

# AGENDA

## APOPKA CITY COUNCIL SPECIAL MEETING

August 22, 2017 @ 5:30 PM

**Apopka Community Center**

**519 S. Central Ave. – Apopka, Florida 32703**

### CALL TO ORDER

### PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

- 1. Ordinance No. 2581 – First Reading - Comprehensive Plan – Large Scale  
Future Land Use Amendment – Legislative

David Moon

### ADJOURNMENT

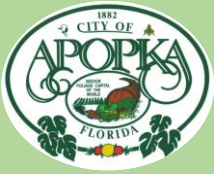
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All interested parties may appear and be heard with respect to this agenda. Please be advised that, under state law, if you decide to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing, you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

In accordance with the American with Disabilities Act (ADA), persons with disabilities needing a special accommodation to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, FL 32703, telephone (407) 703-1704, not later than five (5) days prior to the proceeding.

**Backup material for agenda item:**

1. Ordinance No. 2581 – First Reading - Comprehensive Plan – Large Scale – Future Land Use Amendment  
– Legislative David Moon



# CITY OF APOPKA CITY COUNCIL

       CONSENT AGENDA  
  X   PUBLIC HEARING  
       SPECIAL REPORTS  
  X   OTHER:

MEETING OF: August 22, 2017  
FROM: Community Development  
EXHIBITS: Land Use Report  
Vicinity Map  
Future Land Use Map  
Adjacent Zoning Map  
Existing Uses Map  
Proposed FLUM Map\*  
Supporting Data & Analysis Report\*  
New Errol Master Plan  
Ordinance No. 2181  
*\*Provided by the Applicant*

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**SUBJECT:** **ORDINANCE NO. 2581 -- COMPREHENSIVE PLAN – LARGE SCALE - FUTURE LAND USE AMENDMENT – SIGNATURE H GROUP**

**REQUEST:** **ORDINANCE NO. 2581 – FIRST READING -- COMPREHENSIVE PLAN – LARGE SCALE - FUTURE LAND USE AMENDMENT – SIGNATURE H GROUP, FROM PARKS AND RECREATION TO RESIDENTIAL MEDIUM-LOW (0-7.5 DU/AC), RESIDENTIAL LOW (0-05 DU/AC), AND COMMERCIAL (MAX 0.25 FAR); AND AUTHORIZE TRANSMITTAL TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY FOR REVIEW.**

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**SUMMARY:**

PROPERTY OWNERS: Errol Club Villas Condo Assoc. Inc.; 5<sup>th</sup> Hole Investments; Errol Estate Country Club LTD; Errol Estate Management; Lexington Homes; City of Apopka.

APPLICANT: Signature H Property Group

CONSULTING PLANNER: GAI Consultants

LOCATION: North of Old Dixie Hwy, west of Vick Road, south of Lester Road  
Parcel Numbers: 32-20-28-0000-00-001;-003;-008 & 32-20-28-0000-00-004 (Portion)

EXISTING USE: Golf Course and Club House

CURRENT ZONING: Park & Recreation

PROPOSED DEVELOPMENT: Single family, townhomes, assisted living facility, community parks, commercial amenities complex with hotel, restaurant, aquatic park, and recreation facilities

PROPOSED ZONING: Planned Unit Development

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**FUNDING SOURCE:**

N/A

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**DISTRIBUTION**

Mayor Kilsheimer  
Commissioners  
City Administrator  
Community Development Director

Finance Director  
HR Director  
IT Director  
Police Chief

Public Services Director  
Recreation Director  
City Clerk  
Fire Chief

**SUMMARY (Continued)**

TRACT SIZE: 79.09 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: Golf course and Club House  
 PROPOSED: Up to 400 du (67 single family, 194 townhome and 139 multi-family), commercial amenity complex with hotel, restaurant, aquatic park, and recreation facilities; or up to 261 du (67 single family, 194 townhome), commercial amenity complex with hotel, restaurant, aquatic park, and recreation facilities; 240 bed assisted living facility

**ADDITIONAL COMMENTS:**

**New Errol Maximum Density and FAR Yields**

Neighborhood	Acres	FLUM	Max. Den.		Units	
<b>Residential</b>						
A	12.33	MLD	7.5	92.475	94	
B2	3.2	MLD	10	32	32	
C	6.48	MLD	7.5	48.6	48	
D	4.91	MLD	7.5	36.825	36	
E North	4.03	LD	5	20.15	20	
E South	4	LSD	3.5	14	14	
F North	4.03	MLD	7.5	30.225	30	
F South	4	L	5	20	20	
G	13.94	MLD	7.5	104.55	104	or a 240 bed ALF
Total					<b>398</b>	residential units

Commercial	Acres	FLUM	FAR	Max. Den.			
B1	15.4	C	0.25	670,824	152,706	sq. ft.	commercial retail
B1 hotel					15,000	sq. ft.	40 beds
					<b>167,706</b>		

**COMPREHENSIVE PLAN COMPLIANCE:** The proposed use of the property is compatible with the character of the surrounding area, is within close proximity to the SR 429/Ocoee Apopka Road interchange, and is consistent with the Mixed Use Land Use designation. City planning staff supports the FLUM amendment given the consistency with the Comprehensive Plan policies listed below and the intent of the Ocoee Apopka Road Small Area Study (see Land Use Analysis below). Site development cannot exceed the intensity allowed by the Future Land Use policies.

*Future Land Use Element*

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

The proposed use for the subject properties as mixed use residential/non-residential development is consistent with the current and future proposed development of the surrounding area as recommended by Planning staff in the Recommendations below.

*Transportation Element*

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

**VISIONING AND SPECIAL STUDIES:** The New Errol project has a proposed master plan as provided with the supporting documents.

**SCHOOL CAPACITY REPORT:** An executed capacity enhancement agreement with Orange County Public Schools will be required prior to adoption of the future land use amendment. Affected schools: Apopka Elementary, Wolf Lake Middle, Apopka High.

**ORANGE COUNTY NOTIFICATION:** The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on December 9, 2016.

**PUBLIC HEARING SCHEDULE:**

July 25, 2017 – Planning Commission (6:00 pm)

August 22, 2017 – City Council (5:30 pm) - 1<sup>st</sup> Reading & Transmittal

**DULY ADVERTISED:**

July 7 and 14, 2017 – Public Notice and Notification

August 10, 2017 – Ordinance Heading & Public Notice ¼ Page Ad w/Map

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**RECOMMENDATION ACTION:**

The **Development Review Committee** recommends approval as provided below:

The applicant proposed Future Land Use Designations that allow higher densities than that which are proposed within the proposed Master Plan. Thus, the master plan demonstrates a more suitable density for the proposed development sites. Further, compatibility of the proposed FLUM designations, as recommended by planning staff below, with adjacent and surrounding areas must be further demonstrated through buffer and screen techniques, land use design, and development standards. As these remain incomplete in the Master Plan, the applicant may be able to demonstrate potential for compatibility through modifications to the Master Plan. Staff is recommending to transmit the proposed FLUM amendments, as shown below, to State agencies.

The **Planning Commission**, at its meeting on July 25, 2017, unanimously recommended approval of the Large Scale Future Land Use Amendment from Parks & Recreation to Residential Medium (0-10 du/ac); Residential High (0-15 du/ac); and Commercial (Max 0.25 FAR) subject to:

1. Neighborhood “A”: Residential Low Suburban (0-7.5 du/ac)
2. Neighborhood “B”: B-1 – Commercial;

- |    |   |  |
|----|---|--|
|    |   | B-2 – Residential Medium Density (0 -10 du\ac)   |
| 3. | Neighborhood “C”:   | Residential Medium Low (up to 7.5 du\ac)   |
| 4. | Neighborhood “D”:   | Residential Medium Low (up to 7.5 du\ac)   |
| 5. | Neighborhood “E” South:   | Residential Low Suburban (up to 3.5 du\ac)   |
|    | Neighborhood “E” North:   | Residential Low (up to 5 du\ac)  |
| 6. | Neighborhood “F” South:   | Residential Low (up to 5 du\ac)  |
|    | Neighborhood “F” North:   | Residential Medium Low (up to 7.5 du\ac)   |
| 7. | Neighborhood “G”:   | Residential Medium Low Density (Up to 7.5 du\ac) (with interpretation of Policy 3.1.f that institutional uses of 10 acres or less are allowed under PUD zoning and that an assisted living type facility may be deemed a compatible land use through PUD zoning. |
| 8. | A master plan under PUD zoning and a development agreement demonstrate that each of the proposed FLUM amendments are compatible with surrounding and abutting residential uses through appropriate buffer and screen techniques, height restrictions, other applicable and appropriate performance standards, and management of compatible and complementary land uses allowed or prohibited within each “Neighborhood” zone. |  |

for the property owned by Errol Club Villas Condo Assoc. Inc.; 5th Hole Investments; Errol Estate Country Club LTD; Errol Estate Management; Lexington Homes; and the City of Apopka generally located north of Lake Marion Drive and Lexington Parkway, south of Lester Road, east of Schopke Lester Road, and west of Vick Road; and to recommend approval to transmit to the Florida Department of Economic Opportunities for review.

**City Council: Two motions are recommended:**

1. Accept Ordinance 2581 at first reading and transmit to the Florida Department of Economic Opportunity
2. Prior to the adoption hearing for Ordinance 2581, a master plan under PUD zoning and a development agreement must demonstrate that each of the proposed FLUM amendments are compatible with surrounding and abutting residential uses through appropriate buffer and screen techniques, height restrictions, other applicable and appropriate performance standards, and management of compatible and complementary land uses allowed or prohibited within each “Neighborhood” zone.

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

## LAND USE REPORT

### I. LAND USE ANALYSIS

#### 1. Neighborhood “A”

FLUM Request: Residential Medium Density (0 -10 du\ace)

Master Plan Proposed Density: 5.35 du\ac

Surrounding Character\Findings: Larger lot single family residential straddles west, north, and east perimeter with a Residential Low FLUM abutting the west and north, and Residential Medium FLUM abutting the east. Amenity Area (Neighborhood B-1) to the south.

Recommendations:

Residential Low Suburban (0 – 3.5 du/ac); transmit to FDEO; at FLUM adoption hearing if PUD Master Plan demonstrates compatibility with abutting single family areas than Residential Medium Low Density (0 – 7.5 du\ac) recommended. Master Plan must demonstrate that buffer width and screen type adequate to screen third floor view into rear yards of abutting single family homes; vehicle and outdoor lighting will not encroach abutting single family properties; and the buffer screen type will block view of Neighborhood “A” street\alley and garages from abutting single family homes. Master Plan and Development Agreement demonstrate permitted and prohibited uses proposed for Neighborhood “A” are compatible with abutting single family homes. If Master Plan and Development Agreement fail to demonstrate compatibility and protection of health, safety and welfare to abutting properties, then recommendation to deny Residential Medium Low Density FLUM at adoption hearing.

#### 2. Neighborhood “B”

FLUM Request: B-1 – Commercial; B-2 Residential Medium Density (0 -10 du\ace)

Master Plan Proposed Density: B-2 -- 7.5 du\ac

Master Plan Proposed Max. FAR: not provided.

Surrounding Character\Findings: Existing single family neighborhoods (RL and RM) and to the east and southwest; townhome and golf course surrounding remainder.

Recommendations:

Neighborhood B-1 -- Commercial Land Use; transmit to FDEO; at FLUM adoption hearing if PUD Master Plan demonstrates compatibility with abutting and nearby residential uses and FLUM designations, Commercial can be recommended. Must demonstrate that buffer width and screen type adequate for abutting residential areas; vehicle and outdoor lighting will not encroach abutting single family properties; Commercial uses limited to those that support recreational and entertainment uses. Must demonstrate permitted and prohibited uses within the PUD Master Plan and development agreement for Neighborhood “A” are compatible with abutting and nearby residential. If Master Plan and development agreement fail to demonstrate compatibility and protection of health, safety and welfare to abutting properties, then recommendation to deny Commercial FLUM designation at adoption hearing

Neighborhood B 2 – Residential Medium Low. Proposed density of 7.5 du\ac is consistent with the RML FLUM designation. Large-lot single family homes abut or are near the B-1 area. Master Plan must demonstrate that buffer width and screen type adequate to screen third floor view into rear yards of abutting single family homes; vehicle and outdoor lighting will not encroach abutting single family properties; and the buffer screen type will block view of Neighborhood “B-1” street\alley and garages from abutting single family homes. Must demonstrate permitted and prohibited uses within the PUD Master Plan and development agreement for Neighborhood “B-1” are compatible with abutting single family homes. If Master Plan and development agreement fail to demonstrate compatibility and protection of health, safety and welfare to abutting properties, then recommendation to deny Residential Medium Low at adoption hearing.

**3. Neighborhood “C”**

FLUM Request: Residential Medium Density (up to 10 du\ac)

Master Plan Proposed Density: 7.1 du\ac

Surrounding Character\Findings: Existing single family homes border to the north; townhomes to the south, proposed Neighborhood B-1 community to the northwest. Golf course to the east.

Recommendation: Residential Medium Low (up to 7.5 du\ac)

Proposed density of 7.1 du\ac is consistent with the Residential Medium Low FLUM designation. Single family homes abut the northern boundary of Neighborhood C. New spine road will direct light beam from vehicles into eastern Tract “C” townhomes unless adequate screening provided. Master Plan demonstrates that buffer width and screen type adequate to screen proposed townhomes from existing single family homes on Linkside Court; vehicle and outdoor lighting will not encroach abutting single family properties; opaque buffer screen must block vehicle lights from shining into existing single family homes. Master Plan and development agreement must demonstrate permitted and prohibited uses within the PUD Master Plan and development agreement for Neighborhood “C” are compatible with abutting single family homes. If Master Plan and development agreement fail to demonstrate compatibility and protection of health, safety and welfare to abutting properties, then recommendation to deny Residential Medium Low at adoption hearing.

**4. Neighborhood “D”**

FLUM Request: Residential Medium Density (up to 10 du\ac)

Master Plan Proposed Density: 5.3 du\ac

Surrounding Character\Findings: Golf course.

Recommendation: Residential Medium Low (up to 7.5 du\ac)

Proposed density of 5.31 du\ac is consistent with the RML FLUM designation. Existing golf course surrounds Neighborhood “D”.

**5. Neighborhood “E”**

FLUM Request: Residential Medium Density (up to 10 du\ac)

Master Plan Proposed Density: 3.24 du\ac

Surrounding Character\Findings: Single family homes abut the northern and southern boundary of Neighborhood E. Vick Road borders to the east.

Recommendation: Residential Low Suburban (up to 3.5 du\ac) for Neighborhood “E” South, and Residential Low (up to 5 du\ac) for Neighborhood “E” North.

Master Plan must demonstrate buffer type along Vick Road sufficient to mitigate light and noise from Vick Road. Master Plan and development agreement must demonstrate permitted and prohibited uses within the PUD Master Plan and development agreement for Neighborhood “E” are compatible with abutting single family homes. If a Master Plan and development agreement fail to demonstrate compatibility and protection of health, safety and welfare to abutting properties, then recommendation to deny Residential Low Suburban and Residential Low at adoption hearing.

**6. Neighborhood “F”**

FLUM Request: Residential Medium Density (up to 10 du\ac)

Master Plan Proposed Density: 4.67 du\ac

Surrounding Character\Findings: Existing single family homes border to the north and south. Townhomes to the south.



Recommendation: Residential Medium Low (up to 7.5 du\ac) for Neighborhood “F” North and Residential Low for Neighborhood “F” South.

Proposed density of 4.65 du\ac is consistent with the Residential Low FLUM designation. However, Residential Medium Low necessary for townhomes or duplex. Street alignment directs light beam from vehicles into existing homes for the eastern and western streets\aligns within northern Neighborhood “F”. Master Plan must demonstrate that buffer width and screen type adequate to screen townhomes and small lot single family homes from abutting single family homes, as well as to screen third floor view into rear yards of abutting single family homes; vehicle and outdoor lighting will not encroach abutting single family properties; opaque buffer screen must block vehicle lights from shining into existing single family homes. Master Plan and development agreement must demonstrate permitted and prohibited uses within the PUD Master Plan and development agreement for Neighborhood “F” are compatible with abutting single family homes. If Master Plan and development agreement fail to demonstrate compatibility and protection of health, safety and welfare to abutting properties, then recommendation to deny Residential Medium Low and Residential Low at adoption hearing.

### **7. Neighborhood “G” [ALF]**

FLUM Request: Residential High Density (up to 15 du\ac)

Master Plan Proposed Density: 15 du\ac

Surrounding Character\Findings: Existing single family homes border to the north and south. Future planned multi-family to the east and a development application has been submitted to the City; golf course to the west.

Recommendation: Residential Medium Low Density (Up to 7.5 du\ac). Applicant proposes a 240 bed assisted living facility. Residential high density (up to 15 us\ac) will allow for a maximum of 209 residential units. Medium Low Density residential (up to 7.5 du\ac) will allow for a maximum of 104 residential units.

High Density Residential allows up to 15 units per acres and permits apartments or townhomes. With established single family residential homes to the north and south, and Medium Density Residential Density (up to 10 un\ac) established on the parcel abutting to the east, a transition density of up to 7.5 units per acre is appropriate. Whether assigned the HDR or MLDR FLUM designation, permissible uses allowed under a PUD zoning include “other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods. MLDR will allow a maximum of 104 residential units.

An assisted living facility, as proposed in the Master Plan, may be compatible as an “other use” if demonstrated through development standards in the Master Plan that development impacts are mitigated through appropriate buffering and screening of single family residential areas that abut to the north and south. If an ALF is not market feasible at this location, the residential development would be allowed as single family or townhome development under MLDR. The permissible residential uses and related design standards will be controlled through a development agreement as well as through the PUD Master Plan.

Street, driveway and parking stall alignment directs light beam from vehicles into existing homes for the existing established residential neighborhoods to the north. A PUD master plan and development agreement must demonstrate that: buffer width and screen type are adequate to screen ALF and townhomes from single family home neighborhood; vehicle and outdoor lighting will not encroach abutting single family properties; opaque buffer screen must block vehicle lights from shining into existing single family homes; dumpster facilities and loading docks located furthest away and screened from single family neighborhoods; line of sight should demonstrate that buffer and screen techniques keep single family homes secluded from the ALF building or building height\stories reduced; parking permitted and prohibited uses within the PUD Master Plan and development agreement for Neighborhood “G” are compatible with abutting single family homes.

If Master Plan and development agreement fail to demonstrate compatibility and protection of health, safety and welfare to abutting properties, then recommendation to deny MLDR at adoption hearing.

Special Areas:

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

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

Transportation: A transportation impact study was prepared for the proposed future land use amendment, and was found acceptable by the City’s transportation consultant.

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

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

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that the majority of the area affected by the FLUM amendment with an area with karst features.

Analysis of the character of the Property: The current use of the properties are for a golf course and an accessory club house. Significant portions of the proposed development sites are already cleared and developed as golf course, parking, club house, stormwater retention, open space at the perimeter of the golf course, or other associated uses. The dominant soil, Cander Fine Sand, has a 5-12 percent slope.

Analysis of the relationship of the amendment to the population projections: These properties were annexed into the City on December 5, 2001. Based on the adoption of the JPA, the size of the property, and the proposed land use change, the amendment will increase the population if developed.

**POPULATION AND HOUSING:**

PROPOSED: 400 x 2.659 p/h = 1,064 persons  
261 x 2.656 p/h = 694 persons

Housing Needs: This amendment is to change the future land use to a future land use designation that permits residential uses, and will increase the number of available housing units in the City of Apopka. Additional housing will meet additional population growth needs, especially with increased demands caused by opening of Wekiva Parkway anticipated for 2021.

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

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

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: City; 81 GPCD; 81 GPD

2. Capacity available: Yes
3. Projected LOS under existing designation: 81 GPD/Capita
4. Projected LOS under proposed designation: 81 GPD/Capita
5. Improved/expansions already programmed or needed as a result if proposed amendment: None

Potable Water Analysis

1. City facilities serving the site; current LOS; and LOS standard: None; 177 GPCD;  
177 GPD
2. Capacity available: Yes
3. Projected LOS under existing designation: 177 GPCD
4. Projected LOS under proposed designation: 177 GPCD
5. Improved/expansions already programmed or needed as a result of the proposed amendment:  
None
6. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: City of Apopka
2. Provider: City of Apopka
3. Projected LOS under existing designation: 4 lbs./person/day
4. Projected LOS under proposed designation: 2 lbs./cap/day
5. Improved/expansions already programmed or needed as a result of the proposed amendment:  
None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

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

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

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

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

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

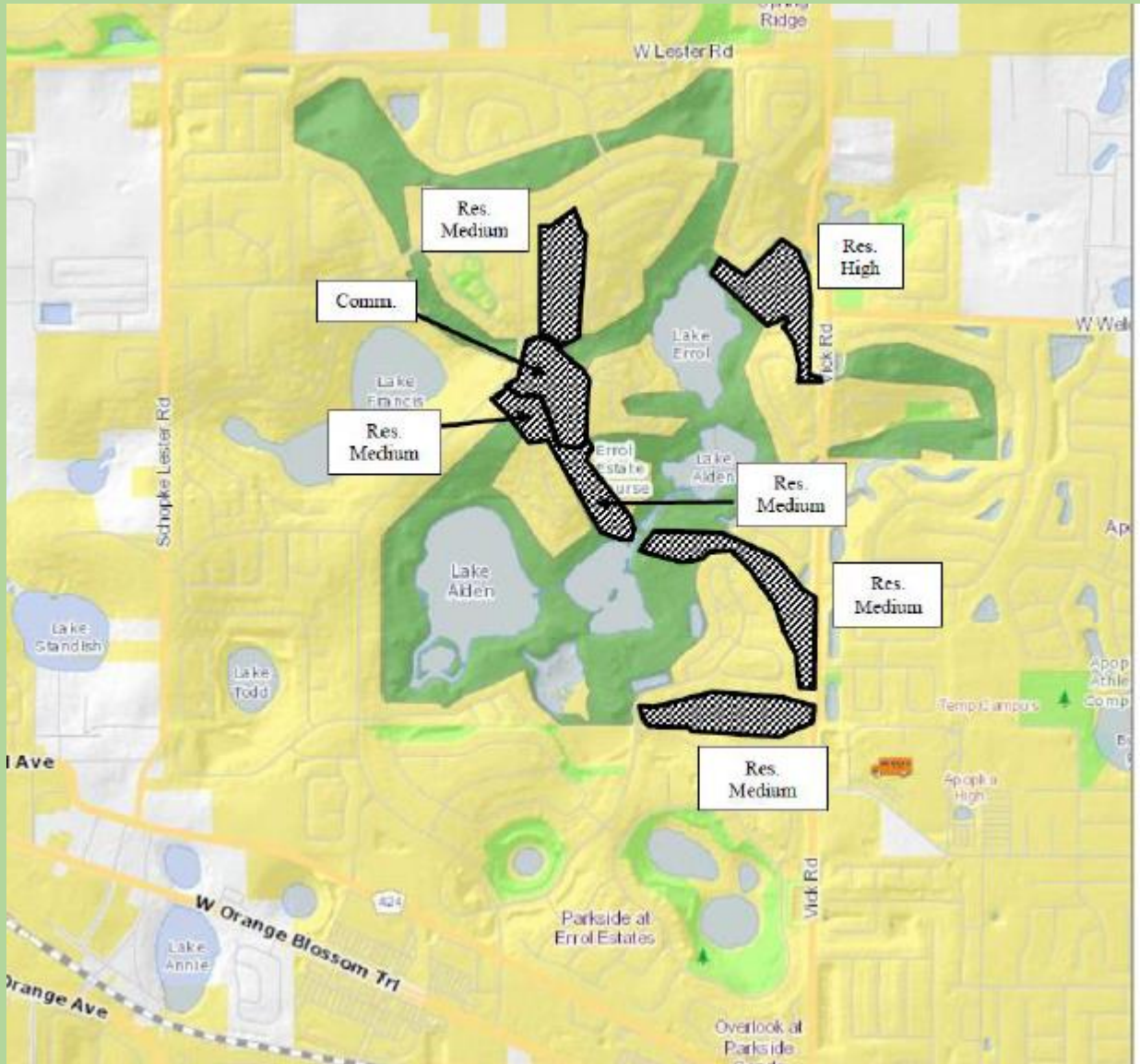
Recreation

1. Facilities serving the site; LOS standard: Golf course; club house; Northwest Recreation Complex; City of Apopka Parks System; 3 AC/1000 capita
2. Projected facility under existing designation: 3.192 AC
3. Projected facility under proposed designation: 2.082 AC
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None.

