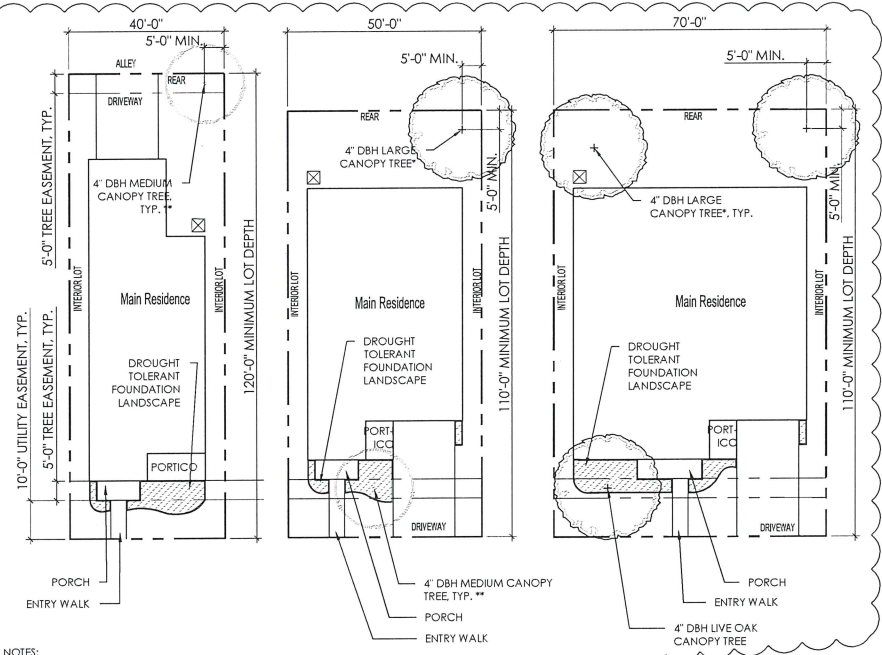
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Silver Oak
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 LANDSCAPE PLAN

DATE: August 28, 2015
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 CHECKED BY: TWB
 JOB NUMBER: 2015.112
 FILE NAME: 2015112_SURREY_HOMES-SILVER_OAK_LA-BASE

REVISIONS:
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L401

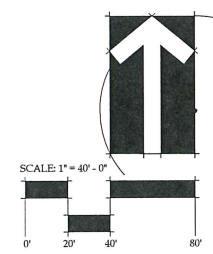


NOTES:
 1. ALL SERVICE EQUIPMENT AND UTILITY BOXES MUST BE FULLY SCREENED.
 2. ALL LOT TREES SHALL BE A MINIMUM 4" DBH.

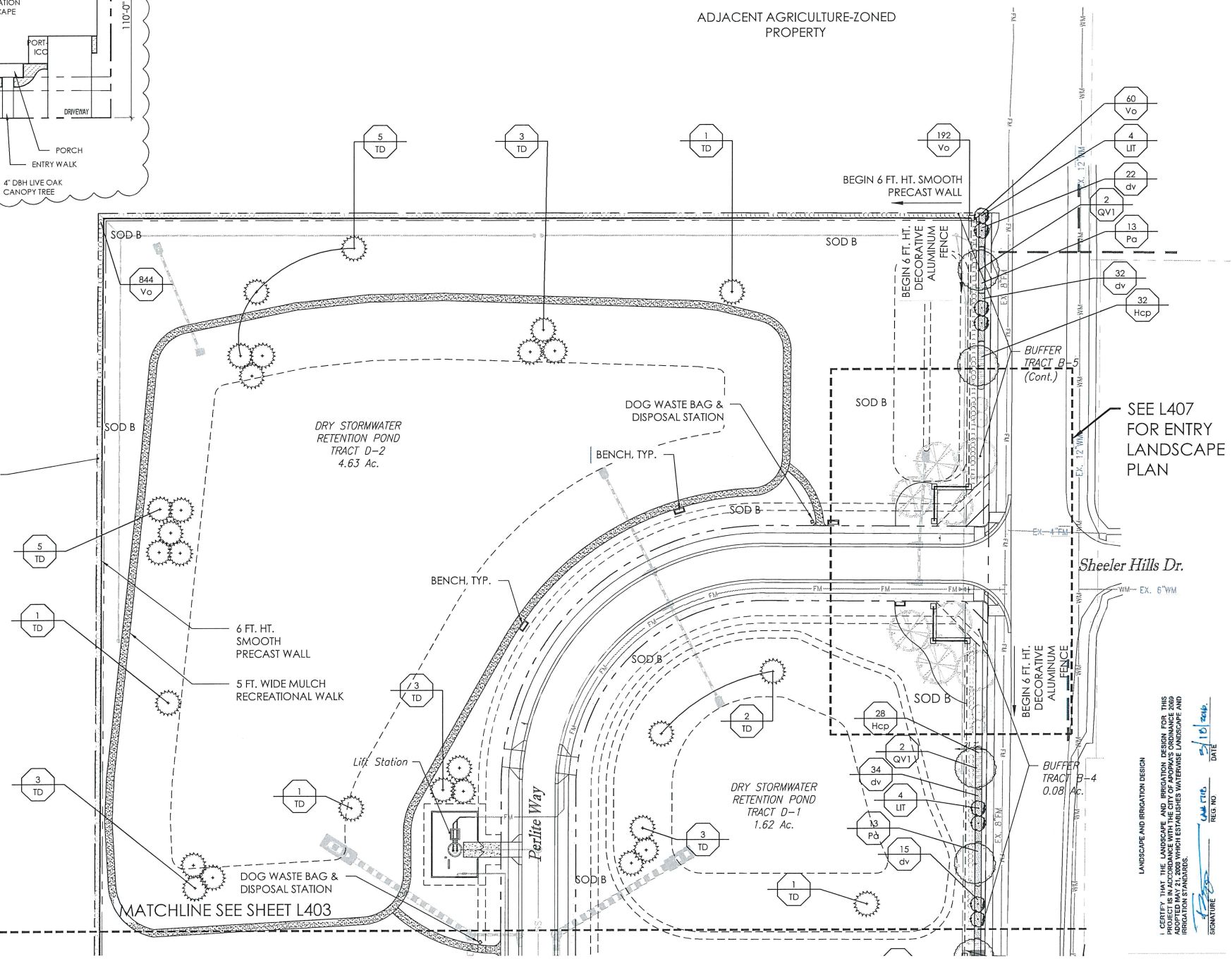
- *LARGE CANOPY TREES INCLUDE:**
 Acer barbatum Florida Maple
 Acer rubrum Red Maple
 Quercus shumardii Shumard Oak
 Quercus virginiana Live Oak
 Ulmus alata Winged Elm
- **MEDIUM CANOPY TREES INCLUDE:**
 Cercis canadensis Redbud
 Eleocharis discipens Japanese Blueberry
 Ilex x East Palatka East Palatka Holly
 Ilex cassine Dahoon Holly
 Ilex opaca American Holly
 Lagerstroemia indica Cape myrtle
 Tabebuia chrysofricha Gold Tabebuia
 Tabebuia impetiginosa Purple Tabebuia

TYPICAL LOT LANDSCAPE PLAN
 NOT TO SCALE

ADJACENT AGRICULTURE-ZONED PROPERTY



ADJACENT AGRICULTURE-ZONED PROPERTY

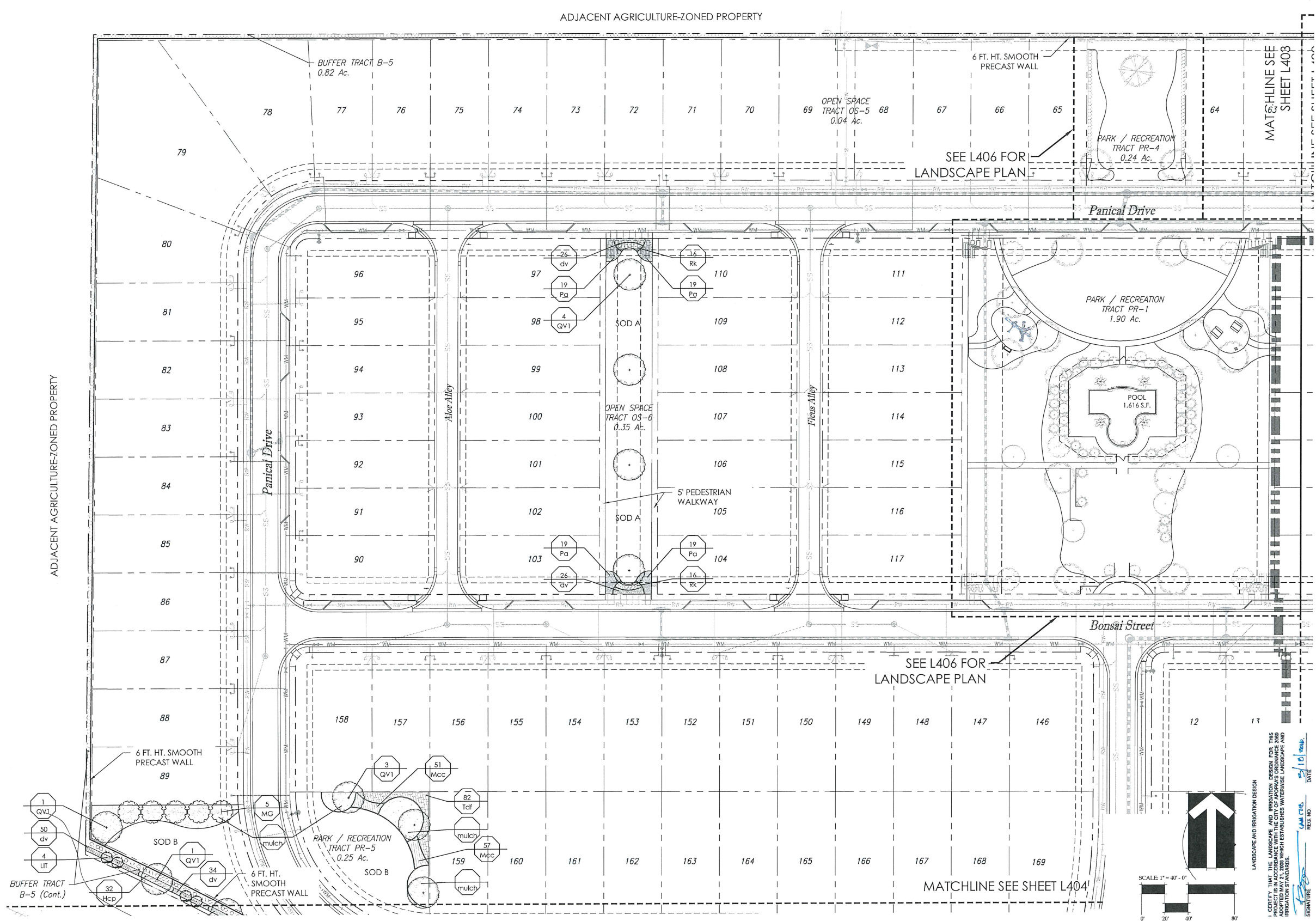


LANDSCAPE AND IRRIGATION DESIGN
 I HEREBY CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA ORDINANCE 2008 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION PRACTICES.
 SIGNATURE: [Signature] REG. NO. [Number] DATE: [Date]

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 PROJECT: 2015112_SURREY_HOMES-SILVER_OAK_LA-BASE
 DRAWING: 2015112_SURREY_HOMES-SILVER_OAK_LA-BASE.LWG

DRAWING TITLE: 2/14/2015 10:58 AM
 CLIENT: SURREY HOMES SILVER OAK, LLC
 PROJECT: SURREY HOMES SILVER OAK, LLC
 DESIGNER: BONNETT DESIGN GROUP, LLC
 DATE: 2/14/2015



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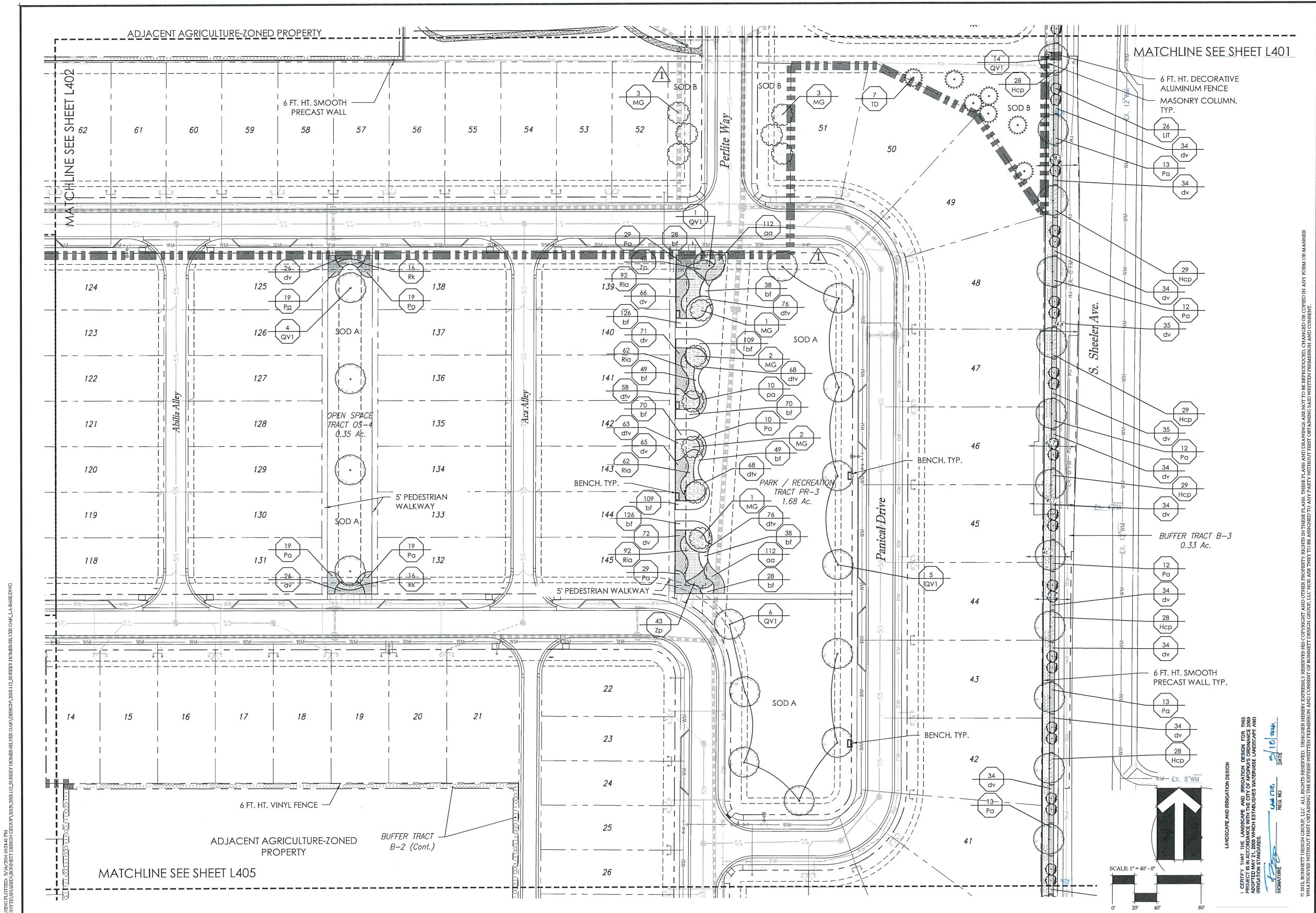
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 LANDSCAPE PLAN

DATE: August 28, 2015
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 JOB NUMBER: 2015.112
 FILE NAME: 2015112_SURREY_HOMES-SILVER_OAK_LA-BAE

REVISIONS:

NO.	DATE	DESCRIPTION

L402



DRAWING DATE: 7/16/2015 10:54:11 PM
 CLIENT: SURREY HOMES COMMUNITY DEVELOPMENT, 2015 112, SURREY HOMES SILVER OAK, LA, TAMPA, FL



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LANDSCAPE PLAN

DATE: August 28, 2015
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 FILE NAME: 2015112_SURREY_HOMES_SILVER_OAK_LA_BASE

REVISIONS:
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LANDSCAPE AND IRRIGATION DESIGN
 I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2009 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.
 SIGNATURE: [Signature] REG. NO. 10 DATE: 8/10/2015
 Todd W. Bennett, RLA F 11007318

L403



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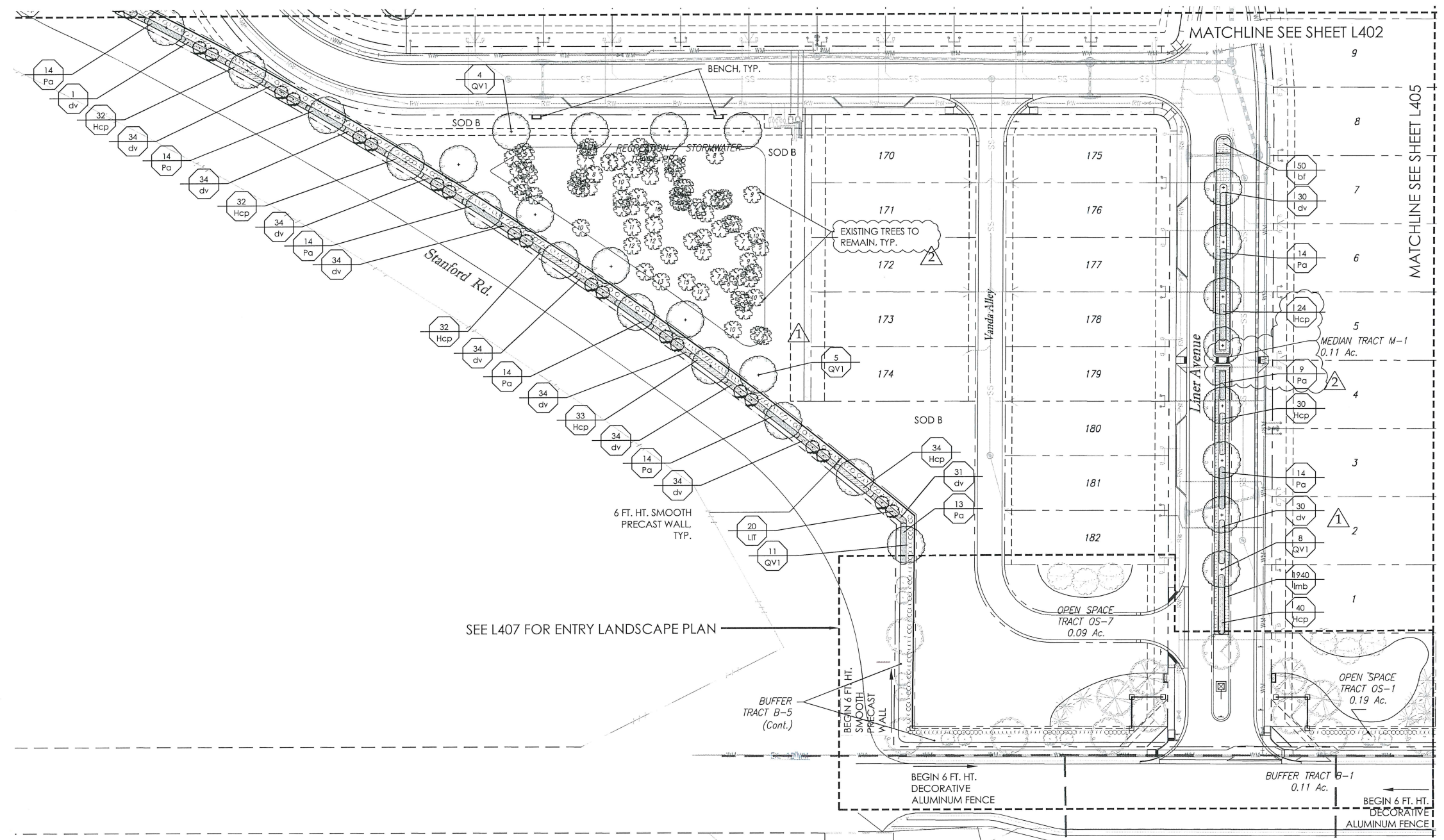
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 CHECKED BY: TWB
 JOB NUMBER: 2015.112
 FILE NAME: 201512_SURREY_HOMES-SILVER_OAK_LA-BAE

