



**City of Apopka
Planning Commission
Meeting Agenda**

June 10, 2014

5:01 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 meeting held May 13, 2014, at 5:01 p.m.
- 2 Approve minutes of the Planning Commission Small Lot Overlay District Workshop held June 3, 2014, at 6:00 p.m.

IV. PUBLIC HEARING:

V. SITE PLANS:

1. FINAL DEVELOPMENT PLAN – Apopka Woods Subdivision, owned by Apopka Woods LLC, property located north of West McCormick Road and east of Irma Lee Lane. (Parcel ID No. 32-21-28-0000-00-002)
2. FINAL DEVELOPMENT PLAN/PLAT – Oak Ridge, Phase 2, owned by The Ryland Group, c/o Vernon Priest; the engineer is Boyd Civil Engineering, c/o Steve Boyd, P.E.; and the property is located east of Plymouth Sorrento Road, north of Appy Lane. (Parcel ID Nos. 18-20-28-0000-00-014; 18-20-28-0000-00-021; 18-20-28-0000-00-022; 18-20-28-0000-00-023; 18-20-28-0000-00-098; 18-20-28-0000-00-108; and 18-20-28-0000-00-109)

VI. OLD BUSINESS:

WORKSHOP - LAND DEVELOPMENT CODE AMENDMENT – Amending the City of Apopka Code of Ordinances, Part III, Land Development Code, Article III – Overlay Zones, to create a Small Lot Overlay Zoning District.

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.

Backup material for agenda item:

- 1 Approve minutes of the Planning Commission meeting held May 13, 2014, at 5:01 p.m.

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON MAY 13, 2014, AT 5:01 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: Steve Hooks, Mallory Walters, Ben Dreiling, James Greene, Teresa Roper, and Robert Ryan

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

OTHERS PRESENT: R. Jay Davoll, P.E. – Community Development Director/City Engineer, David Moon, AICP - Planning Manager, Ed Hampden, Daniel Kaiser, Sam Abruzzo, Shannon Marks, Velva Peterson, Frank Ayers, Suzanne Kidd, Mark Crone, Craig Cornelison, Julián H. Falgons, Tom Daly, Guy Trussell, Heather Himes, and Jeanne Green – Community Development Department Office Manager/Recording Secretary.

OPENING AND INVOCATION: Chairperson Hooks called the meeting to order and asked for a moment of silent meditation. The Pledge of Allegiance followed.

APPROVAL OF MINUTES: Chairperson Hooks asked if there were any corrections or additions to the April 8, 2014 minutes. With no one having any corrections or additions, he asked for a motion to approve the minutes of the Planning Commission meeting held April 8, 2014.

Motion: **Teresa Roper made a motion to approve the Planning Commission minutes from the April 8, 2014 meeting, and Ben Dreiling seconded the motion. Aye votes were cast by Steve Hooks, Mallory Walters, Ben Dreiling, James Greene, Teresa Roper, and Robert Ryan (6-0).**

CHANGE IN ZONING – COUNTRY CROSSINGS, LLC – David Moon, AICP, Planning Manager, stated this is a request to recommend approval of the Change in Zoning from R-1AA (Residential) to Planned Unit Development (Residential) for the property owned by Country Crossing, LLC. The owner/applicant is Country Crossings, LLC, c/o Mark Crone. The property is located north of West Lester Road, west of Vick Road. The Future Land Use is Residential Low Suburban (Max. 3.5 du/ac). The existing maximum allowable development is 29 units and the proposed maximum allowable development is 25 units. The proposed development is a residential subdivision with 25 lots. The tract size is 8.16 +/- acres. The staff report and its findings are to be incorporated into and made a part of the minutes.

The subject parcel was annexed into the City of Apopka on April 7, 2004, through the adoption of Ordinance No. 1636. The proposed Change of Zoning is being requested by the owner/applicant.

The applicant intends to develop the subject property single family residential subdivision. The proposed zoning map amendment does not authorize or imply approval of the subdivision of the subject property. Any proposed subdivision of the property will require review and approval of a development plan in accordance with the City of Apopka's Land Development Code and Development Design Guidelines.

On March 7, 2007 the City Council approved a final development plan for this property that proposed a total of nineteen (19) single family lots with a typical minimum lot area of 12,500 sq. ft. and a minimum livable house area of 1,800 square feet. (The minimum livable area for R-1AA zoning district is 1,700 sq. ft.). The final development plan expired and is no longer valid. As only 19 lots were proposed in the previous subdivision plan, a park was not required per the Land Development Code. If more than 19 residential lots are proposed within the master site plan and preliminary development Plan, a park must be included within the subdivision plan, as set forth within the Land Development Code. The previously approved Country Crossing Estates final development plan expired on September 7, 2008.

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Only one road access point is feasible through a connection from Mt. Logan Drive, which is located within the Springs Ridge residential community.

In conjunction with state requirements, staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this change of zoning as depicted in the Zoning Report.

PUD RECOMMENDATIONS: The recommendations are that the zoning classification of the aforementioned properties be designated as Planned Unit Development (PUD), as defined in the Apopka Land Development Code, and with the following Master Plan provisions are subject to the following provisions:

- A. The uses permitted within the PUD district shall be: single family homes and associated accessory uses or structures consistent with land use and development standards established for the R-1AA zoning category except where otherwise addressed in this ordinance.
- B. Master Plan requirements, as enumerated in Section 2.02.18 K. of the Apopka Land Development Code, not addressed herein are hereby deferred until the submittal and review of the Preliminary Development Plan submitted in association with the PUD district.
- C. If a preliminary Development Plan associated with the PUD district has not been approved by the City within two years after approval of these Master Plan provisions, the approval of the Master Plan provisions will expire. At such time, the City Council may:
 - 1. Permit a single six-month extension for submittal of the required Preliminary Development Plan;
 - 2. Allow the PUD zoning designation to remain on the property pending resubmittal of new Master Plan provisions and any conditions of approval; or
 - 3. Rezone the property to a more appropriate zoning classification.
- D. Unless otherwise approved by City Council through an alternative development guideline for the master site plan, the following PUD development standards shall apply to the development of the subject property:
 - 1. The maximum number of single family homes allowed in this PUD is twenty-five (25).
 - 2. Any lot abutting an existing platted lot that has a width of eighty-five (85) feet or greater, shall have a minimum lot width standard of eighty-five (85) feet and a minimum lot area standard of 10,200 square feet.
 - 3. Any lot abutting an existing platted lot with a width less than eighty-five (feet), and for all interior lots within the PUD, the minimum lot width standard is seventy-five (75) feet and the minimum lot area standard is 8,250 square feet. An interior lot for purposes of this PUD is one that does not abut the western or northern boundary of the PUD.
 - 4. Pertaining to paragraph 2 and 3, any portion of a proposed lot that has fifty (50) percent or more of its rear lot line abutting an existing platted lot with a width of eight-five (85) feet or greater, the minimum lot width shall be no less than eighty-five (85) feet.
 - 5. The minimum livable area for a house shall be 1,700 square feet.

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6. Unless otherwise addressed within the PUD development standards, the R-1AA zoning standards will apply to the subject property.
7. The long narrow tract extending eastward from the northeast corner of the PUD shall be owned and maintained by the property owner association.
8. If the PUD property is incorporated into the Spring Ridge property owners association, the park requirement will be waived. Otherwise, a compact park area not less than 8,250 square feet shall be included within the master site plan.

The proposed Change of Zoning designation is consistent with the City's proposed Future Land Use designation. Site development cannot exceed the intensity allowed by the Future Land Use policies or as set forth in the PUD ordinance.

Staff has notified Orange County Public Schools (OCPS) of the proposed Zoning Map Amendment. The development will not be subject to School Capacity Enhancement because the change in zoning will not generate a more than nine residential units above what could be generated from the current zoning category assigned to the property. School concurrency evaluation will apply to the site at the time of a preliminary development plan application for a subdivision.

Due to the property being surrounded by properties located within the City limits of Apopka, notice to Orange County, as required in the JPA, does not apply.

The Development Review Committee recommends approval of the Change in Zoning from R-1AA (Residential) to PUD (Residential) for the property owned by Country Crossings, LLC, subject to the PUD development standards recommended in the staff report.

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

Chairperson Hooks opened the meeting for public hearing.

In response to a question by Ms. Roper, Mr. Moon stated that due to the prior plans having 19 lots, the developer at that time was not required to have a park. The new plans have 25 lots and due to that increase in the number of lots, the developer will be required to have a park area. However, if the developer could arrange for Country Crossing to join the adjacent Spring Ridge Homeowners' Association, they would not be required to include a park because Spring Ridge already has a park.

In response to a question by Chairperson Hooks, Mr. Moon stated that, as per the Code, property owners within 300 feet of the subject property were notified of the proposed zoning change. Since the Spring Ridge Homeowners' Association's park is within that 300' that HOA would have been sent a notice.

Velva Peterson, 1247 Mt. Logan Drive, Apopka, stated her opposition to the project citing concerns regarding traffic impacts to the neighborhood, noise, and the wildlife, gopher tortoises in particular, which are located on the site. She stated that she had been in contact with State wildlife agencies and was unable to locate a permit to allow anyone to remove the tortoises. She noted that when she arranged for a wildlife officer to tour the property from the perimeter with her, a known gopher tortoise hole had been disturbed and filled in.

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In response to a question by Chairperson Hooks, Ms. Peterson stated that if she had known the property was for sale she would have tried to get her neighborhood to buy it. She stated that, with regard to the long, oddly shaped portion of the parcel, the previous owners had attempted to make it a nature trail; however, the adjacent homeowners' association said no.

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

Motion: James Greene made a motion to recommend approval of the Change in Zoning from R-1AA (Residential) to Planned Unit Development (PUD/R-1AA) (Residential) for the property located north of West Lester Road, west of Vick Road, owned by Country Crossing, LLC, subject to the information and findings in the staff report; and Teresa Roper seconded the motion. Aye votes were cast by Steve Hooks, Mallory Walters, Ben Dreiling, James Greene, Teresa Roper, and Robert Ryan (6-0).

REVISED FINAL DEVELOPMENT PLAN – BELMONTE RESERVE SUBDIVISION – Jay Davoll, P.E., Community Development Director/City Engineer, stated this is a request to recommend approval of the Revised Final Development Plan for the Belmonte Reserve Subdivision. The owner is K. Hovnanian Belmont Reserve, LLC, c/o Heather Himes, Esq., Akerman, LLP. The applicant/engineer is Civil Design Group, Inc., c/o William C. Fogle. The property is located south of Lester Road, northeast of Stoneywood Way and North Fairway Drive. The future land use is Residential High (0-15 du/ac) and the zoning designation is R-3. The existing use is vacant land and the proposed use is an attached multi-family townhome development with 14 building that will contain 78 fee-simple ownership lots. The tract size is 8.27 +/- acres and the density is 9.33 du/ac.

The Final Development Plan for Belmonte Reserve, which consisted of 78 townhomes units, was approved by City Council on October 4, 2006. A pre-construction meeting was convened on February 5, 2007, at which time construction began on the site. A final walk through was conducted on January 28, 2009, to review the construction activity and created a small list of items that needed to be completed in order to accept the project. This list of items was never completed and a Certificate of Acceptance was not issued. Until recently, the site remained in the same condition as noted in the January 28, 2009, final walkthrough punch list letter.

The applicant has submitted the Belmonte Reserve Revised Final Development Plan with the following changes: name of owner; addition of hardship criteria table and variance requests; revised parking and open space calculations; lot sizes; and changes to building footprint.

The Belmonte Reserve proposes to continue the development of 78 attached townhome units/lots. Each unit/lot will be sold as "fee-simple," i.e., title goes to the resident for the lot and building unit, but the overall community (internal roads, club house, retention, etc.) is owned and governed by the Homeowner's Association. The project is to be developed in a single phase. This proposed development will have no affiliation or involvement with the existing Greenbrook Villas town homes to the south.

The Project Site Details Include: (1) Proposed minimum living area of 1,670 square feet (1,350 square feet required by code); (2) Maximum 2-story building height; (3) Of the proposed town home buildings, 4 will be designed with 4-units, the remaining buildings will contain 6-units; (4) No outside storage of RV, boats, trailers, etc. will be allowed; and (5) A community pool and club house will be provided for the residents.

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Each unit will provide 2 parking spaces for resident/guest parking. The parking for the units will be via a single car garage and one driveway space. A total of 281 parking spaces have been proposed (156 required by code). Individual golf carts will not be allowed, a condition that is self-imposed by the developer.

The project is planned as a gated community with access off Lester Road and North Fairway Drive. The entrance gates will be equipped with OPTICON devices for emergency vehicle access.

A six-foot high brick wall with columns and landscaping is already in place along Lester Road and Stoneywood Way. A six-foot high ornamental metal fence with brick columns is North Fairway Drive.

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

Total inches on-site:	99
Total inches removed:	56
Total inches replaced:	446

The applicant will revise the landscape plan to add cathedral oak along the interior side of the Lester Road brick wall and Stoneywood subdivision, to achieve a spacing of a canopy tree every 35 linear feet.

The property is exempt from school concurrency as the infrastructure has already been substantially completed within a previously approved project.

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

VARIANCE REQUEST: The applicant has proposed the following variance requests:

1. LDC Section 2.02.07.G.a) – Five-foot encroachment into 25 Setback. Multifamily dwelling units for front, side, corner, and rear yards shall all be a minimum of 25 feet from the property line. The applicant requests a variance for all perimeter lots to allow the encroachment of covered porches and second (2nd) floor building extensions into the 25’ setback. Buildings will meet the 25 foot setback. The City previously approved the Belmont Reserve final development plan with the buildings lot lines set back 20 feet the property line. The five foot variance previously approved by the City is being documented within the final development plan. The applicant has agreed to prohibit metal or vinyl covered patios, and to require any covered patios facing Lester Road to be constructed of materials and colors compatible with those used for the building. **Staff does not object to this variance.**
2. LDC Section 2.02.07 G(3)(a). Lot 68 was previously approved with a seven foot encroachment into the 25 foot building set back. The proposed plan revisions recognize the variance that was previously approved with the original final development plan. **Staff does not object to this variance.**
3. LDC 2.02.07G(3)(a). The pool location was previously approved at current location. The plan revisions documents the variance needed to accommodate the approved pool location. **Staff does not object to this variance.**

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4. LDC 2.02.07.H.(5). The proposed dumpster enclosure is located within the required ten (10) feet wide landscape buffer yard. The applicant is requesting a variance of nine (9) feet to place the dumpster enclosure within one (1) foot of the western property line abutting Stoneywood subdivision. **Staff does not object to this variance request.**

The Development Review Committee recommends approval of the Belmonte Reserve Revised Final Development Plan, subject to approval of the four variances requests.