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

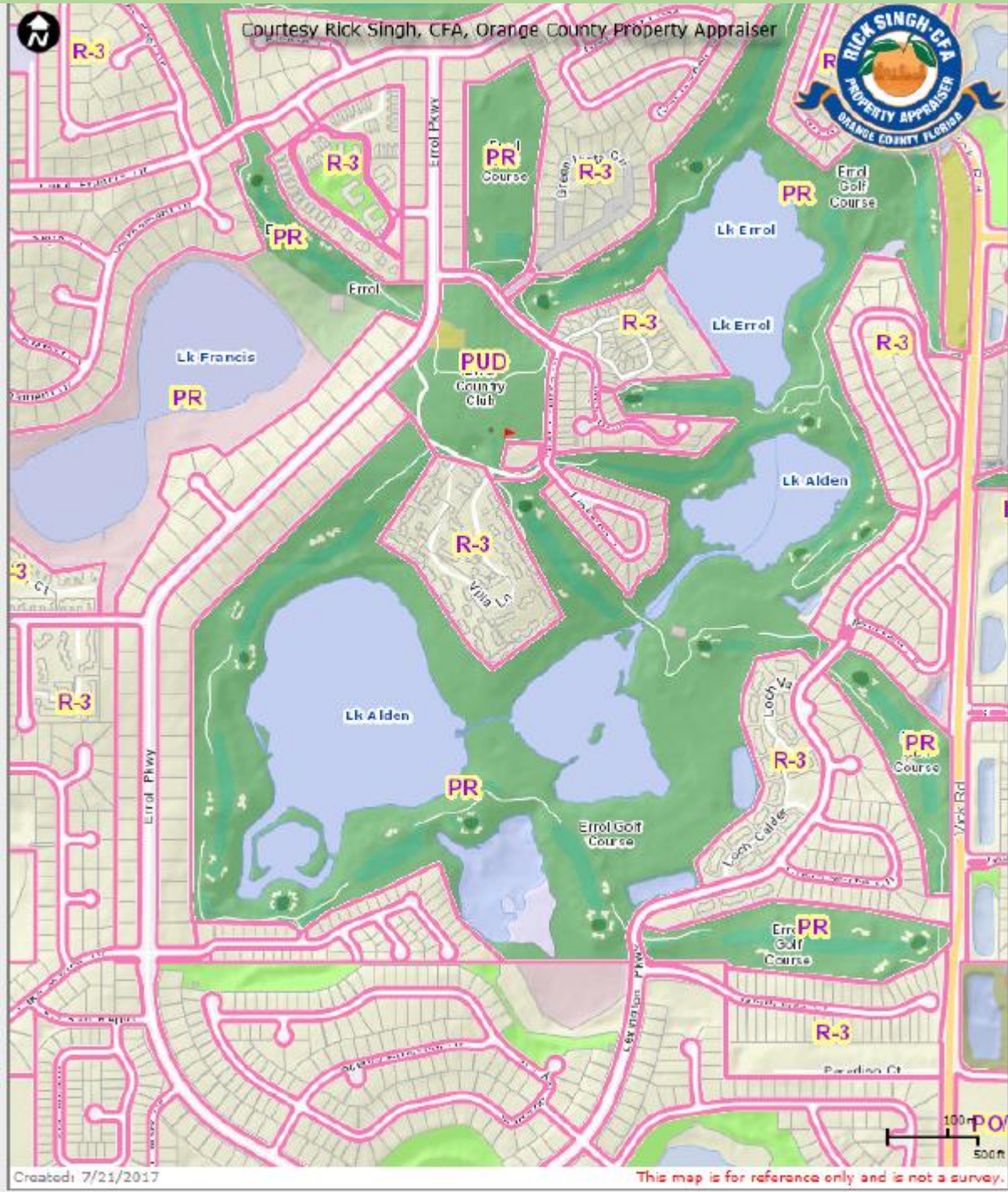


### VICINITY AND PROPOSED FUTURE LAND USE DESIGNATIONS



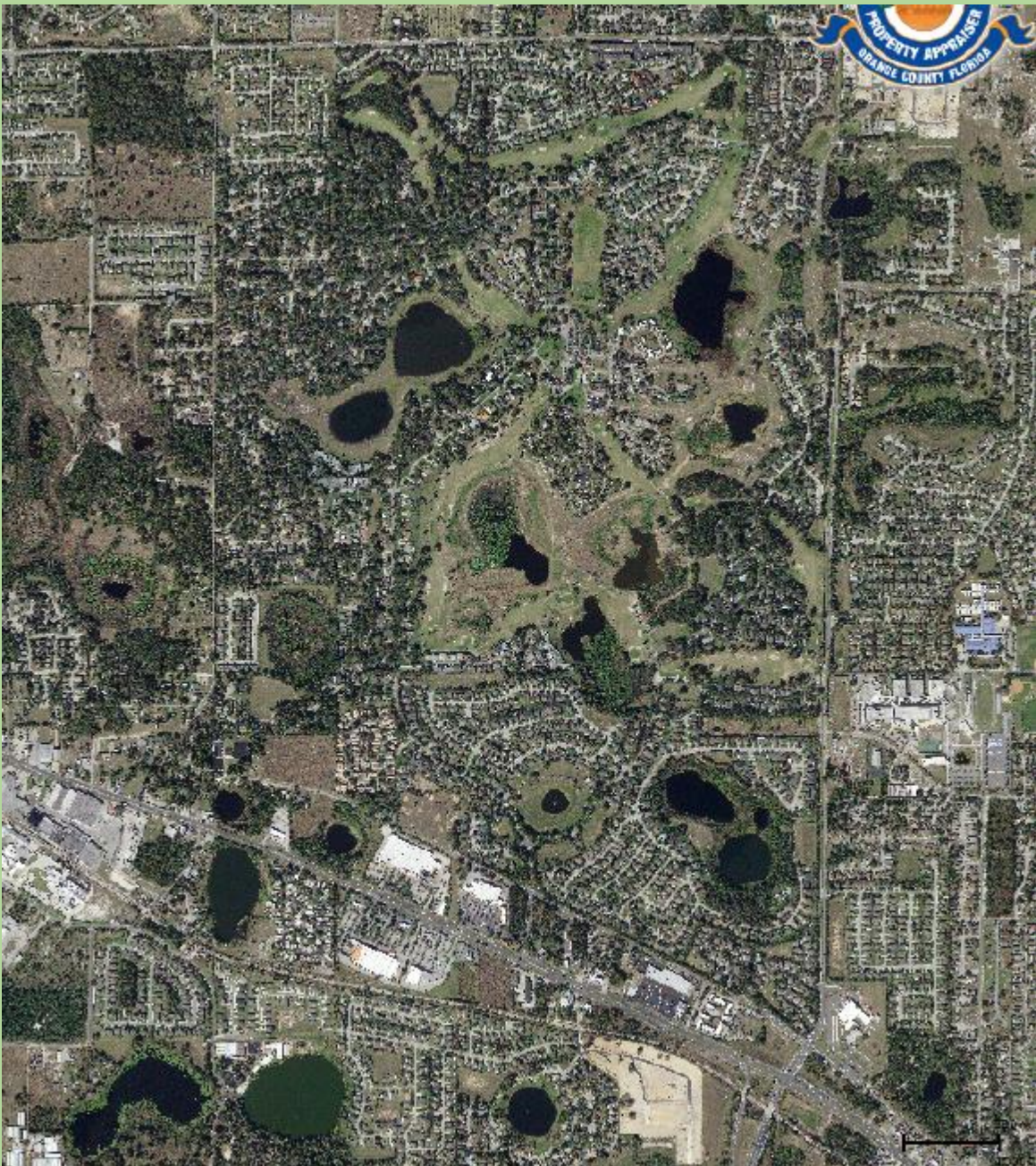


### ADJACENT ZONING



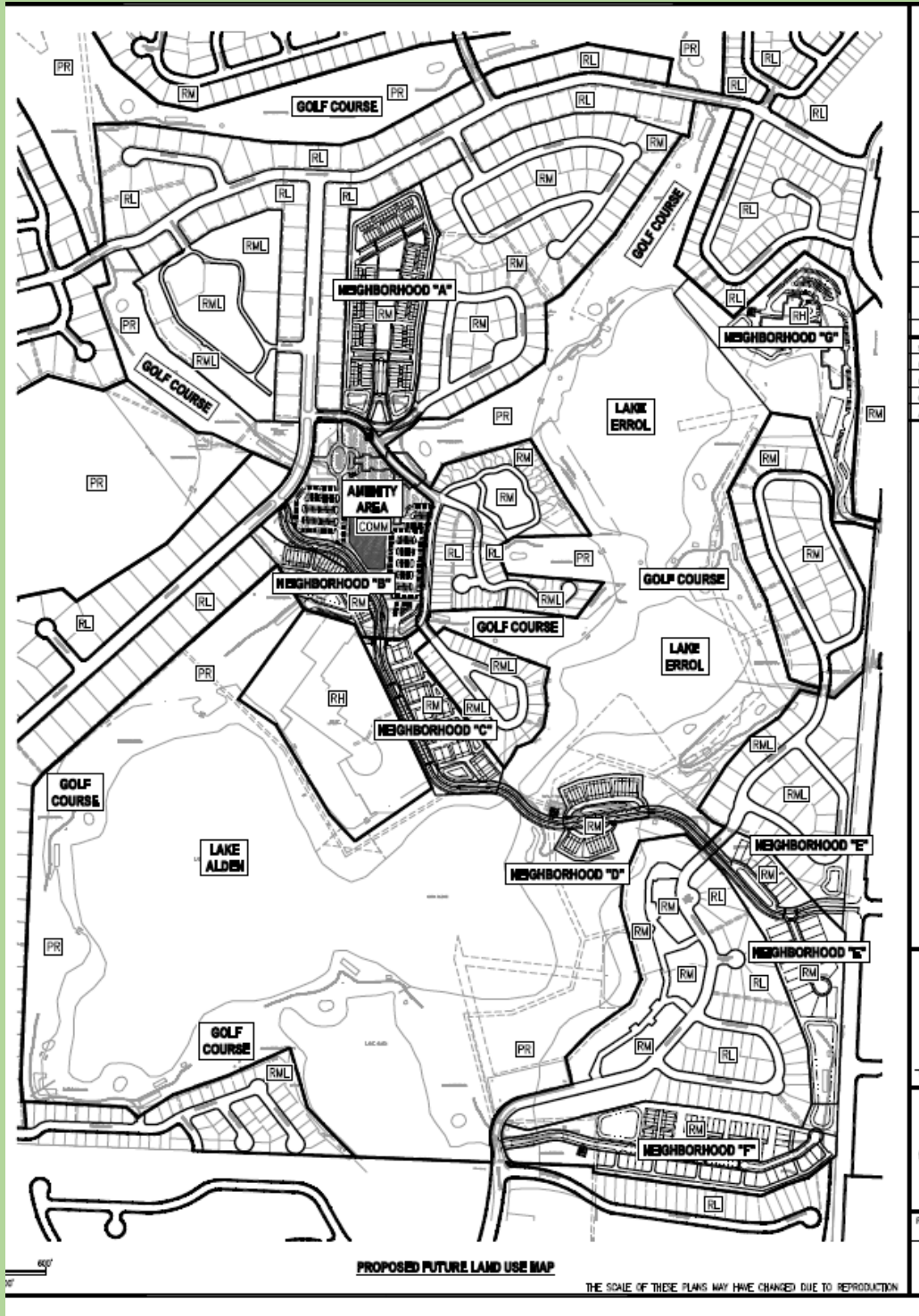


## EXISTING USES





**PROPOSED FUTURE LAND USE MAP**





# NEW ERROL PLANNED UNIT DEVELOPMENT MASTER PLAN

PARCEL ID #: 32-20-28-0000-00-001, 32-20-28-0000-00-003,  
32-20-28-0000-00-004, 32-20-28-0000-00-008,  
32-20-28-0000-00-027, 32-20-28-0000-00-049,  
32-20-28-2496-00-001, 32-20-28-3218-00-003,  
32-20-28-5817-00-007, 05-21-28-1835-00-001



Location of Project  
Orange County, Florida

NOTE: LEGAL DESCRIPTION TO BE INCLUDED SEPARATELY AS AN ATTACHMENT WITH THE PREDEVELOPMENT PLAN SUBMITTAL.

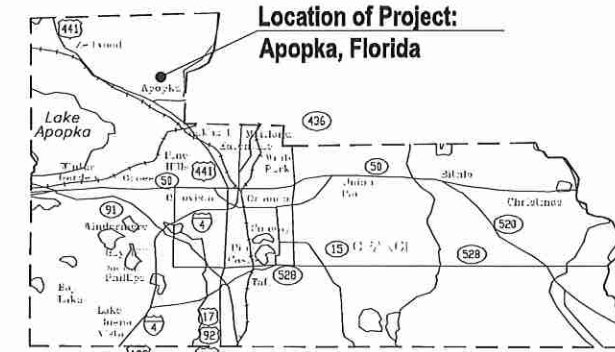
Prepared By:



**gai consultants**  
EB 9951  
618 EAST SOUTH STREET  
SUITE 700  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

Prepared For:

Signature H Property Group LLC  
1420 Celebration Boulevard, Suite 200  
Celebration, Florida 34747  
Phone: (305)-409-5466



Location of Project:  
Apopka, Florida

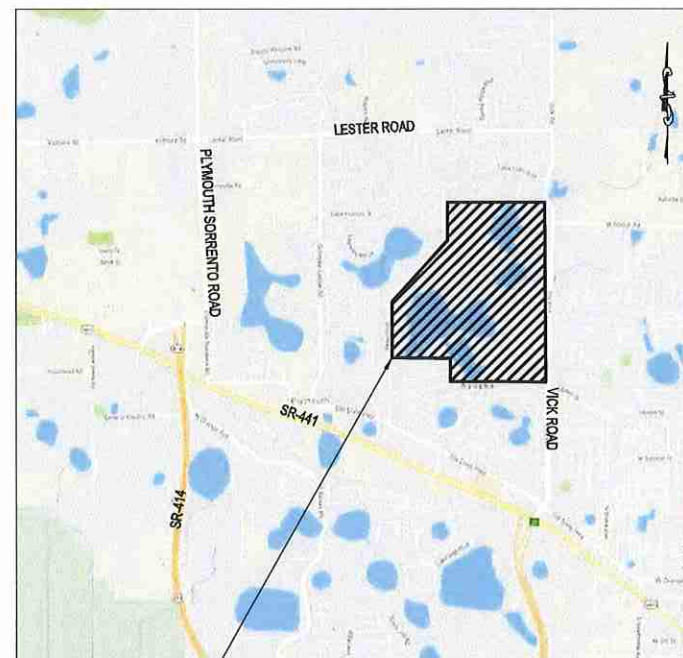
MAP OF ORANGE COUNTY

### CITY OF APOPKA OFFICIALS

MAYOR:	JOE KILSHEIMER
COMMISSIONER:	DOUG BANKSON
COMMISSIONER:	BILLIE L. DEAN
COMMISSIONER:	DIANE VELAZQUEZ
COMMISSIONER:	KYLE BECKER

### CONTACT LIST

<b>OWNER/APPLICANT</b> Signature H Property Group LLC 1420 Celebration Boulevard Suite 200 Celebration, Florida 34747 (305) 409-5466 ATTN: Helmut Wyzisk, Jr.	<b>LANDSCAPE ARCHITECT</b> GAI Consultants, Inc. 618 East South Street Suite 700 Orlando, Florida 32801 (407) 423-8398 ATTN: Frank Bellomo
<b>CIVIL ENGINEER</b> GAI Consultants, Inc. 618 East South Street Suite 700 Orlando, Florida 32801 (407) 423-8398 ATTN: Randall S. Cohen, P.E.	<b>ARCHITECT</b> Signature H Property Group LLC 1420 Celebration Boulevard Suite 200 Celebration, Florida 34747 (305) 409-5466 ATTN: Helmut Wyzisk, Jr.
<b>SURVEYOR</b> Republic National 480 Needles Trall Longwood, Florida 32779 (407) 862-4200 ATTN: Mike Solitro	<b>GEOTECHNICAL ENGINEER</b> Professional Services Industries, Inc. 1748 33rd Street Orlando, Florida 32839 (407) 304-5560 ATTN: Robert A. Trumpke, P.E.



PROJECT LOCATION  
**LOCATION MAP**  
CITY OF APOPKA, FLORIDA

### Sheet List Table

Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.10	EXISTING CONDITION SITE EXHIBITS
C0.20	FUTURE LAND USE MAP
C0.30	ZONING MAP
C1.00	EXISTING CONDITIONS KEY MAP
C1.10	EXISTING CONDITIONS
C1.20	EXISTING CONDITIONS
C1.30	EXISTING CONDITIONS
C2.00	OVERALL CONCEPT PLAN
C2.10	TYPICAL SECTIONS
C2.20	PHASING PLAN
C2.30	DESIGN DEVELOPMENT STANDARDS
C2.40	OPEN SPACE PLAN
C3.00	SUBDIVISION PLAN - NEIGHBORHOOD A
C3.10	SUBDIVISION PLAN - NEIGHBORHOOD B
C3.20	SUBDIVISION PLAN - NEIGHBORHOOD C
C3.30	SUBDIVISION PLAN - NEIGHBORHOOD D
C3.40	SUBDIVISION PLAN - NEIGHBORHOOD E
C3.50	SUBDIVISION PLAN - NEIGHBORHOOD F
C3.60	SUBDIVISION PLAN - NEIGHBORHOOD G
C4.00	GRADING PLAN
C4.10	GRADING PLAN
C4.20	GRADING PLAN
C5.00	UTILITY PLAN
C5.10	UTILITY PLAN
C5.20	UTILITY PLAN

NO.	DATE	BY	APP'D	DESCRIPTION

SCALE: AS SHOWN  
DATE: 06-08-2017  
DRAWN: MJC  
CHECKED: RSC  
APPROVED: RSC

COVER SHEET  
NEW ERROL  
CITY OF APOPKA, FLORIDA

RANDALL S. COHEN, P.E.  
No. 58581

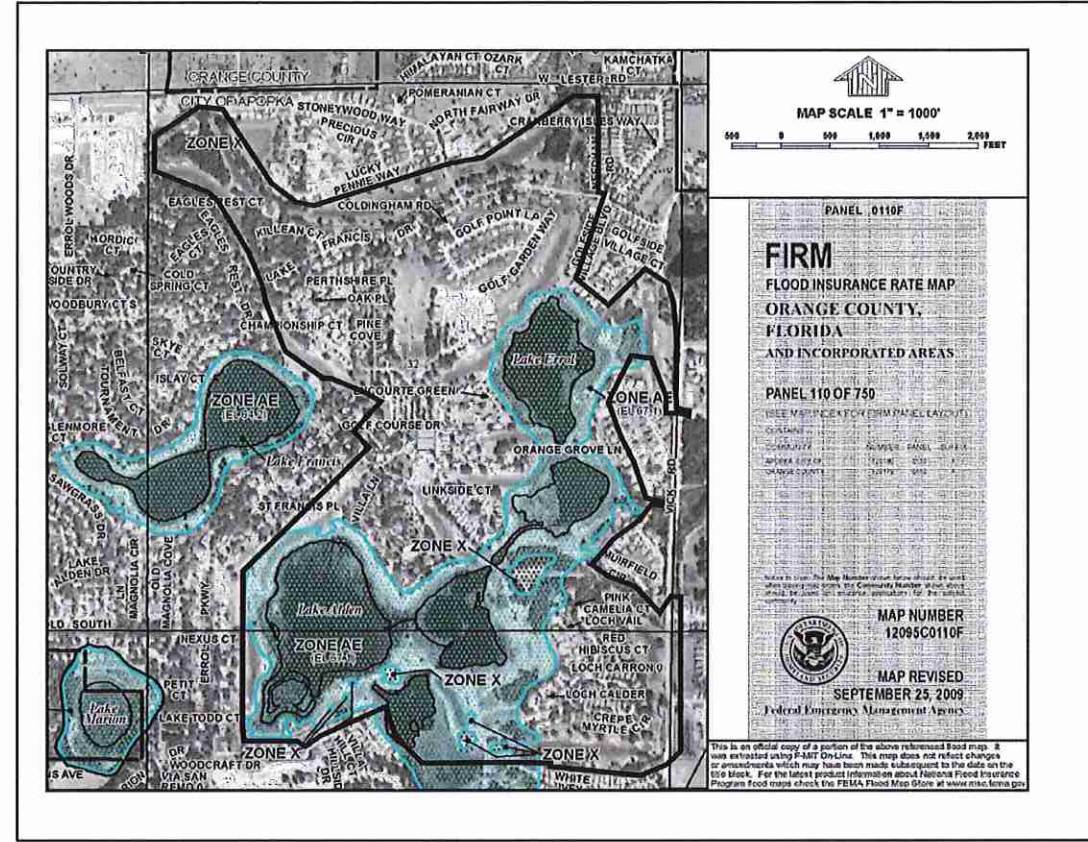
**gai consultants**  
EB 9951  
618 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01  
SHEET  
**C0.00**