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 2 City Comments 03-18-2016

Todd W. Bennett, R.L.A. F000718

L404



LANDSCAPE AND IRRIGATION DESIGN
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 SIGNATURE: [Signature] REG. NO. 5110 DATE: 8/28/15

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 CLIENT CONTACT: BONNETT DESIGN GROUP, INC. 2015.112_SURREY_HOMES-SILVER_OAK_LA-BAE.DWG



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community planning
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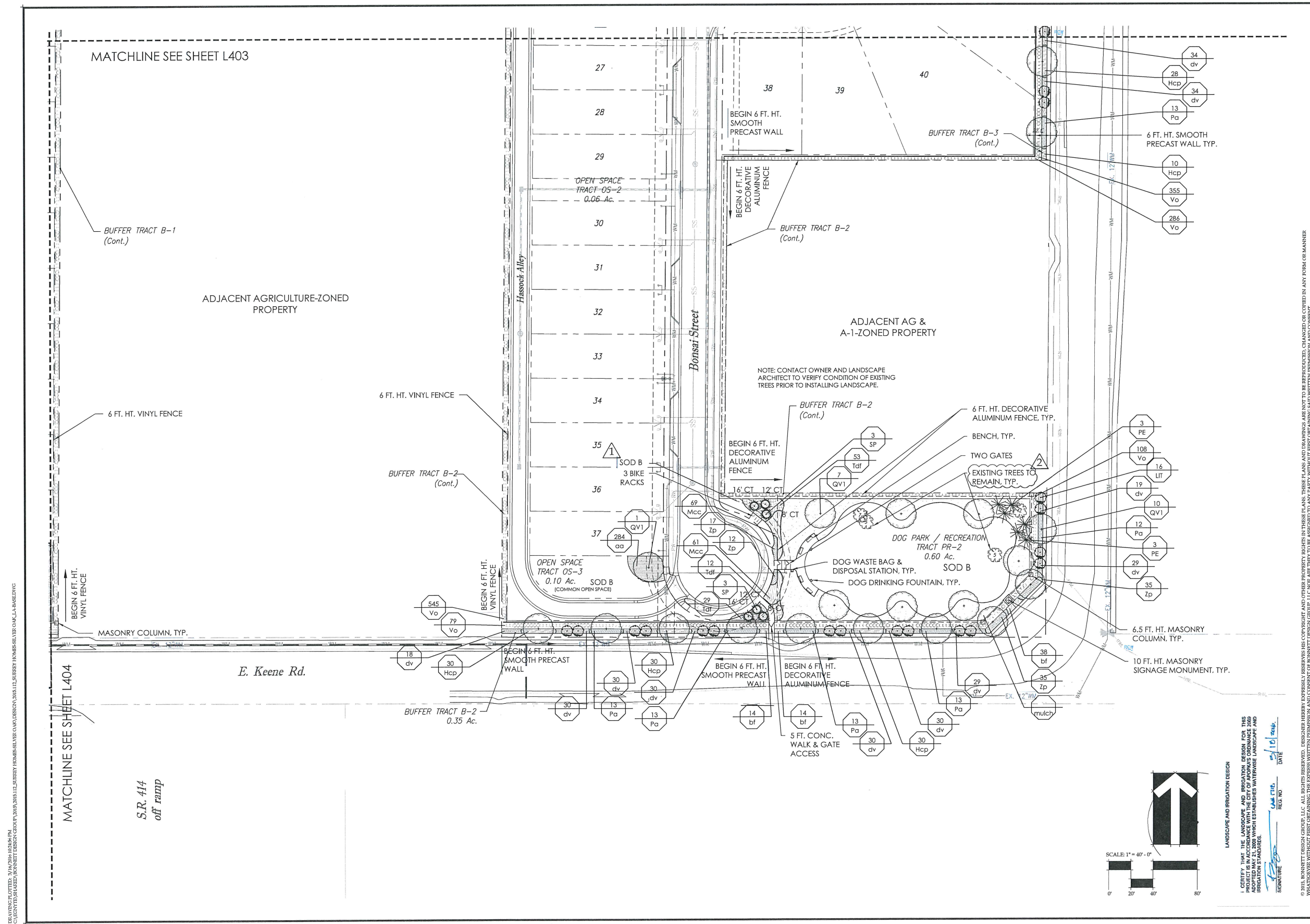
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APOPKA, FLORIDA
LANDSCAPE PLAN

DATE: August 28, 2015
DRAWN BY: RCL/LAE
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JOB NUMBER: 2015.112
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L405



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PROJECT: SILVER OAK COMMUNITY
SHEET: L405



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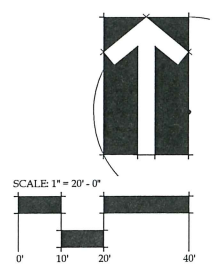
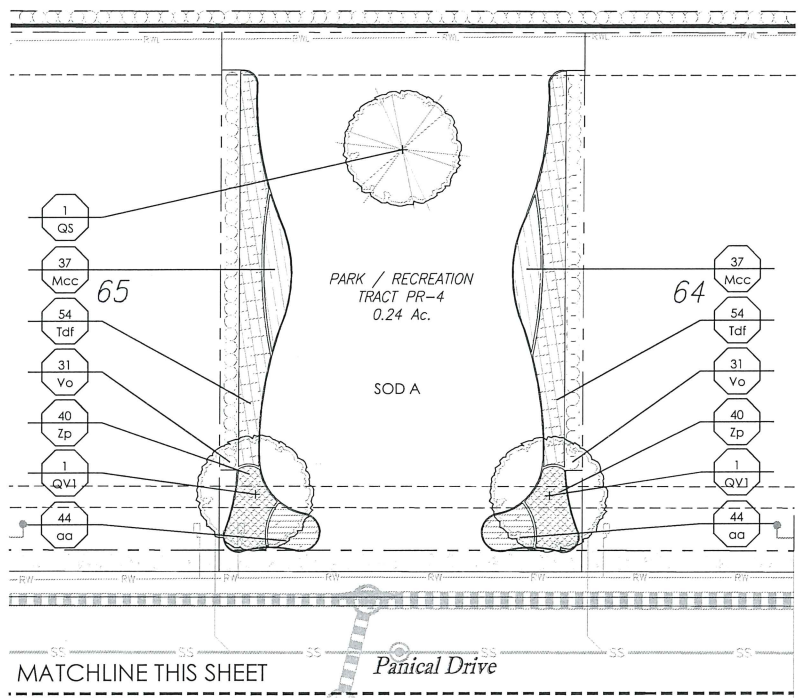
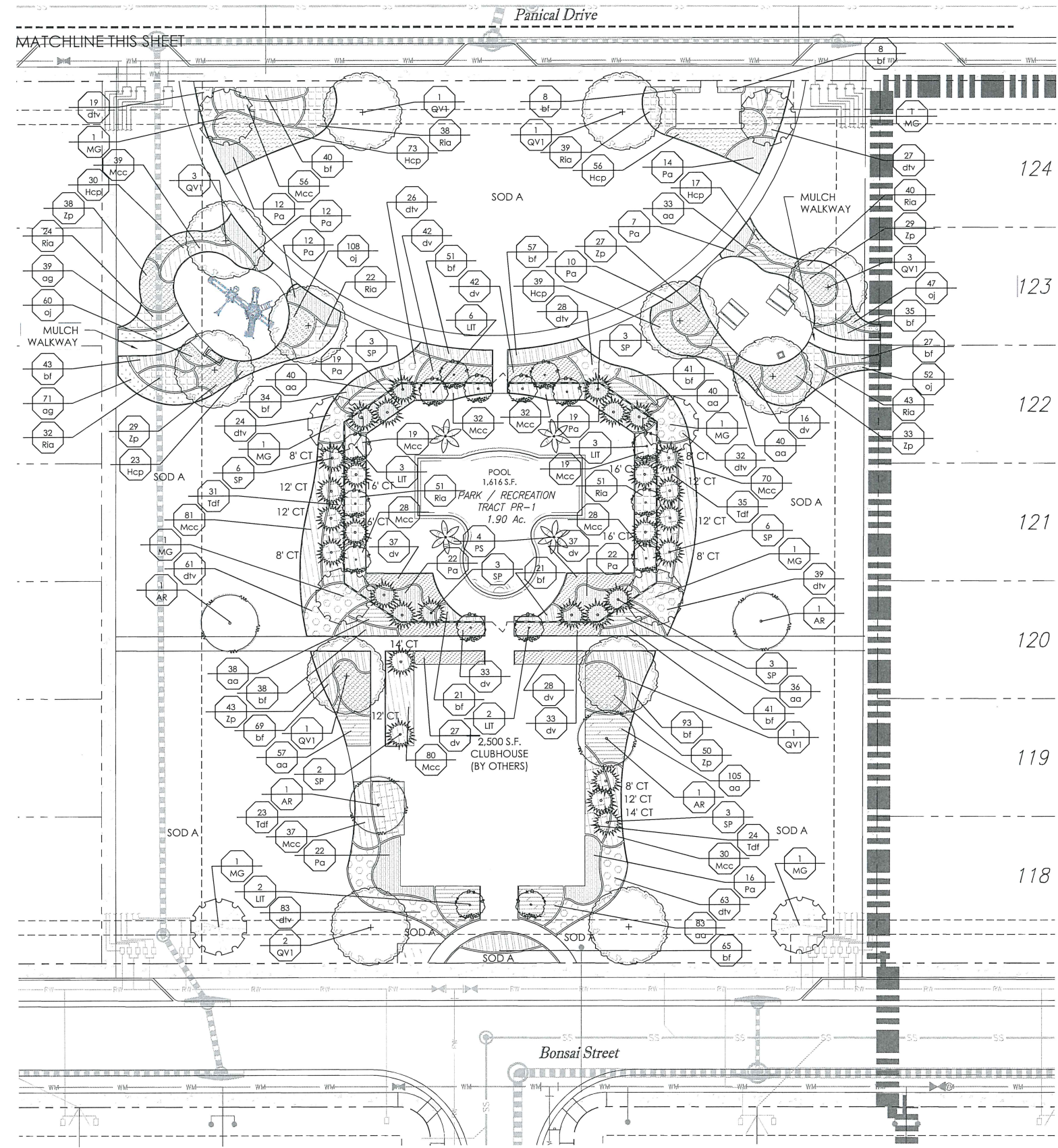
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 JOB NUMBER: 2015.112
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REVISIONS:

L406

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 PROJECT: SILVER OAK COMMUNITY LANDSCAPE ARCHITECTURE

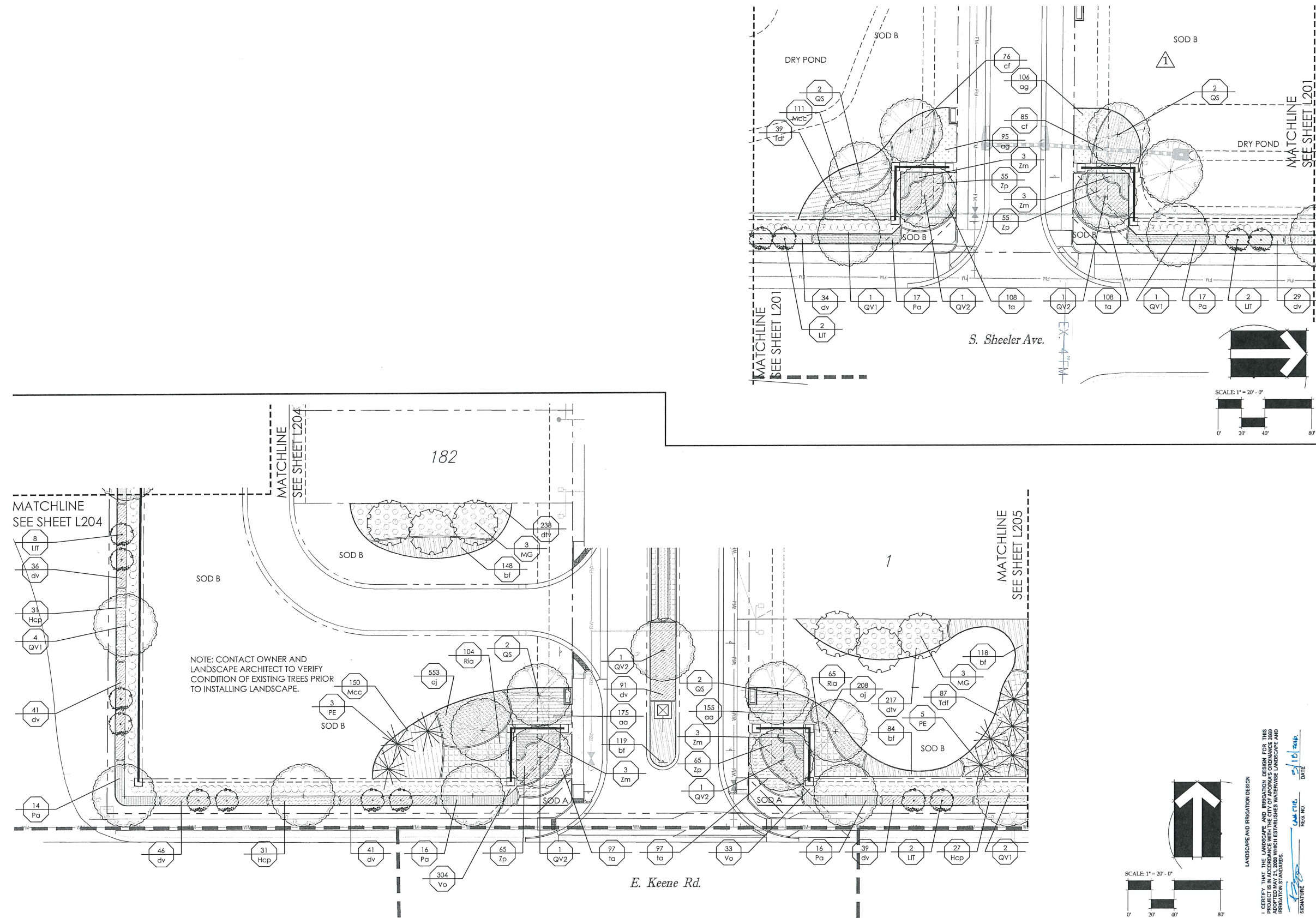


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 SIGNATURE: [Signature] REG. NO. 10 DATE: 8/28/15

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Todd W. Bonnett, R.L.A. #00078

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 COMMENTS: SHARED BONNETT DESIGN GROUP, 2015.112.SURREY HOMES-SILVER OAK, LA-047.DWG



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 APOPKA, FLORIDA
 ENTRY LANDSCAPE PLAN

DATE: August 28, 2015
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 JOB NUMBER: 2015.112
 FILE NAME: 2015.112.SURREY HOMES-SILVER OAK, LA-BASE

REVISIONS:
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LANDSCAPE AND IRRIGATION DESIGN
 I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2009 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.
 SIGNATURE: [Signature] REG. NO. 10104 DATE: 8/28/15
 Todd W. Bennett, RLA & FL000718

L407

A. DESIGN STANDARDS

1. LOT CRITERIA:

Table with 4 columns: DESCRIPTION, SINGLE FAMILY DETACHED (REAR LOADED), SINGLE FAMILY DETACHED (FRONT LOADED), SINGLE FAMILY DETACHED (FRONT LOADED). Rows include LOT SETBACKS (FRONT PORCH, FRONT, REAR, SIDE, SIDE CORNER, GARAGE, ACCESSORY STRUCTURE REAR) and LOT DIMENSIONS (MIN. AVERAGE LOT AREA, MIN. LOT WIDTH, MIN. LOT DEPTH, MAX. LOT COVERAGE, MAX BUILDING HEIGHT, MIN. LIVING AREA).

- (1) See Sheet "A-1" for depiction of conceptual individual site plans.
(2) Front porch setback as allowed per City of Apopka Development Design Guidelines 3.2.1.
(3) Minimum lot width may be reduced around curves so long as minimum lot width at the primary structure setback is achieved.
(4) 1500 SF minimum allowed on a maximum of (45) units of the (85) total Single-Family Detached (Rear Loaded) units (Lots 22-37, 96-145, 170-182). 1700 SF minimum required on a minimum of (137) units of the (182) total units within the community (75% required per Section 3.04.08 of Small Lot Overlay District Ordinance).