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

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.

Heather Himes, Esq., Akerman, LLP, 420 S. Orange Avenue, Suite 1200, Orlando, clarified that the minimum living area for the project is 1,600 square feet. She advised the Commission that the project will not comply 100 % with the requirements of the City's "Water-Wise" Ordinance No. 2069 for landscape planting materials. This project had been previously designed, approved and started prior to the adoption of Ordinance No. 2069. Since moving forward with the project, they have implemented the use of Bahia in as many areas as they could and reworked the irrigation system design; however, they would not meet the requirement that no more than 50% of the green space area or ½ acre, whichever is smaller, be covered with St. Augustine grass.

Tom Daly, Daly Design Group, Inc., 913 N. Pennsylvania Avenue, Winter Park, Florida, stated that the previously approved landscaping plan relied on a high use of sod. They redesigned the plans and reduced the need for irrigation by more than 50%; however, there would still be more than 50% of the sod being St. Augustine. He asked that the Commission approve a variance of this requirement or recommend approval of a waiver of the no more than 50% of the green area or ½ be covered in St. Augustine grass.

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

Motion: Ben Dreiling made a motion to recommend approval of the Belmonte Reserve [1] Revised Final Development Plan; [2] to allow the following variance requests: (a.) Land Development Code (LDC), Section 2.02.07.G.a) to allow a five-foot encroachment into 25 Setback for all perimeter lots to allow covered porches and second floor building extensions into the 25' setback; (b.) LDC Section 2.02.07.G(3)(a) to allow the previously approved seven foot encroachment into the 25 foot building setback for Lot 68; and (c.) LDC 2.02.07G(3)(a) to allow the previously approved location of the pool; [3] LDC 2.02.07.H.(5) to allow the proposed dumpster enclosure to be located within the required ten (10) feet wide landscape buffer yard; [4] waiver of the Water Wise Ordinance requirement that there be no more than 50% of the green area or ½ be covered in St. Augustine grass; and [5] the findings in the staff report. Mallory Walters seconded the motion. Aye votes were cast by Steve Hooks, Mallory Walters, Ben Dreiling, James Greene, and Robert Ryan; Teresa Roper voted against. (5-1).

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FINAL DEVELOPMENT PLAN – TACO BELL – 1154 ROCK SPRINGS ROAD – Mr. Davoll stated this is a request to recommend approval of the Final Development Plan for Taco Bell to be located at 1154 Rock Springs Road. The owner/applicant is Special K Enterprises, LLC, c/o James P. Whelan. The engineering firm is Cornelison Engineering & Design, Inc., c/o Craig L. Cornelison, P.E. The future land use is Commercial and the zoning designation is C-1. The existing use is a vacant ice cream shop (formerly Bruster's Ice Cream) and the proposed use is a drive-thru restaurant. The current building is to be demolished. The tract size is 0.76 +/- acre (33,158 sq. ft.) and the proposed building size is 2,153 sq. ft.

The Taco Bell – 1154 Rock Springs Road Final Development Plan proposes a 2,153 square foot restaurant with a drive-thru. To accommodate the new restaurant, the existing 1,366 square foot building will be demolished. Access to the site will use the same driveway access to Rock Springs Road that was used for the former Bruster's Ice Cream.

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

A ten foot landscape buffer is provided along Rock Springs Road, and the landscape buffers along the north and south parcel lines follow the previous buffers approved for the Bruster's Ice Cream store.

A total of 23 parking space are provided, of which two are handicapped parking space. A single driveway to Rock Springs Road uses the same access created for the former Bruster's Ice Cream store.

Design of the building exterior meets the intent of the City's Development Design Guidelines.

The monument sign proposed near the driveway entrance meets the City's sign code but must be moved to three to four feet towards the interior of the parcel to accommodate the necessary line-of-sight at the driveway cross bar at Rock Springs Road. Prior to commencing site construction, the applicant's engineer shall certify that the monument sign location meets an acceptable line-of-site distance and sight triangle.

Menu board signs shall not exceed six feet in height nor 30 square feet of sign area. The menu board signs shall be supported from the grade to the bottom of the sign having or appearing to have a solid base similar to and complementary to the development's monument sign. The design, materials, and finish of a menu board sign shall match those of the buildings on the same lot. One menu board sign is permitted per drive-thru lane or drive-in station. No other commercial or promotional signs, including snipe-type signs, shall be located along the drive-thru lanes. The Taco Bell Logo's shown on the post supporting the clearance bar and drive-thru canopy will need to be removed. Applicant must resubmit menu board plans that are consistent with the City code.

The applicant has requested a waiver of the previously approved operating hours. The Brewster's Ice Cream Store was approved with the condition that operating hours were limited to 6:30 a.m. to 1:30 a.m. The drive-through service was previously not allowed to operate after 12:00 am (midnight) and open at 6:30 am. All customer service for the Brewster's Ice Cream Store occurred through exterior service windows and did not include interior seating. As the Taco Bell proposes all interior customer seating, conditions no longer warrant a limitation on the hours of operation. Staff supports removal of the operating hour limitation. Further, a residential home existing adjacent to the subject parcel, but has been converted to an office use. Staff does not

10 to this waiver request.

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The applicant has requested a variance of the distance a drive-through must be from residential areas. The Brewster's Ice Cream Store received a variance to allow a drive-through service area less than 200 feet from a residential area. Since the construction of the Brewster's store, a residential home to the west of the subject parcel was converted to an office use. Property on the east side of Rock Springs Road is assigned a residential future land use and zoning, but is undeveloped. This residentially zoned, undeveloped property is within 200 feet of the Taco Bell site, measured property line to property line. The City previously approved the variance for the Brewster's store. Moving the drive-through further to the west will impact the applicant's ability to provide adequate driveway width and buffer width to the rear of the property. Staff does not object to this variance request as it was previously approved for the Brewster's Ice Cream Store.

The Development Review Committee recommends approval of the Taco Bell – 1154 Rock Springs Road Final Development Plan, the waiver request for hours of operation and the variance for the drive-through distance to a residentially zoned property, subject to the findings of this staff report.

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

In response to a question by Chairperson Hooks, Craig L. Cornelison, P.E., Cornelison Engineering & Design, Inc., 5745 Gall Boulevard, Zephyrhills, Florida, stated that this is a new prototype that will not include the arches that were constructed on the Taco Bell on Main Street.

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

Motion: Mallory Walters made a motion to recommend approval of the Taco Bell at 1154 Rock Springs Road [1] Final Development Plan; [2] request to waive the previously approved operating hours; [3] approval of the variance request to allow a drive-through within 200 feet of residential areas; and [4] the findings in the staff report. James Greene seconded the motion. Aye votes were cast by Steve Hooks, Mallory Walters, Ben Dreiling, James Greene, Teresa Roper, and Robert Ryan (6-0).

OLD BUSINESS:

Planning Commission:

Motion: James Greene made a motion to take the amendment to the Code of Ordinances, Part III, Land Development Code, Article III – to create a Small Lot Overlay Zoning District off the Table, and Teresa Roper seconded the motion. Aye votes were cast by Steve Hooks, Mallory Walters, Ben Dreiling, James Greene, Teresa Roper, and Robert Ryan (6-0).

WORKSHOP - AMENDMENT TO THE CODE OF ORDINANCES, PART III, LAND DEVELOPMENT CODE, ARTICLE III – OVERLAY DISTRICTS – Mr. Moon stated that this item was tabled at the March 11, 2014 meeting and then, at the April 8th meeting, staff requested a continuance until the May 13, 2014, Planning Commission meeting. He stated that at this time no formal action by the Commission is necessary. This was to be a discussion of the proposed amendment. The amendment will be brought back to the Commission for formal action once it has been advertised.

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Exhibit “A” is a revised amendment to the City’s Land Development Code establishing an Overlay Zoning District related to small lot development within the City of Apopka. The purpose of the Small Lot Overlay Zoning District is to provide flexibility for a dynamic housing market; implement Comprehensive Plan policies that promote housing diversity; provide transition between lower density residential areas and more intense development such as commercial, office, industrial or other non-residential land uses, to provide transition between lower density residential areas and limited access highways; to create an increase in development options for properties assigned medium and high density future land use designations; to promote infill development while preserving the character of the existing residential neighborhoods; and to promote diversity in the size and type of new residential developments thereby providing housing opportunities for various family sizes. The Overlay District delineates permitted uses and prohibitions or limitations on certain uses, as well as certain design standards.

As proposed, the Small Lot Overlay District is only eligible for properties that are assigned both a Residential High Density (0 – 15 un/ac) and an R-3 zoning category. Also, the development site must be a minimum of ten acres but not more than eighty acres. DRC has reviewed the proposed Small Lot Overlay District.

Based on the discussion at the March 11, 2014 meeting, the Planning Commission requested staff to coordinate additional review with the development community and the item was tabled. At the April 8, 2014, meeting, staff requested that the item be continued until the May meeting to allow more time for the development community’s review.

Planning staff has worked with the development community and prepared this revised development option for the Planning Commission to consider. Several developers or homebuilders have asked the City to consider development options that accommodate smaller residential lot sizes. If after review by the Planning Commission, it is determined that this development option meets the desired vision and goals of the City, the Development Review Committee will schedule the amendment to Article III of the City’s Land Development Code.

The change recommended by the development community was to re-write Section 3.04.05.6 - Development Standards, Vehicle Access Points, to read “All townhome and duplex dwelling lots shall have vehicle access points via a rear alley; no less than two thirds of the single family lots with a width less than fifty (50) feet shall have vehicle access points via a rear alley.”

Chairperson Hooks stated that at the March meeting he requested that staff revise the design guidelines to prevent developments like Chelsea Parc and Mainline Village, due to those areas having turned into high crime areas, and to work with Mr. Hampden to incorporate some of his ideas into those design guidelines. He said that the only change was the inclusion of Mr. Hampden’s suggested. He reiterated that he wanted design standards that would raise the price of the homes so that residents would be inclined to want to take care of the subdivision once it is built. He suggested that perhaps these developments be gated communities.

Mr. Moon stated that the process for a small lot overlay district would be similar to a planned unit development. They would be required to prepare a master plan and architectural renderings. Any other requirements would be based on the particular location of the project.

Chairperson Hooks stated that it all needs to be formalized in a design guideline.

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Chairperson Hooks opened the meeting for public hearing.

In response to questions by Suzanne Kidd, 1260 Lexington Parkway, Apopka, Florida, Mr. Moon stated that the proposed overlay would not govern building heights. That would be covered by the Land Development Code which allows a maximum height of 35 feet. He stated that most developments have some kind of scheme such as Mediterranean or Cracker style with a slate of coordinating colors.

Ms. Walters stated that the City has worked to increase lot sizes to avoid the Chelsea Parc/Mainline Village types of developments. She expressed her skepticism of homeowners' associations' desire or ability to maintain the small lot developments. Due to the lower price in these types of developments, many of the lots are purchased by investors for rental property. She stated that the only types of development that seems to take an active interest in maintaining their property are apartment complexes where there is a single owner.

Ed Hampden, Tallman Development Company, 604 S. Lake Sybelia Drive, Maitland, assured the Commission that homeowners' associations (HOA) were among some of the most powerful entities. Regulations for the HOA are only as strong as the "covenants, conditions, restrictions and easements" documentation; however, they are enforceable.

In response to a question by Chairperson Hooks, Mr. Hampden stated that the HOA would be responsible for enforcing those documents. In the event the HOA does not enforce the documents, the City might take over the enforcement.

Chairperson Hooks stated that the City would not want to take on the enforcement of an HOA's documents. He reiterated that one way to raise the price and create an incentive to maintain the property would be to make these gated communities.

Mr. Hampden stated that the Commission might consider that there are very few areas in the City where a small lot overlay district could apply. He suggested that it might help the Commission if they were to tour developments that would demonstrate the types of development that would fall under the Small Lot Overlay District. He stated that he would provide to staff a list of the developments, their addresses, and builder information such as lot size and width, living area sizes, etc. Additionally, he offered to escort the members of the Commission himself through some of these developments but the members declined citing a conflict due to ex parte communications.

Further discussion ensued.

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

Chairperson Hooks stated that he could not support this draft of the Small Lot Overlay District language.

In response to a comment by Mr. Moon, Mr. Greene stated that enforcement of the HOA documents is one item that needs to be addressed.

The Commission unanimously agreed to ask staff to schedule a workshop to go over the proposed language. They asked that the workshop be schedule for June 3, 2014, at 6:00 p.m.

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON May 13, 2014, AT 5:01 P.M.

Public: None.

NEW BUSINESS:

Planning Commission: None.

Public: None.

ADJOURNMENT: The meeting was adjourned at 6:30 p.m.

Steve Hooks, Chairperson

R. Jay Davoll, P.E.
Community Development Director

Backup material for agenda item:

- 2 Approve minutes of the Planning Commission Small Lot Overlay District Workshop held June 3, 2014, at 6:00 p.m.

MINUTES OF THE PLANNING COMMISSION WORKSHOP HELD ON JUNE 3, 2014, AT 6:00 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: Steve Hooks, Mallory Walters, James Greene, and Robert Ryan

ABSENT: Melvin Birdsong, Ben Dreiling, Teresa Roper, Orange County Public Schools (Non-voting)

OTHERS PRESENT: R. Jay Davoll, P.E. – Community Development Director/City Engineer, David Moon, AICP - Planning Manager, Ed Hampden, John Walls, City of Apopka Commissioner Sam Ruth, Suzanne Kidd, and Jeanne Green – Community Development Department Office Manager/Recording Secretary.

OPENING: Chairperson Hooks called the workshop to order.