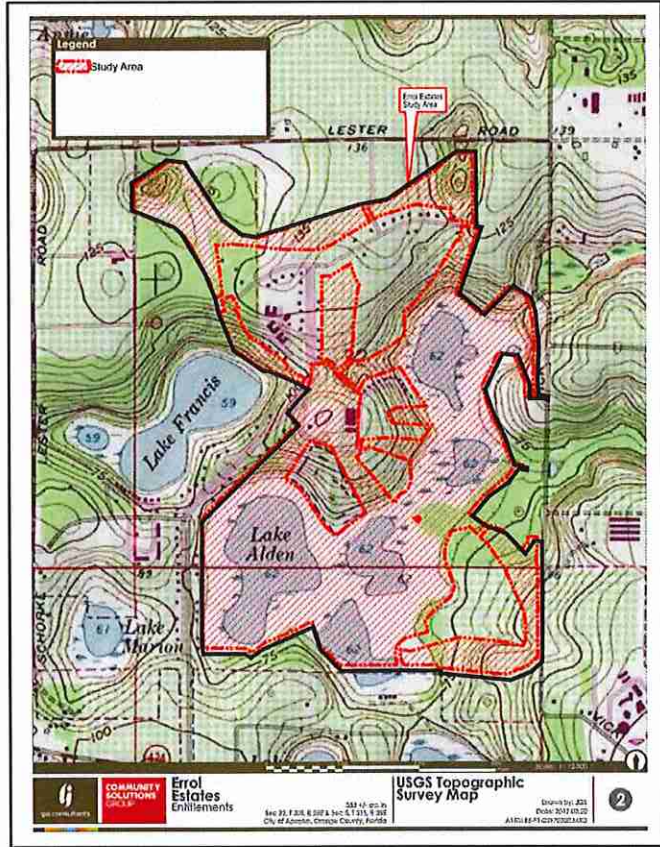
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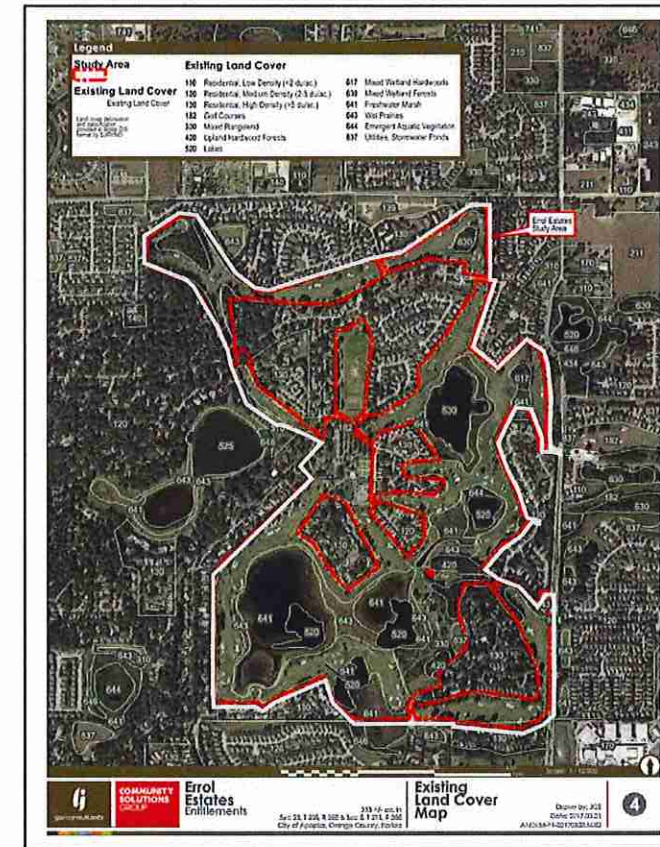
SOILS MAP – SOURCE: USDA NRCS SOIL SURVEY,  
ORANGE COUNTY, FL 2017



FLOOD MAP – SOURCE: FEMA 2009



USGS TOPOGRAPHIC SURVEY MAP



FLUCMAP – SOURCE: SJRWMD 2009 LAND COVER/ LAND USE

REVISIONS		
NO.	DATE	DESCRIPTION

SCALE: AS SHOWN  
DATE: 06-08-2017  
DRAWN: M.J.C  
CHECKED: RSC  
APPROVED: RSC

EXISTING CONDITION SITE EXHIBITS  
NEW ERROL  
CITY OF APOPKA, FLORIDA

SEAL

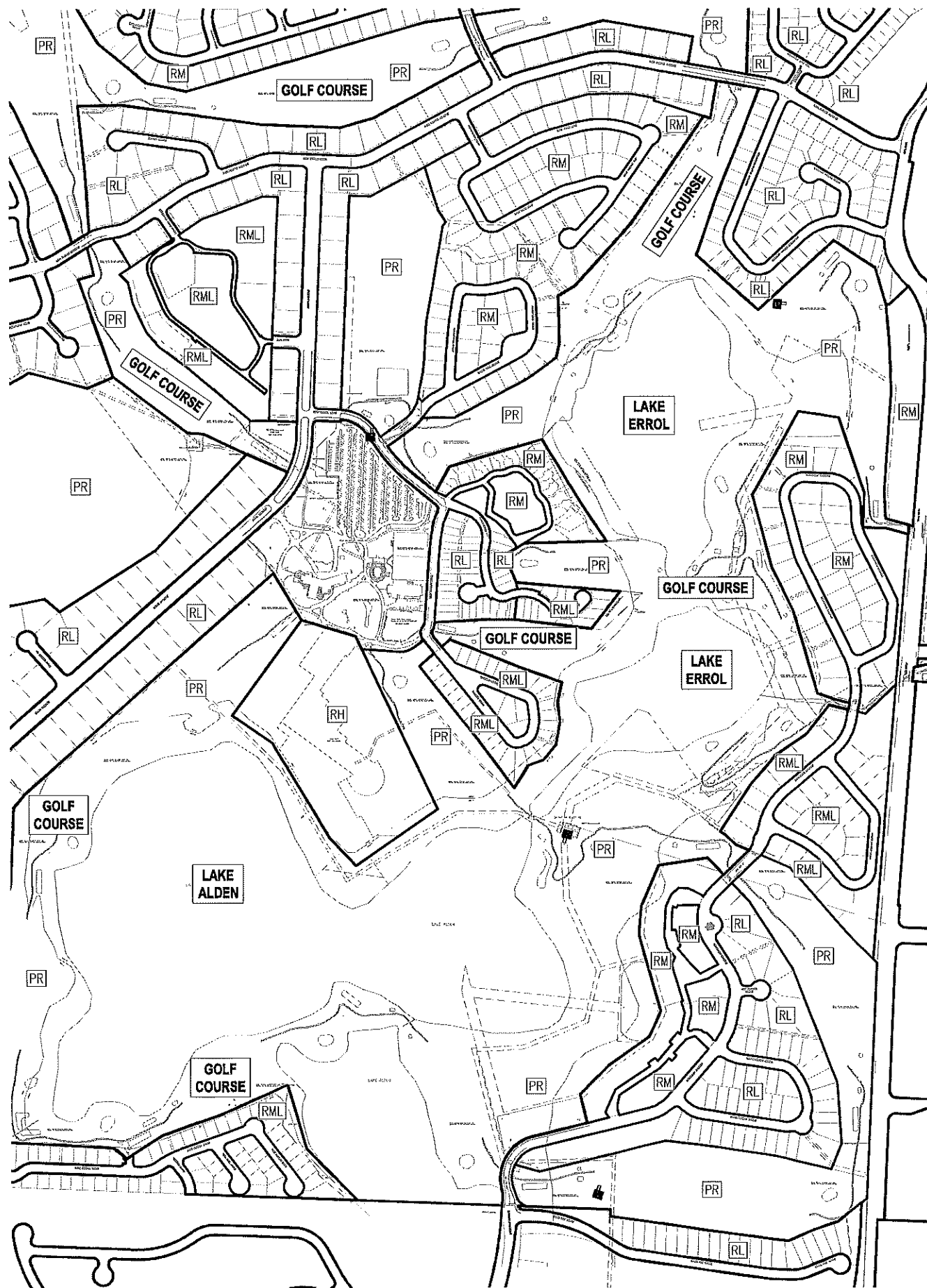
RANDALL S. COHEN, P.E.  
No. 58581

**gai consultants**  
EB 9951  
818 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

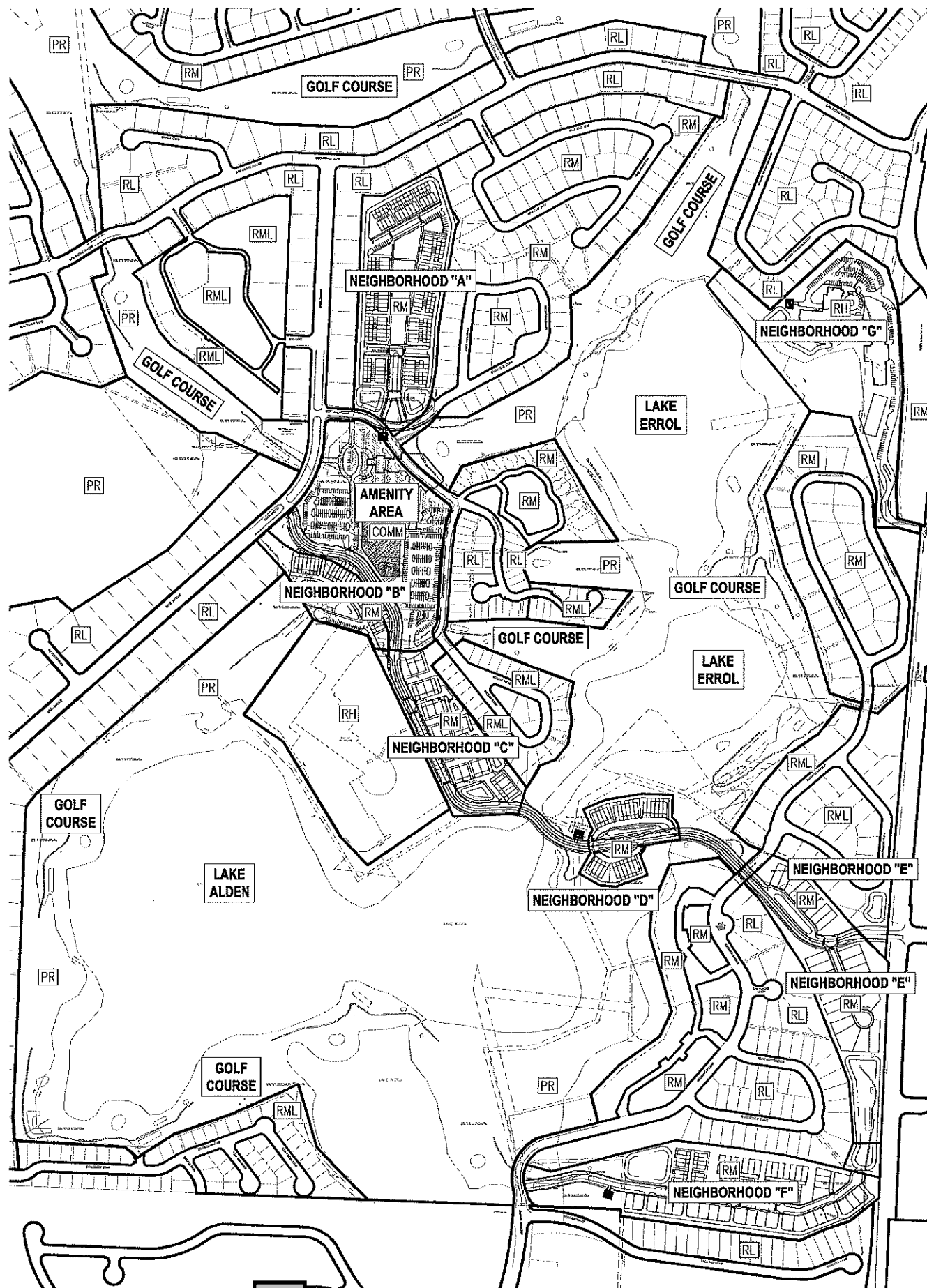
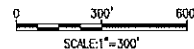
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SHEET  
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THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

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EXISTING FUTURE LAND USE MAP



PROPOSED FUTURE LAND USE MAP

19

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

NO.	DATE	BY	CHK	APP	DESCRIPTION

SCALE: AS SHOWN  
DATE: 06-08-2017  
DRAWN: MJC  
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APPROVED: RSC

FUTURE LAND USE MAP  
NEW ERROL  
CITY OF APOPKA, FLORIDA

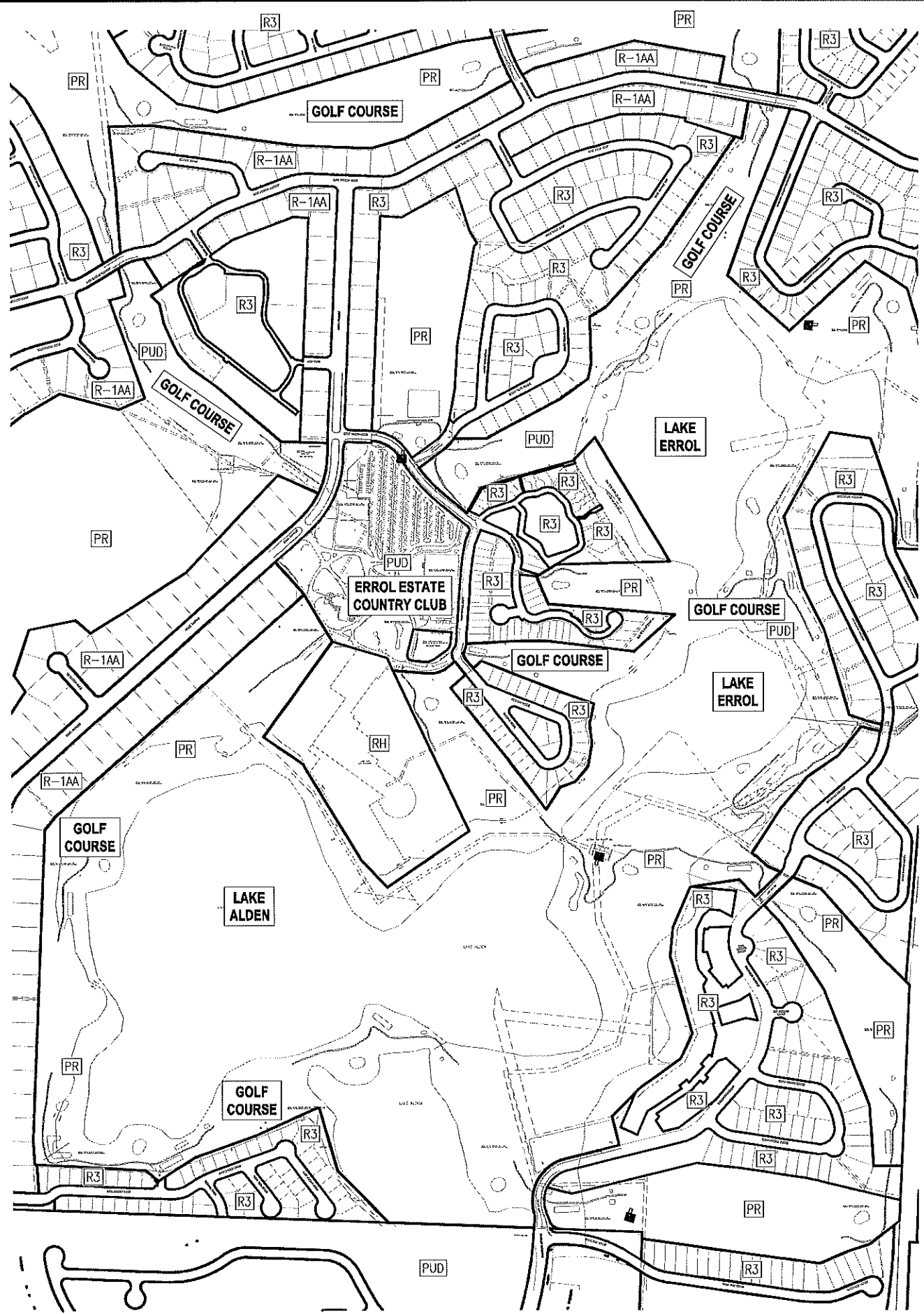
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RANDALL S. COHEN, P.E.  
No. 58541

**gai consultants**  
818 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

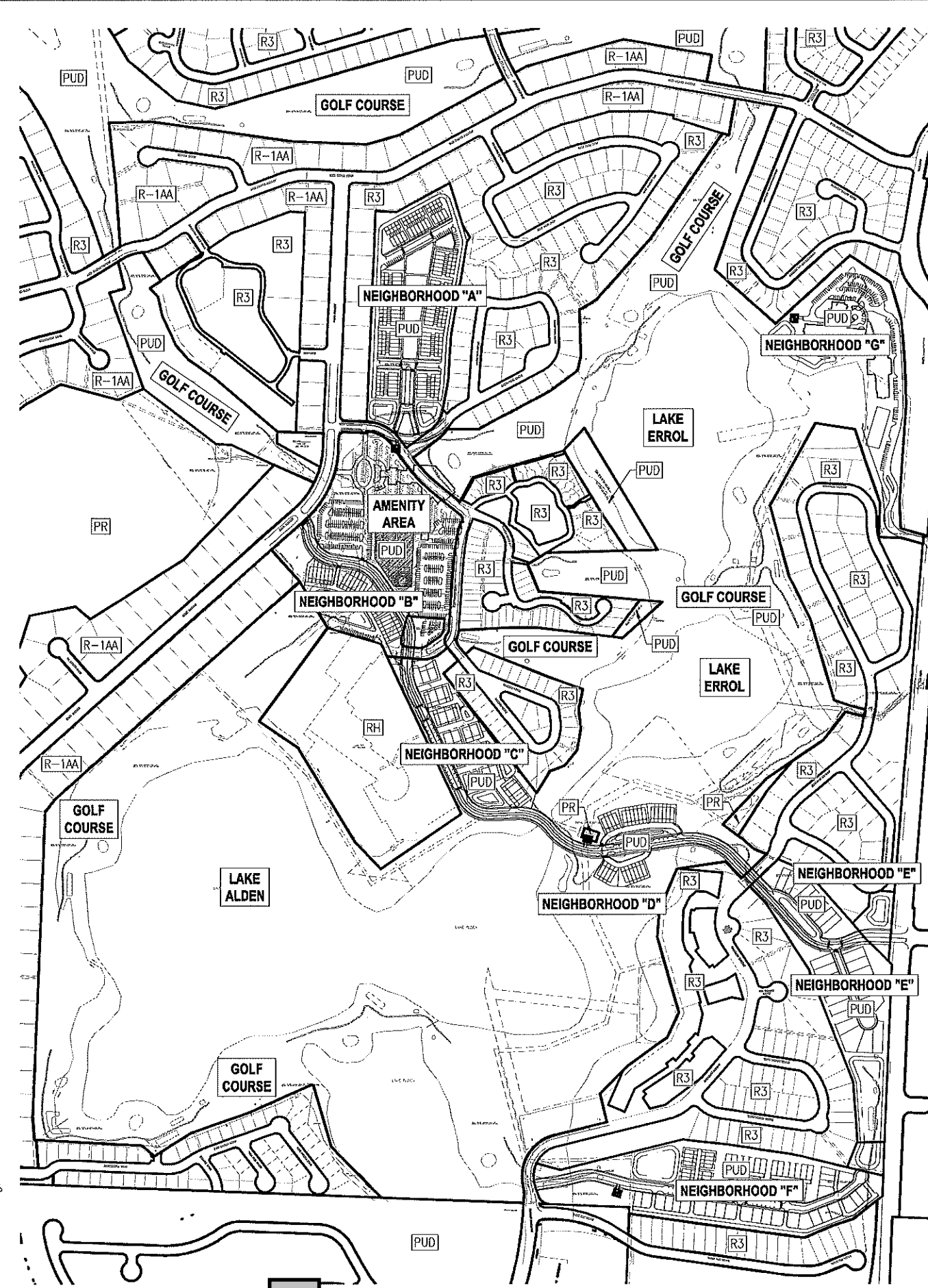
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A160186.01  
SHEET  
C0.20

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EXISTING FUTURE LAND USE MAP

0 300' 600'  
SCALE: 1"=300'



PROPOSED FUTURE LAND USE MAP

20

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

SCALE: AS SHOWN  
DATE: 06-08-2017  
DRAWN: MJC  
CHECKED: RSC  
APPROVED: RSC

ZONING MAP  
NEW ERROL  
CITY OF APOPKA, FLORIDA

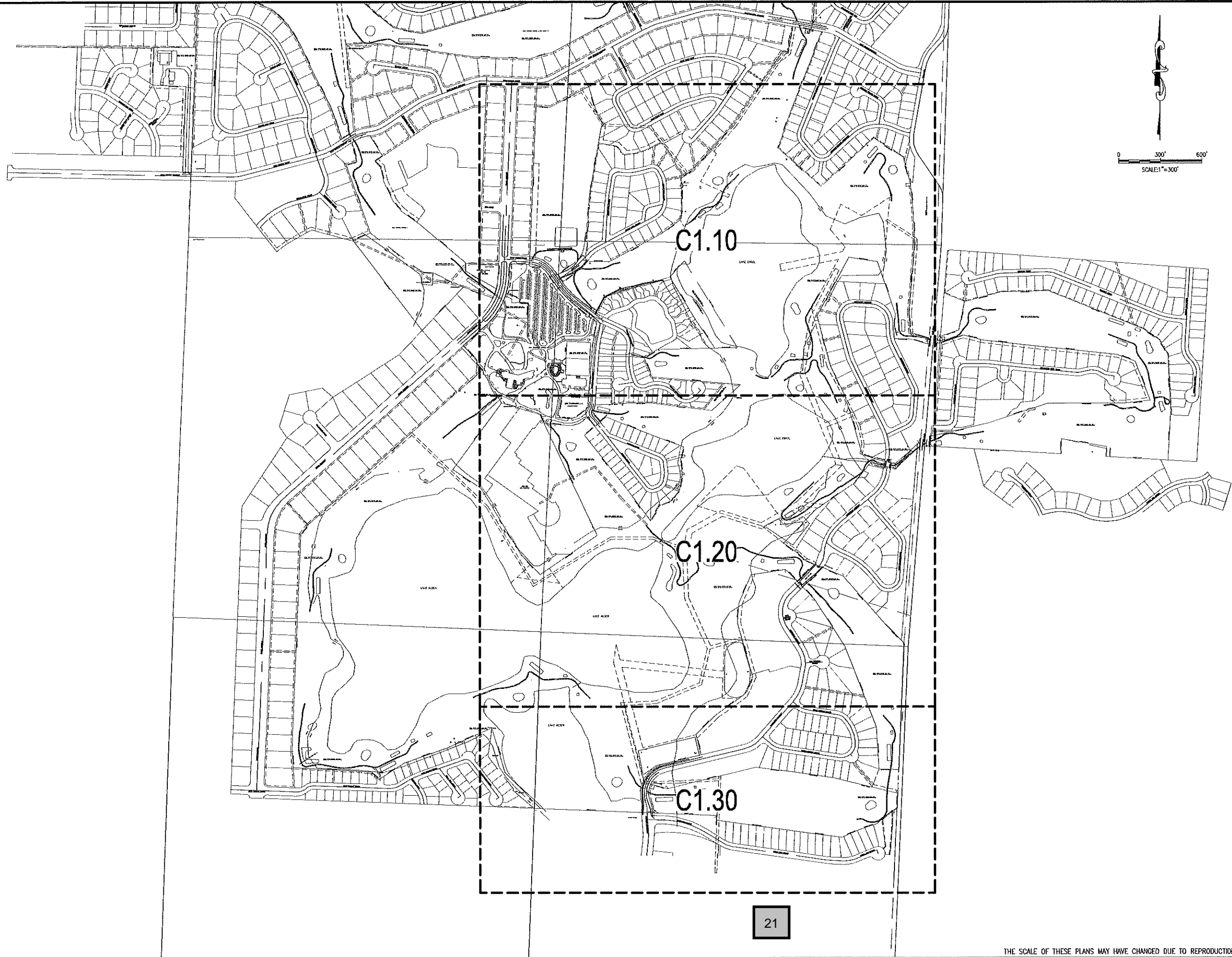
SEAL

RANDALL S. COHEN, P.E.  
No. 05581

**g**  
gai consultants  
EG 9951  
618 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01  
SHEET  
C0.30

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21

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN  
 DATE: 06-08-2017  
 DRAWN: MJC  
 CHECKED: RSC  
 APPROVED: RSC