B. ARCHITECTURAL, BUILDINGS, AND ACCESSORY STRUCTURES

- 1. ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES AND SECTION 3.04.08 OF THE SMALL LOT OVERLAY DISTRICT ORDINANCE OR UNLESS OTHERWISE STATED.
2. ALL LOTS SHALL HAVE DETACHED SINGLE FAMILY HOMES.
3. ALL LOTS SHALL HAVE ATTACHED 2 CAR GARAGES.
4. FACE OF WALL CONTAINING A FRONT ENTRY GARAGE SHALL NOT EXTEND PAST THE FRONT BUILDING WALL. SETBACK TO WALL SHALL BE 30' MINIMUM FROM FRONT PROPERTY LINE.
5. NUMBER OF BEDROOM PER INDIVIDUAL HOME = (2) MINIMUM - (4) MAXIMUM
6. AC CONDENSER UNITS & SIMILAR EQUIPMENT SHALL BE PLACED IN THE REAR YARD AREA. UNITS & SIMILAR EQUIPMENT SHALL NOT BE PLACED INSIDE THE SIDE YARD BUILDING SETBACK. UNITS SHALL BE SCREENED FROM SIDE STREETS WITH LANDSCAPING OR OPAQUE FENCING. SEE SITE PLANS ON SHEET "A-1".
7. TRASH RECYCLE BIN PADS (MINIMUM 6'x4') SHALL BE PROVIDED WITHIN THE REAR YARD & ADJACENT TO DRIVEWAYS FOR LOTS 22-37, 90-145, & 170-182. SEE SITE PLANS ON SHT. "A-1"
8. STORAGE SHEDS OR SIMILAR STORAGE FACILITIES SHALL NOT BE ALLOWED.
9. SWIMMING POOLS SHALL BE ALLOWED ON SINGLE-FAMILY DETACHED (FRONT LOADED-MINIMUM 50' WIDE OR GREATER) LOTS.
a) SWIMMING POOLS MUST BE IN-GROUND TYPE. ABOVE GROUND POOLS ARE PROHIBITED.
b) SWIMMING POOLS AND DECKS ARE PROHIBITED FROM PROJECTING BEYOND THE SIDE WALL FACADE.
10. SCREEN ENCLOSURES OVER SWIMMING POOLS AND THEIR RESPECTIVE DECK AREA WITH NON-METAL OR NON-VINYL ROOFS SHALL BE ALLOWED ON SINGLE-FAMILY DETACHED (FRONT LOADED-MINIMUM 50' WIDE OR GREATER) LOTS.
a) SCREEN ENCLOSURES OVER SWIMMING POOLS AND THEIR RESPECTIVE DECK AREA SHALL BE SINGLE STORY WITH DOME OR ANGLED ROOFS. ENCLOSURE STRUCTURAL MEMBERS SHALL BE BRONZE. SCREENING SHALL BE DARK MESH. SOLID OPAQUE OR CLEAR PANELS ON THE WALLS OR ROOFS ARE PROHIBITED.
b) SCREEN ENCLOSURES WITH METAL, VINYL, OR SCREEN MESH ROOFS OVER NON-SWIMMING POOL DECKS ARE PROHIBITED.
11. MAIL DELIVERY FOR ALL LOTS SHALL OCCUR AT MAIL KIOSK WITH CLUSTER MAILBOX UNITS. MAIL KIOSK SHALL PROVIDE COVERED ROOF AREA FOR PROTECTION FROM INCLEMENT WEATHER. SEE SHEET "A-3" FOR STREET ELEVATION.
12. ARCHITECTURAL DESIGN STANDARDS:
a) SPANISH, TUSCAN, OR CRAFTSMAN ARCHITECTURAL STYLES OR THEMES SHALL BE APPLIED TO HOUSES, COMMUNITY BUILDINGS, AND MAIL KIOSK. ARCHITECTURAL STYLE ELEMENTS SHALL BE APPLIED TO FRONT FACADE ONLY. SEE SHEET "A-2" FOR CONCEPTUAL FRONT ELEVATIONS. MODIFICATION OR REPLACEMENT OF THE EXTERIOR ELEVATIONS ON SHEET "A-2" CAN BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR IF SUCH CHANGES REPRESENT EQUIVALENT ARCHITECTURAL VALUE. SUBSTANTIAL DEVIATIONS FROM ARCHITECTURAL RENDERING MUST BE APPROVED BY CITY COUNCIL.
b) SIDE WALL FACADES ALONG SIDE YARD STREETS AT LOTS 12, 22, 38, 90, 96, 97, 103, 104, 110, 111, 117, 118, 124, 125, 131, 133, 138, 139, 145, 146, 158, 169, 170, and 175 AND ALONG REAR ELEVATIONS AT LOTS 38 - 54 SHALL HAVE ADDITIONAL EMBELLISHED WINDOW GRID PATTERNS AND WINDOW BANDING & TRIM TO MATCH THE FRONT ELEVATION WINDOWS.
c) FRONT FACADE MATERIALS SUCH AS CULTURED STONE VENEER, STUCCO, & FIBER CEMENT SIDING SHALL BE UTILIZED TO BE CONSISTENT WITH THE APPLICABLE ARCHITECTURAL STYLE.
d) MINIMUM ROOF PITCH SHALL BE 5 / 12.
e) 30 YEAR ASPHALT SHINGLE SHALL BE INSTALLED ON ALL ROOFS. 3-TAB SHINGLES ARE PROHIBITED. SINGLE SHINGLE COLOR SHALL BE USED FOR UNIFORMITY THROUGHOUT THE COMMUNITY.
f) ALUMINUM FASCIA AND SOFFIT SHALL BE STANDARD FOR ALL HOUSES. SINGLE FASCIA AND SOFFIT COLOR SHALL BE USED FOR UNIFORMITY THROUGHOUT THE COMMUNITY.
g) WINDOW BANDING/TRIM AND FRONT DOOR SHALL BE PAINTED AN ACCENT COLOR.
h) PAVERS SHALL BE INSTALLED AT FRONT YARD DRIVEWAYS, LEAD WALKS, PORCHES, AND PORTICOES.
13. FRONT BUILDING ENTRANCE ELEVATION DESIGN STANDARDS:
a) FRONT BUILDING ENTRANCE SHALL FEATURE A MINIMUM 5' DEEP (PER SECTION 3.04.08(4)) OF SMALL LOT OVERLAY DISTRICT ORDINANCE) PORCH OR PORTICO FLUSH OR PROJECTING BEYOND FRONT WALL OR SIMILAR FEATURE. PORCH WIDTHS SHALL BE MINIMUM OF 30% OF THE FRONT FACADE OVERALL WIDTH.
b) FRONT PORCHES & PORTICOES AT GRADE LEVEL.
c) MODEL PLAN TYPE SHALL NOT BE CONSTRUCTED ADJACENT TO THE SAME MODEL PLAN TYPE WITHOUT A DIFFERENT ELEVATION STYLE TYPE.
d) ELEVATION STYLE TYPES OF THE SAME STORY HEIGHT SHALL NOT BE CONSTRUCTED ADJACENT TO THE SAME ELEVATION STYLE TYPE. THE SAME ELEVATION STYLE TYPE OF VARYING STORY HEIGHTS SHALL NOT BE CONSTRUCTED ON THREE (3) CONSECUTIVE LOTS.
e) SPECIFIC ELEVATION STYLE TYPES SHALL HAVE SIMILAR WALL FINISHES, WINDOW GRID PATTERNS, WINDOW BANDING & TRIM, ROOF LINES AND SLOPES, ETC. APPLIED TO EACH LOT WIDTH MODEL PLAN TYPE FRONT ELEVATIONS.
f) IDENTICAL EXTERIOR PAINT SCHEMES SHALL NOT BE APPLIED ON ADJACENT LOTS.
g) MODIFICATION OR REPLACEMENT OF THE EXTERIOR ELEVATION ON SHEET "A-2" CAN BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR IF SUCH CHANGES REPRESENT EQUIVALENT ARCHITECTURAL VALUE. SUBSTANTIAL DEVIATIONS FROM ARCHITECTURAL RENDERING MUST BE APPROVED BY CITY COUNCIL.

14. REAR ELEVATION FACING "SHEELER STREET" DESIGN STANDARDS:

- a) APPLICABLE TO LOTS 38 THRU 51 ONLY.
b) SEE EXTERIOR ELEVATIONS ON SHEET "A-2".
c) SINGLE STORY LANAIS SHALL BE REQUIRED ON ANY TWO STORY HOME TO ELIMINATE BOX ON BOX APPEARANCE.
d) SINGLE STORY HOMES SHALL HAVE GABLE ENDS AT LANAI'S OR JOGS IN REAR WALL FAÇADE TO ELIMINATE CONTINUOUS HORIZONTAL FASCIA LINE AND SINGLE HIP ROOF PLANE.
e) LARGE EXPANSES OF SOLID WALL SHALL BE AVOIDED THRU USE OF WINDOWS, WALL FEATURES, OR WALL / ROOF JOGS.
f) WINDOW GRID PATTERNS AND WINDOW BANDING & TRIM SHALL MATCH FRONT ELEVATION WINDOWS.
g) WINDOW STYLE TYPES OF THE SAME STORY HEIGHT SHALL NOT BE CONSTRUCTED ADJACENT TO THE SAME ELEVATION STYLE TYPE. THE SAME ELEVATION STYLE TYPE OF VARYING STORY HEIGHTS SHALL NOT BE CONSTRUCTED ON THREE (3) CONSECUTIVE LOTS.
h) IDENTICAL EXTERIOR PAINT SCHEMES SHALL NOT BE APPLIED ON ADJACENT LOTS.
i) MODIFICATION OR REPLACEMENT OF THE EXTERIOR ELEVATION ON SHEET "A-3" CAN BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR IF SUCH CHANGES REPRESENT EQUIVALENT ARCHITECTURAL VALUE. SUBSTANTIAL DEVIATIONS FROM ARCHITECTURAL RENDERING MUST BE APPROVED BY CITY COUNCIL.
15. MAIL KIOSK ELEVATION DESIGN STANDARDS:
a) ELEVATION SHALL BE COMPATIBLE WITH THE ARCHITECTURAL ELEVATION STYLES OF THE HOMES & MAIL KIOSK WITHIN THE COMMUNITY. SEE SHEET "A-3".
b) MODIFICATION OR REPLACEMENT OF THE EXTERIOR ELEVATION ON SHEET "A-3" CAN BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR IF SUCH CHANGES REPRESENT EQUIVALENT ARCHITECTURAL VALUE. SUBSTANTIAL DEVIATIONS FROM ARCHITECTURAL RENDERING MUST BE APPROVED BY CITY COUNCIL.
16. COMMUNITY BUILDING ELEVATION DESIGN STANDARDS:
a) ELEVATION SHALL BE COMPATIBLE WITH THE ARCHITECTURAL ELEVATION STYLES OF THE HOMES & MAIL KIOSK WITHIN THE COMMUNITY. SEE SHEET "A-3".
b) MODIFICATION OR REPLACEMENT OF THE EXTERIOR ELEVATION ON SHEET "A-3" CAN BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR IF SUCH CHANGES REPRESENT EQUIVALENT ARCHITECTURAL VALUE. SUBSTANTIAL DEVIATIONS FROM ARCHITECTURAL RENDERING MUST BE APPROVED BY CITY COUNCIL.
17. INDIVIDUAL LOT FRONT & REAR YARD FENCING STANDARDS:
a) COMMUNITY PERIMETER FENCING NOT INCLUDED. SEE APPLICABLE LANDSCAPE PLAN SHEET L201-L205.
b) SEE SHEET "A-1" FOR CONCEPTUAL FENCING PLANS.
c) FENCING IS PROHIBITED IN FRONT YARDS.
d) FENCING AT REAR YARDS OF REAR ALLEY LOADED LOTS (LOTS 22-37, 90-145, 170-182) SHALL BE ALUMINUM WROUGHT IRON GRATE STYLE FENCING. SEE SHEET "A-1" FOR ILLUSTRATION.
e) FENCING AT REAR YARDS OF REAR ALLEY LOADED LOTS (LOTS 22-37, 90-145, 170-182) SHALL BE SETBACK AT LEAST TWO FEET FROM THE ALLEY AND DRIVEWAY. SEE SHEET "A-1" FOR ILLUSTRATION.
f) FENCING AT REAR YARDS OF 50' WIDE OR GARAGE FRONT LOADED LOTS SHALL BE TAN VINYL OPAQUE STYLE FENCING. SEE SHEET "A-1" FOR ILLUSTRATION.
g) MAXIMUM HEIGHT = 5'-0" ABOVE FINAL GRADE. NO FENCE SHALL EXCEED THE HEIGHT OF AN ABUTTING COMMON AREA WALL.
h) REAR YARD FENCES SHALL NOT PROJECT MORE THAN 5' BEYOND REAR SIDE WALL BUILDING CORNER.

C. UTILITIES AND INFRASTRUCTURE

- 1. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA. THE WATER SYSTEM SHALL BE DESIGNED TO CITY STANDARDS.
2. RECLAIM WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA. THE RECLAIM WATER SYSTEM SHALL BE DESIGNED TO CITY STANDARDS.
3. STORM WATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF APOPKA AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR PROJECTS WITHOUT A POSITIVE OUTFALL.
4. A FINAL DRAINAGE REPORT AND SOILS REPORT WILL BE SUBMITTED WITH FINAL DEVELOPMENT PLANS.
5. SANITARY SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA. THE SANITARY SYSTEM SHALL BE DESIGNED TO CITY STANDARDS.
6. UTILITY EASEMENTS SHALL BE DEDICATED TO THE CITY OF APOPKA.
7. DRAINAGE EASEMENTS TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION UNLESS OTHERWISE ACCEPTED BY THE CITY OF APOPKA.
8. ALL STORM WATER AND UTILITY PIPES MAY BE MOVED TO SAVE EXISTING TREES IN THE RIGHT-OF-WAY. ANY CHANGE IN THE LOCATION OF THESE PIPES WILL BE SHOWN ON THE FINAL ENGINEERING PLANS.
9. ON-SITE STREETS ARE TO BE CONSTRUCTED PER CITY OF APOPKA STANDARDS.
10. A SIGNAGE PLAN WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN SUBMITTAL.
11. STABILIZED ACCESS ROADWAYS AND FIRE HYDRANTS MUST BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
12. SOLID WASTE COLLECTION AND PUBLIC SAFETY (POLICE AND FIRE) PROVIDED BY THE CITY OF APOPKA.
13. THE INTERNAL STREET RIGHT-OF-WAY IS TO BE PUBLIC.
14. A 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. SIDEWALK ALIGNMENT MAY BE ADJUSTED AT FINAL DEVELOPMENT PLAN TO PRESERVE EXISTING TREES.
15. A FIVE-FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED WITHIN THE RIGHT-OF-WAY ALONG SHEELER ROAD IN FRONT OF PARCEL ID'S 22-21-28-0000-00-140, 194 AND 111.
16. RIGHT-OF-WAY DEDICATION ALONG E. KEENE ROAD AND SHEELER AVENUE SHALL BE AS DEPICTED ON SHEET C2.00 OR THE SILVER OAK MASTER PLAN.
17. SILVER OAKS HOA SHALL NOT OBJECT TO PARCEL ID'S 22-21-28-0000-00-140, 194 AND 111 LOCATED ALONG SHEELER ROAD TO ACCESSING BONSAI STREET. THESE PARCELS SHALL BE ALLOWED TO BECOME PART OF THE SILVER OAKS COMMUNITY AND HOA IF SUCH ABUTTING PARCELS ACCESS BONSAI STREET, THE DEVELOPMENT OF THESE PARCELS SHALL OCCUR CONSISTENT WITH THE DEVELOPMENT DESIGN STANDARDS SET FORTH IN THE SILVER OAKS PUD MASTER PLAN.
18. LOT PARKING SHALL BE PROVIDED AT A RATE OF 4 PARKING SPACES PER DWELLING UNIT. PROVIDED PARKING SHALL AT A MINIMUM CONTAIN 2 PARKING SPACES WITHIN THE DRIVEWAY AND 2 PARKING SPACES WITHIN AN ENCLOSED GARAGE.
19. THE DEVELOPMENT SHALL PROVIDE A MINIMUM OF 50 ON-STREET PARALLEL PARKING SPACES.
20. GARAGES SHALL BE ACCESS FROM THE ADJACENT PUBLIC RIGHT-OF-WAY AT THE FRONT OF THE LOT FOR LOTS 1-21, 38-89 AND 146-169.
21. GARAGES SHALL BE ACCESSED FROM THE ADJACENT ALLEY TRACT AT THE REAR OF THE LOT FOR LOTS 22-37, 90-145 AND 170-182.
22. ALL ALLEY TRACTS SHALL BE PROPOSED AS ONE-WAY TRAVEL LANES.
23. POWER SERVICE WITHIN THE DEVELOPMENT SHALL BE UNDERGROUND. NO OVERHEAD SERVICE WILL BE ALLOWED.
24. VEHICULAR, PEDESTRIAN AND ACCENT LIGHTING SHALL SUBSTANTIALLY CONFORM THE SECTION 3.10 - LIGHTING OF THE CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES.
25. MOBILITY STANDARDS - BASED UPON THE DEVELOPMENT'S DAILY TRIP GENERATION OF 1,859 VEHICLES, THE PROVISION OF TWELVE (12) MOBILITY STANDARDS IS REQUIRED. THE DEVELOPMENT IS PROPOSING THE FOLLOWING MOBILITY STANDARDS TO FULFILL THIS REQUIREMENT:
i. SHEELER ROAD LEFT TURN LANE
ii. KEENE ROAD LEFT TURN LANE
iii. SHEELER ROAD/KEENE ROAD CORNER RIGHT-OF-WAY DEDICATION
iv. SHEELER ROAD RIGHT-OF-WAY DEDICATION
v. CONSTRUCT APPROXIMATELY 300 LF SIDEWALK ON SHEELER ACROSS THE VACANT OUTPARCEL AT SHEELER ROAD AND KEENE ROAD
vi. CONSTRUCT APPROXIMATELY 150 LF SIDEWALK WEST SIDE OF SHEELER FROM LA GRAN VIA LANE TO SHEELER OAKS DRIVE
vii. PROVIDE A PEDESTRIAN GATE FROM CUL-DE-SAC/DOG PARK TO KEENE ROAD SIDEWALK
viii. PROVIDE CROSSWALK STRIPING ACROSS SHEELER HILLS DRIVE
ix. PROVIDE CROSSWALK STRIPING ACROSS STANFORD DRIVE
x. PROVIDE ADDITIONAL BIKE PARKING WITHIN THE DEVELOPMENT (1 OR MORE CREDITS)
xi. PROVIDE PEDESTRIAN SEATING AT PROJECT ENTRANCES (1 OR MORE CREDITS)
xii. HOA TO PROMOTE RIDE SHARING PROGRAM

D. RECREATION AND OPEN SPACE

- 1. REQUIRED PROJECT OPEN SPACE SHALL BE A MINIMUM OF 30% OF THE DEVELOPED SITE AREA IN ACCORDANCE WITH CITY OF APOPKA SMALL LOT OVERLAY ZONING DISTRICT SECTION 3.04.00(4)(A) AND LDC SECTION 2.02.18(0)(19).
2. REQUIRED PROJECT RECREATION SHALL BE PROVIDED AT A RATE OF 3.6 ACRES PER 1,000 POPULATION WITH 2.6 POPULATION PER DWELLING UNIT.
3. RECREATION TRACT "PR-1" SHALL BE AN APPROXIMATE 1.89 ACRE COMMUNITY CENTER AND SHALL BE COMPLETED PER NOTE #6. A SPECIFIC PARK SITE PLAN AND AMENITIES/EQUIPMENT SHALL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN. COMMUNITY CENTER AREA AMENITIES SHALL INCLUDE A SINGLE STORY COMMUNITY BUILDING, SWIMMING POOL AND DECK, AND MAIL KIOSK AT A MINIMUM. THE COMMUNITY BUILDING SHALL BE MINIMUM OF 2500 SF CONTAINING A MULTI-PURPOSE ROOM, KITCHENETTE (NO GAS APPLIANCES), STORAGE ROOM, RESTROOM FACILITIES FOR THE BUILDING AND POOL, SCREENED LANAI AREA, AND UNSCREENED LANAI AREA. THE SWIMMING POOL AND DECK AREA SHALL BE A MINIMUM OF 3200 SF AND WATER AREA OF A MINIMUM OF 1400 SF.
4. RECREATION TRACT "PR-2" SHALL BE AN APPROXIMATE 0.60 ACRE DOG PARK AND SHALL BE COMPLETED CONCURRENT WITH PHASE 2 OF THE DEVELOPMENT. A SPECIFIC PARK SITE PLAN AND AMENITIES/EQUIPMENT SHALL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN. DOG PARK AREA SHALL BE ENCLOSED AND AMENITIES SHALL INCLUDE AT A MINIMUM ONE (1) DOG WASTE BAG & DISPOSAL STATION, ONE (1) DOG DRINKING FOUNTAIN, SIX (6) SEATING BENCHES AND A WALKWAY.
5. RECREATION TRACTS 3-6 WILL INCORPORATE PEDESTRIAN CIRCULATION, BENCHES, AND OPEN PLAY AREAS. SPECIFIC PARK SITE PLANS AND AMENITIES/EQUIPMENT SHALL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN.
6. THE PHASING OF ALL OPEN SPACE AND PARKS AND RECREATION TRACTS SHALL BE CONSISTENT WITH THAT DEPICTED ON THE PARK TRACTS AND OPEN SPACE TRACTS TABLES AS SHOWN ON THE SITE DATA SHEET C2.02. COMPLETION OF PHASE 1-PARKS AND RECREATION FACILITIES SHALL BE DONE BY THE ISSUANCE OF THE FIFTIETH (50) CERTIFICATE OF OCCUPANCY WITHIN PHASE 1 HOUSES. COMPLETION OF PHASE 2 - PARKS AND RECREATION FACILITIES SHALL BE DONE BY THE ISSUANCE OF THE FIFTIETH (50) CERTIFICATE OF OCCUPANCY WITHIN PHASE 2 HOUSES.