WORKSHOP - AMENDMENT TO THE CODE OF ORDINANCES, PART III, LAND DEVELOPMENT CODE, ARTICLE III – OVERLAY DISTRICTS –

David Moon, AICP, Planning Manager stated the workshop was called to discuss the proposed amendment to the City’s Land Development Code to create an Overlay Zoning District related to small lot development within the City of Apopka. The purpose of the Small Lot Overlay Zoning District is to provide flexibility for a dynamic housing market; implement Comprehensive Plan policies that promote housing diversity; provide transition between lower density residential areas and more intense development such as commercial, office, industrial or other non-residential land uses, to provide transition between lower density residential areas and limited access highways; to create an increase in development options for properties assigned medium and high density future land use designations; to promote infill development while preserving the character of the existing residential neighborhoods; and to promote diversity in the size and type of new residential developments thereby providing housing opportunities for various family sizes. The Overlay District delineates permitted uses and prohibitions or limitations on certain uses, as well as certain design standards.

Mr. Moon stated the Small Lot Overlay District is only eligible for properties that are assigned both a Residential High Density (0 – 15 un/ac) and an R-3 zoning category. Also, the development site must be a minimum of fifteen (15) acres but not more than eighty (80) acres.

Discussion ensued regarding the following developments Mr. Hampden suggested the Commission members tour prior to the workshop to become familiar with current small lot developments in the Central Florida area.

- Legacy Park – Builder: Pulte Homes
- Millenia Park – Builder: Mattamy Homes
- Randal Park – Builders: M/I Homes, Mattamy Homes, and David Weekley Homes
- Waters Edge – Builder: Park Square Homes
- Winter Springs Village – Builder: Meritage Homes

As a result of the discussion, the following suggestions were made to be included in the Small Lot Overlay District:

1. Developments need to be pedestrian/bicycle friendly.
2. Large alleyways with street lighting.
3. Establish minimum living areas of 1,500 square feet for single family residences on the small lots; and a minimum living area of 1350 square feet for townhomes.

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON May 13, 2014, AT 5:01 P.M.

4. Open space requirement of 30% to be clarified.
5. Amenities be evaluated with each development depending upon size.
6. Require that 75% of the lots in a development designated as a small lot overlay district must have a minimum living area of 1,700 square feet or higher; and a minimum of 25% may have living areas of 1,500 square feet or less.
7. Lawns are to be maintained by the homeowners' association.
8. Require language in the Covenants, Conditions, and Restrictions (CCR) documents that ensure that if the homeowners' association fails to maintain the lawns and commons areas of a subdivision, the City may enforce the City codes and will hold the HOA responsible.
9. Developer to coordinate with the Postal Service on centralized post boxes that aesthetically fits in with the style of the development.

Chairperson Hooks thanked everyone for their participation and suggestions.

ADJOURNMENT: The workshop was adjourned at 8:37 p.m.

Steve Hooks, Chairperson

R. Jay Davoll, P.E.
Community Development Director

Backup material for agenda item:

1. FINAL DEVELOPMENT PLAN – Apopka Woods Subdivision, owned by Apopka Woods LLC, property located north of West McCormick Road and east of Irma Lee Lane. (Parcel ID No. 32-21-28-0000-00-002)



CITY OF APOPKA PLANNING COMMISSION

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	June 10, 2014
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Vicinity Map
<input type="checkbox"/> OTHER:		Subdivision Plan
		Plat
		Landscape Plan

SUBJECT: APOPKA WOODS LLC – APOPKA WOODS SUBDIVISION

Request: RECOMMEND APPROVAL OF THE APOPKA WOODS LLC – APOPKA WOODS SUBDIVISION FINAL DEVELOPMENT PLAN\PLAT

SUMMARY

OWNER/APPLICANT: Apopka Woods LLC

LOCATION: North of West McCormick Road and east of Irmalee Lane

EXISTING USE: Vacant land, planted pine, and vacant single family home

FUTURE LAND USE: Residential Low Density (0 – 5 du/ac)

ZONING: R-2 Residential

MINIMUM LOT WIDTH: 70 Ft.

MINIMUM LOT SIZE: 7,500 Sq. Ft.

PROPOSED DEVELOPMENT: 76 Single Family Residential Lots

TRACT SIZE: 24.82 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 124 residential units
PROPOSED: 76 residential units

DISTRIBUTION

Mayor Kilsheimer	Finance Dir.	Public Ser. Dir. (2)
Commissioners (4)	HR Director	City Clerk
CAO Richard Anderson	IT Director	Fire Chief
Community Dev. Dir.	Police Chief	

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	Institutional	A-1	County Northwest Water Reclamation Facility
East (County)	Institutional	A-1	County Northwest Water Reclamation Facility
South (Ocoee)	Low Density Residential	R-1A	McCormick Woods Res. Subdivision
West (City)	Commercial; Residential Low Density	C-1/PUD	Vacant undeveloped

ADDITIONAL COMMENTS:

The Preliminary Development Plan for this project was approved by City Council on October 16, 2013. During that meeting, and as part of the Preliminary Development Plan approval, City Council approved a waiver request to waive the brick wall required along the eastern and northern property line but in lieu thereof required a uniform vinyl fence. The Final Development Plan and Plat are consistent with the approved Preliminary Development Plan.

The subject property was annexed into the City of Apopka on July 6, 2006, through the adoption of Ordinance No. 1827. The applicant proposes to develop 76 single family residential lots with a minimum lot width of 70 feet and a minimum lot area of 7,500 sq. ft. A brick wall within a ten foot wide buffer tract is proposed adjacent to McCormick Road. A five-foot wide fence easement is proposed along the eastern and north property line to buffer the Apopka Woods subdivision from the Orange County Northwest Water Reclamation Facility. The plat has been coordinated with Orange County planners and engineers.

Project Use:

The Apopka Woods, LLC subdivision plan plat proposes the development of 76 single family residential lots. The minimum typical lot width is 70 feet with a minimum lot size of 7,500 square feet. The minimum living area for the subdivision is 1,350 square feet as set forth in Chapter 2 of the Land Development Code.

Access: One driveway connection from McCormick Road is proposed and includes a left turn lane. An entrance feature for Apopka Woods will be constructed within the ten-foot wide buffer near McCormick Road. There is right-of-way set aside for an egress/ingress point near the northwest corner of the subdivision to allow for future connection to the undeveloped parcel abutting the western project boundary.

Stormwater: The stormwater management system is located at the north end of the project site (dry retention pond - 2.48 acres) that meets the City of Apopka Land Development Code, Section 6.05.00 guidelines.

Utilities: The proposed development is located within the Orange County Utility service area.

Recreation: The developer is providing a 0.43 +/- acre (18,853 square-foot) active/passive recreation space next to the stormwater retention pond at the northern end of the project. The LDC requires a minimum recreation space of 18,750 square feet, which is an area equivalent to that covered by two and a half lots.)

Buffer/Tree Program and Landscaping: Buffers provided are consistent with the Land Development Code. The planted pine is exempt from the arbor requirements and will be harvested for silviculture purposes. The developer is required to pay tree mitigation fee of \$16,170 into the tree bank fund.

The following is a summary of the tree inventory for Apopka Wood Subdivision:

Maximum Tree Replacement Required:	3,784
Total inches replaced:	<u>2,167</u>
20 inches to be Mitigated:	1,617

NOTE: Prior to the Final Development Plan\Plat appearing on a City Council agenda, the applicant must modify the plans to correct a few scrivener errors identified by the Development Review Committee as well as necessary documentation from Orange County government, including additional of test assigning the northern and eastern fence easement to the HOA; providing written evidence from Orange County Utilities (OCU) that OCU has approved the utility plan design noted on these Final Development Plans; and submittal of an Easement Vacation application for the existing 8 ft. FPC easement across Lot 14 and travels north behind Lots 15 through 21 or to address such vacation within the FDP and plat.

SCHOOL CAPACITY REPORT:

The applicant has coordinated with Orange County Public Schools and addressed school concurrency review requirements to support the development of 76 single family residential units.

PUBLIC HEARING SCHEDULE:

June 10, 2014 - Planning Commission (5:01 pm)

June 18, 2014 – City Council (8:00 pm) (Tentative, see Note)

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the APOPKA WOODS, LLC, FINAL DEVELOPMENT PLAN\PLAT, subject to the information and findings in the staff report.

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

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

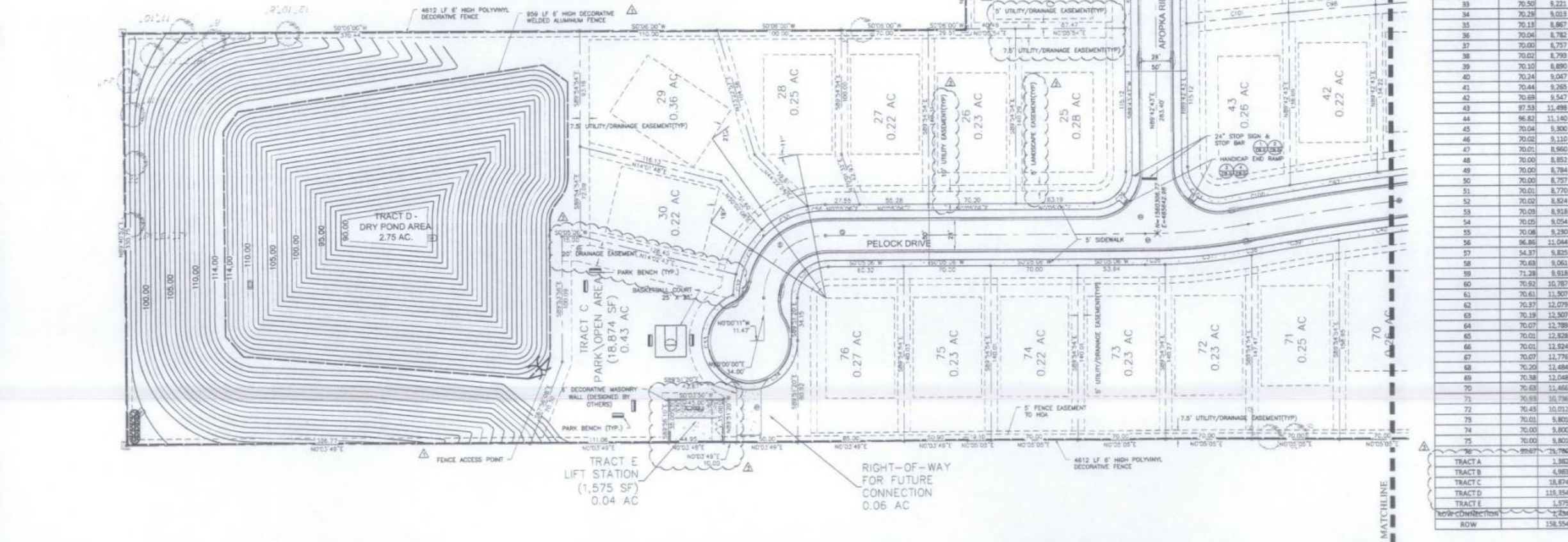
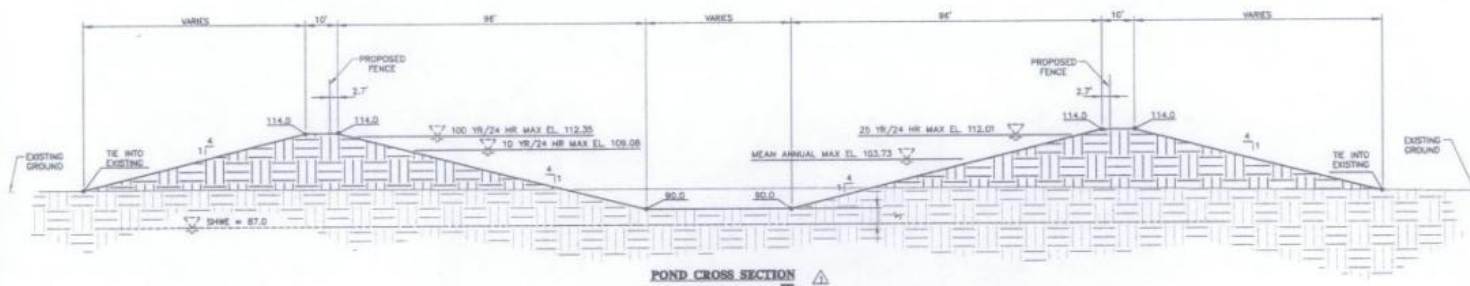
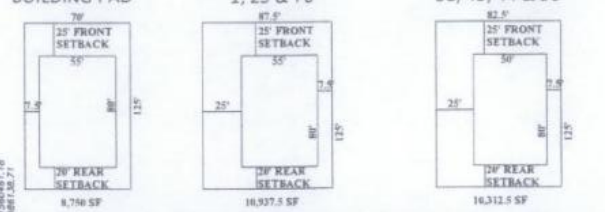
Apopka Woods LLC
24.82 +/- Acres
Maximum Allowable Development: 124 Units
Proposed: 76 units
Parcel ID #: 32-21-28-0000-00-002