EXISTING CONDITIONS KEY MAP  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

SEAL  
 RANDALL S. COHEN, P.E.  
 No. 58581

**gal consultants**  
 EB 9951  
 618 EAST SOUTH STREET  
 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
 A160186.01  
 SHEET  
 C1.00

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22

MATCHLINE A - SEE SHEET C1.20 FOR CONTINUATION

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

NO.	DATE	BY	CHKD	APPRO	DESCRIPTION

SCALE: AS SHOWN  
 DATE: 06-08-2017  
 DRAWN: MJC  
 CHECKED: RSC  
 APPROVED: RSC

EXISTING CONDITIONS  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

SEAL  
 RANDALL S. COHEN, P.E.  
 No. 68581

**gai consultants**  
 EB 9951  
 818 EAST SOUTH STREET  
 ORLANDO, FLORIDA 32803  
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
 A160186.01  
 SHEET  
 C1.10

MATCHLINE A - SEE SHEET C1.10 FOR CONTINUATION



MATCHLINE B - SEE SHEET C1.30 FOR CONTINUATION

23

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

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NO.	DATE	BY	CHKD	APPD	DESCRIPTION

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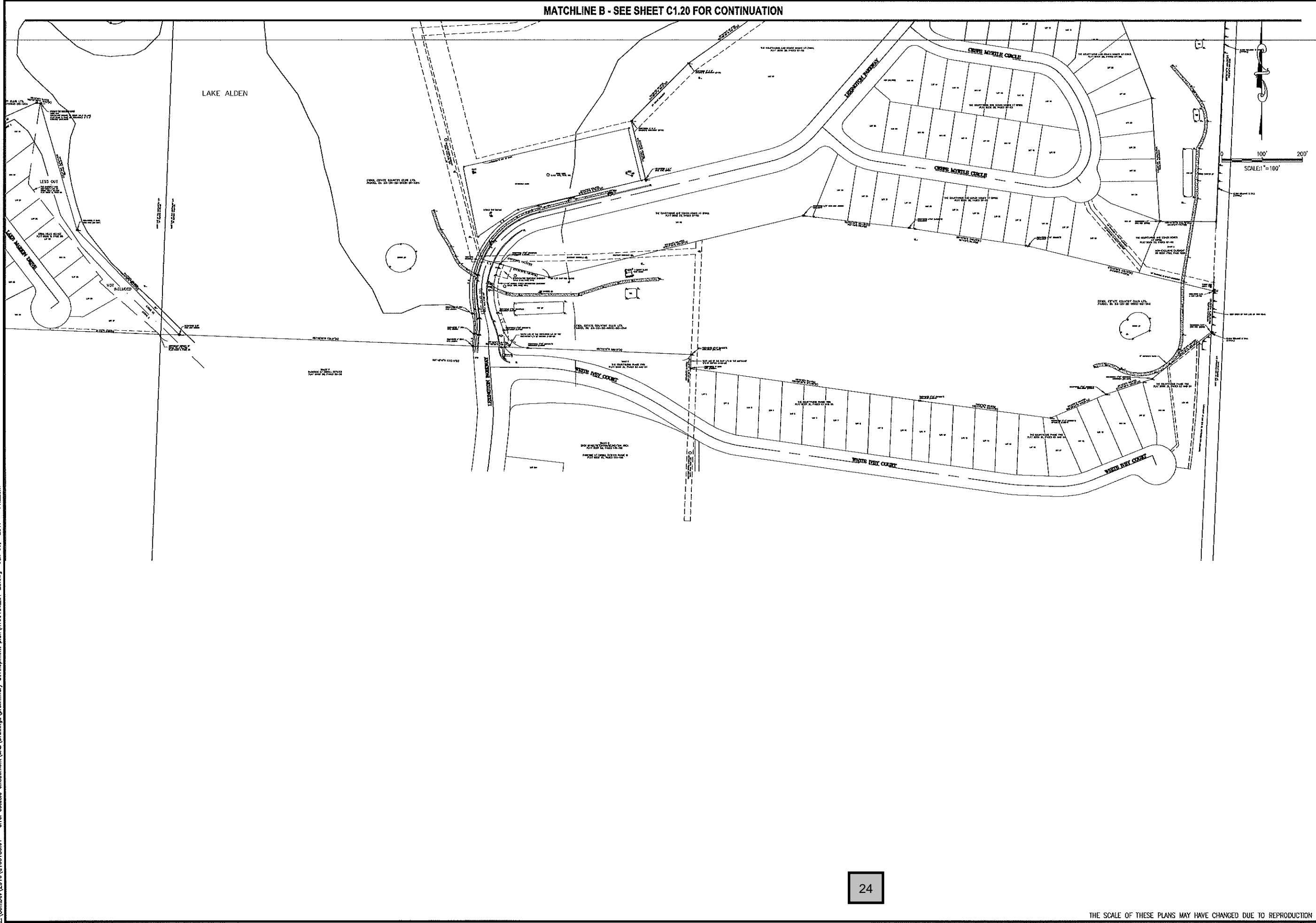
EXISTING CONDITIONS  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

SEAL  
 RANDALL S. COHEN, P.E.  
 No. 98591

**g**  
 gai consultants  
 88 9951  
 618 EAST SOUTH STREET  
 GIBLARD, FLORIDA 32801  
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
 A160186.01  
 SHEET  
 C1.20

MATCHLINE B - SEE SHEET C1.20 FOR CONTINUATION



NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN  
 DATE: 06-08-2017  
 DRAWN: M.J.C.  
 CHECKED: RSC  
 APPROVED: RSC

EXISTING CONDITIONS  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

SEAL  
 RANDALL S. COHEN, P.E.  
 No. 58581

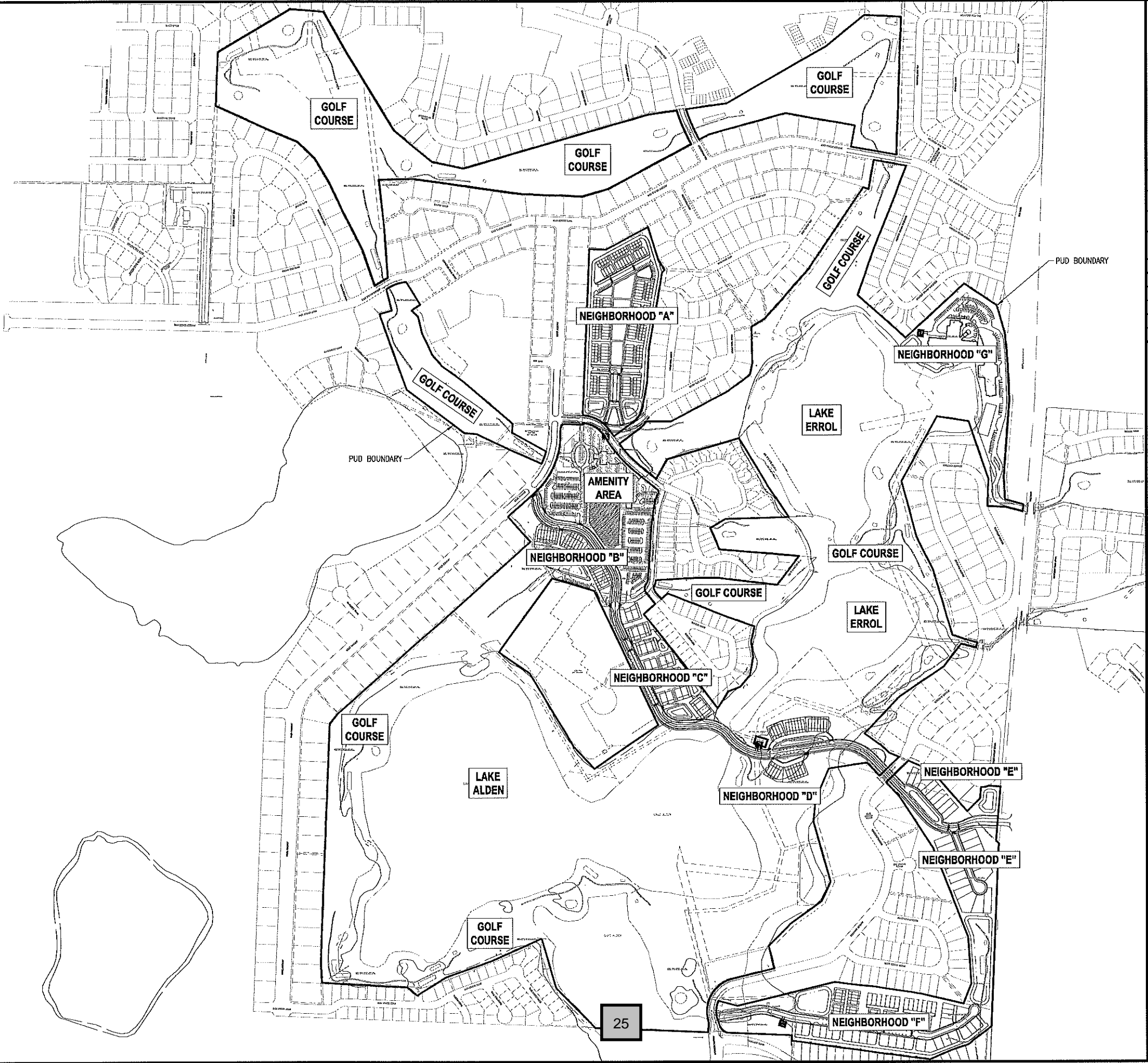
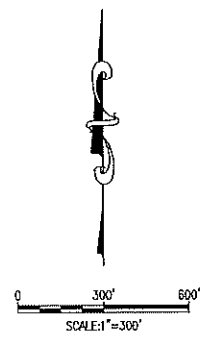
**gal consultants**  
 EB 8951  
 618 EAST SOUTH STREET  
 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
 A160186.01  
 SHEET  
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NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

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 APPROVED: RSC

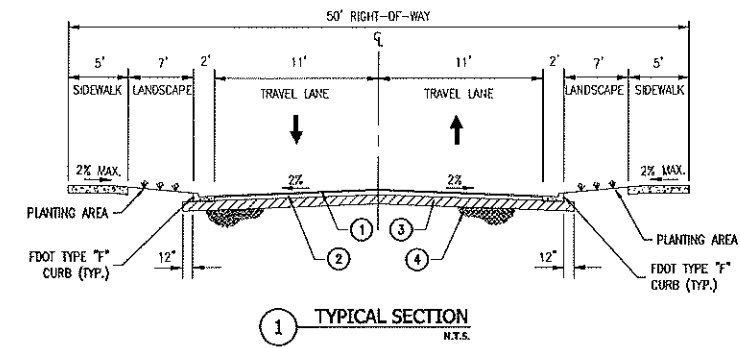
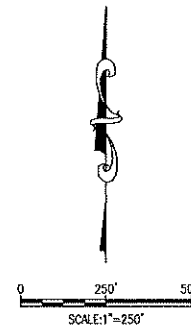
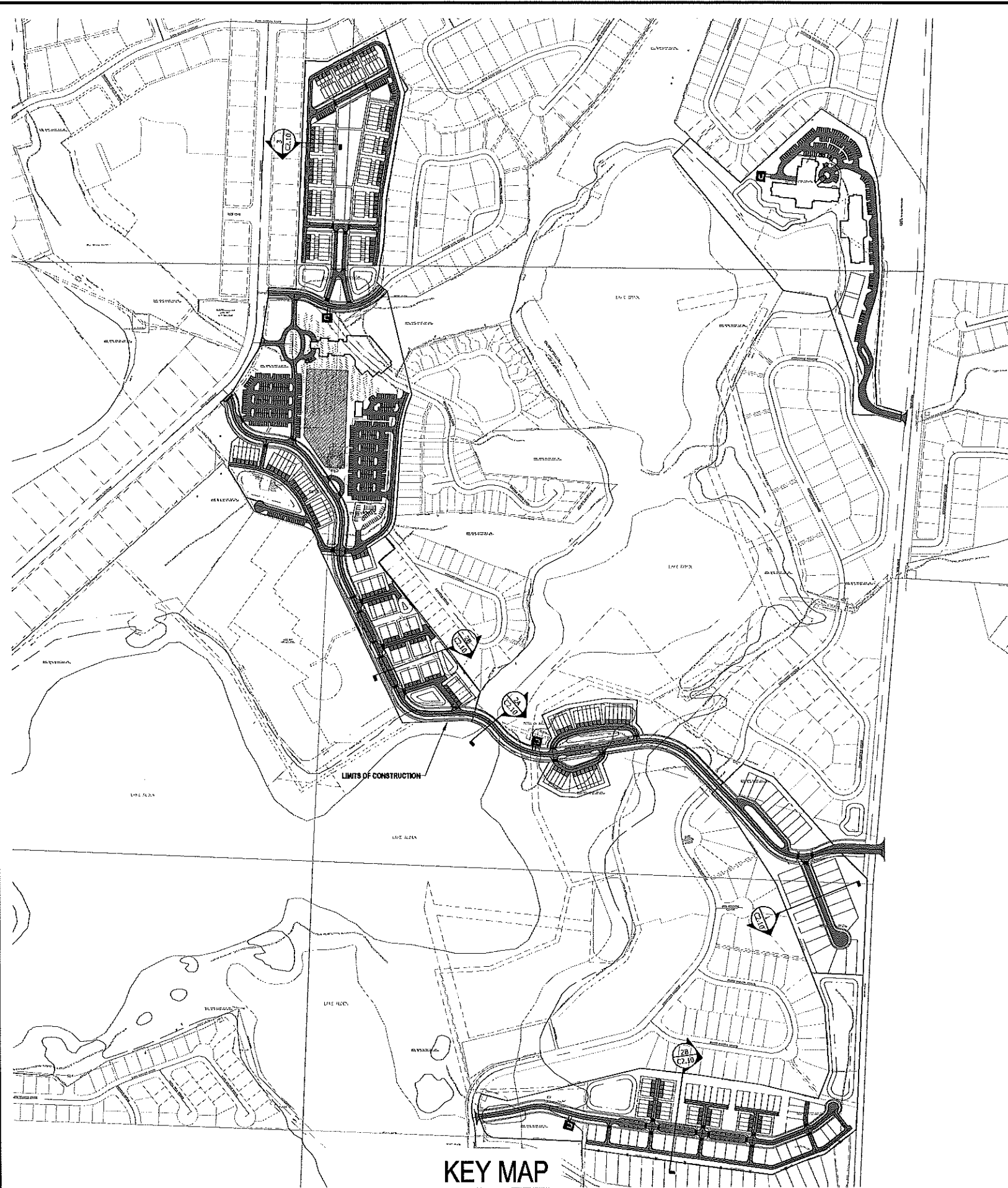
OVERALL CONCEPT PLAN  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

SEAL  
 RANDALL S. COHEN, P.E.  
 No. 58551

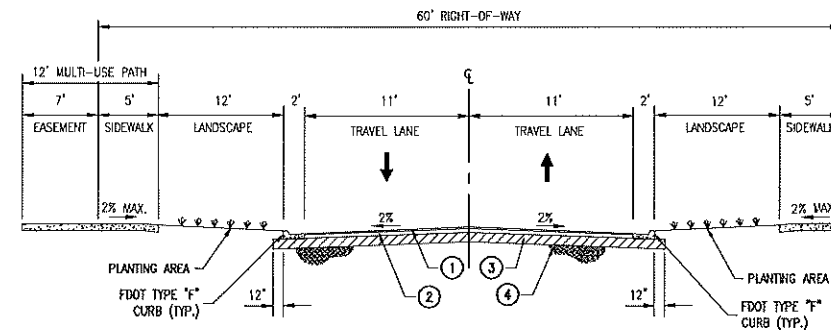
**gal consultants**  
 EB 9931  
 618 EAST SOUTH STREET  
 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8388

PROJECT NO./DASH NO.  
 A160186.01  
 SHEET  
 C2.00

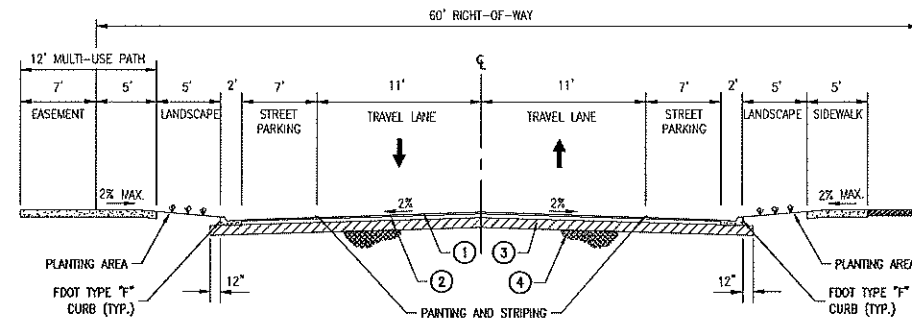
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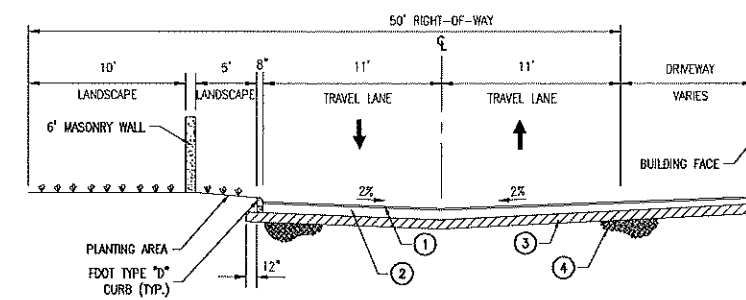
1 TYPICAL SECTION  
N.T.S.



2A TYPICAL SECTION - 60' ROW  
N.T.S.



2B TYPICAL SECTION - 60' ROW WITH ROADWAY PARKING  
N.T.S.



3 TYPICAL SECTION - INVERTED CROWN  
N.T.S.

ASPHALT PAVEMENT KEY NOTES			
1	1.5" ASPHALT	3	12" TYPE 'B' STABILIZATION - MIN. LBR 40
2	8" LIMEROCK BASE - MIN. LBR 100	4	COMP. FILL/IN-SITU SOILS

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

SCALE:	AS SHOWN
DATE:	06-08-2017
DRAWN:	MJC
CHECKED:	RSC
APPROVED:	RSC

TYPICAL SECTIONS  
NEW ERROL  
CITY OF APOPKA, FLORIDA

SEAL

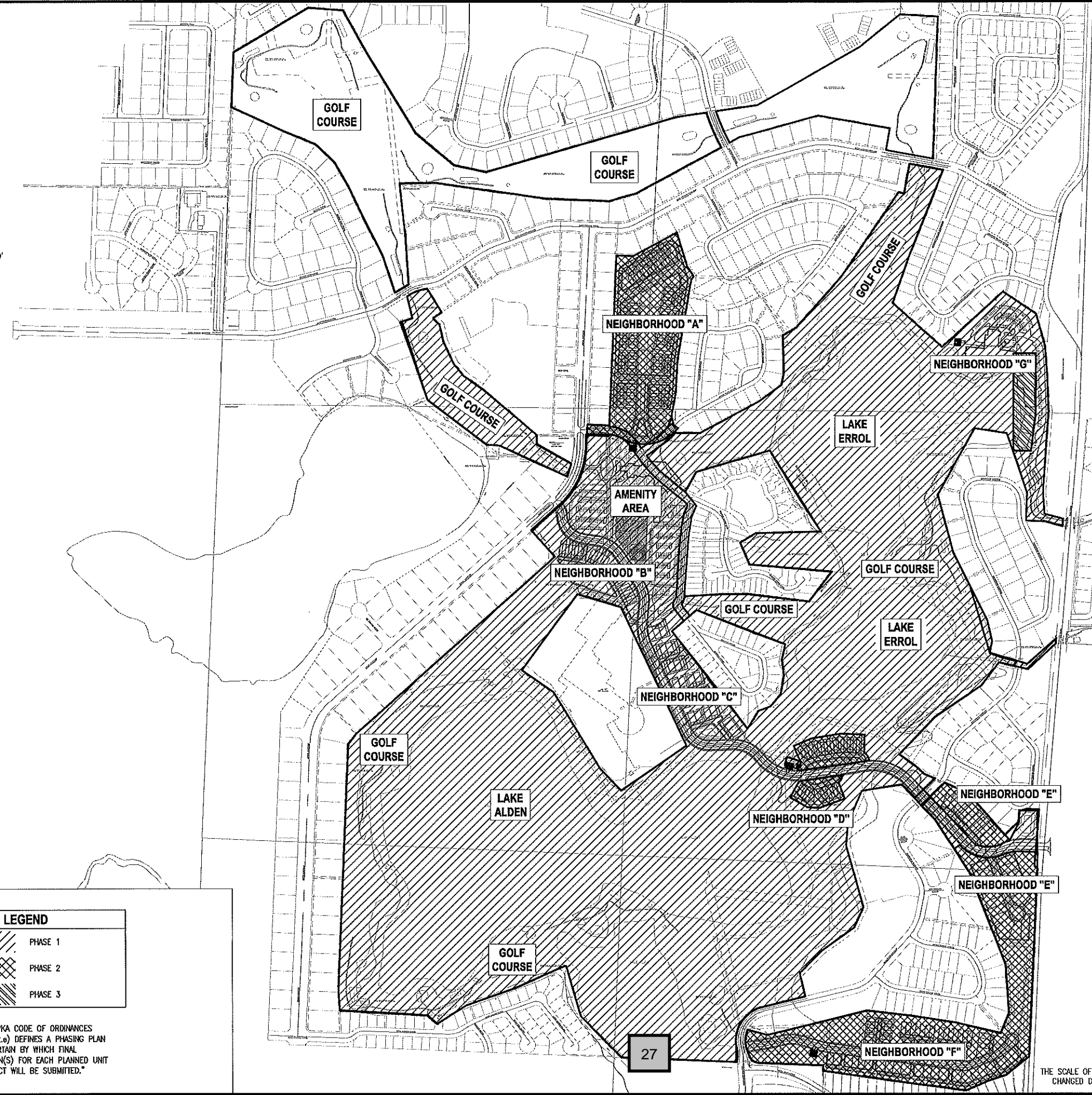
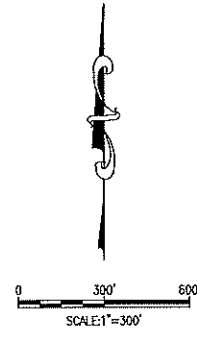
RANDALL S. COHEN, P.E.  
No. 58581

**gal consultants**  
EO 9951  
618 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-6398

PROJECT NO./DASH NO.  
A160186.01

SHEET  
C2.10

Z:\ComDev\2017\16160186.01 - Errol Estates Entitlement\CAD Drawings\Preliminary Development Plan\A160186\_01 PHASING PLAN.dwg Jun 08, 2017 - 5:05pm



**PHASING / FINAL DEVELOPMENT PLAN SCHEDULE**

PHASE	FDP SUBMITTAL NO LATER THAN
1	JANUARY 1, 2018
2	JANUARY 1, 2019
3	JANUARY 1, 2020

**LEGEND**

	PHASE 1
	PHASE 2
	PHASE 3

NOTE:  
THE CITY OF APOPKA CODE OF ORDINANCES (SEC. 2.02.18, K.2.a) DEFINES A PHASING PLAN AS "THE DATE CERTAIN BY WHICH FINAL DEVELOPMENT PLAN(S) FOR EACH PLANNED UNIT DEVELOPMENT TRACT WILL BE SUBMITTED."

NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN  
DATE: 06-08-2017  
DRAWN: M.J.C.  
CHECKED: RSC  
APPROVED: RSC

PHASING PLAN  
NEW ERROL  
CITY OF APOPKA, FLORIDA

SEAL

RANDALL S. COHEN, P.E.  
No. 58581



**gai consultants**  
EB 9951  
618 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01  
SHEET  
C2.20

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION





Neighborhood A: Park + Open Space Comparable Imagery



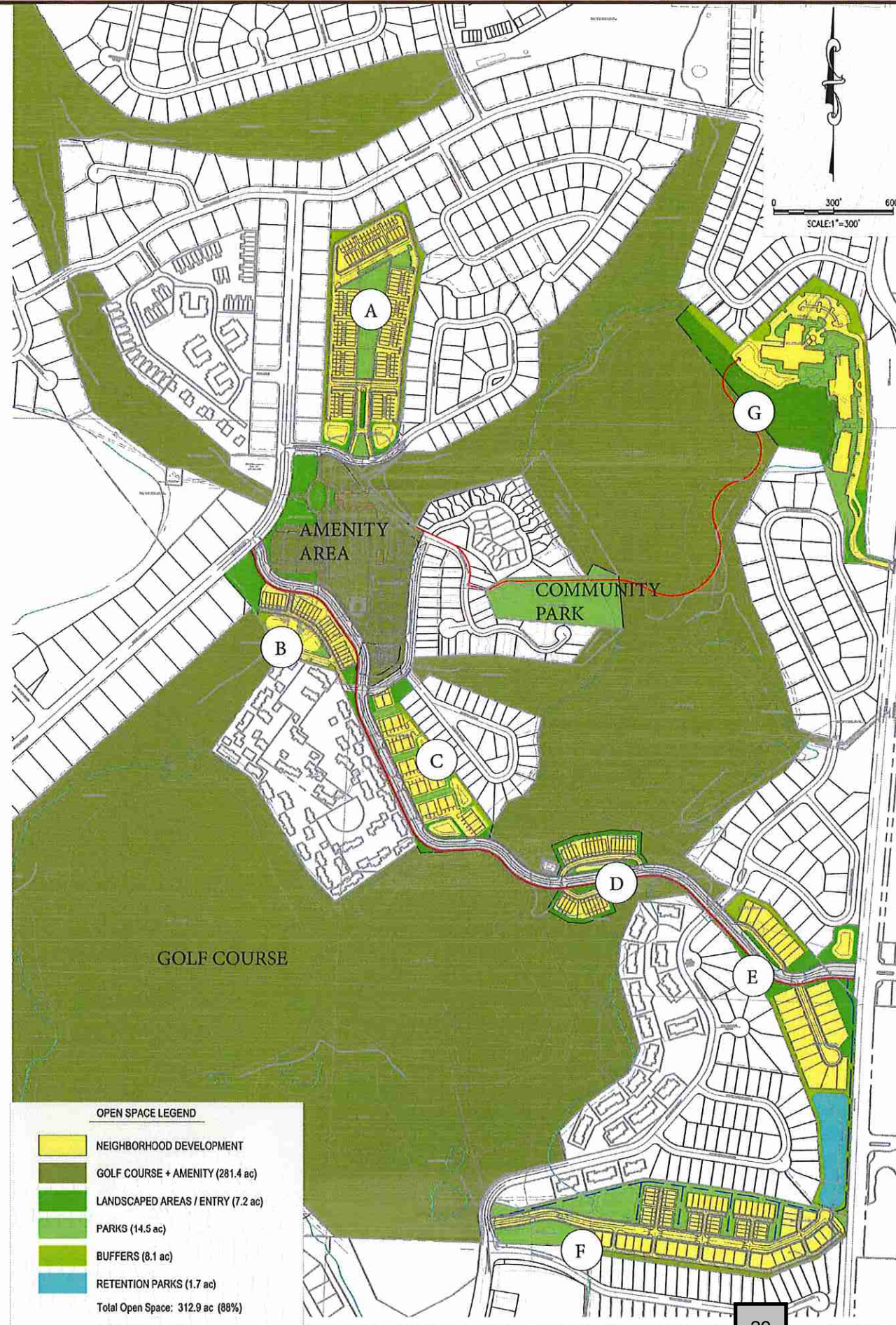
Amenity Area: Park + Open Space Comparable Imagery



Neighborhood B: Park + Open Space Comparable Imagery



Neighborhood C: Park + Open Space Comparable Imagery



Note: Detailed acreages for parks and other open spaces are provided on each neighborhood detail sheet.



Neighborhood D: Park + Open Space Comparable Imagery



Neighborhood E: Park + Open Space Comparable Imagery



Neighborhood F: Park + Open Space Comparable Imagery



Neighborhood G: Park + Open Space Comparable Imagery



Community Park: Park + Open Space Comparable Imagery

REVISIONS		DESCRIPTION
NO.	DATE	BY

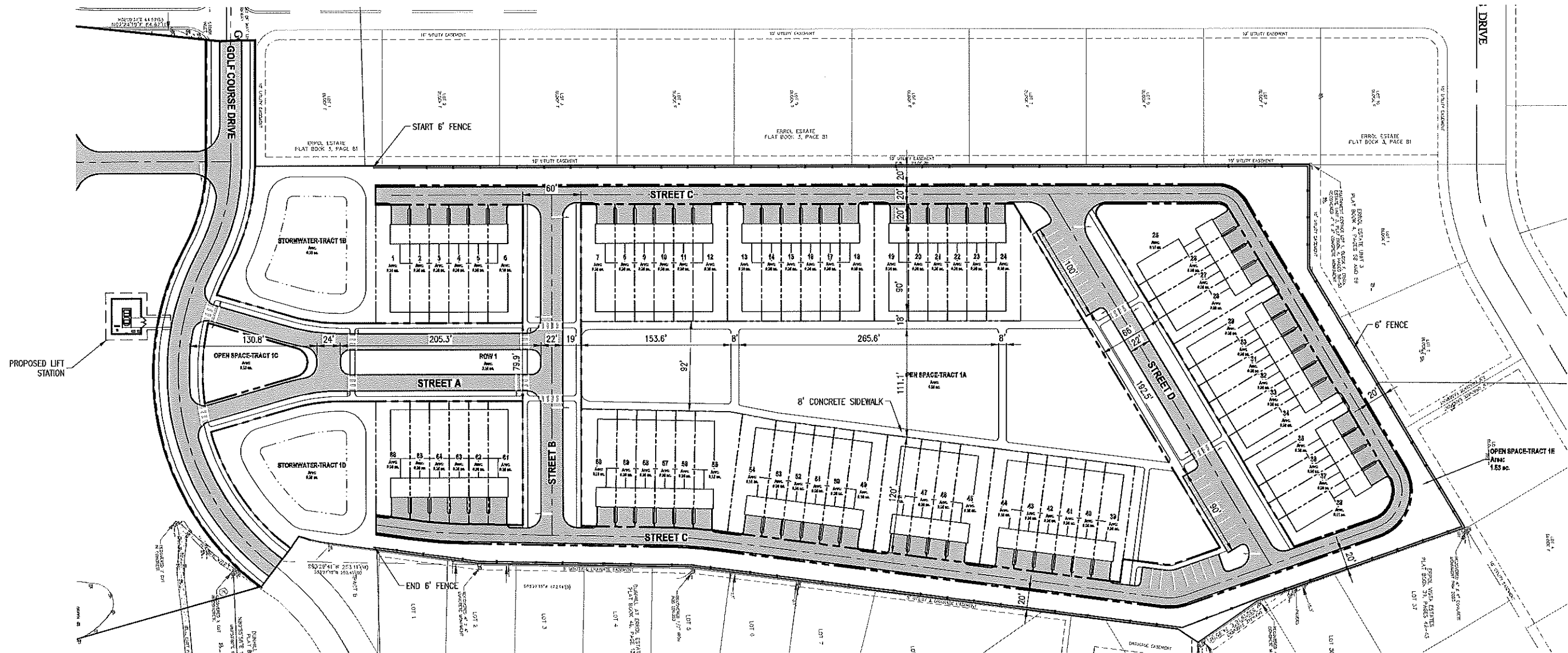
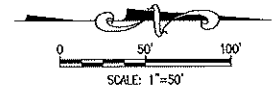
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DRAWN:	MJC
CHECKED:	RSC
APPROVED:	RSC

SEAL	
<p>OPEN SPACE PLAN</p> <p>NEW ERROL</p> <p>CITY OF APOPKA, FLORIDA</p>	
<p>RANDALL S. COHEN, P.E.</p> <p>FD. 95581</p>	
<p>gai consultants</p> <p>ED 9951</p> <p>618 EAST SOUTH STREET</p> <p>ORLANDO, FLORIDA 32801</p> <p>PHONE: (407) 423-8998</p>	
<p>PROJECT NO./DASH NO.</p> <p>A160186.01</p>	
<p>SHEET</p> <p>C2.40</p>	

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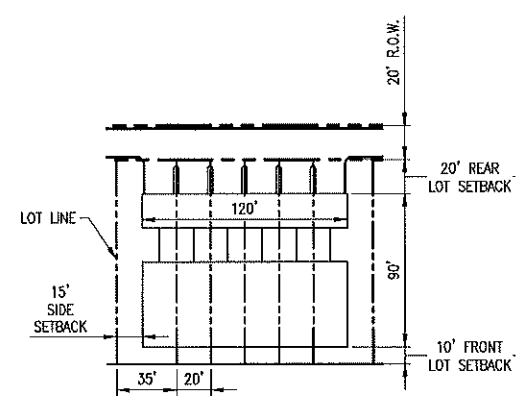
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**Neighborhood A Development Standards**

Allowable Uses	Attached Residential
Max Residential Units	66
Neighborhood Acreage	12.33 acres
Gross Neighborhood Density	5.35 du/acre
Proposed Parking Count	132 enclosed spaces (rear loaded) 27 guest spaces
Lot Standards	
Minimum Setbacks	
Minimum Attached Building Separation	
Building Height	
Minimum Living Area	
Minimum Parking	

### NEIGHBORHOOD "A"

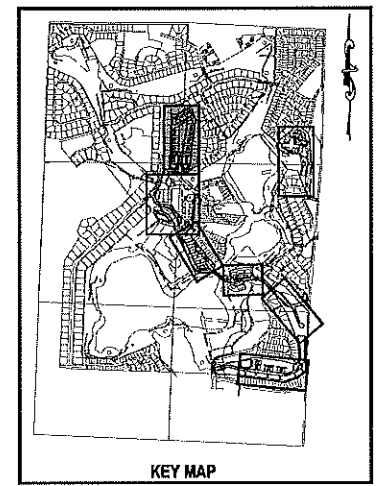


**TYPICAL LOT DETAIL**

30

### TRACT ACREAGE TABLE

NEIGHBORHOOD A DEVELOPMENT	AREA (AC.)
DEVELOPMENT	4.92 ACRES
OPEN SPACE	3.35 ACRES
STORMWATER RETENTION	0.82 ACRES
LIFT STATION	0.05 ACRES
<b>TOTAL</b>	<b>12.38 ACRES</b>

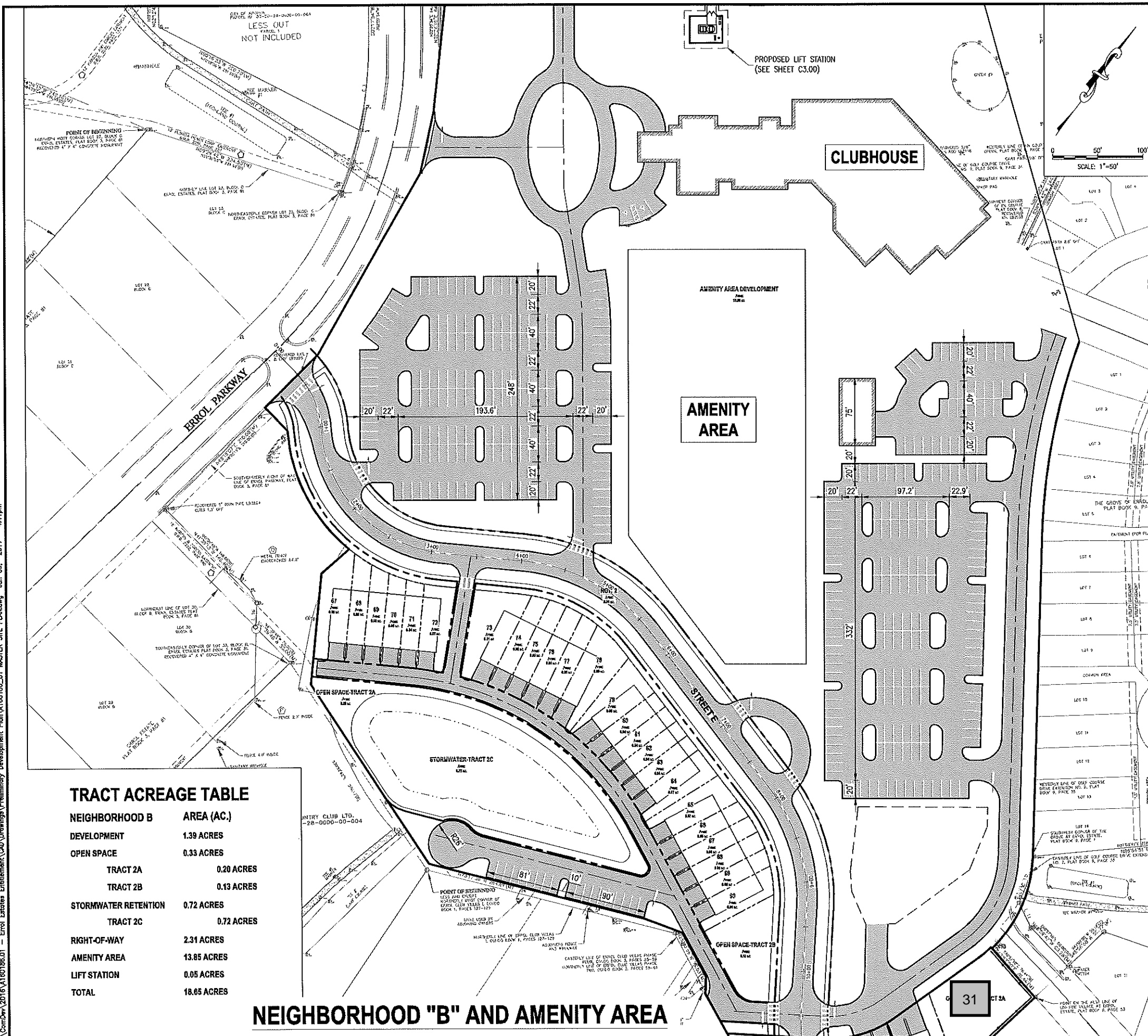


**KEY MAP**

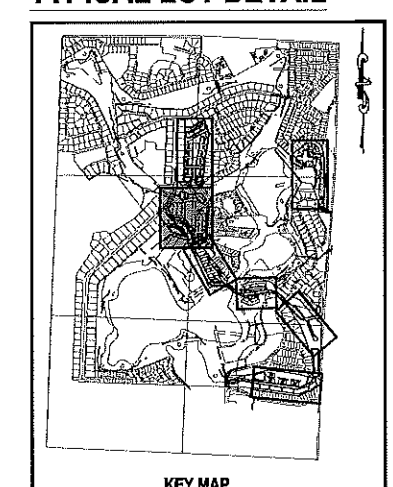
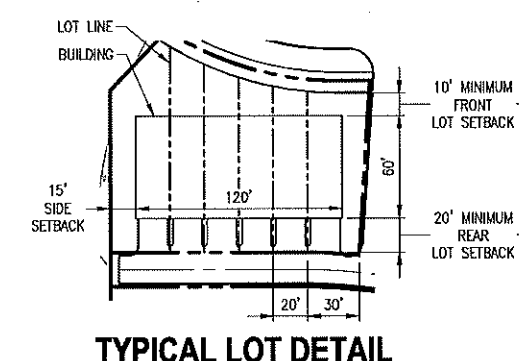
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NO.	DATE	CHG.	APP.	DESCRIPTION							
<p><b>SUBDIVISION PLAN - NEIGHBORHOOD A</b></p> <p><b>NEW ERROL</b></p> <p><b>CITY OF APOPKA, FLORIDA</b></p>											
<p>SEAL</p> <p>RANDALL S. COHEN, P.E. No. 58581</p> <p><b>gal consultants</b> EB 9951 518 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398</p>											
<p>PROJECT NO./DASH NO. A160186.01</p> <p>SHEET <b>C3.00</b></p>											

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

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Neighborhood B-1 Development Standards		Neighborhood B-2 Development Standards	
Allowable Uses	Clubhouse Amenity Hotel 20,000 sqft 40 rooms	Allowable Uses Max Residential Units Neighborhood Acreage Gross Neighborhood Density	Attached Residential 24 3.2 acres 7.5 du/acre
Max Clubhouse	15,000 sq ft	Proposed Parking Count	48 enclosed spaces (rear loaded) 19 guest spaces
Max Hotel	15.4	Lot Standards	
Neighborhood Acreage	367	Min Lot Width	20'
Proposed Parking Count		Min Lot Depth	90'
Lot Standards		Minimum Setbacks	
Min Lot Width	N/A	Front	10'
Min Lot Depth	N/A	Side	10'
Minimum Setbacks		Corner Side	15'
Front	25'	Rear	20'
Corner Side	25'	Minimum Attached Building Separation	10'
Rear	25'	Building Height	
Building Height		Max Stories	3
Max Stories	3	Max Height	35'
Max Height	50'	Minimum Living Area	1,350 sq ft
Minimum Parking	per City LDC	Minimum Parking	2 enclosed spaces per unit



**TRACT ACREAGE TABLE**

NEIGHBORHOOD B DEVELOPMENT	AREA (AC.)
OPEN SPACE	0.33 ACRES
TRACT 2A	0.20 ACRES
TRACT 2B	0.13 ACRES
STORMWATER RETENTION	0.72 ACRES
TRACT 2C	0.72 ACRES
RIGHT-OF-WAY	2.31 ACRES
AMENITY AREA	13.85 ACRES
LIFT STATION	0.05 ACRES
<b>TOTAL</b>	<b>18.65 ACRES</b>

**NEIGHBORHOOD "B" AND AMENITY AREA**

SCALE:	AS SHOWN
DATE:	06-08-2017
DRAWN:	M.J.C.
CHECKED:	R.S.C.
APPROVED:	R.S.C.