E. BUFFERS AND LANDSCAPING

- 1. A FIFTEEN (15) FOOT BUFFER TRACT FOR PERIMETER WALL AND LANDSCAPING WILL BE PROVIDED ALONG THE SHEELER AVE, KEENE ROAD, AND STANFORD ROAD FRONTS. THESE TRACTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA. THE DESIGN OF THESE BUFFER TRACTS SHALL GENERALLY FOLLOW THE LANDSCAPE DESIGN APPEARING ON SHEETS L100 TO L101 AND L201 TO L206 OF THE MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN. A SIX (6') FOOT HIGH WALL OR FENCE IS PROVIDED IN THESE TRACTS TO PROVIDE BUFFERING FROM THE ADJACENT ROADWAYS.
2. A FIVE (5) FOOT WIDE BUFFER TRACT FOR PERIMETER FENCE AND LANDSCAPING WILL BE PROVIDED ON THE NORTHERN AND WESTERN PROPERTY LINE. THESE TRACTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA. THE DESIGN OF THIS BUFFER SHALL GENERALLY FOLLOW THE LANDSCAPE DESIGN APPEARING ON SHEETS L100 TO L101 AND L201 TO L206 OF THE MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN. A SIX (6') FOOT HIGH PRECAST WALL IS PROVIDED IN THESE TRACTS TO BUFFER THE ADJACENT AGRICULTURE-ZONED PROPERTIES.
3. ENTRANCE FEATURE AND COMMUNITY SIGN WILL BE PROVIDED WITH FINAL DEVELOPMENT PLANS.
4. FINAL LANDSCAPE PLANS FOR THE BUFFER AREAS ALONG EAST KEENE ROAD & SOUTH SHEELER AVENUE WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLANS.
5. TREE PLANTING CONDITIONS: MINIMUM OF TWO NEW TREES SHALL BE PLANTED PER 50' WIDE RESIDENTIAL LOT AND A MINIMUM OF ONE NEW TREE SHALL BE PLANTED PER 40' WIDE RESIDENTIAL LOT. THE NEW TREES SHALL BE A MINIMUM OF 3.5 INCHES DBH AT THE TIME OF PLANTING AND SHALL COUNT TOWARD THE OVERALL NUMBER OF REQUIRED TREE REPLACEMENT INCHES, IF ANY.
6. TREE PROTECTION PLAN - THE FINAL DEVELOPMENT PLAN SHALL INCLUDE TREE PROTECTION TECHNIQUES TO PREVENT HARM TO ANY TREES DESIGNATE TO BE PRESERVED OR ENCROACHMENT INTO PROTECTED NATURAL AREAS, INCLUDING BUT NOT LIMITED TO TREE BARRICADES, SILT FENCING OR OTHER SIMILAR TECHNIQUES ACCEPTED BY THE CITY ENGINEER.

F. MAINTENANCE AND PLAT

- 1. HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL COMMON AREAS, ALLEY TRACTS, FENCES, WALLS, AND LANDSCAPING WITHIN THE FRONT AND CORNER YARDS OF ALL LOTS.
2. THE FINAL DEVELOPMENT PLAN SHALL INCLUDE THE PLAT DOCUMENT, AND THE PLAT SHALL BE IN FINAL FORM.
3. THE CITY OF APOPKA SHALL BE RESPONSIBLE FOR MAINTENANCE OF STREETS, ON-STREET PARALLEL PARKING SPACES, AND STREET LIGHTING AND STORMWATER COLLECTION SYSTEMS WITHIN THE PUBLIC RIGHTS-OF-WAY WITHIN THE SILVER OAK SUBDIVISION. A SPECIAL ASSESSMENT MAY BE REQUIRED WITHIN THE DEVELOPER'S AGREEMENT FOR THE ADDITIONAL MAINTENANCE ASSOCIATED WITH THIS PARKING ARRANGEMENT WITHIN THE PUBLIC RIGHT OF WAY WITHIN THE SILVER OAK DEVELOPMENT

G. WETLANDS AND ENVIRONMENTAL

- 1. THERE ARE NO WETLANDS OR ENVIRONMENTALLY SENSITIVE AREAS ON THE SITE.
2. THERE ARE NO 100-YEAR FLOOD PLAIN AREAS WITHIN THE SITE.
3. AN EROSION PROTECTION PLAN WILL BE SUBMITTED WITH FINAL DEVELOPMENT PLANS.
4. TREE REMOVAL, TREE REPLACEMENT, AND LANDSCAPING SHALL BE IN CONFORMANCE WITH ARTICLE V OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
5. INDIVIDUAL LOT ARBOR/CLEARING PERMIT IS REQUIRED PRIOR TO CLEARING OR GRADING OF ANY LOT OR ISSUANCE OF BUILDING PERMIT. PLACEMENT OF THE HOUSE SHALL PRESERVE EXISTING TREES TO THE GREATEST EXTENT PRACTICAL. LOT PLAN FOR EACH LOT SHALL ILLUSTRATE TREE LOCATIONS AS PRESENTED WITHIN THE PUD MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN.

H. DEVELOPMENT CONDITION CONTINUITY.

THE PUD DEVELOPMENT STANDARDS SHALL BE PRINTED WITHIN THE PUD MASTER PLAN AND THE FINAL DEVELOPMENT PLAN.

I. SIGNAGE.

SIGNAGE SHALL COMPLY WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE AND CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES.

J. LIGHTING.

STREET AND PARKING AREA OR PEDESTRIAN PATH LIGHT POLES SHALL BE DECORATIVE TYPE AND DETAILS PROVIDED WITH THE FINAL DEVELOPMENT PLAN.

K. GARBAGE PICKUP.

- 1. FRONT LOADED SINGLE FAMILY UNITS TO BE PICKED UP AT THE ADJACENT FRONT RIGHT-OF-WAY.
2. REAR LOADED SINGLE FAMILY UNITS TO BE PICKED UP AT THE ADJACENT REAR ALLEY TRACT.

L. MISCELLANEOUS.

- 1. ANY EXISTING SEPTIC TANKS OR WELLS SHALL BE PROPERLY ABANDONED PRIOR TO EARTHWORK OR CONSTRUCTION. PERMITS SHALL BE APPLIED FOR AND ISSUED BY THE APPROPRIATE AGENCIES.
2. ALL ACRESAGES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND FINAL PLAT REVIEW AND APPROVAL.
3. OUTDOOR STORAGE AREAS (BOATS, TRAILERS, RECREATIONAL VEHICLES, ETC.) ARE NOT PROVIDED WITHIN THE DEVELOPMENT AND WILL BE PROHIBITED THROUGH THE HOA DOCUMENTS.
4. ALL LOTS WITH REAR ALLEY ACCESS SHALL HAVE UNIFORM ADDRESS NUMBERS ON THE BACKSIDE OF THE RESIDENCE AND THE FRONT OF THE BUILDING FACING COMMON OPEN SPACE AREAS.

Consultant:

Table with columns: NO., DATE, DESCRIPTIONS, SUBMISSIONS/REVISIONS. Includes vertical datum, job no., designed by, drawn by, checked by, approved by, scale in feet.

Project Name: SILVER OAK SUBDIVISION PR15-13
Submittal To: CITY OF APOPKA, FL

DEVELOPMENT DESIGN STANDARDS

Sheet No.: C2.05

Seal:
MARC DANIEL STEHLE
P.E. NO. 0032781
DATE: March 18, 2016



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Eng. Bus. No. 28567

THIS PLAN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND DEPICTS THE DESIGN STANDARDS OF THE MASTER PLAN / PRELIMINARY DEVELOPMENT PLAN AS APPROVED BY CITY COUNCIL ON JULY 1, 2015.

DEVELOPMENT INFORMATION

GENERAL	
FUTURE LAND USE DESIGNATION	RES. HIGH DENSITY
ZONING	R-3, SMALL LOT OVERLAY
TOTAL PROPOSED UNITS FOR THIS PSP	182
TOTAL DEVELOPABLE LAND AREA	50.83
NET DEVELOPABLE LAND AREA	50.59
NET RESIDENTIAL DENSITY FOR THIS PSP	3.60

DEVELOPABLE LAND SUMMARY

PHASE 1 SITE AREA	34.62
PHASE 2 SITE AREA	15.97
R-O-W DEDICATION	0.24
TOTAL DEVELOPABLE LAND AREA	50.83

NET DEVELOPABLE LAND SUMMARY

TOTAL DEVELOPABLE LAND AREA	50.83
R-O-W DEDICATION	0.24
NET DEVELOPABLE LAND AREA	50.59

NET DEVELOPABLE LAND SUMMARY PER PHASE

PHASE 1 NET DEVELOPABLE AREA	34.62
PHASE 2 NET DEVELOPABLE AREA	15.97
NET DEVELOPABLE LAND AREA	50.59

PHASING

RESIDENTIAL PORTIONS OF THE PROJECT WILL BE CONSTRUCTED IN TWO (2) PHASES.

PHASE 1

PHASE 1 SITE AREA	34.62 ACRES
PHASE 1 NET DEVELOPABLE AREA	34.62 ACRES
PHASE 1 TOTAL PROPOSED UNITS	116 UNITS
PHASE 1 NET DENSITY	3.35 DU/AC

PHASE 2

PHASE 2 SITE AREA	15.97 ACRES
PHASE 2 NET DEVELOPABLE AREA	15.97 ACRES
PHASE 2 TOTAL PROPOSED UNITS	66 UNITS
PHASE 2 NET DENSITY	4.13 DU/AC

HOUSING MIX

HOUSING TYPE	NUMBER OF UNITS	PERCENTAGE (%)
SINGLE FAMILY LOT < 50' WIDTH	85	46.7%
SINGLE FAMILY LOT > 50' WIDTH	97	53.3%
TOTALS:	182	100.0%

OWNERSHIP / MAINTENANCE

ROAD RIGHTS-OF-WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
ALLEY TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION WITH UTILITY EASEMENT AND DRAINAGE EASEMENT TO THE CITY OF APOPKA.
DRAINAGE TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITH A BLANKET DRAINAGE EASEMENT TO THE CITY OF APOPKA FOR MAINTENANCE INFRASTRUCTURE ONLY.
DRAINAGE EASEMENTS	PUBLIC	TO BE DEDICATED TO CITY OF APOPKA. DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
REAR YARD SWALE EASEMENTS	PRIVATE	IF APPLICABLE, TO BE DEDICATED TO HOMEOWNERS ASSOCIATION. DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE MAINTAINED BY THE HOA.
UTILITY EASEMENTS	PUBLIC / PRIVATE	TO BE DEDICATED TO THE CITY OF APOPKA, HOA AND/OR OTHER PRIVATE UTILITIES COMPANIES. UTILITIES WITHIN THE EASEMENTS MAY BE OWNED AND MAINTAINED BY THE CITY OF APOPKA AND/OR OTHER PRIVATE ENTITIES.
WATER, RECLAIMED WATER AND SANITARY SEWER	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
LIFT STATION TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
RECREATION TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
PARK TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
SIDEWALKS IN PUBLIC RIGHT OF WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
LANDSCAPE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
BUFFER TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
MEDIAN TRACT	PUBLIC / PRIVATE	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA. UTILITIES WITHIN A BLANKET EASEMENT MAY BE OWNED AND MAINTAINED BY THE CITY OF APOPKA AND/OR OTHER PRIVATE UTILITY ENTITIES.

MISCELLANEOUS

POTABLE WATER SERVICE	THE CITY OF APOPKA
RECLAIMED WATER SERVICE	THE CITY OF APOPKA
WASTEWATER SERVICE	THE CITY OF APOPKA
ELECTRIC SERVICE	DUKE ENERGY
FIRE PROTECTION	THE CITY OF APOPKA
TELEPHONE	CENTURY LINK

OPEN SPACE REQUIREMENTS (1)

LAND USE	NET DEVELOPABLE ACRES	REQUIRED			PROVIDED		
		REQUIRED % OF OPEN SPACE	PARK / RECREATION TRACTS (TOTAL)	BUFFERS / OPEN SPACE TRACTS (TOTAL)	DRAINAGE TRACTS (TOTAL) (3)	TOTAL OPEN SPACE PROVIDED	
SINGLE FAMILY	50.59	30.00%	15.18	6.28	2.91	6.27	15.46
OPEN SPACE REQUIRED			15.18				
OPEN SPACE PROVIDED							15.46

- ALL UNITS ARE ACRES
- MINIMUM 30% OPEN SPACE FOR SINGLE FAMILY RESIDENTIAL PER SMALL LOT OVERLAY ZONING DISTRICT SECTION 3.04.00 (4)(A).
- SHALL NOT ACCOUNT FOR MORE THAN 50% OF THE TOTAL OPEN SPACE REQUIRED.

SITE DATA TABLE

PARCEL ID NUMBER	22-21-28-0000-00-078, 22-21-28-0000-00-079, 22-21-28-0000-00-081, 22-21-28-0000-00-082, 22-21-28-0000-00-105, 22-21-28-0000-00-108, 22-21-28-0000-00-109, 22-21-28-0000-00-114, 22-21-28-0000-00-117, 22-21-28-0000-00-122						
FUTURE LAND USE	RESIDENTIAL HIGH DENSITY						
ZONING	OVERLAY						
ADJACENT LAND USE	North: RURAL, AG	East: RESIDENTIAL LOW DENSITY	South: RS 1/5, AG, RURAL	West: AG			
ADJACENT ZONING	North: A-1, AG	East: R-1A, R-2	South: A-1 & A-2, AG, AG-RES		West: AG		
ACREAGE/SQUARE FOOTAGE	Acres: 50.83	S.F. 2,214,155					
BUILDING HEIGHT	Proposed: 35	Max: 35					
DENSITY	Proposed: 3.6	Max: 3.6					
PARKING SPACES	Proposed: 803	Required: 728					
OPEN SPACE	Proposed: 673,438 S.F.	15.46 Acres	Required: 661,241 S.F.	15.18 Acres			
WAIVER REQUEST	Yes:	No: X					
VARIANCE REQUEST	Yes: X	No:					

APPROVED WAIVERS

- WAIVER TO ALLOW SWIMMING POOLS FOR LOTS 50 FEET WIDE OR GREATER.
- WAIVER TO ALLOW SCREENED ROOMS FOR POOLS IN ACCORDANCE WITH THE ARCHITECTURAL DESIGN PROPOSED.

Variance (V)/Waiver (W) Table

Code #	Code Requirement	(V/W)	Request	Justification
1. 6.02.07 (8) (b)	TYPE F CURB AND GUTTER REQUIRED	W	ALLOW USE OF MIAMI CURB WITHIN ALLEYS ONLY	PROVIDES FOR A MOUNTABLE CURB TO SUPPORT 22' DRIVABLE SURFACE IN CONJUNCTION WITH REQUEST NO. 2
2. 6.02.07	24-FT MINIMUM PAVEMENT WIDTH	W	ALLOW 22' DRIVABLE SURFACE WITHIN ALLEYS ONLY	TRADITIONAL NEW DEVELOPMENT (TND) GUIDELINES SPECIFY 15-FOOT PAVED SURFACES WITHIN A 20-FOOT ALLEY TRACT TO SERVICE BETWEEN 300- 600 AVERAGE DAILY TRIPS (ADT). THE SILVER OAK TWO-WAY ALLEYS SERVE A MAXIMUM OF 14 LOTS (140 ADT) AND ARE NOT SUBJECT TO PASS THROUGH TRAFFIC. THE PROPOSED ALLEYS PROVIDE 22- FEET OF PAVED SURFACE WHICH IS IN EXCESS OF THE TND DESIGN GUIDELINES. ADDITIONALLY, THE PEAK TRAFFIC VOLUMES OCCUR IN THE AM AND PM WHICH DOES NOT COINCIDE WITH THE TIME OF GARBAGE PICK UP SERVICE.