VICINITY MAP



Curve Table				Curve Table				Curve Table				Curve Table				Curve Table			
Curve #	Chord Length	Chord Direction	Radius	Length	Curve #	Chord Length	Chord Direction	Radius	Length	Curve #	Chord Length	Chord Direction	Radius	Length	Curve #	Chord Length	Chord Direction	Radius	Length
C1	49.30	N44°56'04"E	35.30	34.71	C22	70.05	N1°59'21"W	8719.06	70.07	C43	70.07	S2°28'59"E	2382.89	70.07	C69	70.08	S2°24'06"W	8669.06	70.08
C2	49.88	S45°01'06"E	35.30	35.21	C23	70.07	N2°05'59"W	8719.06	70.07	C44	70.01	S0°48'21"E	2382.89	70.01	C70	70.10	N6°31'21"E	2442.89	70.10
C3	29.49	S48°32'35"E	42.00	26.92	C24	25.20	N2°43'46"W	8719.06	25.20	C45	70.01	S0°52'13"W	2382.89	70.01	C71	70.11	S3°45'16"W	4282.71	70.11
C4	33.96	N42°52'07"E	25.30	37.34	C25	18.39	N8°52'15"W	75.00	18.44	C46	70.06	S2°32'31"W	2382.89	70.06	C72	70.05	S°56'19"W	8669.06	70.05
C5	52.67	N32°23'17"E	450.00	52.70	C26	41.34	N32°55'35"W	75.00	41.88	C47	70.18	S4°12'36"W	2382.89	70.18	C73	70.28	N4°52'17"E	2442.89	70.28
C6	33.10	N48°11'11"E	25.30	36.18	C27	41.45	N44°57'52"W	75.00	42.00	C48	70.36	S0°54'23"W	2382.89	70.37	C74	70.10	S2°48'56"W	4282.71	70.10
C7	15.01	N63°56'14"E	75.00	15.03	C28	12.11	N85°36'17"W	75.00	12.13	C49	70.81	S7°35'48"W	2382.89	70.81	C75	70.03	S°28'32"W	8669.06	70.03
C8	41.45	N62°11'12"E	75.00	42.00	C29	35.48	N45°05'33"W	25.00	36.42	C50	70.91	S9°17'29"W	2382.89	70.92	C76	70.13	N2°13'29"E	2442.89	70.13
C9	41.45	N00°06'05"E	75.00	42.00	C30	41.45	N09°59'58"W	75.00	42.00	C51	66.25	S10°57'21"W	2382.89	66.25	C77	70.05	S°32'43"W	4282.71	70.05
C10	14.42	N8°32'28"E	75.00	14.44	C31	41.45	N09°25'04"W	75.00	42.00	C52	26.34	S1°42'33"W	500.00	26.35	C78	70.02	S°00'46"W	8669.06	70.02
C11	27.61	N2°55'57"E	8719.06	27.61	C32	16.76	N81°32'33"W	75.00	16.79	C53	70.57	S7°22'49"W	500.00	70.53	C79	70.04	N1°34'51"E	2442.89	70.04
C12	70.01	N2°36'43"E	8719.06	70.01	C33	74.02	S86°08'52"W	39.00	97.50	C54	3.03	S11°36'03"W	500.00	3.03	C80	70.02	S0°56'30"W	4282.71	70.02
C13	70.04	N0°09'06"E	8719.06	70.04	C34	82.38	S36°25'28"E	39.00	72.32	C55	28.34	S1°42'33"W	500.00	28.35	C81	70.31	S0°33'00"W	8669.06	70.31
C14	70.03	N°41'29"E	8719.06	70.03	C35	35.04	S45°29'13"E	25.00	36.83	C56	14.43	N1°26'08"W	75.00	14.43	C82	70.00	N0°03'41"W	2442.89	70.00
C15	70.01	N°13'52"E	8719.06	70.01	C36	16.08	S0°50'08"E	500.00	16.07	C57	38.46	N4°00'34"W	25.00	43.88	C83	70.00	S0°00'18"W	4282.71	70.00
C16	70.00	N0°48'16"E	8719.06	70.00	C37	70.37	S0°47'28"E	500.00	70.43	C58	82.94	S5°43'08"W	4282.71	82.94	C84	70.00	S0°05'14"W	8669.06	70.00
C17	70.00	N0°18'40"E	8719.06	70.00	C38	1.81	S9°55'49"E	500.00	1.81	C59	63.72	N9°36'21"E	2442.89	63.72	C85	70.02	N1°42'13"W	2442.89	70.02
C18	70.00	N0°08'56"W	8719.06	70.00	C39	69.12	S8°12'23"E	2382.89	69.12	C60	34.32	S46°22'03"W	25.00	37.83	C86	70.00	S0°55'53"E	4282.71	70.01
C19	70.01	N0°36'32"W	8719.06	70.01	C40	70.42	S7°12'00"E	2382.89	70.63	C61	59.03	S2°49'42"W	8669.06	59.03	C87	70.00	S0°22'31"E	8669.06	70.00
C20	70.02	N°04'28"W	8719.06	70.02	C41	70.38	S5°52'42"E	2382.89	70.38	C62	70.77	N8°10'45"E	2442.89	70.77	C88	70.10	N1°28'49"W	2442.89	70.10
C21	70.03	N°31'44"W	8719.06	70.03	C42	70.19	S4°05'44"E	2382.89	70.20	C63	70.27	S4°41'38"W	4282.71	70.27	C89	70.03	S°52'05"E	4282.71	70.03

TYPICAL LOT SIZE/PROPOSED BUILDING PAD
CORNER LOT SIZE/BUILDING PAD FOR LOTS 1, 25 & 76
CORNER LOT SIZE/BUILDING PAD FOR LOTS 31, 43, 44 & 56



INDIVIDUAL LOT INFO		
LOT NO.	LOT FRONTAGE	LOT SF
1	95.12	10,500
2	70.00	8,750
3	70.00	8,750
4	70.35	8,775
5	42.00	9,126
6	42.00	17,025
7	42.06	11,751
8	70.01	9,522
9	70.04	9,139
10	70.03	8,979
11	70.01	8,865
12	70.00	8,790
13	70.00	8,755
14	70.00	8,759
15	70.01	8,800
16	70.02	8,885
17	70.08	9,007
18	70.05	9,138
19	70.07	9,269
20	43.84	11,847
21	71.88	16,015
22	42.00	9,668
23	62.77	10,209
24	70.42	8,964
25	102.68	12,209
26	70.00	8,821
27	70.00	8,822
28	43.00	10,772
29	43.00	15,292
30	43.00	9,495
31	97.60	11,415
32	75.77	9,491
33	70.50	9,221
34	70.29	9,013
35	70.18	8,867
36	70.04	8,782
37	70.00	8,757
38	70.02	8,799
39	70.10	8,890
40	70.24	9,047
41	70.44	9,285
42	70.69	9,547
43	97.53	11,498
44	96.82	11,140
45	70.04	9,300
46	70.02	9,116
47	70.01	8,960
48	70.00	8,952
49	70.00	8,784
50	70.00	8,757
51	70.01	8,770
52	70.02	8,824
53	70.03	8,918
54	70.05	9,054
55	70.08	9,280
56	96.86	11,044
57	54.37	8,825
58	70.63	9,061
59	71.28	9,918
60	70.92	10,787
61	70.61	11,507
62	70.37	12,079
63	70.19	12,507
64	70.07	12,789
65	70.01	12,828
66	70.01	12,924
67	70.07	12,778
68	70.20	12,484
69	70.38	12,048
70	70.63	11,466
71	70.93	16,796
72	70.45	10,012
73	70.01	9,801
74	70.00	9,800
75	70.00	9,801
76	99.67	25,790
TRACT A		1,382
TRACT B		4,983
TRACT C		28,874
TRACT D		119,354
TRACT E		1,575
ROW		138,554

IBI GROUP (FLORIDA) INC.
 ENGINEERS ARCHITECTS ENVIRONMENTAL CONSULTANTS
 2301 MIDLAND CENTER PARKWAY
 MIDLAND, FLORIDA 32751
 (407) 686-7129

GEOMETRY SITE PLAN - NORTH
APOPKA WOODS SUBDIVISION
CITY OF APOPKA, FLORIDA

SCALE: 1" = 40'
 PROJECT: 3.3821
 SHEET: C4-0
 DATE: 5/29/2014

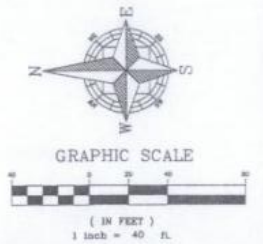
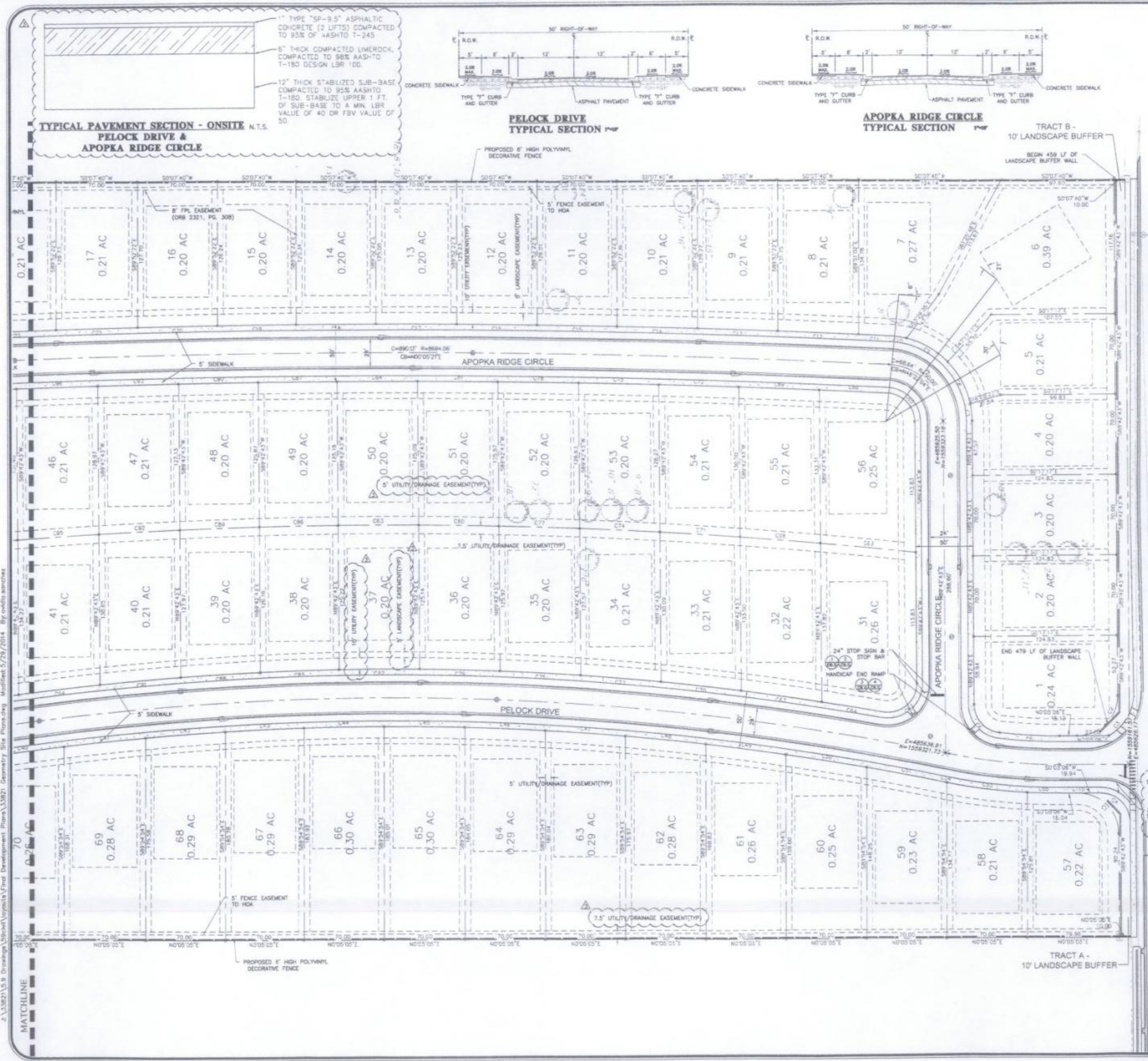
DRAWN: R. MADSON
 DESIGNED: L. CLASSON
 CHECKED: L. CLASSON

DATE: 5/29/2014

IBI GROUP
 FLORIDA ENGINEERING
 BUSINESS NO. 2984

6074

J:\33821\3.9 Drawings\3.9\Site\3.9\Final Development Plans\33821_Geometry_Site_Plans.dwg Modified: 5/29/2014 By: andrea.sanchez



DESIGN CRITERIA GENERAL NOTES:

- PER CITY OF APOPKA LAND DEVELOPMENT CODE - ARTICLE II - 2.02.05 H.1 THE DEVELOPMENT IS REQUIRED TO HAVE A TEN FOOT (10') BUFFERYARD, WITH A MINIMUM SIX FOOT (6') BRICK, STONE OR DECORATIVE BRICK FINISHED WALL ERECTED INSIDE THE BUFFERYARD, ADJACENT TO EXTERNAL ROADWAYS.
- PER CITY OF APOPKA LAND DEVELOPMENT CODE - ARTICLE VI - 6.01.00 B.3 THE DEVELOPMENT IS REQUIRED TO HAVE A PROPERTY OWNERS ASSOCIATION, CONVEYED IN FEE SIMPLE OWNERSHIP, FOR LAND EXCLUSIVE OF INDIVIDUAL LOTS.
- PER CITY OF APOPKA LAND DEVELOPMENT CODE - SECTION 8.04.15 ONE RESIDENTIAL SUBDIVISION ENTRANCE SIGN IN ACCORDANCE WITH SUBDIVISION PLAN APPROVAL ON EACH SIDE OF ENTRANCE OR ONE IN MEDIAN. THE SIGN SHALL BE A WALL SIGN OR MONUMENT SIGN. AN AREA FOR THE SIGN SHALL BE PLANNED WITHIN THE DEVELOPMENT PLAN AND SUCH AREA SHALL NOT TRUNCATE THE CORNER OF A RESIDENTIAL LOT. PROVIDE DETAIL OF ENTRANCE SIGNS.
- PER CITY OF APOPKA LAND DEVELOPMENT CODE - SECTION 5.01.08 REQUIRED LANDSCAPING (G) BUFFERYARDS ADJACENT TO RIGHTS-OF-WAY. WITHIN BUFFER YARDS THAT ARE ADJACENT TO RIGHTS-OF-WAY, ONE CANOPY TREE MUST BE PROVIDED AT INTERVALS AND IN A FASHION DESCRIBED IN SECTION 5.01.01.B ALONG WITH A CONTINUOUS HEDGEROW WITH THE HEDGES 24 INCHES HIGH AND SPACED 36 INCHES APART.
- PER CITY OF APOPKA LAND DEVELOPMENT CODE - ARTICLE VI - 6.05.00 B.3 THE CITY OF APOPKA DESIGN BASIS FOR STORMWATER MANAGEMENT SYSTEMS IS THE 25 YEAR/24 HOUR STORM EVENT. ALL FINISHED FLOOR ELEVATIONS SHALL BE CONSTRUCTED AT AN ELEVATION NO LESS THAN TWENTY INCHES (20") ABOVE THE 100 YEAR STORM ELEVATION.
- PER CITY OF APOPKA LAND DEVELOPMENT CODE - ARTICLE VI - 6.05.00 B.7 ALL RETENTION/DETENTION PONDS SHALL BE DESIGNED AS DRY BOTTOM PONDS WITH A MINIMUM BOTTOM ELEVATION OF THREE FEET (3') ABOVE THE ESTIMATED SEASONAL HIGH WATER TABLE.
- PER CITY OF APOPKA LAND DEVELOPMENT CODE - ARTICLE VI - 6.05.00 D.1 ALL RETENTION/DETENTION PONDS NOT MEETING THE MAXIMUM SLOPE, BASED ON THE MAXIMUM EXCAVATION DEPTH, SHALL REQUIRE FENCING OF A DECORATIVE TYPE KEEPING WITH THE REQUIRED BUFFER TREATMENTS, CHARACTER AND ARCHITECTURE OF THE PROJECT.
- PER CITY OF APOPKA LAND DEVELOPMENT CODE - ARTICLE VI - 6.05.00 D.6 ALL PONDS REQUIRING FENCING SHALL HAVE A MINIMUM TEN FOOT (10') MAINTENANCE BERM AROUND THE POND PERIMETER.
- THE FINAL DRAINAGE WILL CONFORM TO THE CITY OF APOPKA STANDARDS.
- THE HOUSE PLACED ON LOT 24 CANNOT BE PLACED MORE THAN 25 FEET FROM FRONT PROPERTY LINE.
- THE PROPOSED 6" VINYL PERIMETER FENCE SHALL BE LOCATED WITHIN A DEDICATED TRACT OR EASEMENT MAINTAINED BY THE HOMER OWNERS ASSOCIATION.
- STREET LIGHT POLES SHALL BE DECORATIVE TYPE CONSISTENT WITH THE DEVELOPMENT DESIGN GUIDELINES. LIGHTS POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISHED GRADE.
- FRONT LOADED GARAGES HAVE A 30' SETBACK REQUIREMENT.
- LOT 57 SHALL HAVE A "GARAGE RIGHT" HOME WITH THE DRIVEWAY LOCATION FURTHEST FROM THE ENTRANCE OF THE SUBDIVISION.