**SUBDIVISION PLAN - NEIGHBORHOOD B**

**NEW ERROL**  
CITY OF APOPKA, FLORIDA

REVISIONS

NO.	DATE	BY	APP'D	DESCRIPTION

SEAL

RANDALL S. COHEN, P.E.  
No. 58581

**gal consultants**  
EB 9951  
618 EAST SOUTH STREET  
ORLANDO, FLORIDA 32809  
PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
A160186.01

SHEET  
C3.10

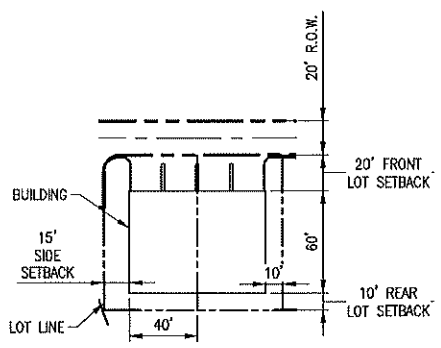
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### NEIGHBORHOOD "C"

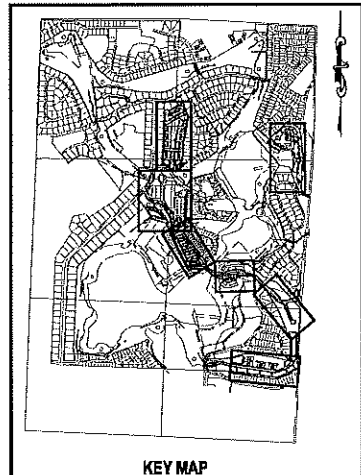
Neighborhood C Development Standards		
<b>Allowable Uses</b>		
Max Residential Units	Attached Residential	
Neighborhood Acreage	46	
Gross Neighborhood Density	6.48 acres	
Proposed Parking Count	7.10 du/acre	
	92 enclosed spaces (rear loaded)	
	24 on-street spaces	
<b>Lot Standards</b>		
Min Lot Width	20'	
Min Lot Depth	100'	
<b>Minimum Setbacks</b>		
Front	20'	
Side	10'	
Corner Side	15'	
Rear (from common area)	10'	
<b>Minimum Attached Building Separation</b>		
Building Height	20'	
Max Stories	2	
Max Height	35'	
Minimum Living Area	1,350 sq ft	
Minimum Parking	2 enclosed spaces per unit	



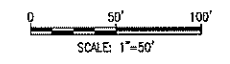
TYPICAL LOT DETAIL

### TRACT ACREAGE TABLE

NEIGHBORHOOD C DEVELOPMENT	AREA (AC.)
DEVELOPMENT	2.42 ACRES
OPEN SPACE	1.35 ACRES
TRACT 3A	0.97 ACRES
TRACT 3E	0.11 ACRES
TRACT 3F	0.27 ACRES
STORMWATER RETENTION	0.49 ACRES
TRACT 3B	0.08 ACRES
TRACT 3C	0.19 ACRES
TRACT 3D	0.22 ACRES
RIGHT-OF-WAY	2.17 ACRES
TOTAL	6.46 ACRES



KEY MAP



NO.	DATE	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN  
 DATE: 06-08-2017  
 DRAWN: MJC  
 CHECKED: RSC  
 APPROVED: RSC

SUBDIVISION PLAN - NEIGHBORHOOD C  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

SEAL  
 RANDALL S. COHEN, P.E.  
 No. 58581

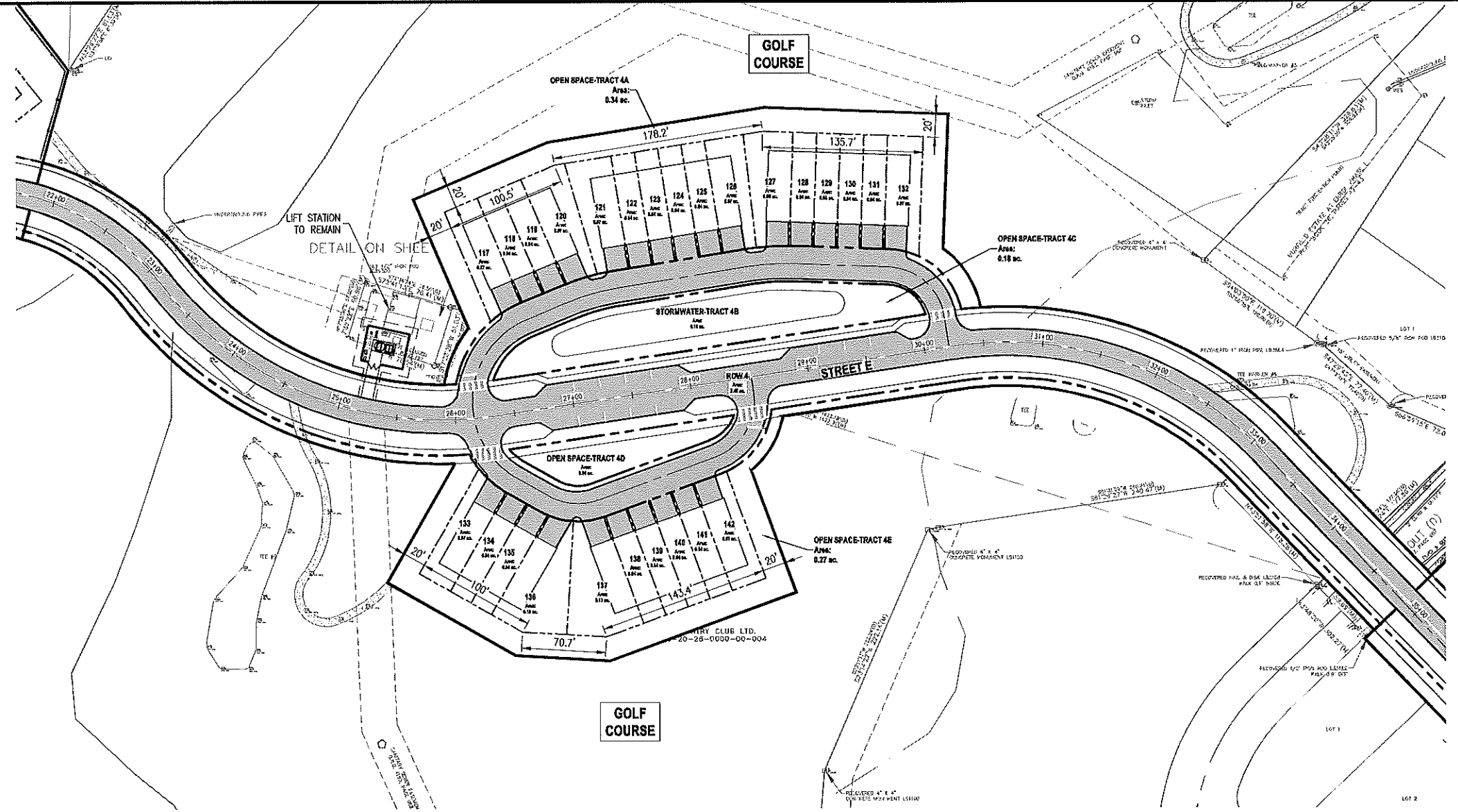
**gai consultants**  
 EB 9051  
 618 EAST SOUTH STREET  
 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8308

PROJECT NO./DASH NO.  
 A160186.01  
 SHEET

C3.20

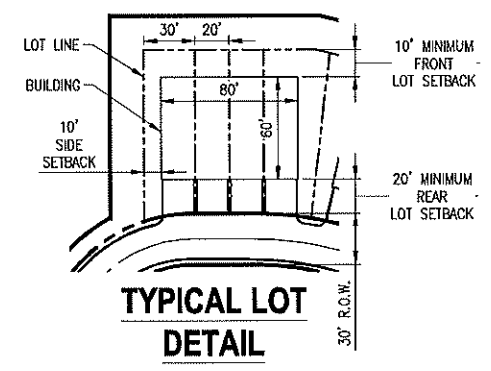


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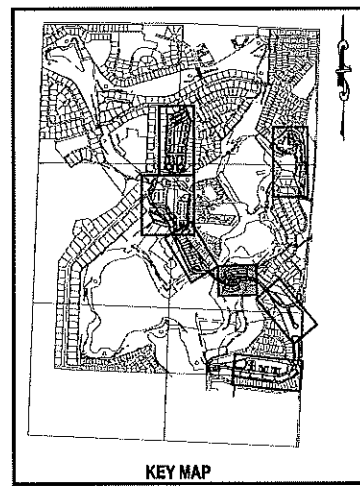


### NEIGHBORHOOD "D"

Neighborhood D Development Standards		
Allowable Uses		Attached Residential
Max Residential Units		26
Neighborhood Acreage		4.91 acres
Gross Neighborhood Density		5.30 <i>dup/acre</i>
Proposed Parking Count		52 enclosed spaces (rear loaded) 14 on-street spaces
Lot Standards		
Min Lot Width		20'
Min Lot Depth		90'
Minimum Setbacks		
Front (from common area)		10'
Side		30'
Corner Side		15'
Rear		20'
Minimum Attached Building Separation		
Building Height		20'
Building Height		
Max Stories		3
Max Height		35'
Minimum Living Area		1,350 sq ft
Minimum Parking		2 enclosed spaces per unit



TRACT ACREAGE TABLE	
NEIGHBORHOOD D DEVELOPMENT	AREA (AC.)
OPEN SPACE	0.87 ACRES
TRACT 4A	0.34 ACRES
TRACT 4C	0.18 ACRES
TRACT 4D	0.08 ACRES
TRACT 4E	0.27 ACRES
STORMWATER RETENTION	0.15 ACRES
TRACT 4B	0.15 ACRES
RIGHT-OF-WAY	2.48 ACRES
<b>TOTAL</b>	<b>4.91 ACRES</b>



NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

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DATE: 06-08-2017  
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SUBDIVISION PLAN - NEIGHBORHOOD D  
NEW ERROL  
CITY OF APOPKA, FLORIDA

SEAL

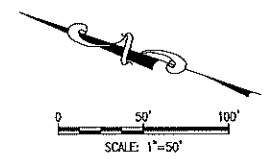
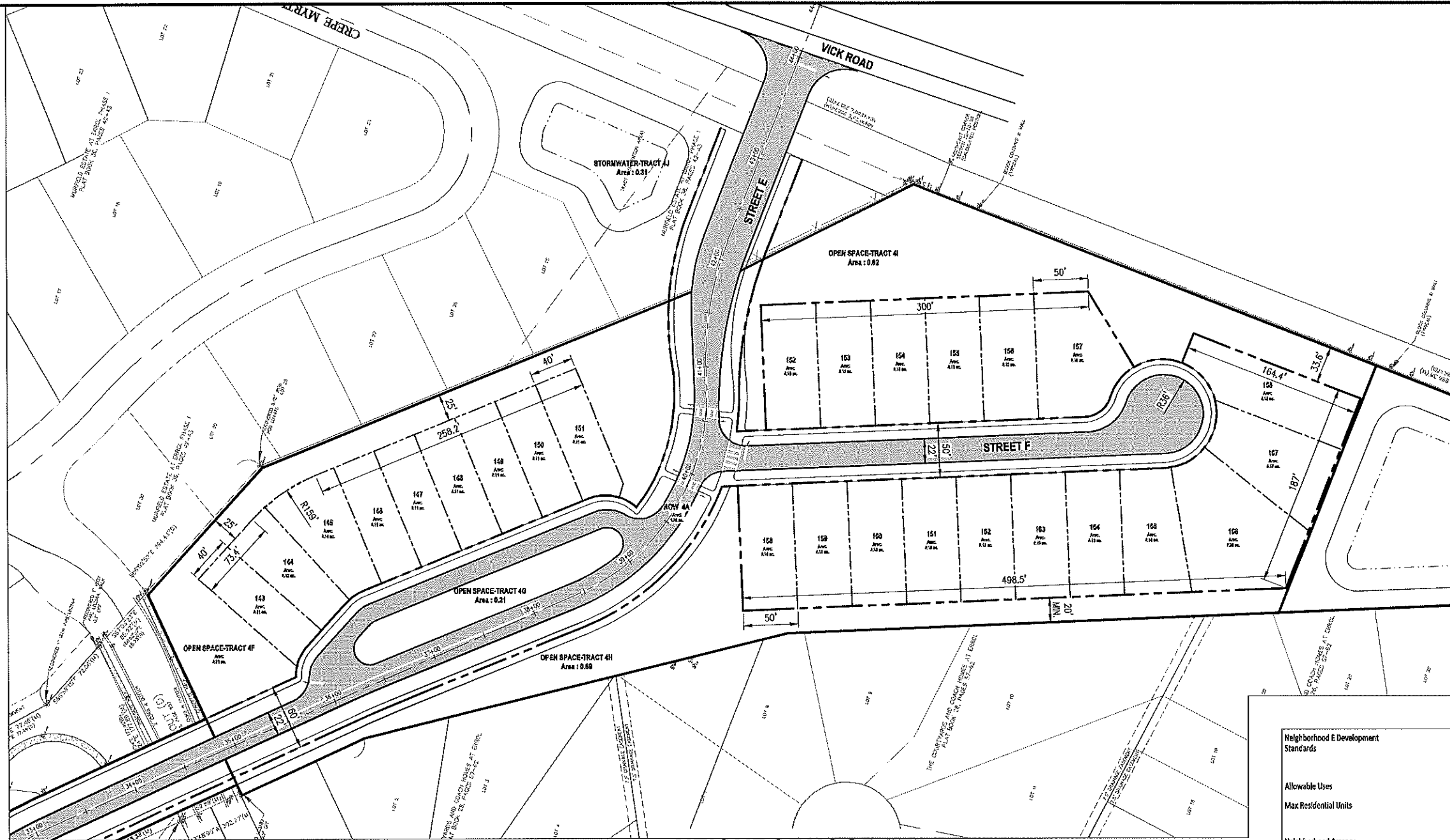
RANDALL S. COHEN, P.E.  
No. 58581

**gai consultants**  
EO 9051  
618 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398

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**C3.30**

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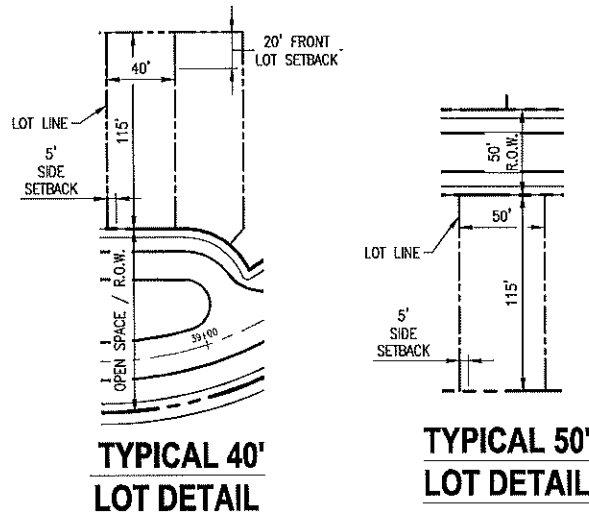


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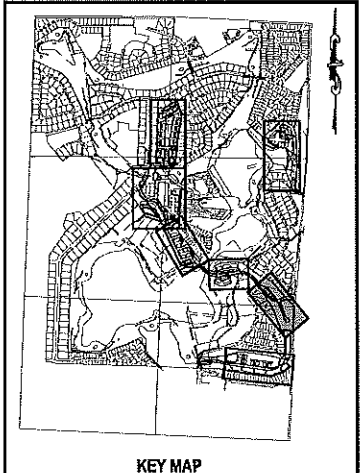
SUBDIVISION PLAN - NEIGHBORHOOD E  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

### NEIGHBORHOOD "E"



#### TRACT ACREAGE TABLE

NEIGHBORHOOD E DEVELOPMENT	AREA (AC.)
NEIGHBORHOOD E	3.61 ACRES
OPEN SPACE	2.43 ACRES
TRACT 4F	0.71 ACRES
TRACT 4G	0.21 ACRES
TRACT 4H	0.69 ACRES
TRACT 4I	0.82 ACRES
STORMWATER RETENTION	0.31 ACRES
TRACT 4F	0.31 ACRES
RIGHT-OF-WAY	1.78 ACRES
TOTAL	8.03 ACRES



Neighborhood E Development Standards	
Allowable Uses	Single Family Detached
Max Residential Units	10 (40'x115' lots) 16 (50'x115' lots)
Neighborhood Acreage	8.03 acres
Gross Neighborhood Density	3.24 du/acre
Proposed Parking Count	52 enclosed spaces
Lot Standards	
Min Lot Width	40'
Min Lot Depth	100'
Minimum Setbacks	
Front	20'
Side	5'
Corner Side	10'
Rear	20'
Front-Facing Garage	30'
Building Height	
Max Stories	2
Max Height	35'
Minimum Living Area	1,500
Minimum Parking	2 enclosed spaces per unit

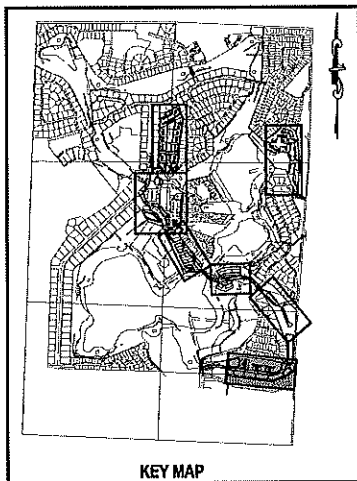
SEAL

RANDALL S. COHEN, P.E.  
No. 58361

**gai consultants**  
 EB 9951  
 818 EAST SOUTH STREET  
 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8398

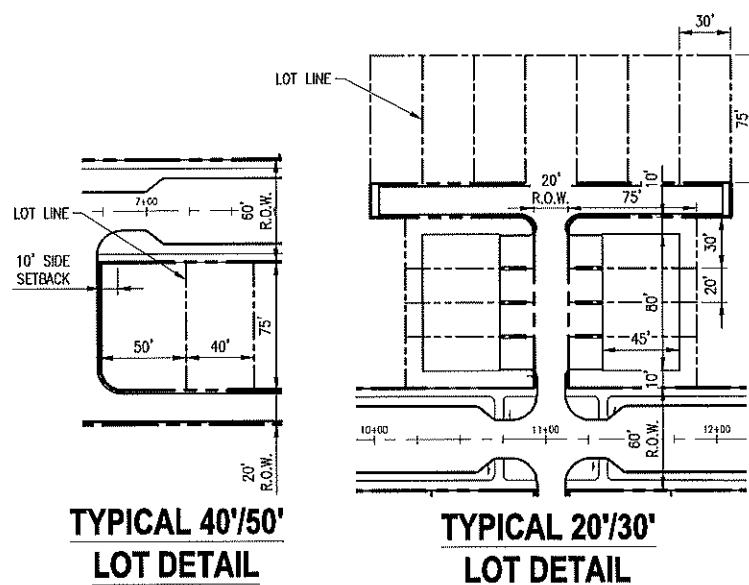
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A160186.01

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**C3.40**



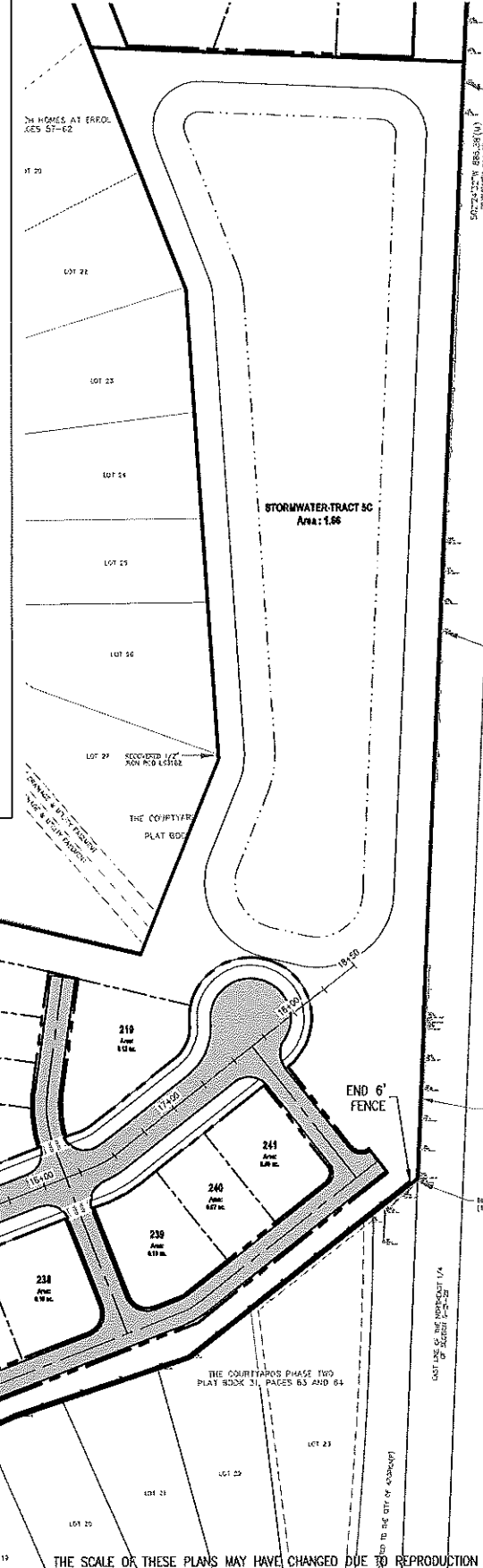
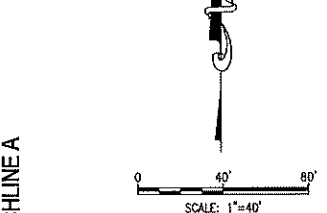
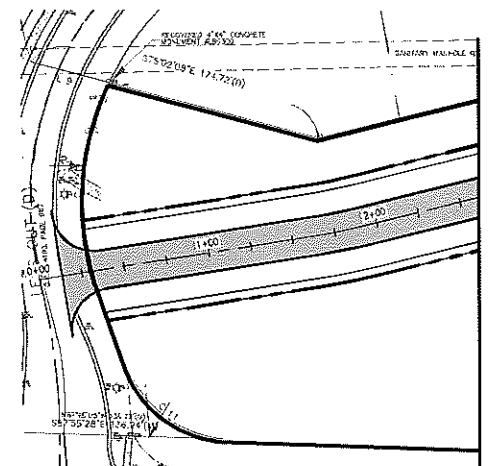
### TRACT ACREAGE TABLE

NEIGHBORHOOD F DEVELOPMENT	AREA (AC.)
OPEN SPACE	5.14 ACRES
TRACT 5A	5.14 ACRES
STORMWATER RETENTION	2.49 ACRES
TRACT 5B	0.83 ACRES
TRACT 5C	1.66 ACRES
RIGHT-OF-WAY	3.85 ACRES
LIFT STATION	0.05 ACRES
TOTAL	15.67 ACRES



#### Neighborhood F Development Standards

Allowable Uses	Allowable Uses	Single Family Detached
		Attached Residential
Max Residential Units		19 (30'x75' lots)
		9 (40'x75' lots)
		13 (50'x75' lots)
		32 townhomes
Neighborhood Acreage		15.62 acres
Gross Neighborhood Density		4.67 du/acre
Proposed Parking Count		146 enclosed spaces
		38 on-street spaces
Lot Standards		
	Min Lot Width (detached unit)	30'
	Min Lot Width (attached unit)	20'
	Min Lot Depth	75'
Minimum Setbacks (attached units)		
	Front	20'
	Side	10'
	Rear (to common area)	10'
Minimum Setbacks (30' detached lots)		
	Front	20'
	Side	0/5'
	Rear (to common area)	10'
Minimum Setbacks (all other detached lots)		
	Front	10'
	Side	5'
	Corner Side	15'
	Rear (from alley)	10'
Building Height		
	Max Stories	3
	Max Height	35'
Minimum Living Area		1,350 sq ft
Minimum Parking		2 enclosed spaces per unit