PARK TRACTS

PHASE	TRACT ID	ACREAGE
1	PR-1	1.90
	PR-4	0.24
	PR-5	0.25
	PR-6	1.61
	PHASE 1 - SUBTOTAL:	4.00
2	PR-2	0.60
	PR-3	1.68
	PHASE 2 - SUBTOTAL:	2.28
TOTAL:	6.28	

OPEN SPACE TRACTS

PHASE	TRACT ID	ACREAGE
1	OS-1	0.19
	OS-5	0.04
	OS-6	0.35
	OS-7	0.09
	PHASE 1 - SUBTOTAL:	0.67
2	OS-2	0.06
	OS-3	0.10
	OS-4	0.35
PHASE 2 - SUBTOTAL:	0.51	
TOTAL:	1.18	

ALLEY TRACTS

PHASE	TRACT ID	ACREAGE
1	A-4	0.16
	A-5	0.16
	A-6	0.25
	PHASE 1 - SUBTOTAL:	0.57
2	A-1	0.42
	A-2	0.16
	A-3	0.16
PHASE 2 - SUBTOTAL:	0.74	
TOTAL:	1.31	

BUFFER TRACTS

PHASE	TRACT ID	ACREAGE
1	B-1	0.11
	B-4	0.08
	B-5	0.86
	PHASE 1 - SUBTOTAL:	1.05
2	B-2	0.35
	B-3	0.33
PHASE 2 - SUBTOTAL:	0.68	
TOTAL:	1.73	

DRAINAGE TRACTS

PHASE	TRACT ID	ACREAGE
1	D-1	1.62
	D-2	4.66
PHASE 1 - SUBTOTAL:	6.28	
TOTAL:	6.28	

LIFT-STATION TRACTS

PHASE	TRACT ID	ACREAGE
1	LS-1	0.04
TOTAL:	0.04	

RECREATION SPACE CALCULATIONS (1) (2)

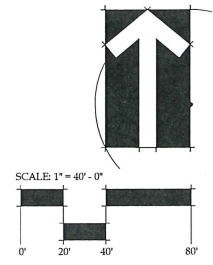
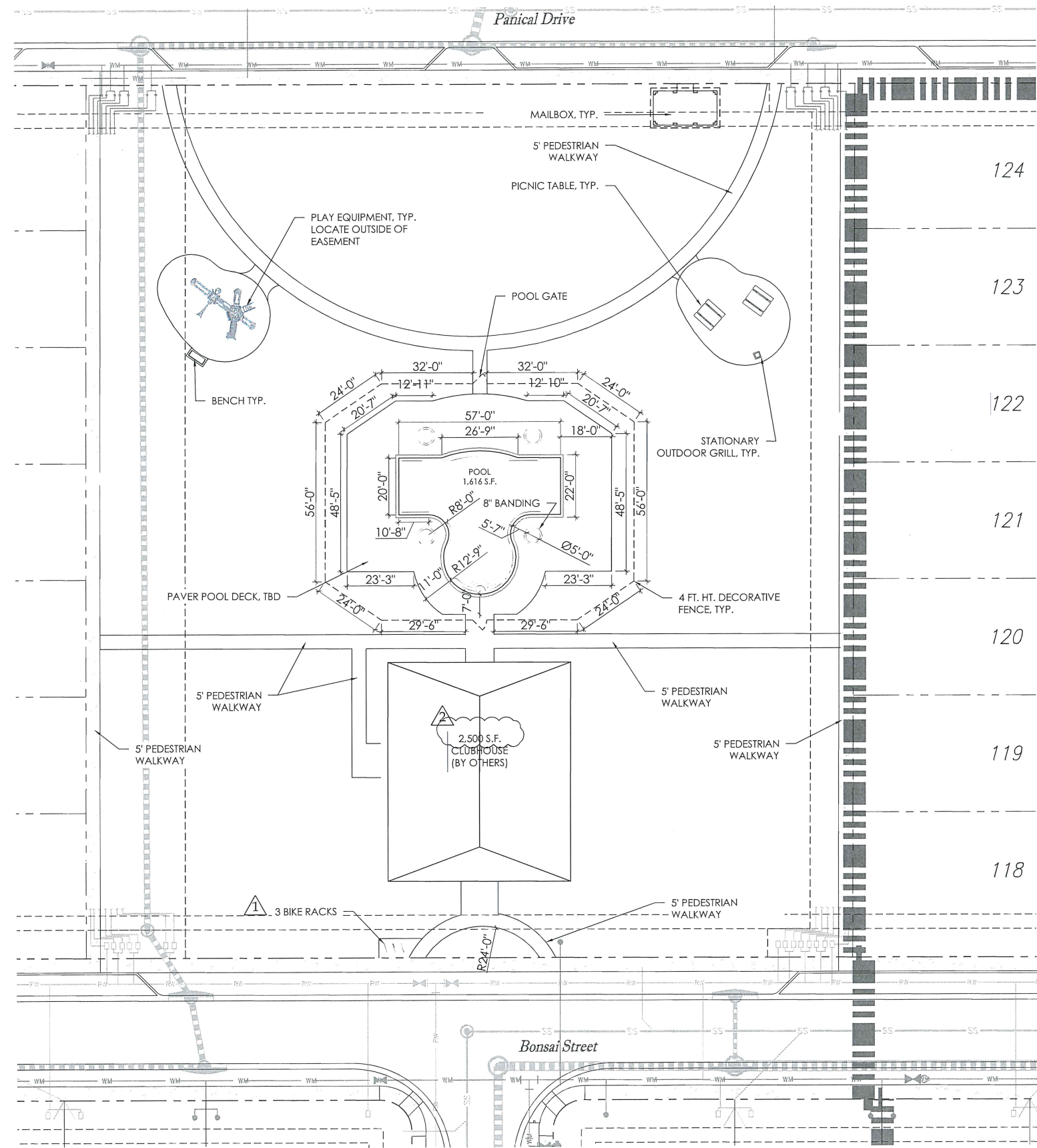
RECREATION AREA REQUIRED = 3.6 ACRES PER 1,000 POPULATION		
2.6 PEOPLE PER UNIT / 1,000 X 3.6 ACRES = REQUIRED RECREATION AREA		
PHASE	TRACT ID	AREA PROVIDED
1	PR-1	1.90
	PR-2	0.60
2	PR-3	1.68
	PR-4	0.24
1	PR-5	0.25
	PR-6	1.61
TOTAL RECREATION PROVIDED:		6.28

- ALL UNITS ARE ACRES.
- RECREATION CALCULATED PER THE CITY OF APOPKA LDC, SECTION 2.02.18(E)(5)

INDIVIDUAL LOT INFORMATION TABLE

Lot Number	Lot Frontage (Ft.)	Lot Square Footage	Lot Number	Lot Frontage (Ft.)	Lot Square Footage
1	50	6022	91	41	4920
2	50	6033	92	41	4920
3	50	6044	93	41	4920
4	50	6056	94	41	4920
5	50	6067	95	41	4920
6	50	6079	96	51	6051
7	50	6090	97	51	6077
8	50	6107	98	41	4920
9	50	6249	99	41	4920
10	50	6565	100	41	4920
11	50	6728	101	41	4920
12	64	7635	102	41	4920
13	52	6240	103	51	6077
14	52	6240	104	51	6077
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87	50				

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LANDSCAPE AND IRRIGATION DESIGN
 I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2009-10 WHICH ESTABLISHES VETERANES LANDSCAPE AND IRRIGATION STANDARDS.
 SIGNATURE: *[Signature]* REG. NO. 25110 DATE: 8/28/15

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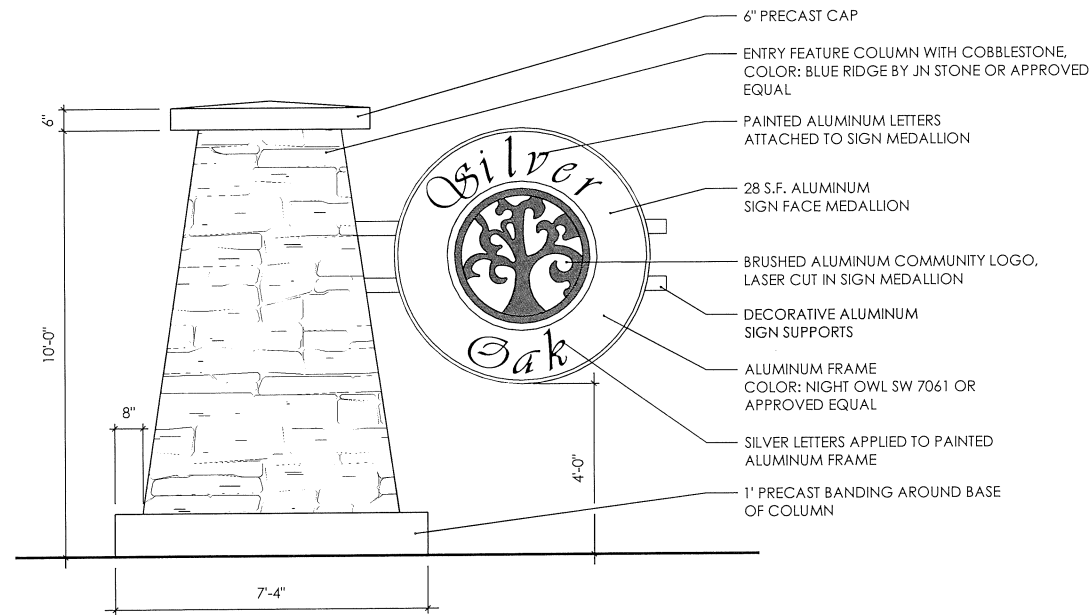
BONNETT design group, llc
 landscape architecture
 community planning
 FL LC 26000341
 151 Circle Drive
 Maitland, FL 32751
 407.622.1588 voice
 407.358.5363 fax

Silver Oak
 Community Landscape Architecture
 Surrey Homes, LLC
 APOPKA, FLORIDA
 LAYOUT PLAN

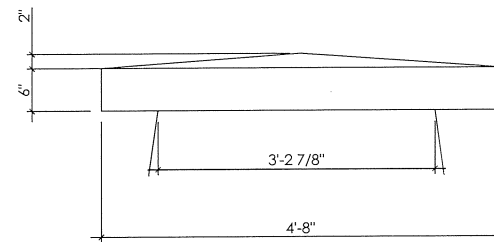
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 DRAWN BY: RCL/LAE
 CHECKED BY: TWB
 JOB NUMBER: 2015.112
 FILE NAME: 2015112_SURREY_HOMES-SILVER_OAK_LA-BASE
 REVISIONS:
 1 City Comments 02-12-2016
 2 City Comments 03-18-2016

Todd W. Bonnett, RLA # FL000178

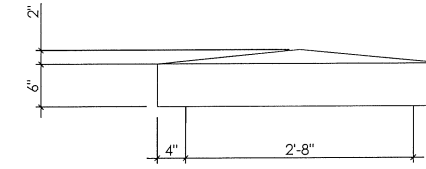
L202



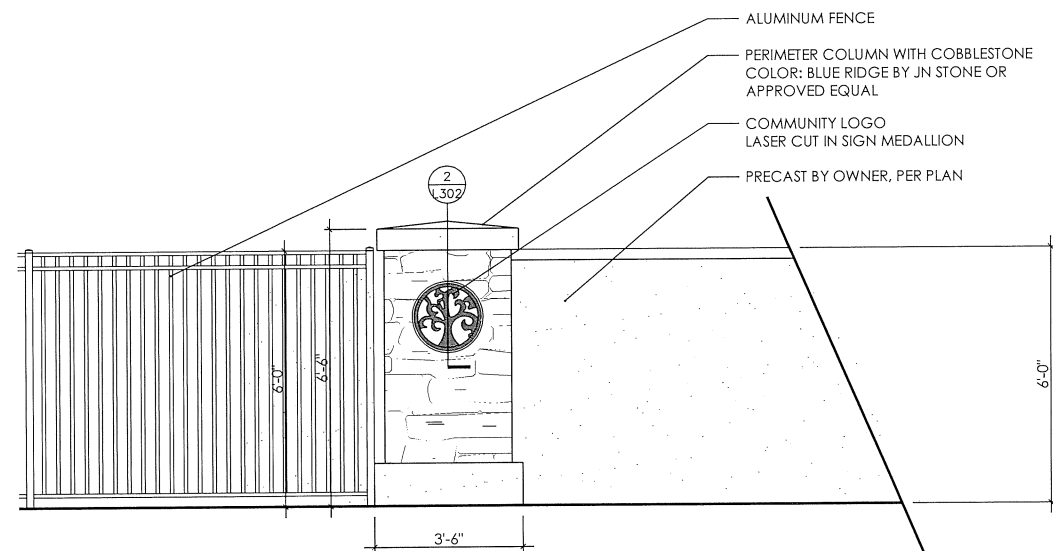
1 ENTRY MONUMENT
L301 SCALE: 1/2" = 1'-0"



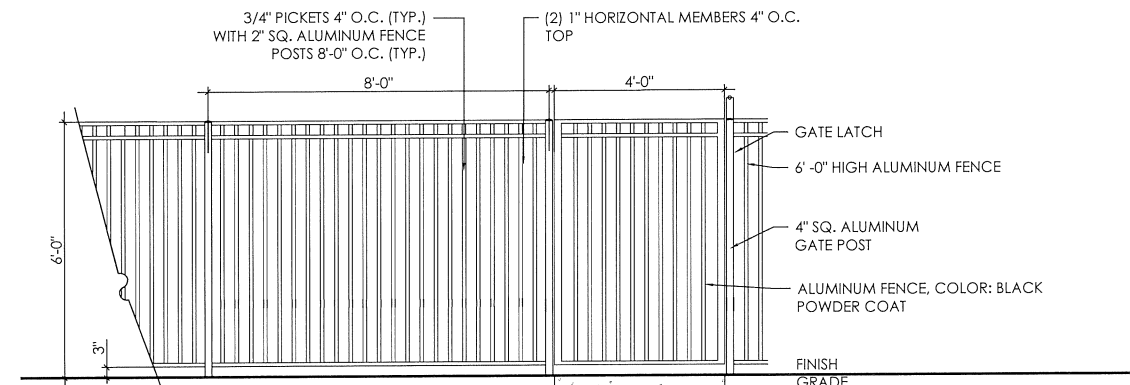
2 ENTRY MONUMENT CAP
L301 SCALE: 1/2" = 1'-0"



3 6' COLUMN CAP
L301 SCALE: 1" = 1'-0"



4 FENCE & 6' COLUMN ELEVATION
L301 SCALE: 1/2" = 1'-0"



5 FENCE & GATE ELEVATION
L301 SCALE: 1/2" = 1'-0"

NOTE: HARDSCAPE DESIGN PLANS PROVIDED TO DEMONSTRATE DESIGN INTENT ONLY AND ARE NOT VALID FOR CONSTRUCTION WITHOUT FINAL STRUCTURAL & REINFORCEMENT DESIGN.



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Maitland, FL 32751
407.622.1588 voice
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Silver Oak
Community Landscape Architecture
Surrey Homes, LLC
APOKA, FLORIDA
HARDSCAPE DETAILS

DATE: August 28, 2015
DRAWN BY: RCL/LAE
CHECKED BY: TWB
JOB NUMBER: 2015.112
FILE NAME: 30112_SURREY_HOMES_SILVER_OAK_HS-BASE

REVISIONS:

L301

DRAWING: L301, 9/14/2015, 10:29:29 PM, C:\CLIENTS\LANDSCAPE\DESIGN\PROJECTS\2015_112_SURREY_HOMES_SILVER_OAK_HS-BASE.DWG

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E. Todd W. Bennett, R.L.A. # FE000778



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 151 Circle Drive
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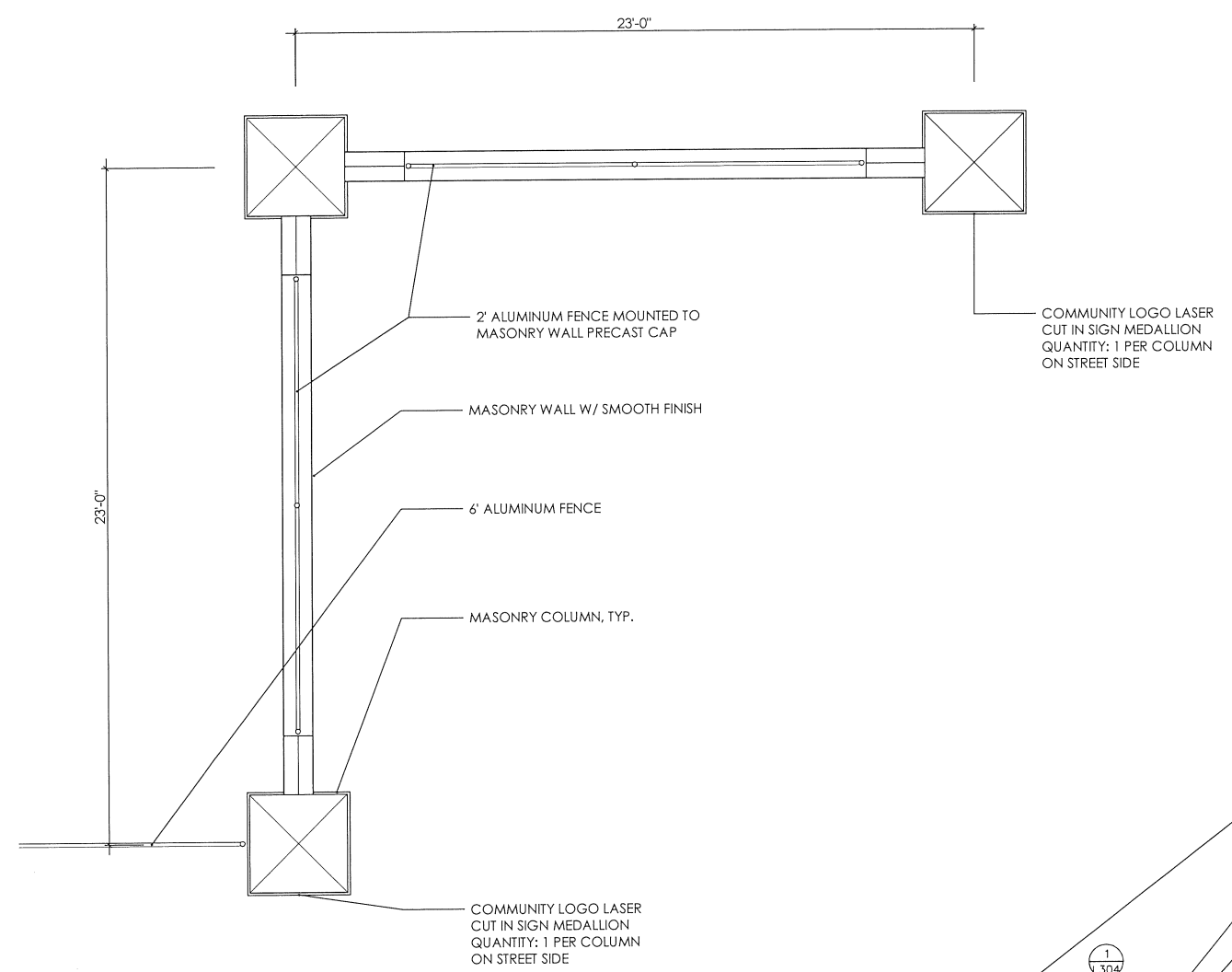
Silver Oak
 Community Landscape Architecture
 Surrey Homes, LLC
 APOPKA, FLORIDA
 HARDSCAPE DETAILS

DATE: August 28, 2015
 DRAWN BY: RCL/LAE
 CHECKED BY: TWB
 JOB NUMBER: 2015.112
 FILE NAME: 2015112_SURREY_HOMES_SILVER_OAK_HS-BAE

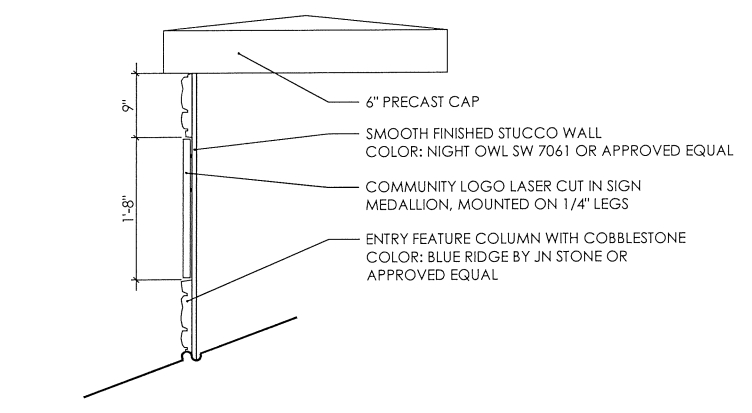
REVISIONS:

Todd W. Bennett, R.L.A. #FL000776

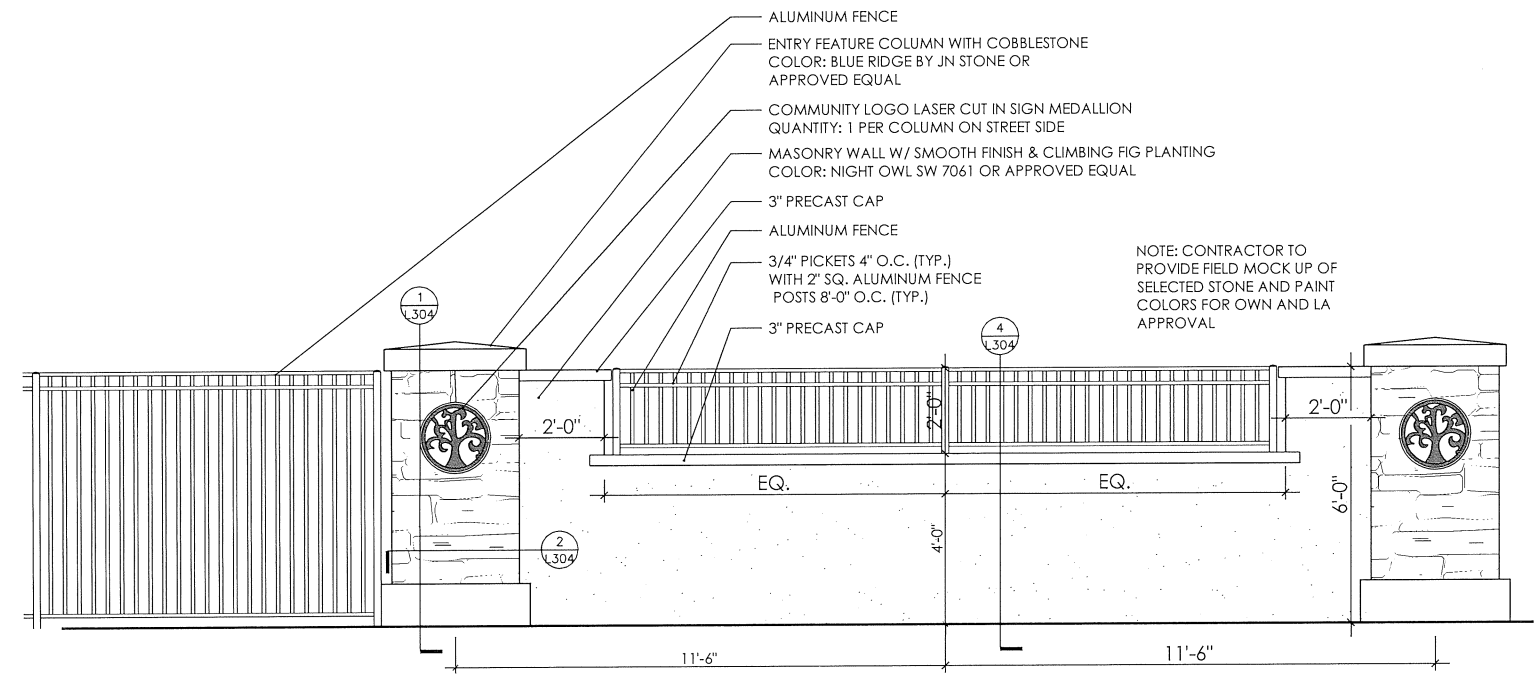
L302



1 ENTRY WALL PLAN VIEW
 L302 SCALE: 3/8" = 1'-0"



2 6' COLUMN LOGO CONSTRUCTION
 L302 SCALE: 1" = 1'-0"



3 ENTRY WALL ELEVATION
 L302 SCALE: 1/2" = 1'-0"

NOTE: HARDSCAPE DESIGN PLANS PROVIDED TO DEMONSTRATE DESIGN INTENT ONLY AND ARE NOT VALID FOR CONSTRUCTION WITHOUT FINAL STRUCTURAL & REINFORCEMENT DESIGN.

DRAWING PLOTTED: 3/14/2016 10:23:02 PM C:\CLIENTS\SHARED\BONNETT DESIGN GROUP\2015 112_SURREY_HOMES_SILVER_OAK_HS-BAE.DWG

PLAN REVISION DATES:
03-23-15 DRC SUBMITTAL

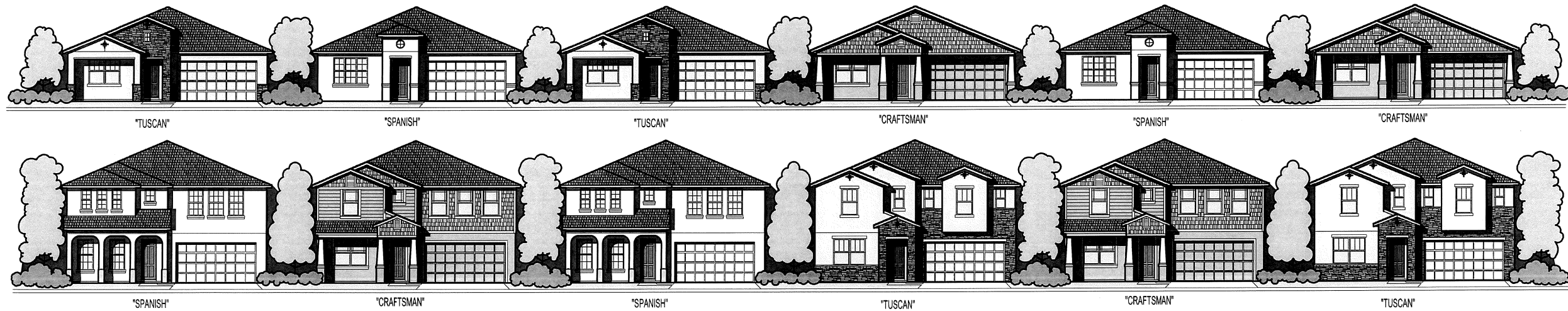


SURREY HOMES LLC
1133 LOUISIANA AVE.
SUITE 106
WINTER PARK, FL 32789
(O) 407-695-2222
(F) 321-397-2599
CBC056823

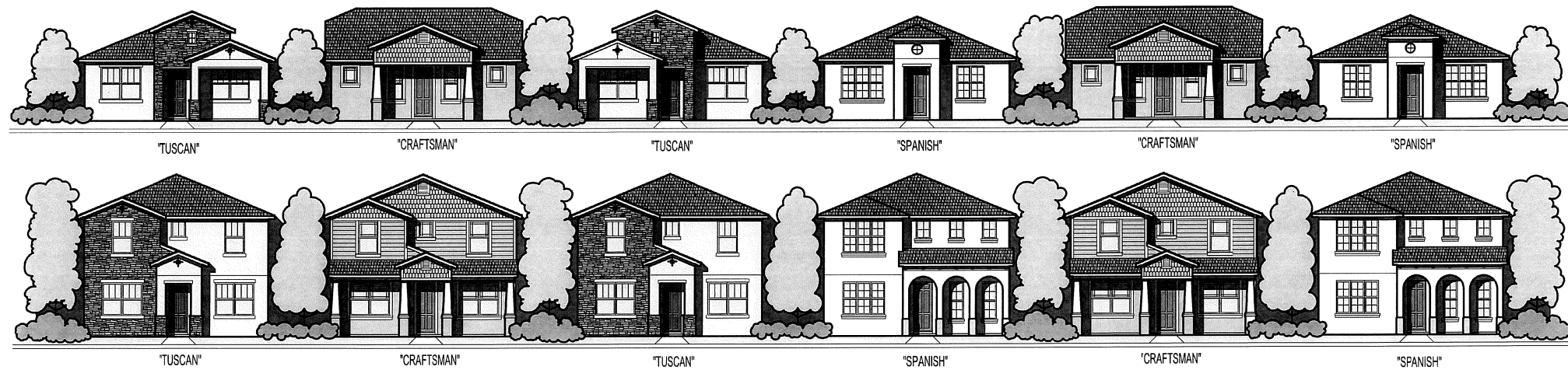
SILVER OAK SUBDIVISION
CONCEPTUAL PLAN
CITY OF APOPKA, FL.

FRONT BLDG. ELEVATIONS
DESIGN STANDARDS

Sht. A-2



50' W LOT - CONCEPTUAL STREET FRONT ELEVATIONS



40' W LOT - CONCEPTUAL STREET / MEW FRONT ELEVATIONS

FRONT BUILDING ENTRANCE ELEVATION DESIGN STANDARDS:

1. FRONT BLDG. ENTRANCE ELEVATIONS SHALL FACE STREETS OR MEWS.
2. FRONT BLDG. ENTRANCE SHALL FEATURE A 5' DP. x 10' WIDE MINIMUM PORCH OR PORTICO FLUSH OR PROJECTING BEYOND FRONT WALL OR SIMILAR FEATURE. FRONT PORCHES & PORTICOS ARE ALLOWED AT GRADE LEVEL.
3. MODEL PLAN TYPE SHALL NOT BE CONSTRUCTED ADJACENT TO THE SAME MODEL PLAN TYPE WITHOUT A DIFFERENT ELEVATION STYLE TYPE.
4. ELEVATION STYLE TYPES OF THE SAME STORY HEIGHT SHALL NOT BE CONSTRUCTED ADJACENT TO THE SAME ELEVATION STYLE TYPE. THE SAME ELEVATION STYLE TYPE OF VARYING STORY HEIGHTS SHALL NOT BE CONSTRUCTED ON THREE (3) CONSECUTIVE LOTS.
5. SPECIFIC ELEVATION STYLE TYPES SHALL HAVE SIMILAR WALL FINISHES, WINDOW GRID PATTERNS, WINDOW BANDING & TRIM, ROOF LINES AND SLOPES, ETC. APPLIED TO EACH LOT WIDTH MODEL PLAN TYPE FRONT ELEVATIONS.
6. IDENTICAL EXTERIOR PAINT SCHEMES SHALL NOT BE APPLIED ON ADJACENT LOTS.
7. ELEVATIONS SHOWN ARE CONCEPTUAL ONLY FOR PURPOSES OF DEVELOPMENT REVIEW APPROVAL.

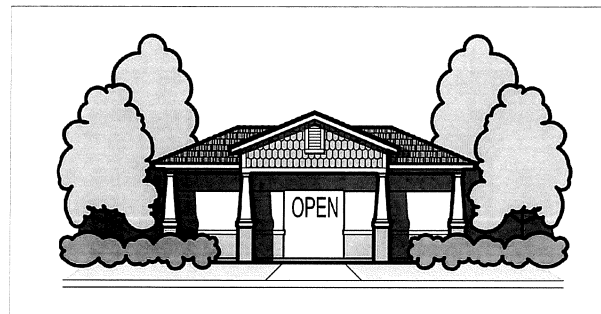
PLAN REVISION DATES:
03-23-15 DRG SUBMITTAL



SURREY HOMES LLC

1133 LOUISIANA AVE.
SUITE 106
WINTER PARK, FL
32789
(O) 407-695-2222
(F) 321-397-2599
CBC056823

SILVER OAK SUBDIVISION
CONCEPTUAL PLAN
CITY OF APOPKA, FL.



MAIL KIOSK STREET ELEVATION
"CRAFTSMAN"

MAIL KIOSK ELEVATION
DESIGN STANDARDS:

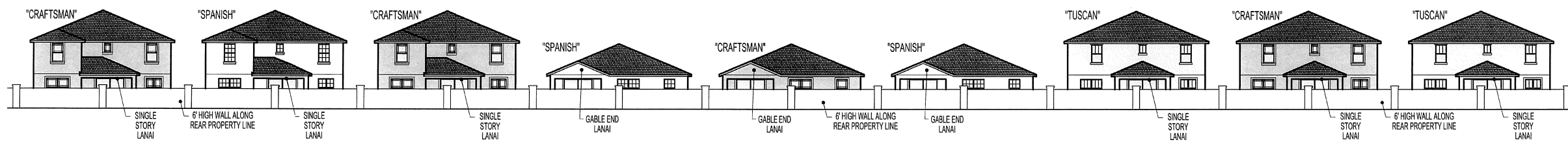
1. ELEVATION SHALL BE COMPATIBLE WITH THE ARCHITECTURAL ELEVATION STYLES OF THE HOMES & COMMUNITY BUILDING WITHIN THE COMMUNITY.
2. MAIL KIOSK SHALL PROVIDE COVERED ROOF AREA FOR PROTECTION FROM INCLEMENT WEATHER.
3. MAIL KIOSK SHALL PROVIDE CLUSTER BOX UNITS.
4. ELEVATION SHOWN IS CONCEPTUAL ONLY FOR PURPOSES OF DEVELOPMENT REVIEW APPROVAL.



COMMUNITY BUILDING STREET ELEVATION
"TUSCAN / SPANISH"

COMMUNITY BUILDING ELEVATION
DESIGN STANDARDS:

1. ELEVATION SHALL BE COMPATIBLE WITH THE ARCHITECTURAL ELEVATION STYLES OF THE HOMES & MAIL KIOSK WITHIN THE COMMUNITY.
2. ELEVATION SHOWN IS CONCEPTUAL ONLY FOR PURPOSES OF DEVELOPMENT REVIEW APPROVAL.

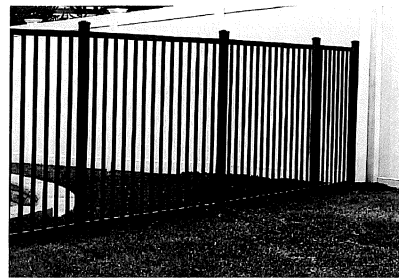


REAR ELEVATION FACING "SHEELER AVENUE" DESIGN STANDARDS (Lots 38 thru 54);

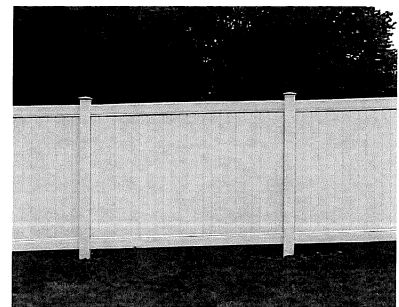
1. SINGLE STORY LANAI'S SHALL BE REQUIRED ON ANY TWO STORY HOME TO ELIMINATE BOX ON BOX APPEARANCE.
2. SINGLE STORY HOMES SHALL HAVE GABLE ENDS AT LANAI'S TO ELIMINATE CONTINUOUS HORIZONTAL FASCIA LINE AND SINGLE HIP ROOF PLANE.
3. LARGE EXPANSES OF SOLID WALL SHALL BE AVOIDED THRU USE OF WINDOWS, WALL FEATURES, OR WALL / ROOF JOGS.
4. WINDOW GRID PATTERNS AND WINDOW BANDING & TRIM SHALL MATCH FRONT ELEVATION WINDOWS.
5. WINDOW STYLE TYPES OF THE SAME STORY HEIGHTS SHALL NOT BE CONSTRUCTED ADJACENT TO THE SAME ELEVATION STYLE TYPE. THE SAME ELEVATION STYLE TYPE OF VARYING STORY HEIGHTS SHALL NOT BE CONSTRUCTED ON THREE (3) CONSECUTIVE LOTS.
6. IDENTICAL EXTERIOR PAINT SCHEMES SHALL NOT BE APPLIED ON ADJACENT LOTS.
7. ELEVATIONS SHOWN ARE CONCEPTUAL ONLY FOR PURPOSES OF DEVELOPMENT REVIEW APPROVAL.

REAR ELEVATION AT SHEELER AVE.
MAIL KIOSK ELEVATION
COMMUNITY BUILDING ELEVATION
DESIGN STANDARDS

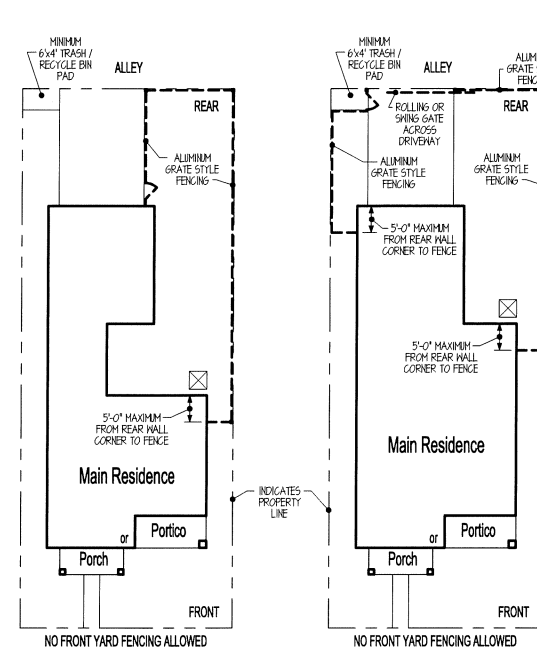
Sht. A-3



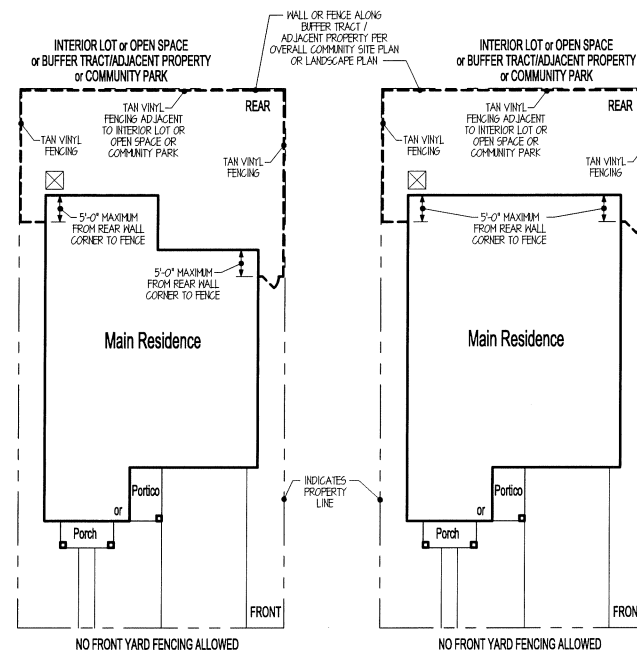
CONCEPTUAL ALUMINUM GRATE STYLE FENCE



CONCEPTUAL TAN VINYL OPAQUE STYLE FENCE



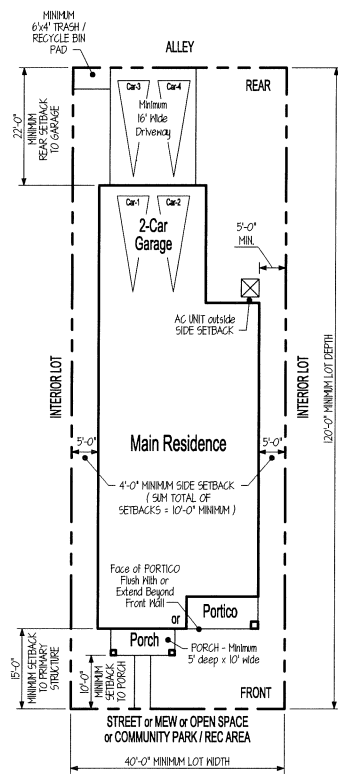
CONCEPTUAL FENCING PLAN FOR 40' LOT PROTOTYPE