IBI GROUP (FLORIDA) INC.		PLANNERS	DATE
ENGINEERS		ENVIRONMENTAL CONSULTANTS	DATE
LANDSCAPE ARCHITECTS		ARCHITECTS	DATE
CIVIL ENGINEERS		PLANNERS	DATE
SURVEYORS		ENVIRONMENTAL CONSULTANTS	DATE
ARCHITECTS		PLANNERS	DATE
LANDSCAPE ARCHITECTS		ARCHITECTS	DATE
CIVIL ENGINEERS		PLANNERS	DATE
SURVEYORS		ENVIRONMENTAL CONSULTANTS	DATE
ARCHITECTS		PLANNERS	DATE
LANDSCAPE ARCHITECTS		ARCHITECTS	DATE
CIVIL ENGINEERS		PLANNERS	DATE
SURVEYORS		ENVIRONMENTAL CONSULTANTS	DATE
ARCHITECTS		PLANNERS	DATE
LANDSCAPE ARCHITECTS		ARCHITECTS	DATE
CIVIL ENGINEERS		PLANNERS	DATE
SURVEYORS		ENVIRONMENTAL CONSULTANTS	DATE
ARCHITECTS		PLANNERS	DATE
LANDSCAPE ARCHITECTS		ARCHITECTS	DATE
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APOPKA WOODS SUBDIVISION

LYING IN SECTIONS 29 AND 32, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING ALL THAT LAND DESCRIBED IN THAT CERTAIN CERTIFICATE OF TITLE, AS RECORDED IN OFFICIAL RECORDS BOOK 9982, PAGE 5192, LYING IN SECTIONS 29 AND 32, TOWNSHIP 21 SOUTH, RANGE 28 EAST, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32, FOR A POINT OF BEGINNING; THENCE RUN SOUTH 00°07'40" WEST, ALONG THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 1296.78 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF MC CORMICK ROAD, PER ORANGE COUNTY RIGHT-OF-WAY MAP BOOK 7, PAGES 76 THROUGH 81 AND DEED BOOK 389, PAGE 272 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 88°42'34" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 658.67 FEET TO A POINT LYING ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE RUN NORTH 00°05'05" EAST, ALONG SAID WEST LINE, 1299.06 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE RUN NORTH 00°05'05" EAST, ALONG THE WEST LINE, OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 678.69 FEET TO THE NORTHWEST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE RUN NORTH 89°40'52" EAST, ALONG THE NORTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 330.75 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE RUN SOUTH 00°05'00" WEST, ALONG THE EAST LINE, OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 678.69 FEET TO A POINT LYING ON THE NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE RUN NORTH 89°53'56" EAST, ALONG SAID NORTH LINE, 330.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 24.824 ACRES, MORE OR LESS.

LEGEND

- P.O.B. - POINT OF BEGINNING
- PRM - PERMANENT REFERENCE MONUMENT
- PCP - PERMANENT CONTROL POINT
- JWBG - JONES, WOOD AND GENTRY
- LS - LICENSED SURVEYOR
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PCC - POINT OF COMPOUND CURVATURE
- PRC - POINT OF REVERSE CURVATURE
- PI - POINT OF INTERSECTION
- RP - RADIUS POINT
- R/W - RIGHT-OF-WAY
- ID - IDENTIFICATION
- U/D - UTILITY AND DRAINAGE

SURVEYOR'S NOTES:

- (1) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32, TOWNSHIP 21 SOUTH, RANGE 28 EAST, BEING SOUTH 67°17'56" EAST.
- (2) -O- DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A SET 5/8" IRON BAR WITH CAP STAMPED LB. # 7808.
- (3) -N- DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED LB. # 7808.
- (4) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- (5) TRACT "C" PARK/OPEN AREA, AND TRACT "D" DRY POND AREA ARE TO BE OWNED AND MAINTAINED BY THE APOPKA WOODS SUBDIVISION HOMEOWNERS' ASSOCIATION (HOA).
- (6) TRACTS "A" AND "B", LANDSCAPE BUFFER AREAS, ARE TO BE OWNED AND MAINTAINED BY THE APOPKA WOODS SUBDIVISION HOMEOWNERS' ASSOCIATION (HOA).
- (7) TRACT "E", LIFT STATION TRACT, SHALL BE OWNED AND MAINTAINED BY ORANGE COUNTY, UTILITIES.
- (8) ALL LOT LINES ARE NOT RADIAL, UNLESS OTHERWISE NOTED.
- (9) THE 20.00 FOOT WIDE DRAINAGE EASEMENT IS DEDICATED TO THE CITY OF APOPKA, NO FENCES, TREES OR OTHER OBSTRUCTION MAY BE PLACED WITHIN THE LIMITS OF THE 20.00 FOOT WIDE DRAINAGE EASEMENT.
- (10) THERE IS A 10.00 FOOT WIDE UTILITY AND DRAINAGE EASEMENT IN FRONT OF ALL LOT LINES.
- (11) THERE IS A 5.00 FOOT WIDE UTILITY AND DRAINAGE EASEMENT IN THE SIDE OF ALL LOT LINES.
- (12) THERE IS A 7.50 FOOT WIDE UTILITY AND DRAINAGE EASEMENT IN THE REAR OF ALL LOT LINES.
- (13) THERE IS A 5.00 FOOT WIDE LANDSCAPE EASEMENT ADJACENT TO THE 10.00 FOOT WIDE UTILITY AND DRAINAGE EASEMENT.
- (14) THERE ARE 76 LOTS CONTAINED IN THIS PLAT.



VICINITY MAP
NOT TO SCALE

THE PROPERTY SHOWN HEREON REPRESENTS THE LANDS INCLUDED IN THE PRELIMINARY SUBDIVISION PLAN APOPKA WOODS SUBDIVISION AS REVIEWED BY THE ORANGE COUNTY DEVELOPMENT REVIEW COMMITTEE ON _____ 2014 AND APPROVED ON _____ 2014.

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

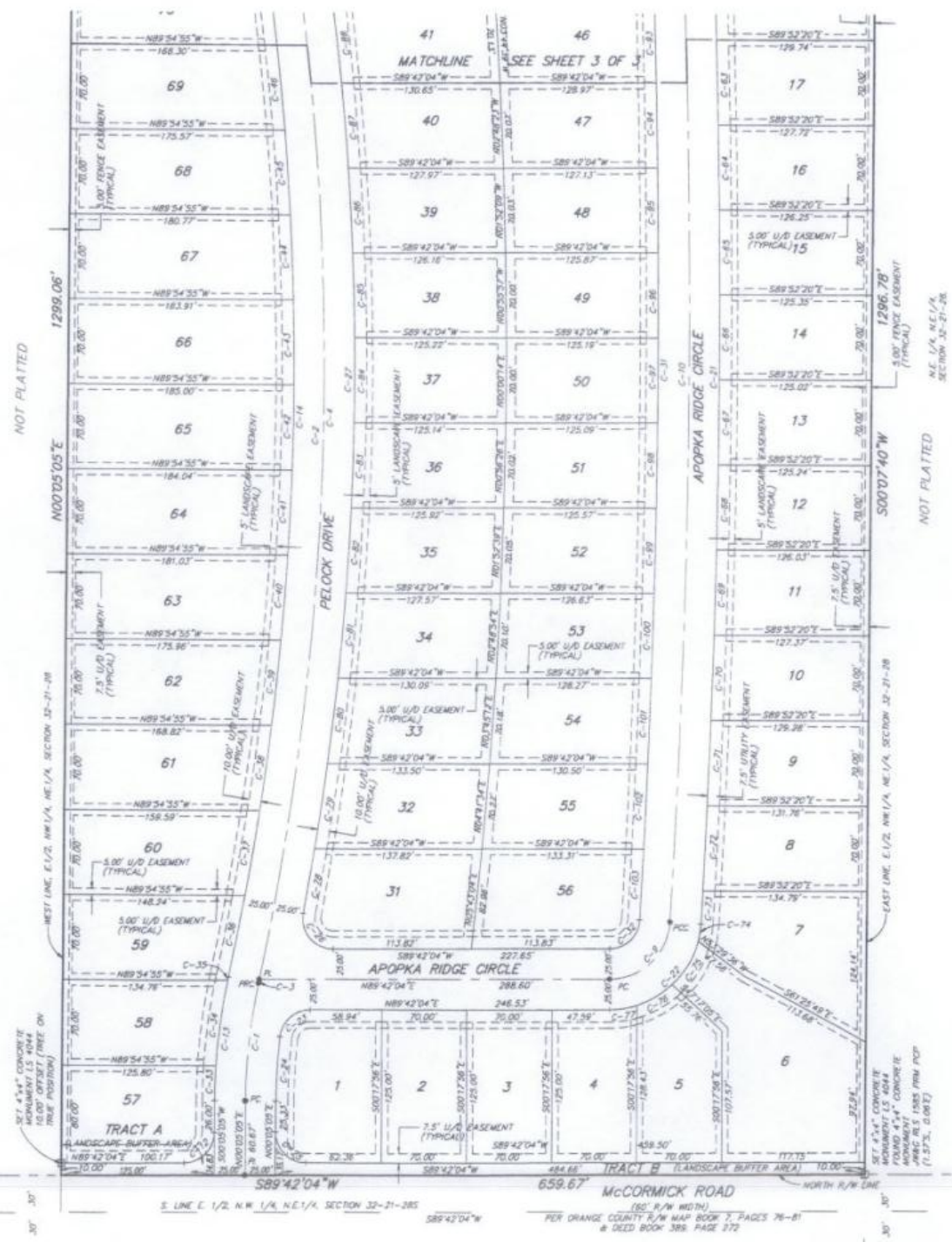
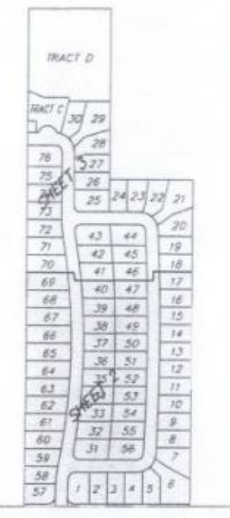
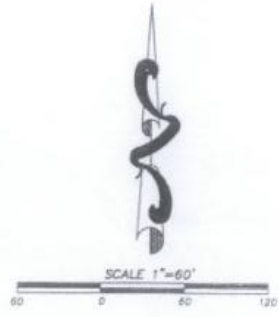
PEC | SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Atafaja Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

PLAT BOOK	PAGE
APOPKA WOODS SUBDIVISION	
DEDICATION	
STATE OF FLORIDA COUNTY OF ORANGE CITY OF APOPKA	
KNOWN ALL MEN BY THESE PRESENTS, That the limited liability company named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates _____ Easements and Right-of-way to the perpetual use of the public.	
IN WITNESS WHEREOF, Apopka Woods, LLC, a Florida Limited Liability Company, has caused this Dedication to be executed in its name by the below-named officer thereto duly authorized this _____ day of _____ 2014.	
Signed, sealed and delivered in the presence of the following two witnesses: APOPKA WOODS, LLC, a Florida Limited Liability Company By: CT CORPORATION SYSTEM Foreign Profit Corporation	
Print Name: (Witness)	By: James M. Hobbs, Manager
Print Name: (Witness)	
STATE OF FLORIDA COUNTY OF ORANGE	
THIS IS TO CERTIFY that the foregoing Dedication was acknowledged before me this _____ day of _____ 2014, by James M. Hobbs, as Manager of CT Corporation System, a Foreign Profit Corporation, in its capacity as the sole member of Apopka Woods, LLC, a Florida limited liability company. Said person did not take an oath and is personally known to me or has produced the following identification _____	
Print Name: Notary Public - State of Florida Commission No.: My Commission Expires:	
QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER	
KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on a survey of the lands shown in the foregoing plat was completed; that said plat is a true and correct representation of the lands surveyed; that the plat was prepared under my responsible direction and supervision, and that this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Orange County, Florida.	
Surveyor's Signature: David A. White	Date: 1/5/2014
Surveyor's Name (print): PEC - Surveying and Mapping, LLC 2100 Atafaja Boulevard, Suite 203, Oviedo, Florida, 32765	Surveyor's Registration Number: LB 7808 Certificate of Authorization Number: 32785
CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION	
Examined and Approved:	Chairman _____ Date _____
CERTIFICATE OF APPROVAL BY CITY ENGINEER	
THIS IS TO CERTIFY, that on _____ the foregoing plat was examined and approved by _____ R. Jay Devel, City Engineer	
CERTIFICATE OF REVIEW BY CITY SURVEYOR	
PURSUANT TO SECTION 177.081 FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART 1 OF THE FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.	
SIGNED:	DATE:
PRINTED NAME: DANNY WHITTAKER, P.S.M.	
NETO WHITTAKER SURVEYING, LLC	
REGISTRATION NUMBER: LS 05648	
CERTIFICATE OF APPROVAL BY CITY MUNICIPALITY	
THIS IS TO CERTIFY, that on _____ the City Council of the City of Apopka approved the foregoing plat.	
MAJOR _____	
CITY CLERK _____	
CERTIFICATE OF COUNTY COMPTROLLER	
I HEREBY CERTIFY, that the foregoing plat was Recorded in the Orange County Official Records on _____ as File No. _____ County Comptroller in and for Orange County, Florida	
BY: _____	