SCALE:	AS SHOWN
DATE:	06-08-2017
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CHECKED:	RSC
APPROVED:	RSC

SUBDIVISION PLAN - NEIGHBORHOOD F  
NEW ERROL  
CITY OF APOPKA, FLORIDA

RANDALL S. COHEN, P.E.  
No. 58581

**gal consultants**  
EB 9951  
616 EAST SOUTH STREET  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8388

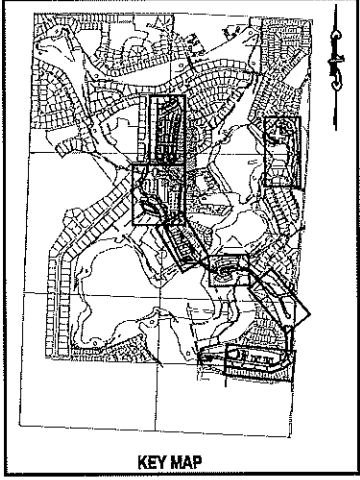
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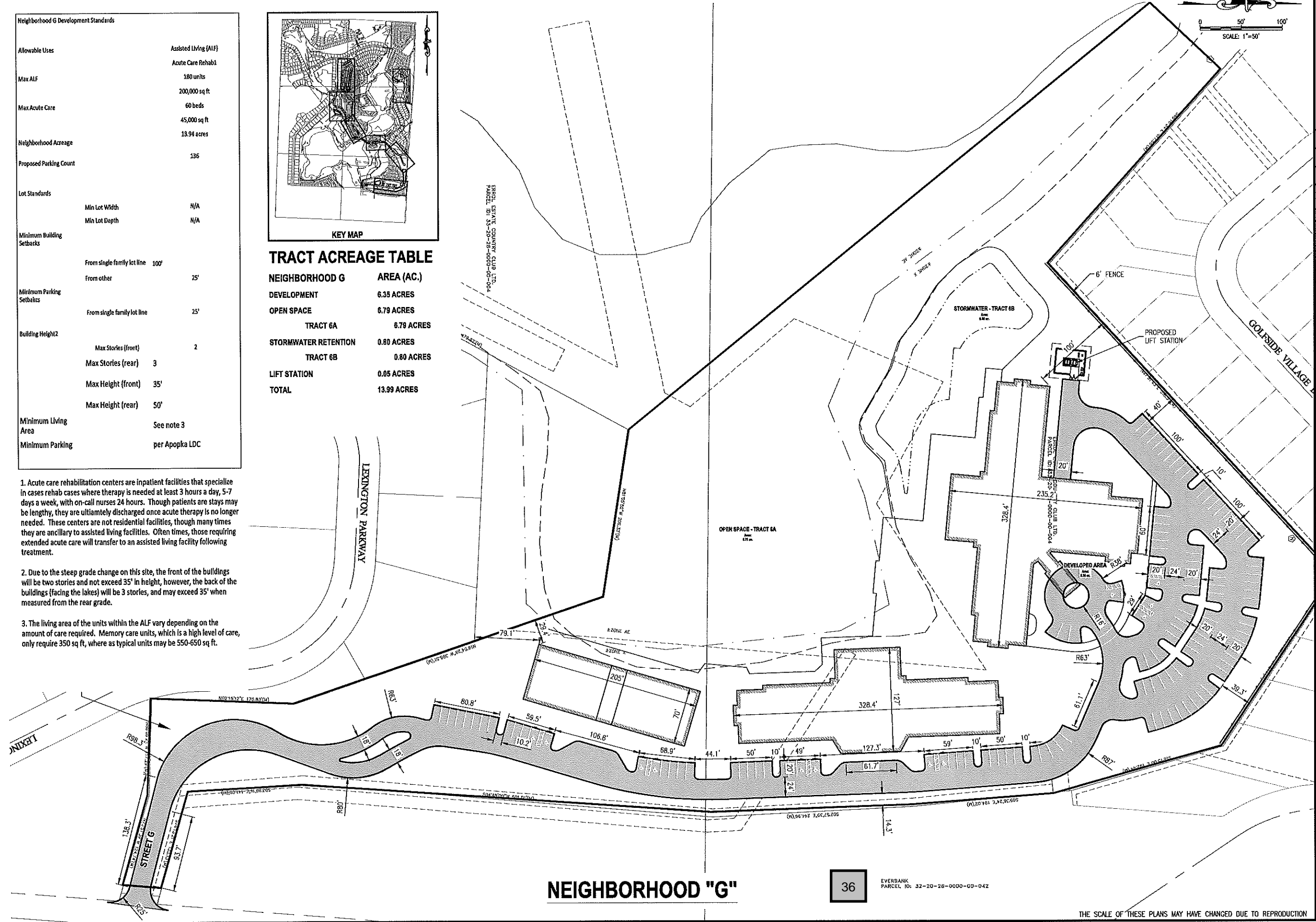
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Neighborhood G Development Standards	
Allowable Uses	Assisted Living (ALF)
	Acute Care Rehabil
Max ALF	180 units
Max Acute Care	200,000 sq ft
	60 beds
	45,000 sq ft
Neighborhood Acreage	13.94 acres
Proposed Parking Count	136
Lot Standards	
Min Lot Width	N/A
Min Lot Depth	N/A
Minimum Building Setbacks	
From single family lot line	100'
From other	25'
Minimum Parking Setbacks	
From single family lot line	25'
Building Height	
Max Stories (front)	2
Max Stories (rear)	3
Max Height (front)	35'
Max Height (rear)	50'
Minimum Living Area	See note 3
Minimum Parking	per Apopka LDC



TRACT ACREAGE TABLE	
NEIGHBORHOOD G DEVELOPMENT	6.35 ACRES
OPEN SPACE	6.79 ACRES
TRACT 6A	6.79 ACRES
STORMWATER RETENTION	0.80 ACRES
TRACT 6B	0.80 ACRES
LIFT STATION	0.05 ACRES
TOTAL	13.99 ACRES

1. Acute care rehabilitation centers are inpatient facilities that specialize in cases rehab cases where therapy is needed at least 3 hours a day, 5-7 days a week, with on-call nurses 24 hours. Though patients are stays may be lengthy, they are ultimately discharged once acute therapy is no longer needed. These centers are not residential facilities, though many times they are ancillary to assisted living facilities. Often times, those requiring extended acute care will transfer to an assisted living facility following treatment.
2. Due to the steep grade change on this site, the front of the buildings will be two stories and not exceed 35' in height, however, the back of the buildings (facing the lakes) will be 3 stories, and may exceed 35' when measured from the rear grade.
3. The living area of the units within the ALF vary depending on the amount of care required. Memory care units, which is a high level of care, only require 350 sq ft, where as typical units may be 550-650 sq ft.



**NEIGHBORHOOD "G"**

36

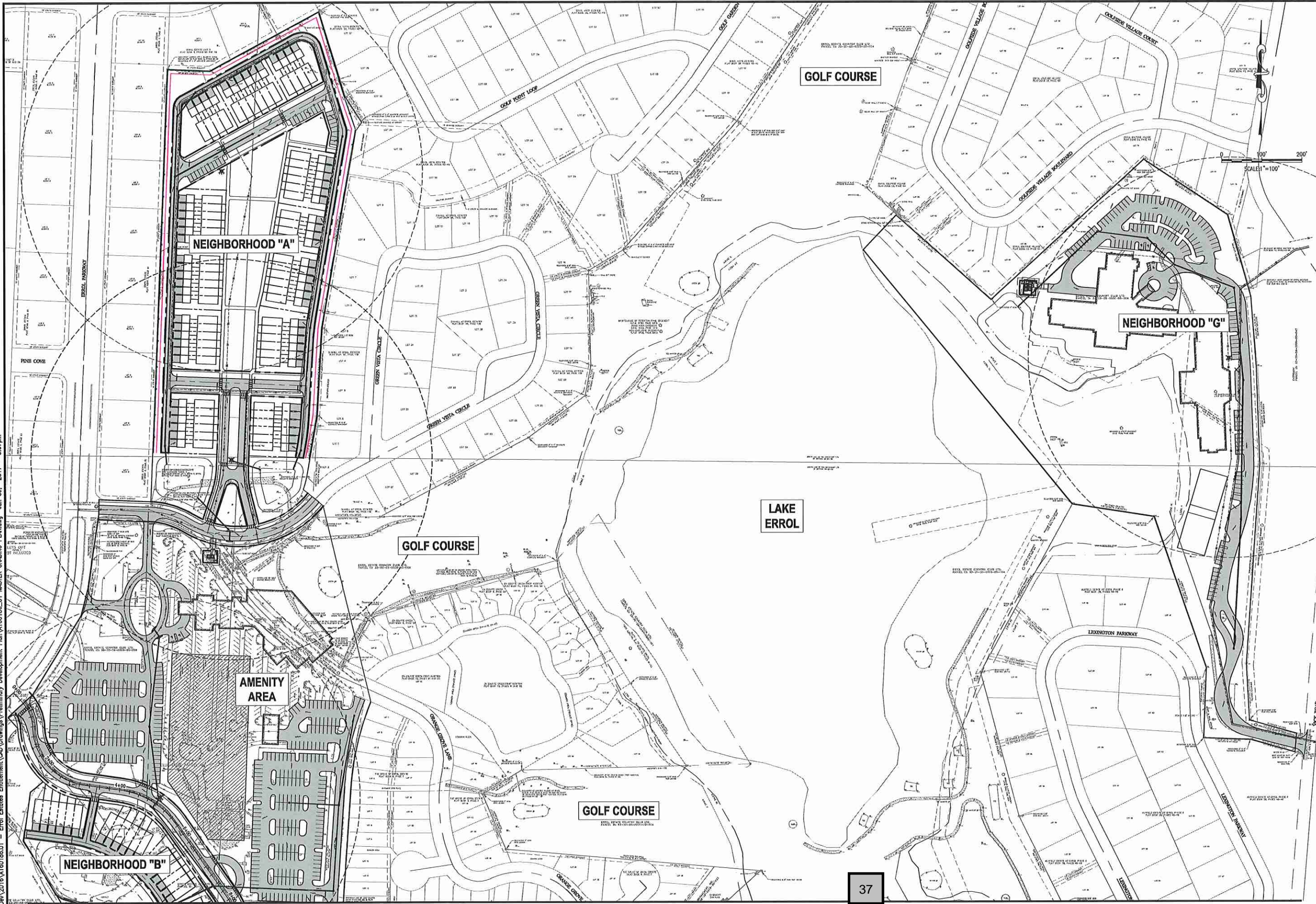
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SUBDIVISION PLAN - NEIGHBORHOOD G					
NEW ERROL CITY OF APOPKA, FLORIDA					
SEAL					
RANDALL S. COHEN, P.E. No. 58561					
 <b>gai consultants</b> EB 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398					
PROJECT NO./DASH NO. A160186.01					
SHEET C3.60					
REVISIONS					
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NO.	DATE	BY	CHKD	APPD	DESCRIPTION

SCALE: AS SHOWN  
 DATE: 06-08-2017  
 DRAWN: MJC  
 CHECKED: RSC  
 APPROVED: RSC

GRADING PLAN  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

SEAL  
 RANDALL S. COHEN, P.E.  
 No. 58581

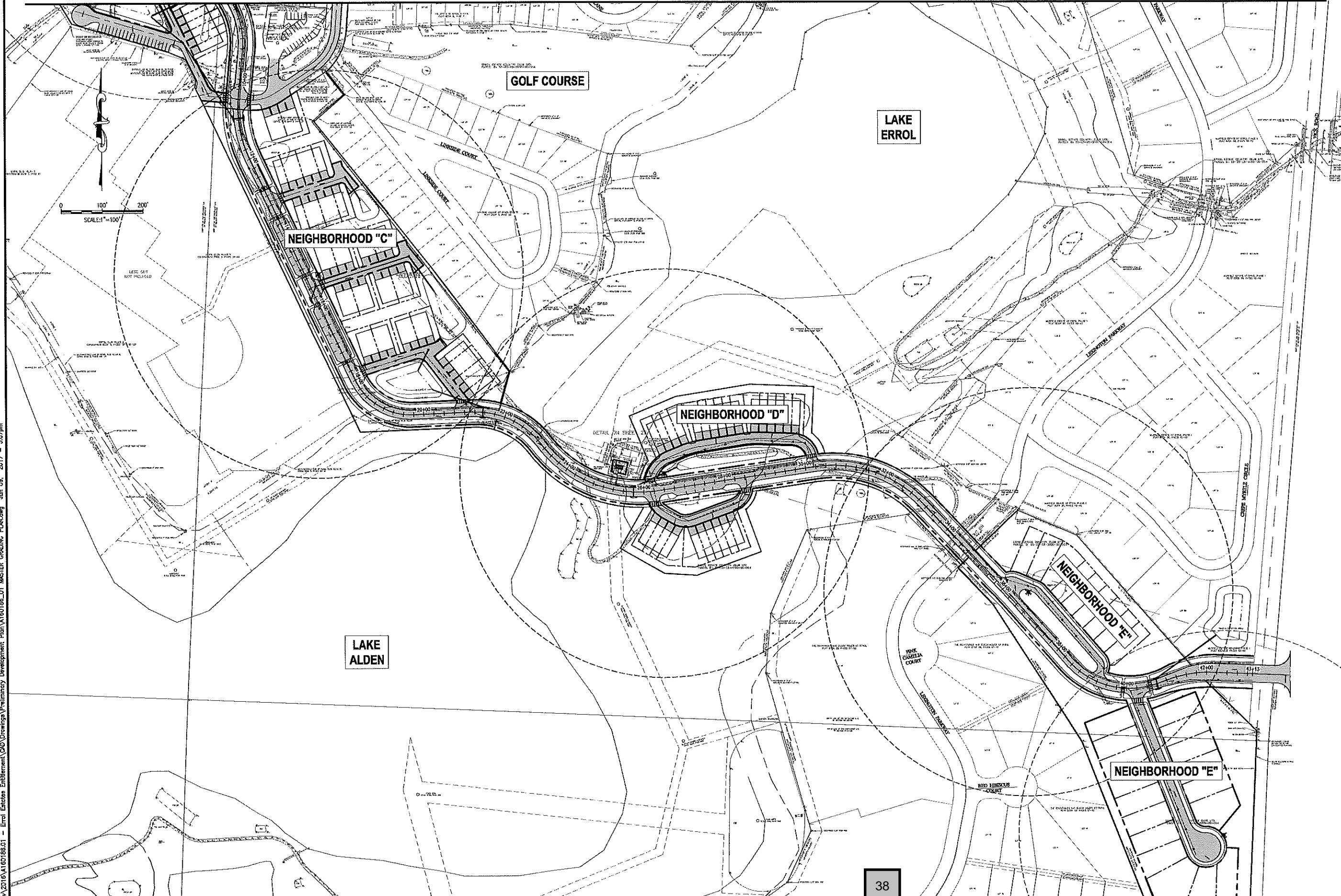
**gal consultants**  
 EB 9951  
 618 EAST SOUTH STREET  
 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
 A160186.01  
 SHEET  
**C4.00**

MATCHLINE A - SEE SHEET C4.10 FOR CONTINUATION

THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

MATCHLINE A - SEE SHEET C4.00 FOR CONTINUATION



MATCHLINE B - SEE SHEET C4.20 FOR CONTINUATION

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NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

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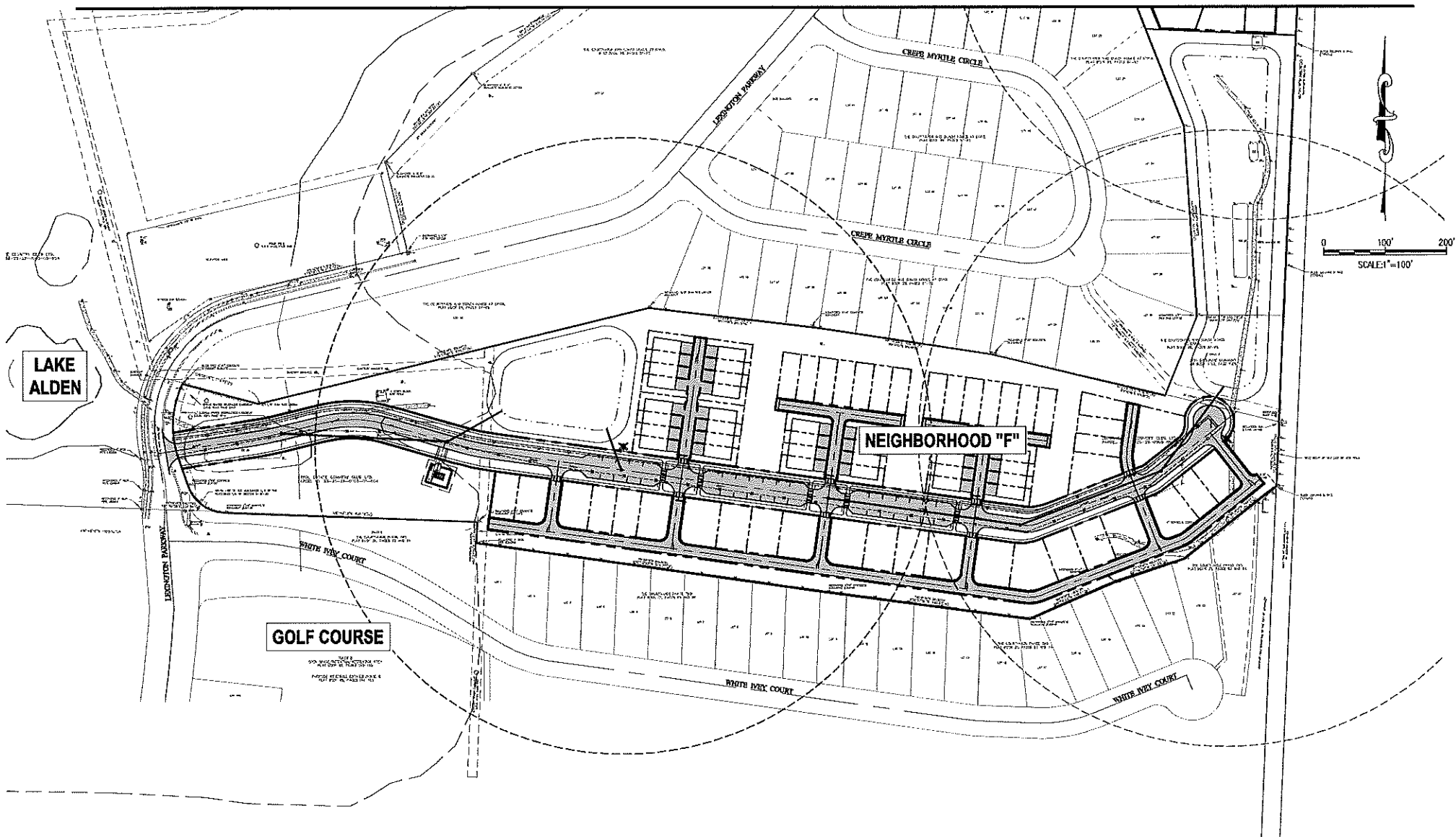
GRADING PLAN  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

SEAL  
 RANDALL S. COHEN, P.E.  
 No. 55551

**gal consultants**  
 EB 9951  
 618 EAST SOUTH STREET  
 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
 A160186.01  
 SHEET  
 C4.10

MATCHLINE B - SEE SHEET C4.10 FOR CONTINUATION



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GRADING PLAN  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

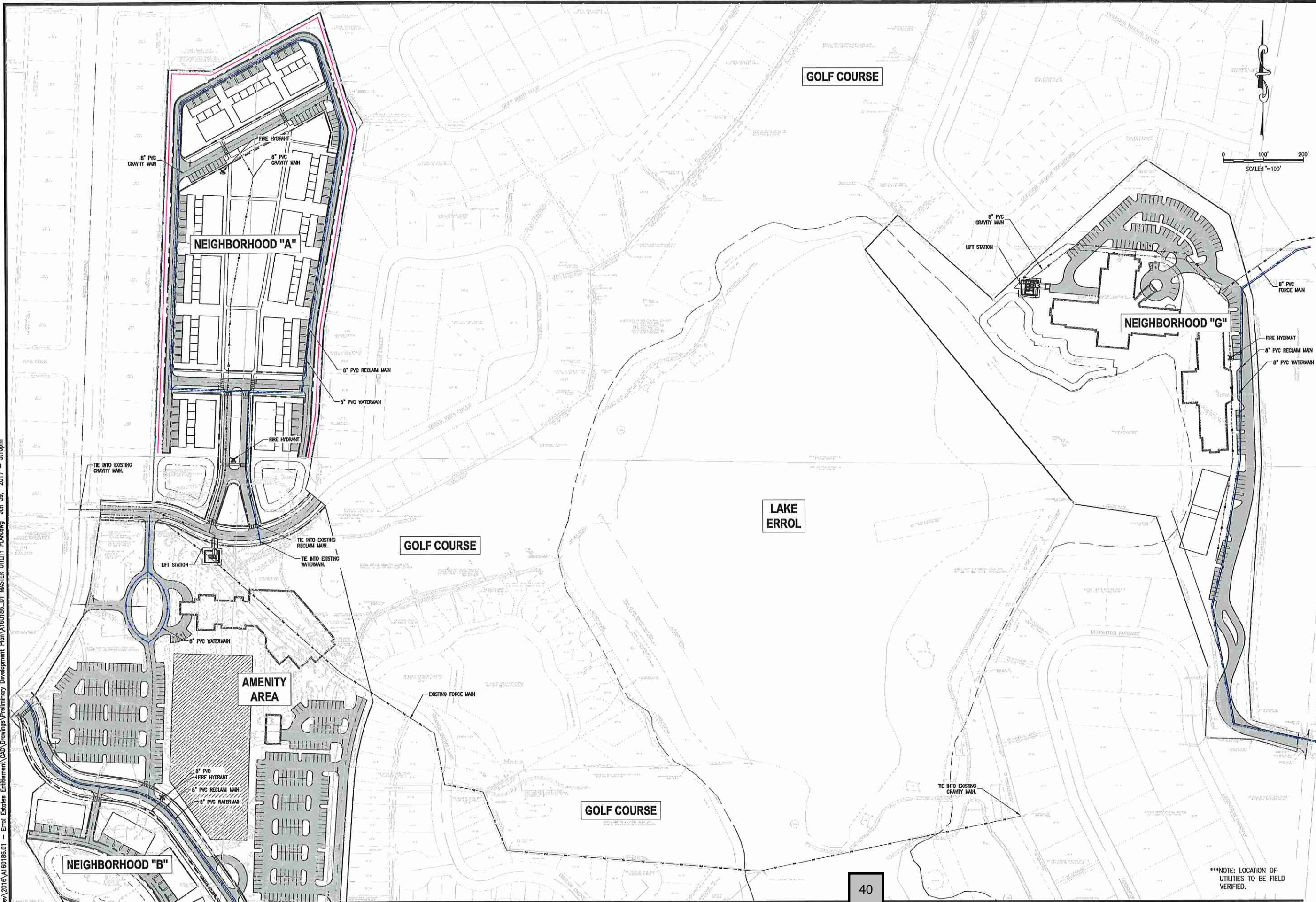
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 RANDALL S. COHEN, P.E.  
 No. 58581

**gai consultants**  
 EB 8051  
 618 EAST SOUTH STREET  
 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8398

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GOLF COURSE

NEIGHBORHOOD "A"

NEIGHBORHOOD "G"

LAKE ERROL

GOLF COURSE

AMENITY AREA

GOLF COURSE

NEIGHBORHOOD "B"

40

MATCHLINE A - SEE SHEET C5.10 FOR CONTINUATION

\*\*\*NOTE: LOCATION OF UTILITIES TO BE FIELD VERIFIED.