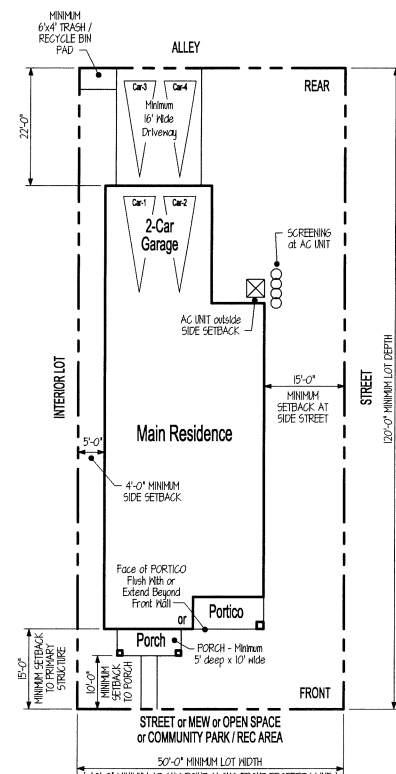
CONCEPTUAL FENCING PLAN FOR 50' LOT PROTOTYPE

NON-COMMUNITY PERIMETER FRONT & REAR YARD FENCING DESIGN STANDARDS:

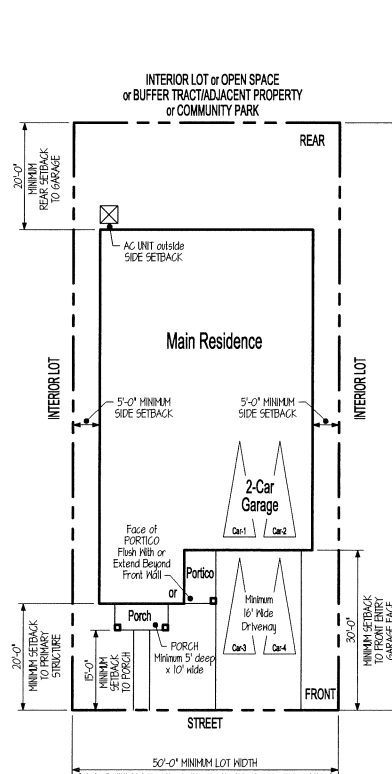
1. COMMUNITY PERIMETER FENCING STANDARDS ARE NOT ADDRESSED IN THESE STANDARDS.
2. NO FENCING ALLOWED IN FRONT YARDS.
3. FENCING AT REAR YARDS OF 40' WIDE OR REAR ALLEY LOADED LOTS SHALL BE ALUMINUM GRATE STYLE FENCING.
4. FENCING AT REAR YARDS OF 50' WIDE OR GARAGE FRONT LOADED LOTS SHALL BE TAN VINYL OPAQUE STYLE FENCING.
5. MAXIMUM HEIGHT = 5'-0" ABOVE FINAL GRADE. NO FENCE SHALL EXCEED THE HEIGHT OF AN ABUTTING COMMON AREA WALL.
6. REAR YARD FENCES SHALL NOT PROJECT MORE THAN 5' BEYOND REAR SIDE WALL BUILDING CORNER.



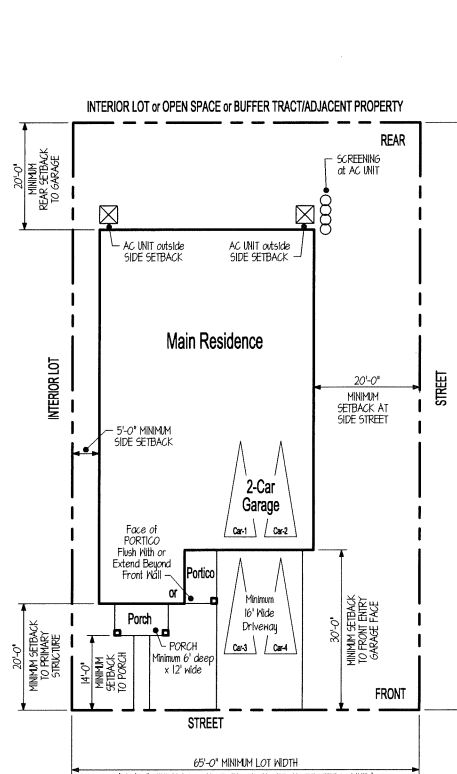
40' INTERIOR LOT PROTOTYPE



40' CORNER LOT PROTOTYPE



50' INTERIOR LOT PROTOTYPE



50' CORNER LOT PROTOTYPE

CONCEPTUAL INDIVIDUAL SITE PLANS

BUILDING & DEVELOPMENT DESIGN STANDARDS:

1. BUILDING & DEVELOPMENT DESIGN SHALL MEET THE INTENT OF CITY OF APOPKA DEVELOPMENT GUIDELINES AND SECTION 3.04.08 OF THE SMALL LOT OVERLAY DISTRICT ORDINANCE OR OTHERWISE STATED IN THE PLAN SUBMITTAL OF RECORD.
2. ALL LOTS SHALL HAVE DETACHED SINGLE FAMILY HOMES.
3. MAXIMUM LOT COVERAGE = 75% FOR 40' MINIMUM LOT WIDTH - 70% FOR 50' MINIMUM LOT WIDTH.
4. BUILDING AND GARAGE SETBACKS PER CONCEPTUAL SITE PLANS ON SHEET "A-1".
5. ALL LOTS SHALL PROVIDE PARKING SPACES FOR MINIMUM OF (4) VEHICLES ON THE LOT.
6. MAIL DELIVERY FOR ALL LOTS SHALL OCCUR AT MAIL KIOSK WITH CLUSTER MAILBOX UNITS. MAIL KIOSK SHALL PROVIDE COVERED ROOF AREA FOR PROTECTION FROM INCLEMENT WEATHER. SEE SHEET "A-3" FOR STREET ELEVATION CONCEPTUAL DRAWING & MAIL KIOSK DESIGN STANDARDS.
7. COMMUNITY BUILDING ELEVATION DESIGN STANDARDS AS STATED ON SHT. "A-3"
8. MINIMUM LIVABLE AREA = 1500 SQ. FT. FOR MAXIMUM OF 46 LOTS (25% OF TOTAL LOTS) OTHERWISE MINIMUM OF 1700 SQ. FT.
9. NUMBER OF BEDROOM PER INDIVIDUAL HOME = (2) MINIMUM - (4) MAXIMUM
10. FRONT BUILDING ENTRANCE ELEVATION STANDARDS AS STATED ON SHT. "A-2"
11. REAR ELEVATION FACING "SHEELER STREET" DESIGN STANDARDS AS STATED ON SHT. "A-3"
12. NUMBER OF STORIES = (2) MAXIMUM
13. FACE OF WALL CONTAINING A FRONT ENTRY GARAGE SHALL NOT EXTEND PAST THE FRONT BUILDING WALL. SETBACK TO WALL SHALL BE 30" MINIMUM FROM FRONT PROPERTY LINE.
14. STORAGE SHEDS OR SIMILAR STORAGE FACILITIES SHALL NOT BE ALLOWED.
15. TRELIS STRUCTURES, GAZEBOES, AND SCREEN ENCLOSURES WITH NON-METAL OR NON-VINYL ROOFS SHALL BE ALLOWED WITHIN APPLICABLE ZONING SETBACKS.
16. SWIMMING POOLS SHALL NOT BE ALLOWED ON LOTS LESS THAN 50' WIDE & BUILDING PAD WIDTHS OF LESS THAN 40' WIDE.
17. NON-COMMUNITY PERIMETER FRONT & REAR YARD FENCING STANDARDS AS STATED ON SHT. "A-1"
18. TRASH / RECYCLE BIN PADS (MINIMUM 6'x4') SHALL BE PROVIDED WITHIN THE REAR YARD & ADJACENT TO DRIVEWAYS FOR LOTS ADJACENT TO ALLEYS. SEE SITE PLANS ON SHT. "A-1"
19. AC CONDENSER UNITS & SIMILAR EQUIPMENT SHALL BE PLACED IN THE REAR YARD AREA. UNITS & SIMILAR EQUIPMENT SHALL NOT BE PLACED INSIDE THE SIDE YARD BUILDING SETBACK. UNITS SHALL BE SCREENED FROM SIDE STREETS WITH LANDSCAPING OR OPAQUE FENCING. SEE SITE PLANS ON SHT. "A-1"

PLAN REVISION DATES:
03-23-15 DRG SUBMITTAL



SURREY HOMES LLC

1133 LOUISIANA AVE.
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32789
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CBC056823

SILVER OAK SUBDIVISION
CONCEPTUAL PLAN
CITY OF APOPKA, FL.

INDIVIDUAL SITE PLANS
FENCING PLANS
DESIGN STANDARDS

Sht. A-1

SILVER OAK

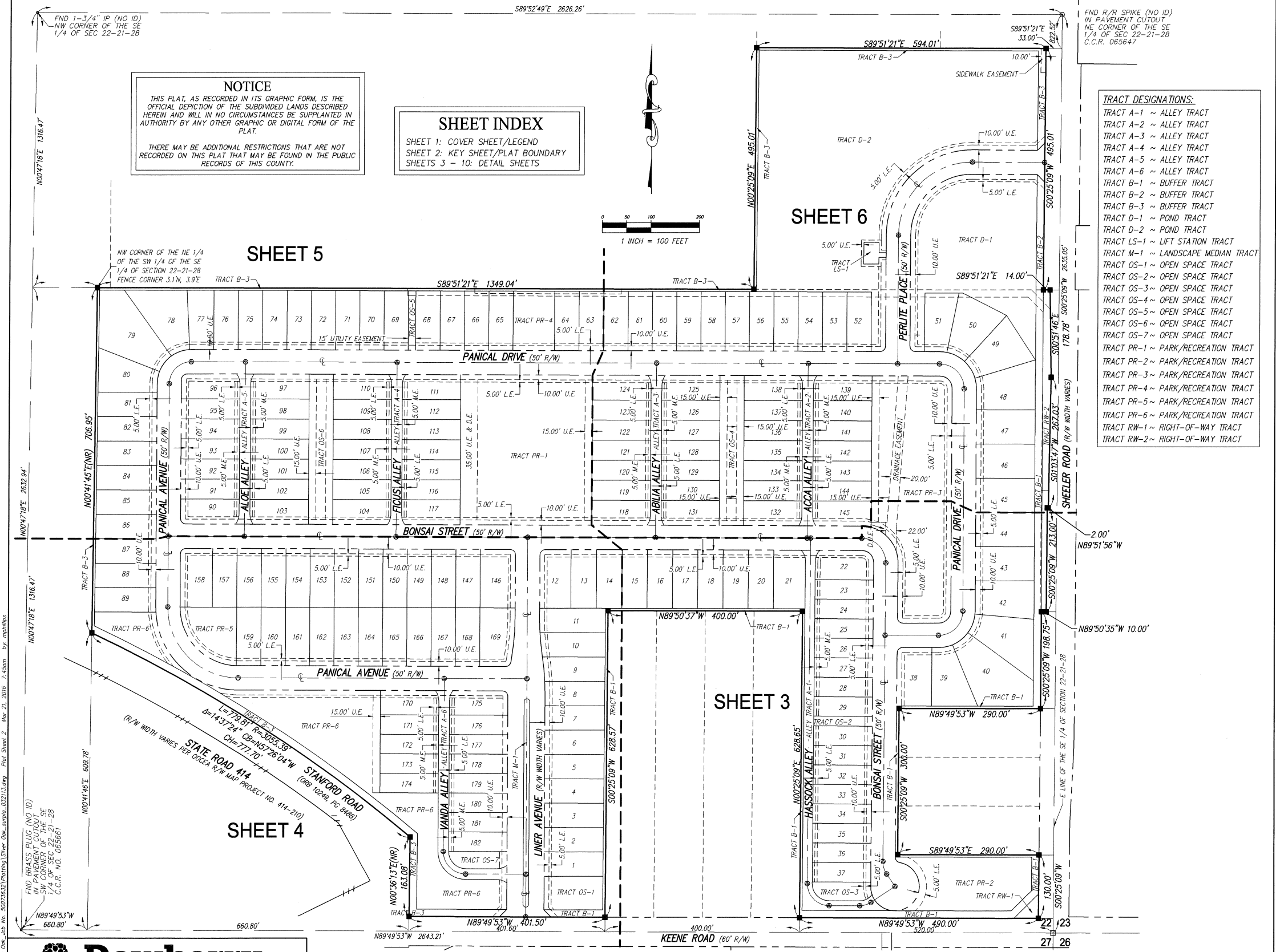
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PLAT BOOK: PAGE:

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- TRACT DESIGNATIONS:**
- TRACT A-1 ~ ALLEY TRACT
 - TRACT A-2 ~ ALLEY TRACT
 - TRACT A-3 ~ ALLEY TRACT
 - TRACT A-4 ~ ALLEY TRACT
 - TRACT A-5 ~ ALLEY TRACT
 - TRACT A-6 ~ ALLEY TRACT
 - TRACT B-1 ~ BUFFER TRACT
 - TRACT B-2 ~ BUFFER TRACT
 - TRACT B-3 ~ BUFFER TRACT
 - TRACT D-1 ~ POND TRACT
 - TRACT D-2 ~ POND TRACT
 - TRACT LS-1 ~ LIFT STATION TRACT
 - TRACT M-1 ~ LANDSCAPE MEDIAN TRACT
 - TRACT OS-1 ~ OPEN SPACE TRACT
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 - TRACT OS-4 ~ OPEN SPACE TRACT
 - TRACT OS-5 ~ OPEN SPACE TRACT
 - TRACT OS-6 ~ OPEN SPACE TRACT
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 - TRACT PR-3 ~ PARK/RECREATION TRACT
 - TRACT PR-4 ~ PARK/RECREATION TRACT
 - TRACT PR-5 ~ PARK/RECREATION TRACT
 - TRACT PR-6 ~ PARK/RECREATION TRACT
 - TRACT RW-1 ~ RIGHT-OF-WAY TRACT
 - TRACT RW-2 ~ RIGHT-OF-WAY TRACT

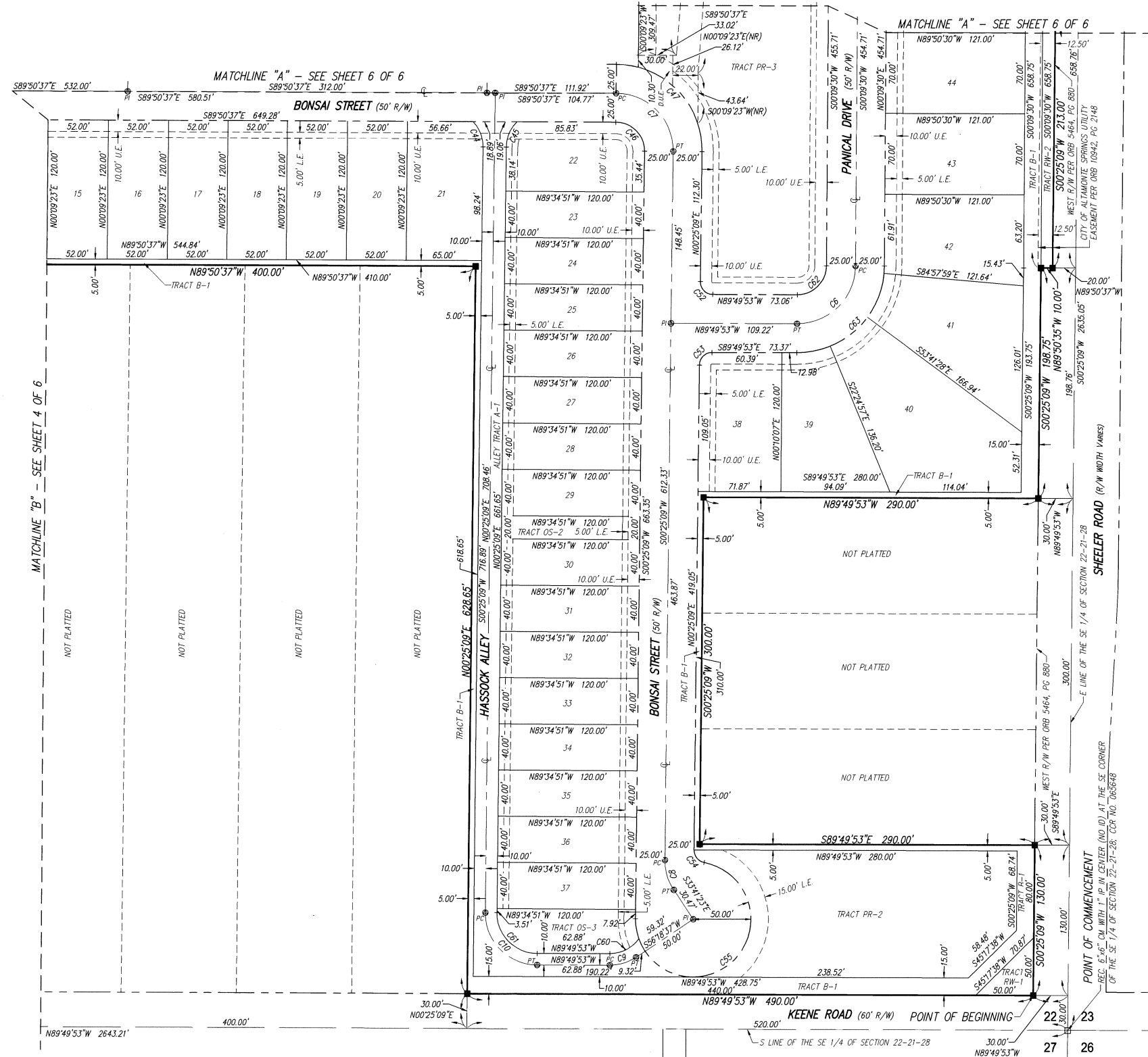
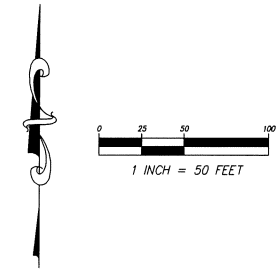


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CERTIFICATE OF AUTHORIZATION NO. LB 8011