APOPKA WOODS SUBDIVISION

LYING IN SECTIONS 29 AND 32, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 2 OF 3 PLAT BOOK PAGE



CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BRG
C-1	475.00	11°41'24"	86.81	86.74	S89°54'47"W
C-2	2412.89	21°46'32"	500.34	814.79	N00°52'12"E
C-3	2412.89	02°4'36"	1.24	1.24	N07°44'10"E
C-4	2412.89	21°42'50"	507.10	811.81	N09°48'54"E
C-5	475.00	10°07'00"	83.88	83.78	S04°58'29"E
C-6	475.00	8°55'16"	73.88	73.88	S05°14'26"E
C-7	475.00	171°34"	8.97	8.97	S00°30'52"E
C-8	50.00	90°21'18"	78.98	79.27	N44°55'24"E
C-9	50.00	88°45'43"	75.84	68.63	N44°21'43"E
C-10	8884.06	5°52'58"	890.57	895.14	N00°25'17"E
C-11	50.00	87°27'09"	76.32	69.12	N46°24'21"W
C-12	475.00	89°26'29"	89.10	85.24	N44°51'30"E
C-13	500.00	11°41'24"	108.01	107.83	S08°24'47"W
C-14	2392.89	21°46'32"	510.82	805.33	N00°52'12"E
C-15	500.00	10°07'00"	86.37	86.18	S04°58'29"E
C-16	475.00	90°01'18"	79.08	79.36	S44°55'14"E
C-17	75.00	147°12'29"	100.20	74.82	N89°32'12"E
C-18	75.00	87°27'09"	114.36	103.82	N44°28'22"E
C-19	25.00	90°21'18"	38.44	35.47	N45°09'25"W
C-20	75.00	87°27'09"	114.46	103.69	N46°24'21"W
C-21	8718.06	5°52'58"	891.09	897.70	N00°25'17"E
C-22	75.00	88°45'43"	114.46	102.82	N44°21'43"E
C-23	25.00	82°34'57"	38.17	35.67	N44°28'22"E
C-24	430.00	6°42'34"	52.74	52.71	N03°28'31"E
C-25	25.00	90°21'18"	38.44	35.47	N45°09'25"W
C-26	25.00	100°34'00"	43.88	38.48	N40°00'33"W
C-27	2442.89	20°16'58"	489.67	861.10	N00°07'01"E
C-28	450.00	2°12'11"	18.18	18.18	N09°02'17"E
C-29	25.00	87°40'27"	42.82	37.84	N45°21'31"E
C-30	25.00	87°27'09"	38.18	34.56	S46°24'21"E
C-31	8868.06	5°54'38"	887.87	887.38	N00°25'17"E
C-32	25.00	88°45'43"	114.46	102.82	S46°24'21"E
C-33	500.00	1°14'14"	36.35	36.34	S01°42'32"E
C-34	500.00	8°05'17"	70.63	70.57	S07°22'47"E
C-35	500.00	0°20'52"	1.04	1.04	S11°36'50"W
C-36	2392.89	1°38'51"	68.25	68.25	S12°27'28"E
C-37	2392.89	1°41'31"	70.62	70.61	S09°17'28"W
C-38	2392.89	1°42'38"	70.61	70.61	S09°17'28"W
C-39	2392.89	1°41'04"	70.57	70.58	S09°24'13"E
C-40	2392.89	1°40'20"	70.19	70.18	S04°17'25"W
C-41	2392.89	1°40'40"	70.07	70.08	S07°32'50"W
C-42	2392.89	1°40'25"	70.01	70.01	S00°34'17"E
C-43	2392.89	1°40'36"	70.01	70.01	S00°46'23"E
C-44	2392.89	1°40'40"	70.07	70.07	S02°28'06"E
C-45	2392.89	1°40'31"	70.00	70.18	S04°09'45"E
C-46	2392.89	1°41'30"	70.38	70.38	S01°50'44"E
C-47	2392.89	1°41'28"	70.67	70.64	S07°32'50"E
C-48	2392.89	1°39'19"	68.12	68.12	S09°17'28"E
C-49	500.00	0°12'27"	1.81	1.81	S09°25'50"E
C-50	500.00	8°04'14"	70.47	70.37	S08°47'30"E
C-51	500.00	1°30'28"	18.07	18.07	S00°30'52"E
C-52	75.00	11°41'24"	13.34	13.37	N01°28'23"E
C-53	75.00	21°02'31"	40.71	40.72	N00°01'54"E
C-54	75.00	21°56'48"	41.80	41.88	N09°30'36"W
C-55	75.00	12°17'17"	16.52	16.49	N08°14'13"W
C-56	75.00	8°18'17"	12.20	12.19	N05°38'20"W
C-57	75.00	32°08'36"	42.04	41.49	N04°53'18"E
C-58	75.00	21°02'31"	41.84	41.34	N08°31'02"W
C-59	75.00	4°01'18"	18.31	18.31	N09°34'06"E
C-60	8718.06	0°02'58"	45.29	45.28	N09°45'47"E
C-61	8718.06	0°27'38"	70.07	70.07	N02°26'38"E
C-62	8718.06	0°27'47"	70.00	70.00	N01°59'22"E
C-63	8718.06	0°27'17"	70.01	70.01	N01°11'45"E
C-64	8718.06	0°27'36"	70.02	70.02	N01°04'19"W
C-65	8718.06	0°27'36"	70.01	70.01	N00°36'32"W
C-66	8718.06	0°27'36"	70.00	70.00	N00°08'36"W
C-67	8718.06	0°27'36"	70.00	70.00	N00°18'40"E
C-68	8718.06	0°27'36"	70.00	70.00	N00°46'16"E
C-69	8718.06	0°27'36"	70.01	70.01	N01°13'50"E
C-70	8718.06	0°27'17"	70.03	70.03	N01°41'28"E
C-71	8718.06	0°27'47"	70.04	70.04	N02°08'55"E
C-72	8718.06	0°27'36"	70.07	70.07	N02°38'42"E
C-73	8718.06	0°12'26"	17.47	17.47	N05°58'56"E
C-74	75.00	11°01'30"	14.52	14.50	N08°34'06"E
C-75	75.00	32°04'30"	41.89	41.44	N10°09'06"E
C-76	75.00	28°07'31"	34.80	33.80	N08°15'08"E
C-77	75.00	17°41'24"	22.78	22.87	N01°00'28"E
C-78	2442.89	1°56'34"	51.77	51.72	N09°38'12"E
C-79	2442.89	1°56'38"	50.78	50.77	N08°10'41"E
C-80	2442.89	1°56'14"	50.50	50.50	N08°31'16"E
C-81	2442.89	1°56'55"	50.29	50.29	N04°52'13"E
C-82	2442.89	1°56'44"	50.17	50.17	N01°12'24"E
C-83	2442.89	1°56'34"	50.04	50.04	N01°34'47"E
C-84	2442.89	1°56'31"	50.00	50.00	N00°02'46"W
C-85	2442.89	1°56'34"	50.00	50.00	N01°46'17"W
C-86	2442.89	1°56'38"	50.10	50.10	N02°20'53"W
C-87	2442.89	1°56'31"	50.24	50.24	N04°59'08"W
C-88	2442.89	1°56'51"	50.43	50.43	N08°38'12"W
C-89	2442.89	1°56'29"	50.68	50.68	N08°17'54"W
C-90	2442.89	0°54'25"	38.67	38.66	N09°24'31"W
C-91	8668.06	0°24'16"	58.66	58.66	S02°39'09"E
C-92	8668.06	0°27'46"	70.04	70.04	S02°13'39"E
C-93	8668.06	0°27'46"	70.00	70.00	S01°45'31"E
C-94	8668.06	0°27'46"	70.01	70.01	S01°18'04"E
C-95	8668.06	0°27'46"	70.00	70.00	S00°20'20"E
C-96	8668.06	0°27'46"	70.00	70.00	S00°22'24"E
C-97	8668.06	0°27'46"	70.00	70.00	S00°00'11"E
C-98	8668.06	0°27'46"	70.00	70.00	S00°23'37"E
C-99	8668.06	0°27'46"	70.00	70.00	S01°00'43"E
C-100	8668.06	0°27'46"	70.07	70.07	S01°28'28"W
C-101	8668.06	0°27'47"	70.05	70.05	S01°56'18"W
C-102	8668.06	0°27'47"	70.08	70.08	S02°24'04"W
C-103	8668.06	0°27'25"	59.04	58.94	S02°49'39"W

Backup material for agenda item:

2. FINAL DEVELOPMENT PLAN/PLAT – Oak Ridge, Phase 2, owned by The Ryland Group, c/o Vernon Priest; the engineer is Boyd Civil Engineering, c/o Steve Boyd, P.E.; and the property is located east of Plymouth Sorrento Road, north of Appy Lane. (Parcel ID Nos. 18-20-28-0000-00-014; 18-20-28-0000-00-021; 18-20-28-0000-00-022; 18-20-28-0000-00-023; 18-20-28-0000-00-098; 18-20-28-0000-00-108; and 18-20-28-0000-00-109)



CITY OF APOPKA PLANNING COMMISSION

PUBLIC HEARING
 SPECIAL REPORTS
 PLAT APPROVAL
 OTHER: Final Dev. Plan/Plat

MEETING OF: June 10, 2014
FROM: Community Development
EXHIBITS: Vicinity Map
Final Dev. Plan/Plat
Landscape Plan

PROJECT: OAK RIDGE, PHASE 2 FINAL DEVELOPMENT PLAN/PLAT

Request: RECOMMEND APPROVAL OF THE OAK RIDGE, PHASE 2 FINAL DEVELOPMENT PLAN/PLAT

SUMMARY:

OWNER: The Ryland Group, c/o Vernon Priest
APPLICANT/ENGINEER: Boyd Civil Engineering, c/o Steve Boyd, P.E.
LOCATION: East of Plymouth Sorrento Road and North of Appy Lane
PARCEL ID NUMBERS: 18-20-28-0000-00-014; 18-20-28-0000-00-021; 18-20-28-0000-00-022; 18-20-28-0000-00-023; 18-20-28-0000-00-098; 18-20-28-0000-00-108; and 18-20-28-0000-00-109
FUTURE LAND USE: Residential Very Low Suburban (0-2 du/ac)
ZONING: R-1AAA
EXISTING USE: Vacant Land
PROPOSED USE: Single Family Residential Subdivision (94) Lots
Min. Lot Size: 16,000sq. ft. Min. Lot Width: 120 ft.
Min. Living: 1,800 S.F.
TRACT SIZE: 56.64 +/- Acres
DENSITY: 1.60 units per gross acre

DISTRIBUTION

Mayor Kilsheimer
Commissioners (4)
CAO Richard Anderson
Community Dev. Dir.

Finance Dir.
HR Director
IT Director
Police Chief

Public Ser. Dir (2)
City Clerk
Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential Very Low Suburban (0-2 du/ac)	R-1AAA	Greenhouses Oak Ridge, Phase 1
East (City)	Residential Very Low Suburban (1 du/5 ac)	AG-E	SFR
South (City)	Residential Very Low Suburban (0-2 du/ac)	R-1AAA	Vacant Land, 3 SFRs, Greenhouses
West (County) West (City)	Residential Very Low Suburban (0-2 du/ac)	A-2 R-1AAA	Vacant Land SFR/Greenhouses

ADDITIONAL COMMENTS:

Project Use: The Oak Ridge, Phase 2 Final Development Plan proposes the development of 94 single family residential lots. The minimum typical lot width is 120 feet with a minimum lot size of 16,000 square feet. The proposed minimum living area for the subdivision is 2,200 square feet (1,800 square feet) minimum is set forth in Chapter 2 of the Land Development Code and approved with the Preliminary Development Plan.

Access: Ingress/egress for the development will be via Plymouth Sorrento Road and Apply Lane. The primary entrance connects with Plymouth Sorrento Road.

Stormwater: There are three dry retention basins on site that have been designed to meet the City’s Land Development Code requirements.

Recreation: The developer is providing a 42,688.80 square foot active and passive recreation area. The Land Development Code requires a minimum recreation space of 40,000 square feet based on 94 residential lots.

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 Department of Environmental Protection prior to commencing any site construction activity.

Buffer/Tree Program and Landscaping: Buffers are provided consistent with the Land Development Code or as addressed within the Waiver Request.

The following is a summary of the tree replacement program:

Total inches on-site: 3377
 Total number of specimen trees: 9
 Total inches removed: 1679
 Total inches replaced: 564
 Total Inches (Post Development) 2267

SCHOOL CAPACITY REPORT: No development activity and can occur and a plat cannot be recorded until such time that a concurrency mitigation agreement has been approved by OCPS.

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

VARIANCE REQUEST: Section 2.02.01.A. Minimum Lot Area. For the R-1AAA zoning district the minimum lot area is 16,000 sq. ft. The applicant requests a reduction in lot area for the following lots:

Lot #	Proposed Lot Area (sq.ft.)	Variance (sq.ft.)	Net Decrease in Lot Area (%)
195	15,794.16	205.84	1.29%
196	15,794.16	205.84	1.29%
202	15,554.79	445.21	2.78%
203	15,527.99	472.01	2.95%
204	15,507.76	492.24	3.08%
205	15,984.00	16.00	0.10%

Hardship: After the preliminary development plan was approved by the City of Apopka, Orange County Public Works required that an additional twenty (20) feet of right-of-way dedication be provided along the eastern side of Plymouth Sorrento Road. Ten feet of right of way was originally proposed to be dedicated for right-of-way. To accommodate a future expansion of Plymouth Sorrento Road to a four lane divided street, a 120 foot wide right-of-way is planned. Thirty additional feet of right-of-way is needed on both sides of Plymouth Sorrento Road, from U.S. 441 to Kelly Park Road, to achieve this future need. For the Oak Ridge Phase 2 project, only an additional 20 feet is necessary for right-of-way as ten feet was previously reserved.

A modification to the subdivision plan to accommodate the additional twenty feet of right-of-way causes the primary subdivision entrance and western portions of the original subdivision plan to be shifted eastward. This change resulted in a slight reduction in the lot area of six residential lots, as described in the above table.

City staff finds that a reasonable hardship has been demonstrated, and does not object to the variance request.

PUBLIC HEARING SCHEDULE:

June 10, 2014 - Planning Commission, 5:01 p.m.

June 18, 2014 - City Council, 8:00 p.m.

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the OAK RIDGE, PHASE 2 - FINAL DEVELOPMENT PLAN/PLAT, subject to approval of the variance requests and the findings of this staff report.

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

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

The Ryland Group, c/o Vernon Priest
Boyd Civil Engineering, c/o Steve Boyd, P.E.
Oak Ridge, Phase 2 Subdivision
56.44 +/- Acres

Proposed Maximum Allowable Development: 94 Single Family Lots
Parcel ID #s: 18-20-28-0000-00-014; 18-20-28-0000-00-021; 18-20-28-0000-00-022;
18-20-28-0000-00-023; 18-20-28-0000-00-098; 18-20-28-0000-00-108;
and 18-20-28-0000-00-109



VICINITY MAP



FINAL DEVELOPMENT PLAN

FOR

OAKRIDGE PHASE 2

Section 18, Township 20 South, Range 28 East

APOPKA, FLORIDA

Submitted: May 28, 2014

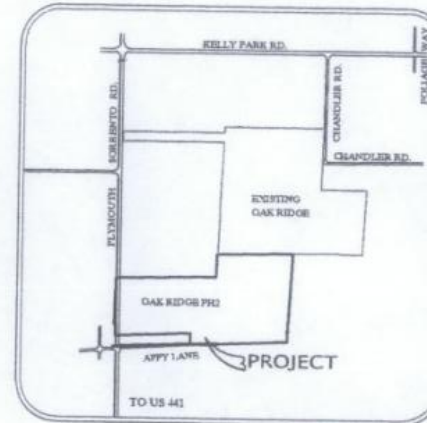
LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, AS A POINT OF REFERENCE, THENCE RUN SOUTH 87°44'38" WEST, ALONG THE SOUTH LINE THEREOF, 384.82 FEET TO THE EAST LINE OF WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 18; THENCE RUN NORTH 03°15'05" EAST, ALONG SAID EAST LINE, 180.42 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 87°44'38" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 424.05 FEET; THENCE RUN NORTH 02°15'22" WEST, 66.50 FEET; THENCE RUN SOUTH 87°44'38" WEST, 135.22 FEET; THENCE RUN SOUTH 02°15'22" EAST, 57.00 FEET; THENCE RUN SOUTH 87°44'38" WEST, 38.48 FEET; THENCE RUN SOUTH 00°39'31" EAST, 158.17 FEET TO THE NORTH RIGHT-OF-WAY LINE OF APPY LANE, THENCE RUN SOUTH 87°44'38" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 808.91 FEET; THENCE NORTH 02°53'31" EAST, 135.50 FEET TO THE NORTH LINE OF THE SOUTH 164.96 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 87°44'38" WEST, ALONG SAID NORTH LINE, 322.87 FEET; THENCE NORTH 09°19'40" WEST, 55.42 FEET; THENCE SOUTH 87°44'38" WEST, ALONG SAID NORTH LINE, 794.91 FEET TO THE EAST RIGHT-OF-WAY LINE OF PLYMOUTH SORRENTO ROAD; THENCE RUN NORTH 02°04'21" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 782.89 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE RUN NORTH 88°41'44" EAST, ALONG SAID NORTH LINE, 1438.87 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE RUN NORTH 02°44'08" EAST, ALONG SAID WEST LINE, 326.74 FEET TO THE NORTH LINE THEREOF; THENCE RUN NORTH 89°00'36" EAST, ALONG SAID NORTH LINE, 1104.21 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE RUN SOUTH 03°15'05" WEST, ALONG SAID EAST LINE, 1,103.12 FEET TO THE POINT OF BEGINNING.

CONTAINS 56.644 ACRES, MORE OR LESS.

Variance (V) / Waiver (W) table				
Code #	Code Requirement	(V/W)	Request	Justification
2.02.D.L.A.	R-1AAA Zoning requires a minimum lot area of 16,000 square feet	V	The minimum acceptable lot areas for the following lots are specified below:	Orange County Public Works required that an additional 20 feet of right of way dedication be provided along the Eastern property boundary with Plymouth Sorrento Road after the original site plan had been approved by the City of Apopka. This change required that the entrance on Plymouth Sorrento Road be shifted by 20 ft. causing the remaining development area for the prior approved lots to be compressed. All lots still meet the required 120 ft. minimum lot width.
			Lot #	Min. Lot Area (SF)
			195	15,794
			196	15,794
			202	15,554
			208	15,527
			204	15,527
205	15,584			



LOCATION / VICINITY MAP
N.T.S.

INDEX OF DRAWINGS

SHT	TITLE
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS PLAN
4	PROJECT SITE PLAN
5	PLYMOUTH SORRENTO RD, LEFT TURNLANE
6	STORMWATER MANAGEMENT PLAN
7	GRADING AND DRAINAGE PLAN
8	GRADING AND DRAINAGE PLAN
9	MASTER WATER MAIN PLAN
10	MASTER RECLAIMED WATER PLAN
11	MASTER SANITARY SEWER PLAN
12	PLAN AND PROFILE SAND OAK LOOP (NORTH) STA.10+00 to 24+00
13	PLAN AND PROFILE SAND OAK LOOP (SOUTH) STA.10+00 to 24+00
14	PLAN AND PROFILE SAND OAK LOOP - ENTRANCE SAND OAK LOOP - NORTH, Sta. 24+00 to 26+68.05 SAND OAK LOOP - SOUTH, Sta. 24+00 to 26+49.82
15	PLAN AND PROFILE LOBLOLLY OAK LANE
16	PLAN AND PROFILE GOLDEN WILLOW CIRCLE (NORTH)
17	PLAN AND PROFILE GOLDEN WILLOW CIRCLE (SOUTH) STA.10+00 to 18+00
18	PLAN AND PROFILE GOLDEN WILLOW CIRCLE (SOUTH) STA.18+00 to 29+73.55
19	PLAN AND PROFILE BEAUTYBERRY LANE
20	STORMWATER DETAILS
21	STORMWATER DETAILS
22	STORMWATER DETAILS
23	WATER and SANITARY SEWER DETAILS
24	WATER and SANITARY SEWER DETAILS
25	WATER and SANITARY SEWER DETAILS
26	WATER and SANITARY SEWER NOTES

INCLUDED IN PLANS:

SURVEY & PLAT - BENCHMARK SURVEYING & MAPPING, LLC
LANDSCAPE PLANS - DALY DESIGN GROUP

DEVELOPER / PROPERTY OWNER

RYLAND HOMES
ATTN: VERNON FINEST
2822 COMMERCE PARK DRIVE
SUITE 100
ORLANDO, FLORIDA 32818
PH (407) 226-2579
FX (407) 226-3800

ENGINEER

BOYD CIVIL ENGINEERING
ATTN: STEVEN N. BOYD
3828 HAWTHORNE BOULEVARD
ORLANDO, FLORIDA 32807
PH (407) 484-2893

SURVEYOR

BENCHMARK SURVEYING & MAPPING, LLC.
JOE JENKINS, P.S.M.
157 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787
PH (407) 854-8183

GEOTECHNICAL ENGINEER

YOVAISH ENGINEERING, INC.
863 BUNSHIRE LANE
ALTA MONTE SPRINGS, FLORIDA 32791
PH (407) 774-8383

ENVIRONMENTAL ENGINEER

MODICA & ASSOCIATES
JIM MODICA
3822 WICHAWK ROAD
CLERMONT, FLORIDA 34715
PH (352) 384-2088

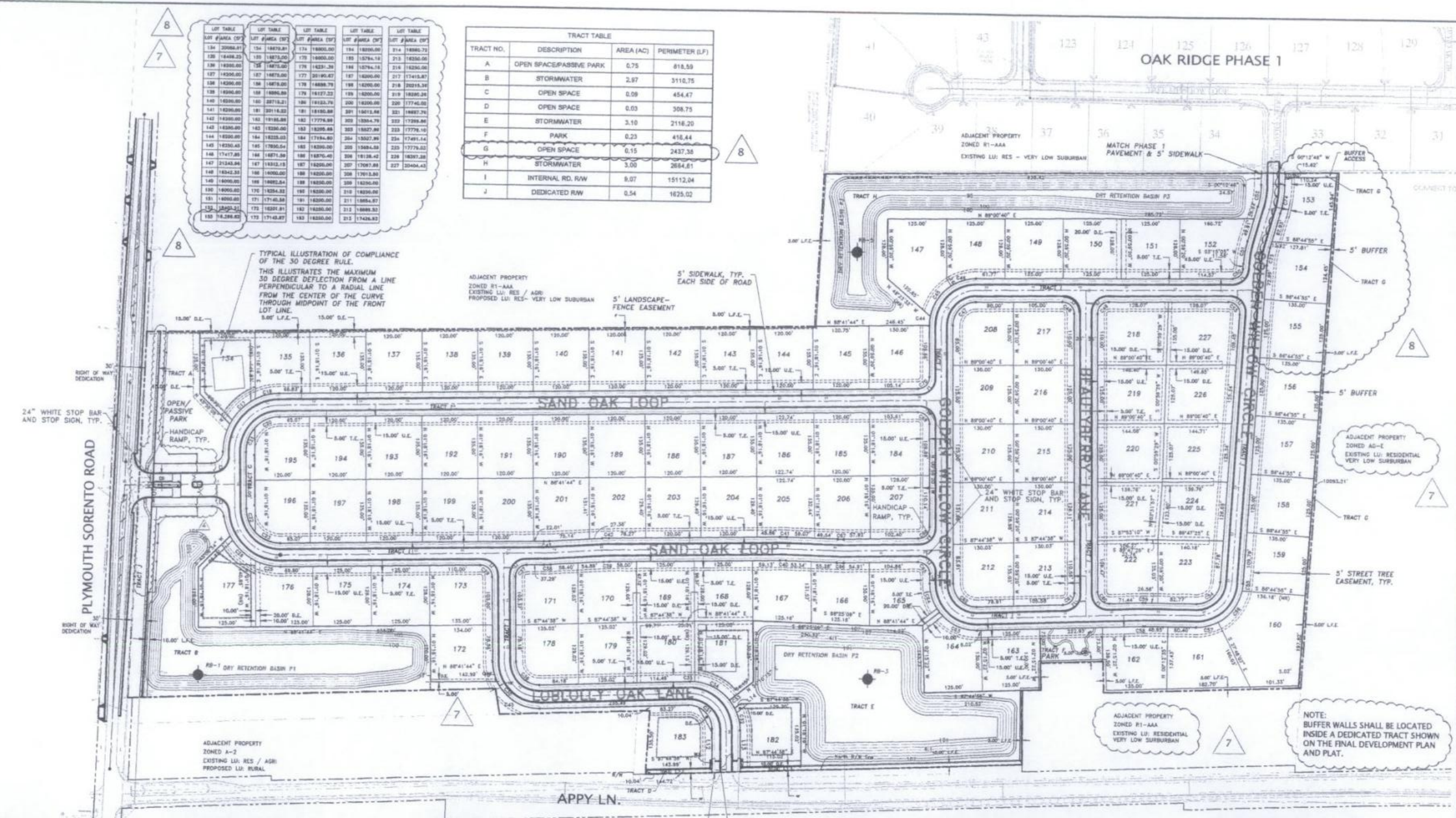
LANDSCAPE ARCHITECT

DALY DESIGN GROUP
TOM DALY
913 N. PENNSYLVANIA AVENUE
WINTER PARK, FL 32789
PH (407) 745-7273

NO.	DATE	DESCRIPTION	BY	CHK
1	05/28/14	FINAL DEVELOPMENT PLAN	SB	SB
2	05/28/14	REVISIONS	SB	SB
3	05/28/14	REVISIONS	SB	SB
4	05/28/14	REVISIONS	SB	SB
5	05/28/14	REVISIONS	SB	SB
6	05/28/14	REVISIONS	SB	SB
7	05/28/14	REVISIONS	SB	SB
8	05/28/14	REVISIONS	SB	SB
9	05/28/14	REVISIONS	SB	SB
10	05/28/14	REVISIONS	SB	SB
11	05/28/14	REVISIONS	SB	SB
12	05/28/14	REVISIONS	SB	SB
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21	05/28/14	REVISIONS	SB	SB
22	05/28/14	REVISIONS	SB	SB
23	05/28/14	REVISIONS	SB	SB
24	05/28/14	REVISIONS	SB	SB
25	05/28/14	REVISIONS	SB	SB
26	05/28/14	REVISIONS	SB	SB

ENGINEER IN CHARGE
STEVEN N. BOYD, P.E.
REGISTRATION # 41325

BOYD CIVIL
ENGINEERING
6824 Hanging Moss Road
Orlando, Florida 32807
Office: (407)494-2693
Certificate of Auth. 25791



TRACT NO.	DESCRIPTION	AREA (AC)	PERIMETER (LF)
A	OPEN SPACE/PASSIVE PARK	0.75	818.55
B	STORMWATER	2.97	3116.75
C	OPEN SPACE	0.08	454.47
D	OPEN SPACE	0.03	308.75
E	STORMWATER	3.10	2116.20
F	PARK	0.23	416.44
G	OPEN SPACE	0.15	247.38
H	STORMWATER	3.00	2854.81
I	INTERNAL RD. R/W	8.07	15112.04
J	DEDICATED RAW	0.54	1625.02