SILVER OAK

SITUATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF AOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK : PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C6	78.55'	50.00'	90°00'37"	70.72'	N45°09'48"E
C7	78.77'	50.00'	90°15'46"	70.87'	N44°42'44"W
C8	27.38'	46.00'	34°06'32"	26.98'	S16°38'07"E
C9	24.23'	41.00'	33°51'28"	23.88'	N73°14'22"E
C10	70.88'	45.00'	90°15'02"	63.78'	S44°42'22"E
C44	24.07'	31.00'	44°29'38"	23.47'	S21°49'40"E
C45	24.32'	31.00'	44°56'48"	23.70'	N22°53'33"E
C46	39.38'	25.00'	90°15'46"	35.44'	S44°42'44"E
C47	118.15'	75.00'	90°15'47"	106.31'	N44°42'44"W
C49	34.21'	75.00'	26°08'09"	33.92'	N62°02'21"W
C50	39.95'	75.00'	30°31'01"	39.48'	N33°42'47"W
C51	24.70'	75.00'	18°52'25"	24.59'	N09°01'03"W
C52	17.33'	11.00'	90°15'02"	15.59'	N44°42'22"W
C53	17.23'	11.00'	89°44'58"	15.52'	N45°17'38"E
C54	15.28'	11.00'	79°36'40"	14.08'	S39°23'11"E
C55	226.55'	50.00'	259°36'40"	76.82'	N50°36'49"E
C56	147.79'	50.00'	169°21'38"	99.57'	N05°29'18"E
C57	49.00'	50.00'	56°08'31"	47.06'	S61°45'38"E
C58	12.04'	50.00'	13°48'01"	12.01'	S26°47'22"E
C59	17.72'	50.00'	20°18'30"	17.63'	S09°44'06"E
C60	29.31'	31.00'	54°09'59"	28.23'	S63°05'07"W
C61	55.13'	35.00'	90°15'02"	49.61'	N44°42'22"W
C62	39.27'	25.00'	90°00'37"	35.36'	S45°09'48"W
C63	117.82'	75.00'	90°00'37"	106.08'	S45°09'48"W
C64	29.56'	75.00'	22°35'03"	29.37'	N78°52'35"E
C65	40.94'	75.00'	31°16'31"	40.43'	N51°56'48"E
C66	40.94'	75.00'	31°16'31"	40.43'	N20°40'17"E
C67	6.38'	75.00'	4°52'32"	6.38'	N02°35'46"E

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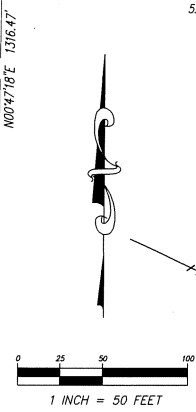
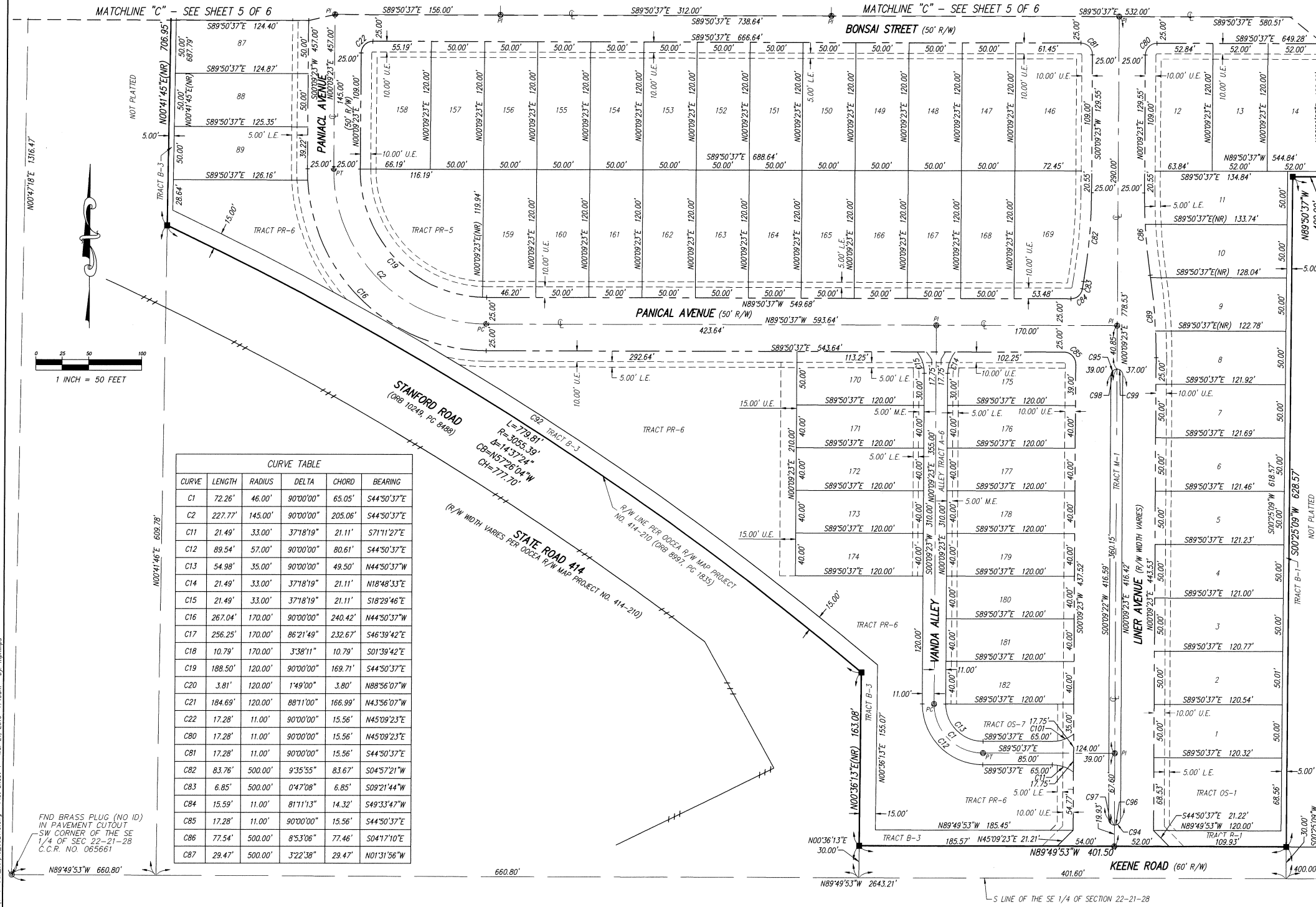
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SILVER OAK

SITUATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF AOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK : PAGE :



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	72.26'	46.00'	90°00'00"	63.05'	S44°50'37"E
C2	227.77'	145.00'	90°00'00"	205.06'	S44°50'37"E
C11	21.49'	33.00'	37°18'19"	21.11'	S71°11'27"E
C12	89.54'	57.00'	90°00'00"	80.61'	S44°50'37"E
C13	54.98'	35.00'	90°00'00"	49.50'	N44°50'37"W
C14	21.49'	33.00'	37°18'19"	21.11'	N18°48'33"E
C15	21.49'	33.00'	37°18'19"	21.11'	S18°29'46"E
C16	267.04'	170.00'	90°00'00"	240.42'	N44°50'37"W
C17	256.25'	170.00'	86°21'49"	232.67'	S46°39'42"E
C18	10.79'	170.00'	3°38'11"	10.79'	S01°39'42"E
C19	188.50'	120.00'	90°00'00"	169.71'	S44°50'37"E
C20	3.81'	120.00'	1°49'00"	3.80'	N88°56'07"W
C21	184.69'	120.00'	88°11'00"	166.99'	N43°56'07"W
C22	17.28'	11.00'	90°00'00"	15.56'	N45°09'23"E
C80	17.28'	11.00'	90°00'00"	15.56'	N45°09'23"E
C81	17.28'	11.00'	90°00'00"	15.56'	S44°50'37"E
C82	83.76'	500.00'	9°35'55"	83.67'	S04°57'21"W
C83	6.85'	500.00'	0°47'08"	6.85'	S09°21'44"W
C84	15.59'	11.00'	81°11'3"	14.32'	S49°33'47"W
C85	17.28'	11.00'	90°00'00"	15.56'	S44°50'37"E
C86	77.54'	500.00'	8°53'06"	77.46'	S04°17'10"E
C87	29.47'	500.00'	3°22'38"	29.47'	N01°31'56"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C88	48.07'	500.00'	5°30'29"	48.05'	N05°58'29"W
C89	77.54'	500.00'	8°53'06"	77.46'	S04°17'10"E
C90	2.25'	500.00'	0°15'30"	2.25'	N08°35'59"W
C91	50.27'	500.00'	5°45'39"	50.25'	N05°35'24"W
C92	25.01'	500.00'	2°51'58"	25.01'	N01°16'36"W
C93	792.12'	3070.39'	14°46'53"	789.92'	N57°22'51"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C94	17.80'	5.67'	179°59'20"	11.33'	S89°50'33"E
C95	17.64'	5.67'	178°13'09"	11.34'	N88°57'11"W
C96	8.90'	5.67'	89°59'36"	8.01'	N45°09'35"E
C97	8.90'	5.67'	89°59'45"	8.01'	S44°50'45"E
C98	8.73'	5.67'	88°14'53"	7.90'	S46°03'41"W
C99	8.90'	5.67'	89°58'16"	8.02'	N44°49'45"W
C101	21.49'	33.00'	37°18'19"	21.11'	N71°30'14"E

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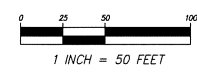
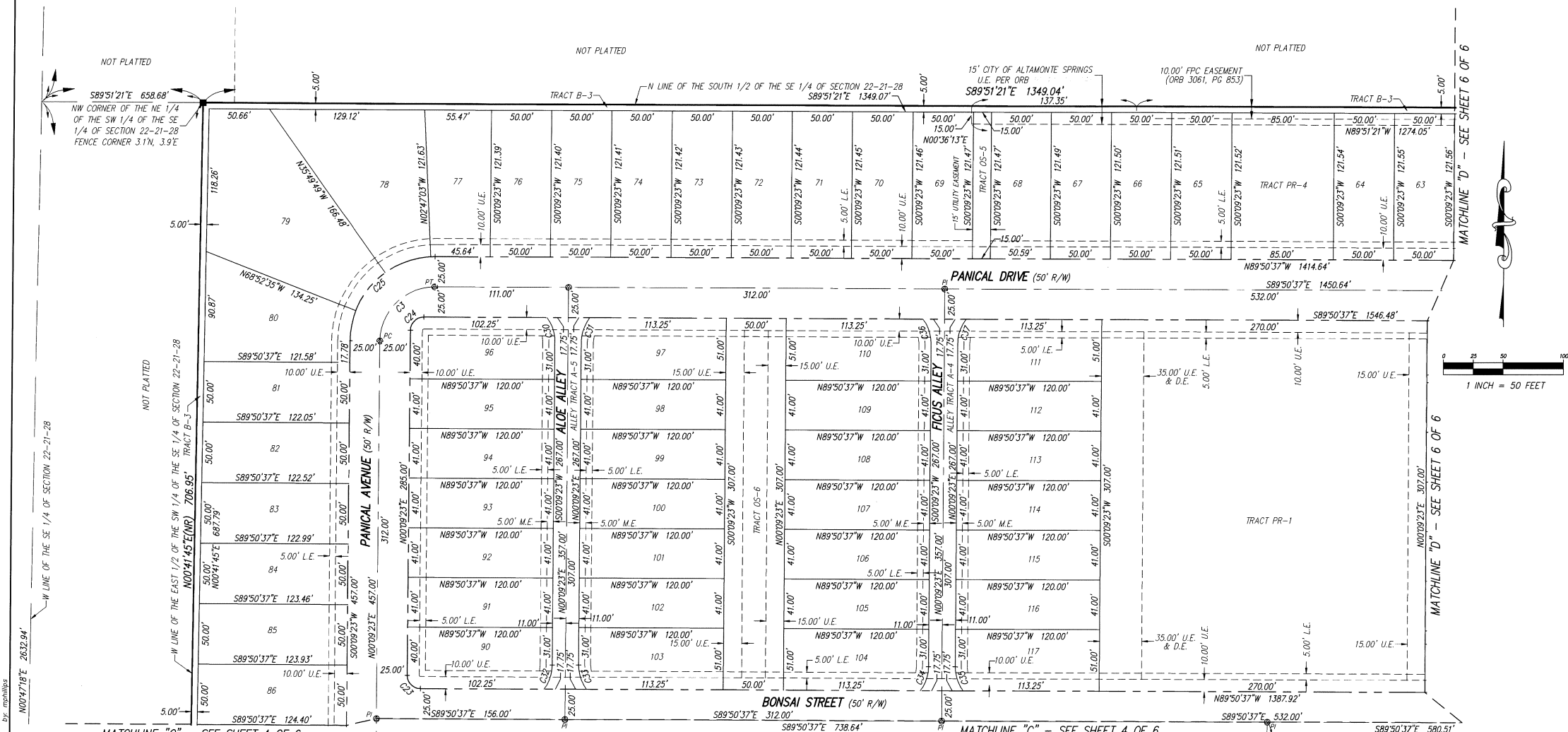
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SILVER OAK

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PLAT BOOK : PAGE:



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C3	70.69'	45.00'	90°00'00"	S45°09'23"W
C23	17.28'	11.00'	90°00'00"	N44°50'37"W
C24	17.28'	11.00'	90°00'00"	N45°09'23"E
C25	109.96'	70.00'	90°00'00"	N45°09'23"E
C26	25.62'	70.00'	20°58'02"	S10°38'24"W
C27	40.37'	70.00'	33°02'46"	S37°38'48"W
C28	40.37'	70.00'	33°02'46"	S70°41'34"W
C29	3.59'	70.00'	2°56'26"	S88°41'10"W
C30	21.49'	33.00'	37°18'19"	S18°29'46"E
C31	21.49'	33.00'	37°18'19"	N18°48'33"E
C32	21.49'	33.00'	37°18'19"	S18°48'33"W
C33	21.49'	33.00'	37°18'19"	N18°29'46"W
C34	21.49'	33.00'	37°18'19"	S18°48'33"W
C35	21.49'	33.00'	37°18'19"	N18°29'46"W
C36	21.49'	33.00'	37°18'19"	S18°29'46"E
C37	21.49'	33.00'	37°18'19"	N18°48'33"E

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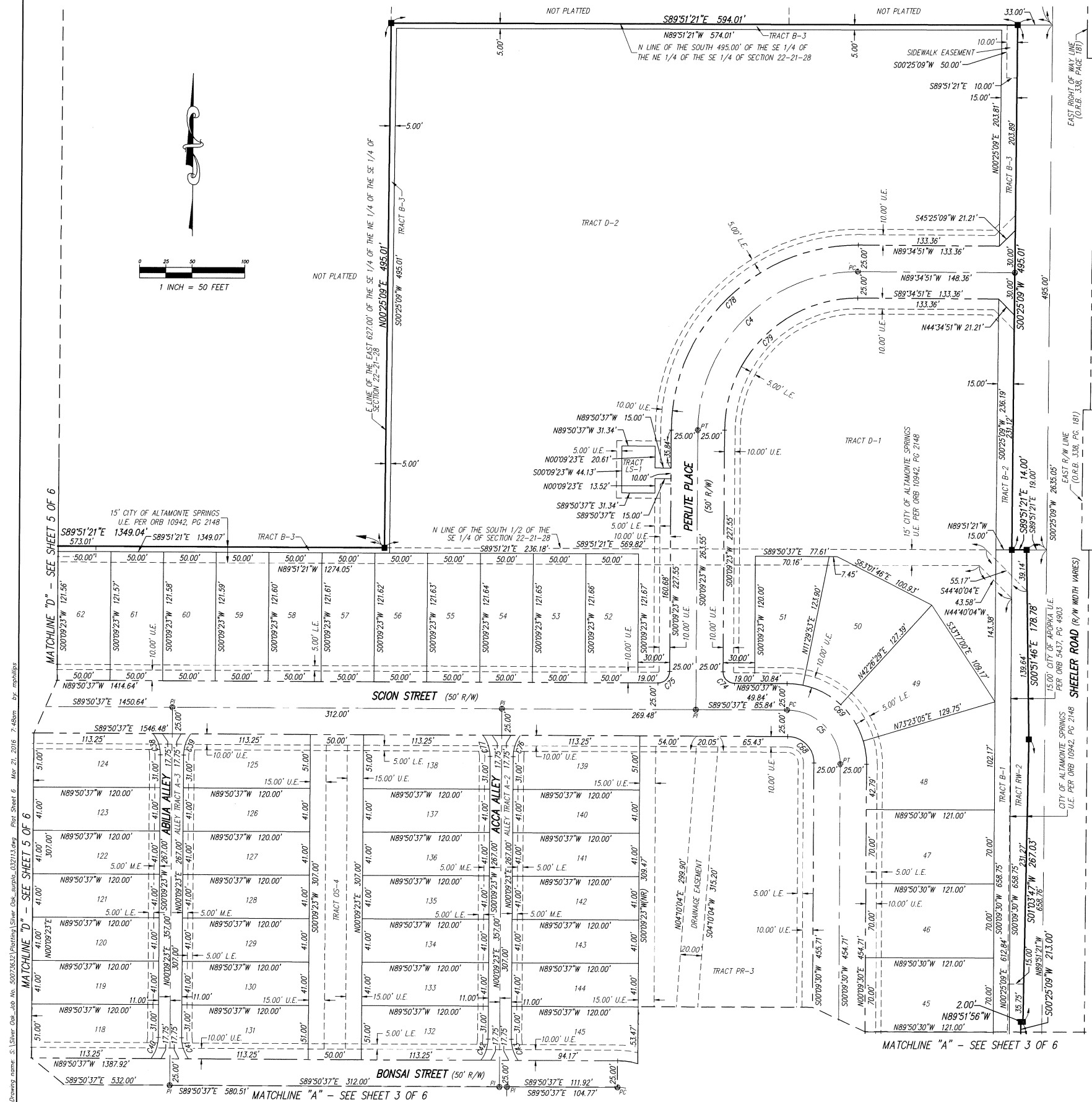
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SHEET 5 OF 6

SILVER OAK

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PLAT BOOK : PAGE :



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C4	236.31'	150.00'	90°15'46"	212.62'	S45°17'16"W
C5	80.11'	51.00'	90°00'07"	72.13'	N44°50'34"W
C38	21.49'	33.00'	37°18'19"	21.11'	S18°29'46"E
C39	21.49'	33.00'	37°18'19"	21.11'	N18°48'33"E
C40	21.49'	33.00'	37°18'19"	21.11'	S18°48'33"W
C41	21.49'	33.00'	37°18'19"	21.11'	N18°29'46"W
C42	21.49'	33.00'	37°18'19"	21.11'	S18°48'33"W
C43	21.49'	33.00'	37°18'19"	21.11'	N18°29'46"W
C48	19.29'	75.00'	14°44'12"	19.24'	S82°28'31"E
C68	39.27'	25.00'	90°00'07"	35.36'	S44°50'34"E
C69	119.38'	76.00'	90°00'07"	107.48'	S44°50'34"E
C70	22.25'	76.00'	16°46'25"	22.17'	N08°13'43"W
C71	41.04'	76.00'	30°56'36"	40.55'	N32°05'13"W
C72	41.04'	76.00'	30°56'36"	40.55'	N63°01'49"W
C73	15.05'	76.00'	11°20'30"	15.02'	N84°10'22"W
C74	17.28'	11.00'	90°00'00"	15.56'	S44°50'37"E
C75	17.28'	11.00'	90°00'00"	15.56'	S45°09'23"W
C76	21.49'	33.00'	37°18'19"	21.11'	N18°48'33"E
C77	21.49'	33.00'	37°18'19"	21.11'	S18°29'46"E
C78	275.69'	175.00'	90°15'46"	248.05'	S45°17'16"W
C79	196.92'	125.00'	90°15'46"	177.18'	N45°17'16"E

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SHEET 6 OF 6