LOT #	AREA (SQ FT)	LOT #	AREA (SQ FT)	LOT #	AREA (SQ FT)
134	18000.00	142	18000.00	150	18000.00
135	18000.00	143	18000.00	151	18000.00
136	18000.00	144	18000.00	152	18000.00
137	18000.00	145	18000.00	153	18000.00
138	18000.00	146	18000.00	154	18000.00
139	18000.00	147	18000.00	155	18000.00
140	18000.00	148	18000.00	156	18000.00
141	18000.00	149	18000.00	157	18000.00
142	18000.00	150	18000.00	158	18000.00
143	18000.00	151	18000.00	159	18000.00
144	18000.00	152	18000.00	160	18000.00
145	18000.00	153	18000.00	161	18000.00
146	18000.00	154	18000.00	162	18000.00
147	18000.00	155	18000.00	163	18000.00
148	18000.00	156	18000.00	164	18000.00
149	18000.00	157	18000.00	165	18000.00
150	18000.00	158	18000.00	166	18000.00
151	18000.00	159	18000.00	167	18000.00
152	18000.00	160	18000.00	168	18000.00
153	18000.00	161	18000.00	169	18000.00
154	18000.00	162	18000.00	170	18000.00
155	18000.00	163	18000.00	171	18000.00
156	18000.00	164	18000.00	172	18000.00
157	18000.00	165	18000.00	173	18000.00
158	18000.00	166	18000.00	174	18000.00
159	18000.00	167	18000.00	175	18000.00
160	18000.00	168	18000.00	176	18000.00
161	18000.00	169	18000.00	177	18000.00
162	18000.00	170	18000.00	178	18000.00
163	18000.00	171	18000.00	179	18000.00
164	18000.00	172	18000.00	180	18000.00
165	18000.00	173	18000.00	181	18000.00
166	18000.00	174	18000.00	182	18000.00
167	18000.00	175	18000.00	183	18000.00
168	18000.00	176	18000.00	184	18000.00
169	18000.00	177	18000.00	185	18000.00
170	18000.00	178	18000.00	186	18000.00
171	18000.00	179	18000.00	187	18000.00
172	18000.00	180	18000.00	188	18000.00
173	18000.00	181	18000.00	189	18000.00
174	18000.00	182	18000.00	190	18000.00
175	18000.00	183	18000.00	191	18000.00
176	18000.00	184	18000.00	192	18000.00
177	18000.00	185	18000.00	193	18000.00
178	18000.00	186	18000.00	194	18000.00
179	18000.00	187	18000.00	195	18000.00
180	18000.00	188	18000.00	196	18000.00
181	18000.00	189	18000.00	197	18000.00
182	18000.00	190	18000.00	198	18000.00
183	18000.00	191	18000.00	199	18000.00
184	18000.00	192	18000.00	200	18000.00
185	18000.00	193	18000.00	201	18000.00
186	18000.00	194	18000.00	202	18000.00
187	18000.00	195	18000.00	203	18000.00
188	18000.00	196	18000.00	204	18000.00
189	18000.00	197	18000.00	205	18000.00
190	18000.00	198	18000.00	206	18000.00
191	18000.00	199	18000.00	207	18000.00
192	18000.00	200	18000.00	208	18000.00
193	18000.00	201	18000.00	209	18000.00
194	18000.00	202	18000.00	210	18000.00
195	18000.00	203	18000.00	211	18000.00
196	18000.00	204	18000.00	212	18000.00
197	18000.00	205	18000.00	213	18000.00
198	18000.00	206	18000.00	214	18000.00
199	18000.00	207	18000.00	215	18000.00
200	18000.00	208	18000.00	216	18000.00
201	18000.00	209	18000.00	217	18000.00
202	18000.00	210	18000.00	218	18000.00
203	18000.00	211	18000.00	219	18000.00
204	18000.00	212	18000.00	220	18000.00
205	18000.00	213	18000.00	221	18000.00
206	18000.00	214	18000.00	222	18000.00
207	18000.00	215	18000.00	223	18000.00
208	18000.00	216	18000.00	224	18000.00
209	18000.00	217	18000.00	225	18000.00
210	18000.00	218	18000.00	226	18000.00
211	18000.00	219	18000.00	227	18000.00
212	18000.00	220	18000.00	228	18000.00
213	18000.00	221	18000.00	229	18000.00
214	18000.00	222	18000.00	230	18000.00
215	18000.00	223	18000.00	231	18000.00
216	18000.00	224	18000.00	232	18000.00
217	18000.00	225	18000.00	233	18000.00
218	18000.00	226	18000.00	234	18000.00
219	18000.00	227	18000.00	235	18000.00
220	18000.00	228	18000.00	236	18000.00
221	18000.00	229	18000.00	237	18000.00
222	18000.00	230	18000.00	238	18000.00
223	18000.00	231	18000.00	239	18000.00
224	18000.00	232	18000.00	240	18000.00
225	18000.00	233	18000.00	241	18000.00
226	18000.00	234	18000.00	242	18000.00
227	18000.00	235	18000.00	243	18000.00
228	18000.00	236	18000.00	244	18000.00
229	18000.00	237	18000.00	245	18000.00
230	18000.00	238	18000.00	246	18000.00
231	18000.00	239	18000.00	247	18000.00
232	18000.00	240	18000.00	248	18000.00
233	18000.00	241	18000.00	249	18000.00
234	18000.00	242	18000.00	250	18000.00
235	18000.00	243	18000.00	251	18000.00
236	18000.00	244	18000.00	252	18000.00
237	18000.00	245	18000.00	253	18000.00
238	18000.00	246	18000.00	254	18000.00
239	18000.00	247	18000.00	255	18000.00
240	18000.00	248	18000.00	256	18000.00
241	18000.00	249	18000.00	257	18000.00
242	18000.00	250	18000.00	258	18000.00
243	18000.00	251	18000.00	259	18000.00
244	18000.00	252	18000.00	260	18000.00
245	18000.00	253	18000.00	261	18000.00
246	18000.00	254	18000.00	262	18000.00
247	18000.00	255	18000.00	263	18000.00
248	18000.00	256	18000.00	264	18000.00
249	18000.00	257	18000.00	265	18000.00
250	18000.00	258	18000.00	266	18000.00
251	18000.00	259	18000.00	267	18000.00
252	18000.00	260	18000.00	268	18000.00
253	18000.00	261	18000.00	269	18000.00
254	18000.00	262	18000.00	270	18000.00
255	18000.00	263	18000.00	271	18000.00
256	18000.00	264	18000.00	272	18000.00
257	18000.00	265	18000.00	273	18000.00
258	18000.00	266	18000.00	274	18000.00
259	18000.00	267	18000.00	275	18000.00
260	18000.00	268	18000.00	276	18000.00
261	18000.00	269	18000.00	277	18000.00
262	18000.00	270	18000.00	278	18000.00
263	18000.00	271	18000.00	279	18000.00
264	18000.00	272	18000.00	280	18000.00
265	18000.00	273	18000.00	281	18000.00
266	18000.00	274	18000.00	282	18000.00
267	18000.00	275	18000.00	283	18000.00
268	18000.00	276	18000.00	284	18000.00
269	18000.00	277	18000.00	285	18000.00
270	18000.00	278	18000.00	286	18000.00
271	18000.00	279	18000.00	287	18000.00
272	18000.00	280	18000.00	288	18000.00
273	18000.00	281	18000.00	289	18000.00
274	18000.00	282	18000.00	290	18000.00
275	18000.00	283	18000.00	291	18000.00
276	18000.00	284	18000.00	292	18000.00
277	18000.00	285	18000.00	293	18000.00
278	18000.00	286	18000.00	294	18000.00
279	18000.00	287	18000.00	295	18000.00
280	18000.00	288	18000.00	296	18000.00
281	18000.00	289	18000.00	297	18000.00
282	18000.00	290	18000.00	298	18000.00
283	18000.00	291	18000.00	299	18000.00
284	18000.00	292	18000.00	300	18000.00

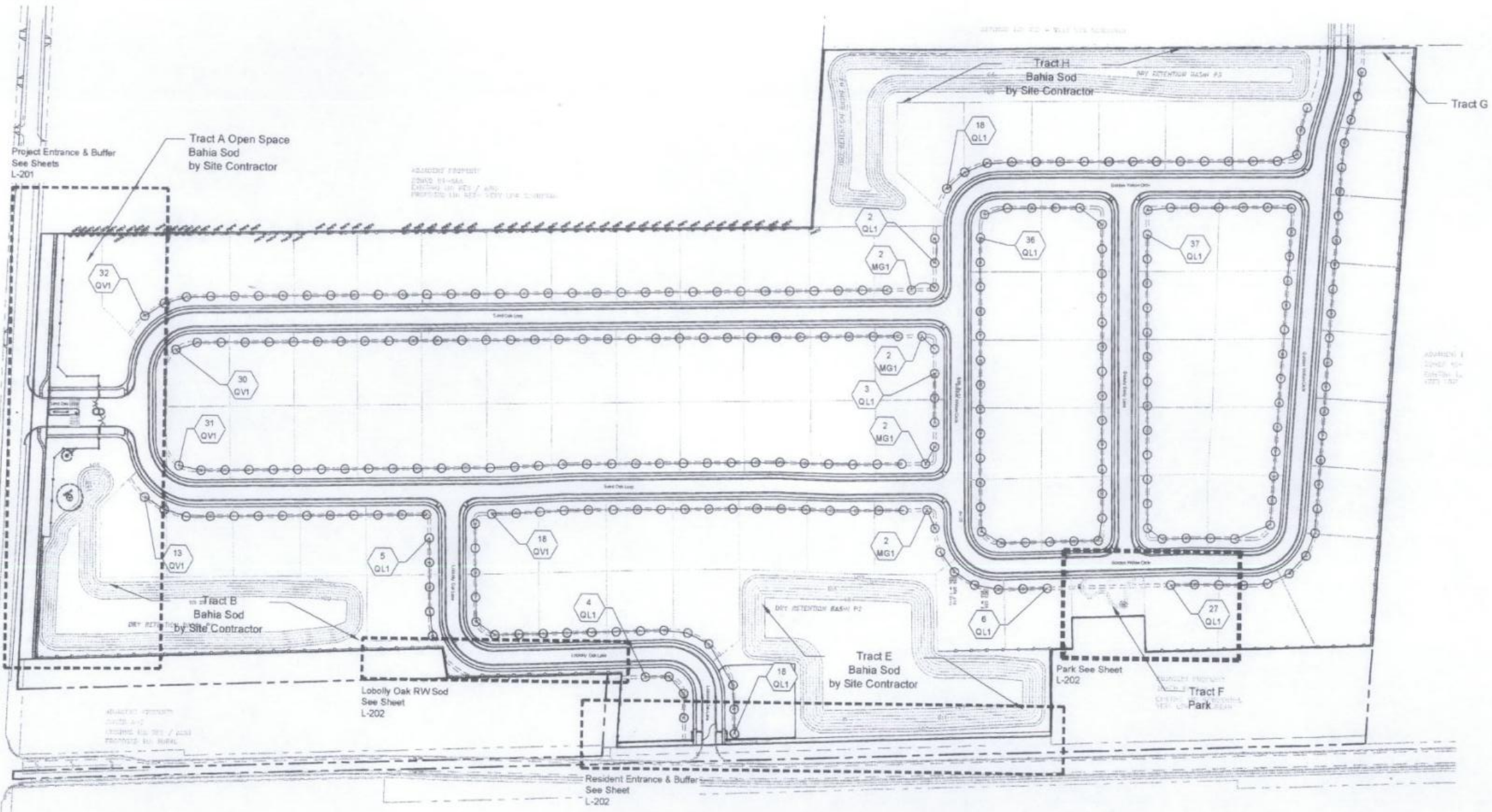
TYPICAL ILLUSTRATION OF COMPLIANCE OF THE 30 DEGREE RULE. THIS ILLUSTRATES THE MAXIMUM 30 DEGREE DEFLECTION FROM A LINE PERPENDICULAR TO A RADIAL LINE FROM THE CENTER OF THE CURVE THROUGH MIDPOINT OF THE FRONT LOT LINE.

5' SIDEWALK, TYP. EACH SIDE OF ROAD

5' LANDSCAPE-FENCE EASEMENT

NOTE: BUFFER WALLS SHALL BE LOCATED INSIDE A DEDICATED TRACT SHOWN ON THE FINAL DEVELOPMENT PLAN AND PLAT.

Curve	Radius	Chord	Bearing
C1	100.00	80.00	S 45° 45' 44" W
C2	75.00	60.00	S 77° 33' 14" W
C3	75.00	80.00	S 117° 01' 40" W
C4	200.00	120.00	S 44° 31' 33" W
C5	75.00	60.00	N 80° 00' 00" E
C6	125.00	100.00	S 80° 00' 00" E
C7	75.00	60.00	S 45° 45' 44" W
C8	300.00	240.00	S 89° 59' 54" E
C9	200.00	160.00	N 89° 59' 54" E
C10	200.00	160.00	S 89° 59' 54" W
C11	75.00	60.00	S 45° 45' 44" W
C12	75.00	60.00	S 45° 45' 44" W
C13	75.00	60.00	S 45° 45' 44" W
C14	100.00	80.00	S 45° 45' 44" W
C15	75.00	60.00	S 45° 45' 44" W
C16	125.00	100.00	S 45° 45' 44" W
C17	125.00	100.00	S 45° 45' 44" W
C18	125.00	100.00	S 45° 45' 44" W
C19	50.00	40.00	S 45° 45' 44" W
C20	75.00	60.00	S 45° 45' 44" W
C21	75.00	60.00	S 45° 45' 44" W



Note:
 1. Per section 5.01.01 (B) 2.c. Large trees with normal growth to 40' or more in ht at full growth shall be spaced at 45'. Street trees shown on sheet L-200 are for general location purposes only. Street trees shall be planted at the time of each individual lot development. Exact street tree location may be adjusted to accommodate driveways and walkways. If at the time of development a smaller tree in mature height is utilized then the tree spacing shall be adjusted per the City of Apopka LDC.

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR OAKRIDGE PHASE 2 IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE _____ REG NO _____ DATE _____



daly design group inc.
 Urban Planning, Landscape Architecture, Project Management, Development Consulting
 913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 746-7373 www.dalydesign.com

REV	DATE	DESCRIPTION	BY
3	05/08/14	Per Revised Engineering Plans	gjn
2	04/28/14	Per BAH Comments dated 04/25/14	gjn
1	04/11/14	Per BAH Comments dated 03/11/14	gjn

Landscape Key Sheet
 Landscape Construction Plans
 Oakridge Phase II
 Apopka, Florida



PROJECT NO.
 13335
 SCALE
 1"=100'
 DATE
 April 2014
 SHEET
 L-200