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UTILITY PLAN  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

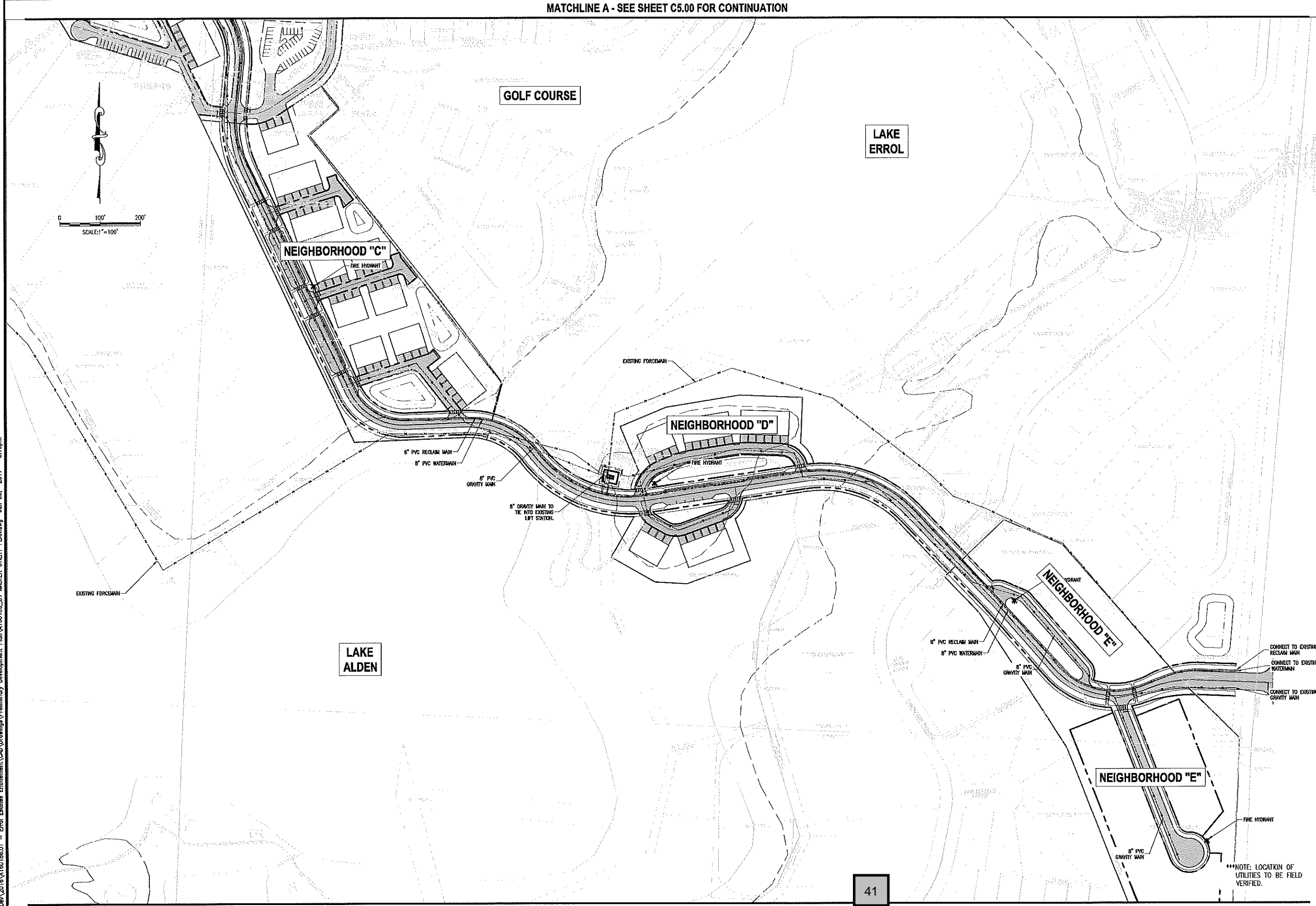
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 No. 58581

**gal consultants**  
 EB 9951  
 818 EAST SOUTH STREET  
 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8398

PROJECT NO./DASH NO.  
 A160186.01  
 SHEET  
 C5.00



MATCHLINE A - SEE SHEET C5.00 FOR CONTINUATION



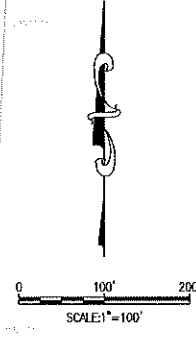
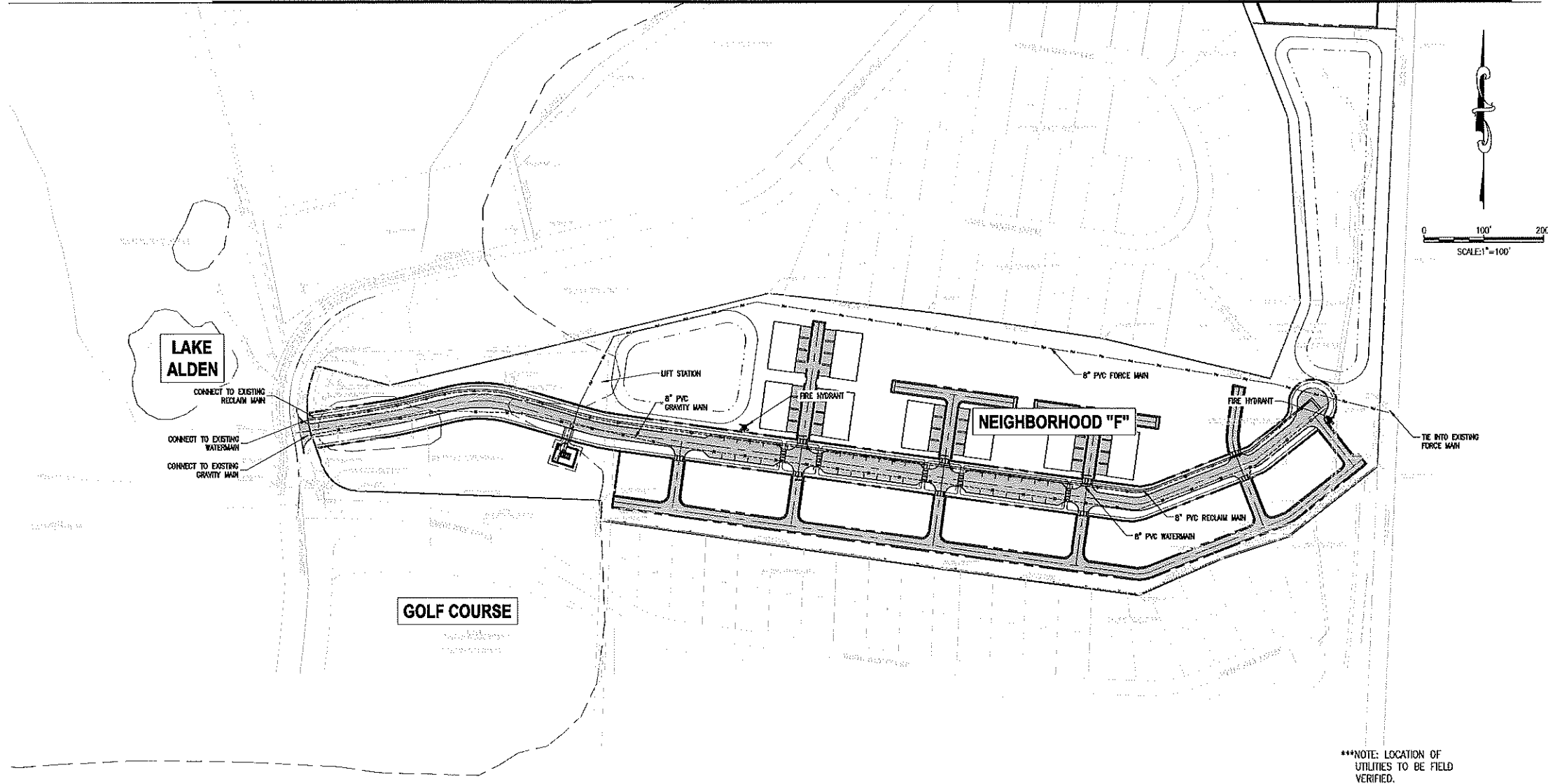
MATCHLINE B - SEE SHEET C5.20 FOR CONTINUATION

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APPROVED:	RSC																														
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UTILITY PLAN NEW ERROL CITY OF APOPKA, FLORIDA																															
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 <b>gal consultants</b> EB 9951 618 EAST SOUTH STREET ORLANDO, FLORIDA 32801 PHONE: (407) 423-8398																															
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MATCHLINE B - SEE SHEET C5.10 FOR CONTINUATION



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 APPROVED: RSC

UTILITY PLAN  
 NEW ERROL  
 CITY OF APOPKA, FLORIDA

SCAL  
 RANDALL S. COHEN, P.E.  
 No. 58581

**g**  
**gal consultants**  
 818 EAST SOUTH STREET  
 ORLANDO, FLORIDA 32801  
 PHONE: (407) 423-8398

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 SHEET  
**C5.20**

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**ORDINANCE NO. 2581**

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM PARKS AND RECREATION TO RESIDENTIAL MEDIUM LOW (0-7.5 DU/AC), RESIDENTIAL LOW (0-5 DU/AC), RESIDENTIAL LOW SUBURBAN (0-3.5 DU\AC), COMMERCIAL (MAXIMUM 0.25 FAR) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED WEST OF VICK ROAD, SOUTH OF WEST LESTER ROAD, AND NORTH OF OLD DIXIE HIGHWAY, COMPRISING APPROXIMATELY 75.06 +/- ACRES, MORE OR LESS AND OWNED BY 5<sup>th</sup> HOLE INVESTMENTS LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the City Council of the City of Apopka, Florida, on October 2, 1991 adopted Ordinance No. 653 which adopted the Comprehensive Plan for the City of Apopka; and

WHEREAS, the City of Apopka has subsequently amended the Comprehensive Plan for the City of Apopka, most recently through Ordinance No. 2566; and

WHEREAS, the City of Apopka's Local Planning Agency and the City Council have conducted the prerequisite advertised public hearings, as per Chapter 163, Florida Statutes, relative to the transmittal and adoption of this ordinance and the requirements for amendment to the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Apopka, Florida, as follows:

SECTION I: The City of Apopka hereby amends the Future Land Use Element of the adopted Comprehensive Plan as follows:

The Future Land Use Map is hereby amended for the lands shown in Exhibit "A" of this Ordinance according to the FLUM designation set forth therein, and incorporated herein by reference.

SECTION II: This Ordinance shall become effective following adoption and upon issuance by the Department of Community Affairs or the Administration Commission, as may be applicable, a final order finding the amendment to be in compliance in accordance with Chapter 163.3184.

SECTION III: If any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or portion of a section or subsection or part of this ordinance.

SECTION IV: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**ORDINANCE NO. 2581**  
**PAGE 2**

SECTION V: This Ordinance shall become effective upon issuance of a final order by the Florida Department of Economic Opportunity finding the plan amendment in compliance in accordance with s.163.3184 (2)(a), Florida Statute.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2017.

READ FIRST TIME: August 22, 2017

READ SECOND TIME  
AND ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
Joseph E. Kilsheimer, Mayor

ATTEST:

\_\_\_\_\_  
Linda Goff, City Clerk

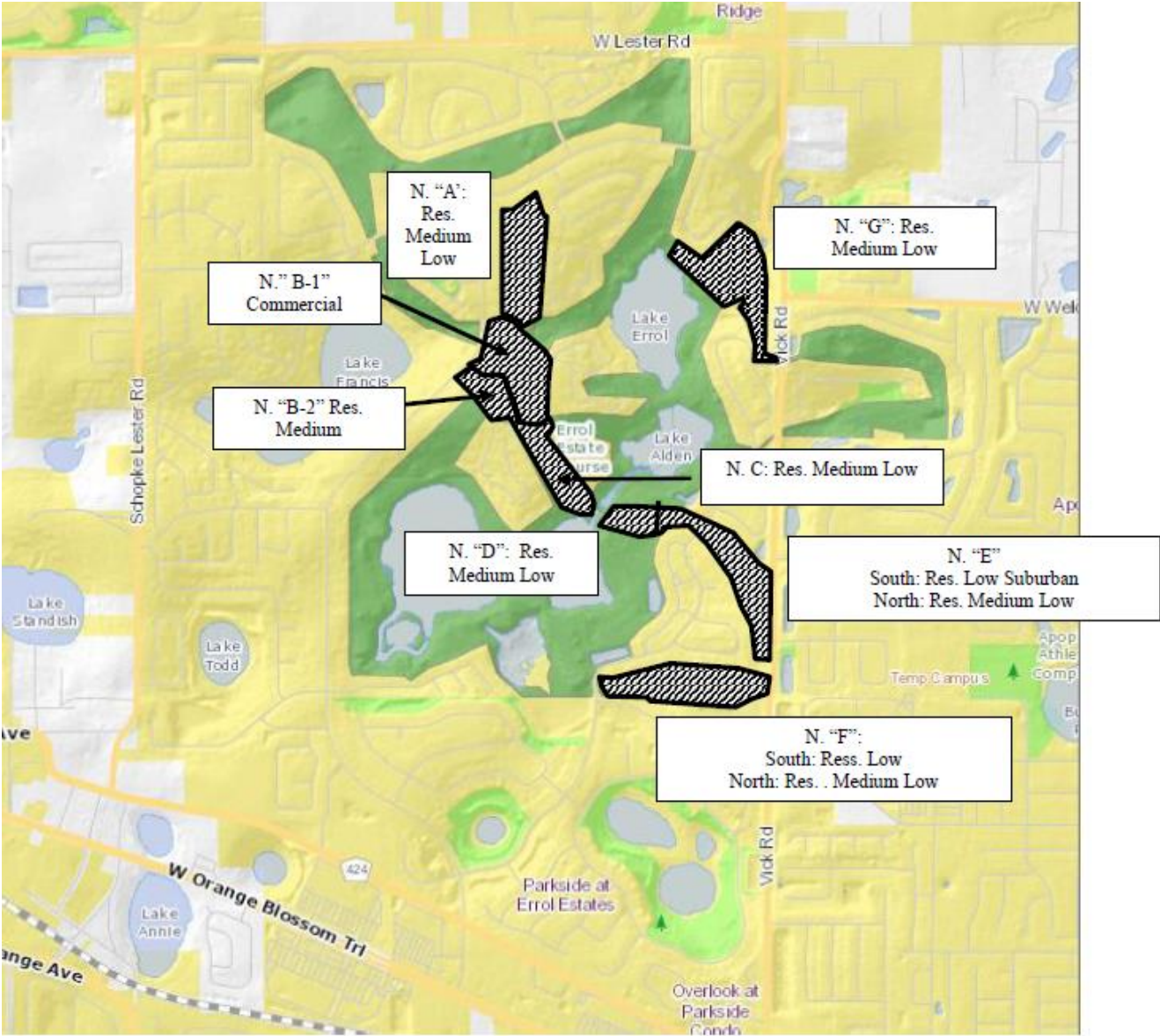
APPROVED AS TO FORM:

\_\_\_\_\_  
Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: July 7<sup>th</sup>, July 14<sup>th</sup>, and August 10, 2017.

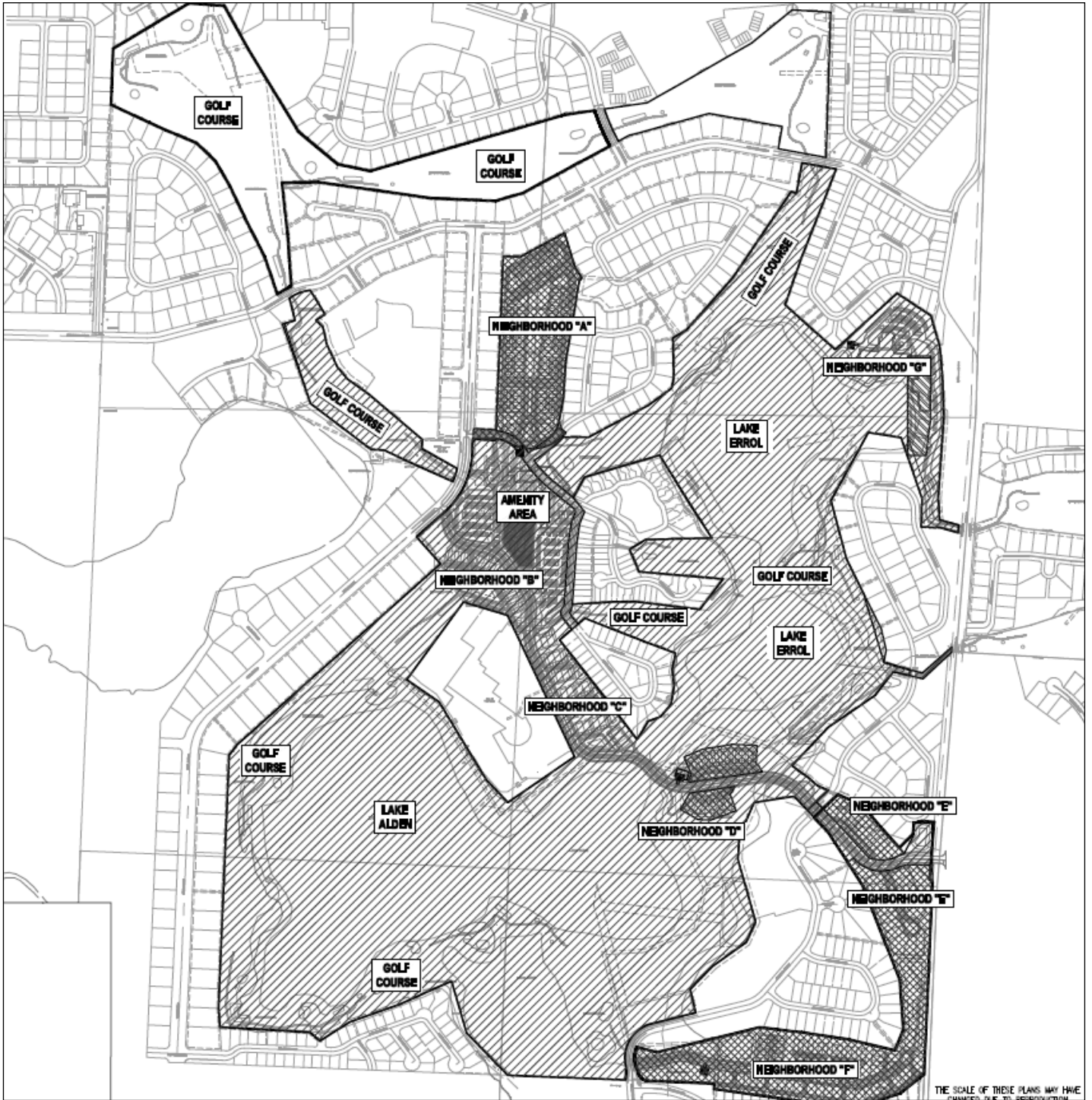
# EXHIBIT "A"

## General FLUM Amendment \ Future Land Use Designations



**EXHIBIT "A"**

**Neighborhood Map**



**EXHIBIT "A"**

**Neighborhood "A"**

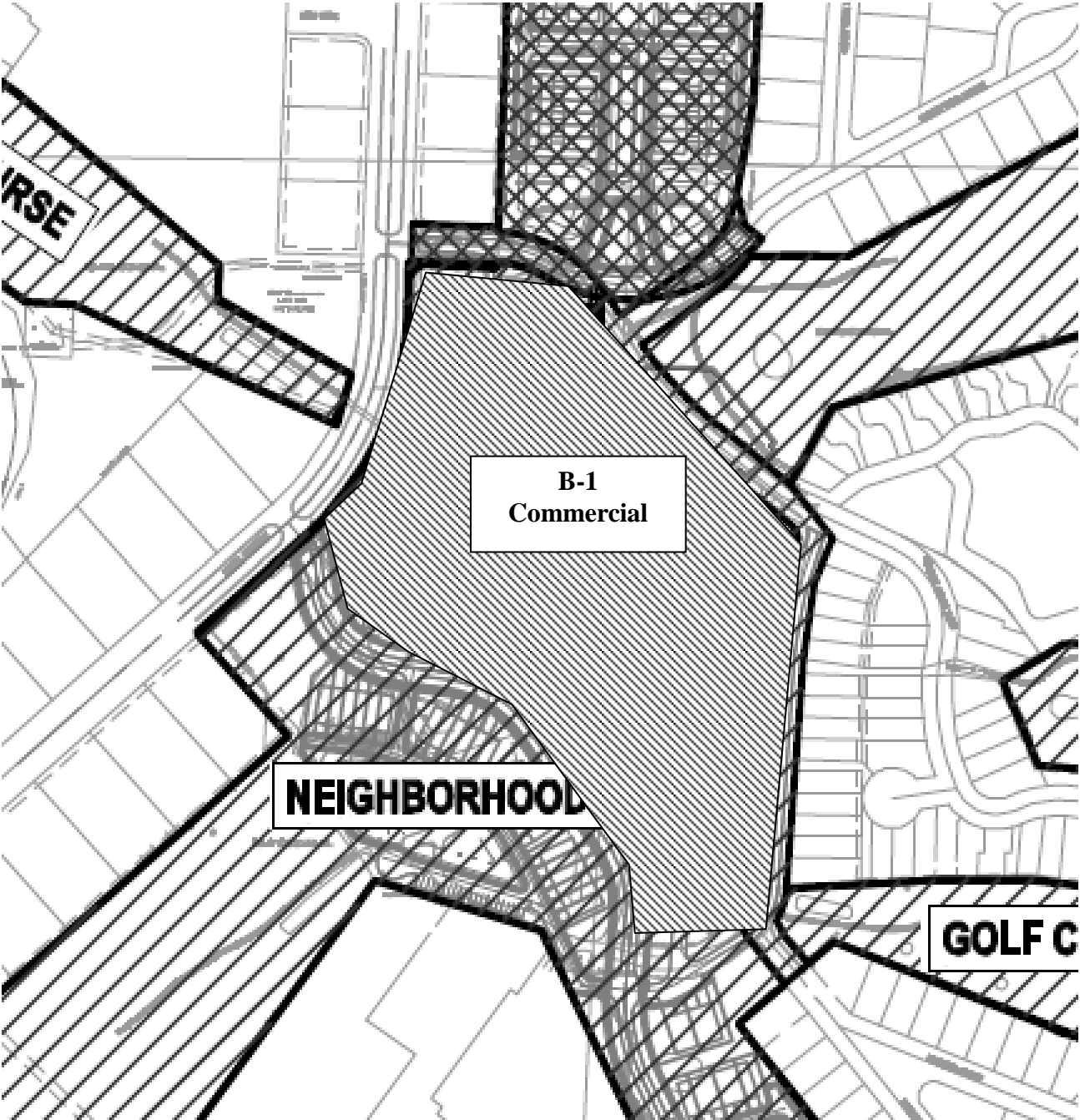
**Future Land Use Designation: Residential Medium Low  
(up to 7.5 du/ac)**



**EXHIBIT "A"**

**Neighborhood "B-1"**

**Future Land Use Designation: Commercial (up to 0.25 FAR)**

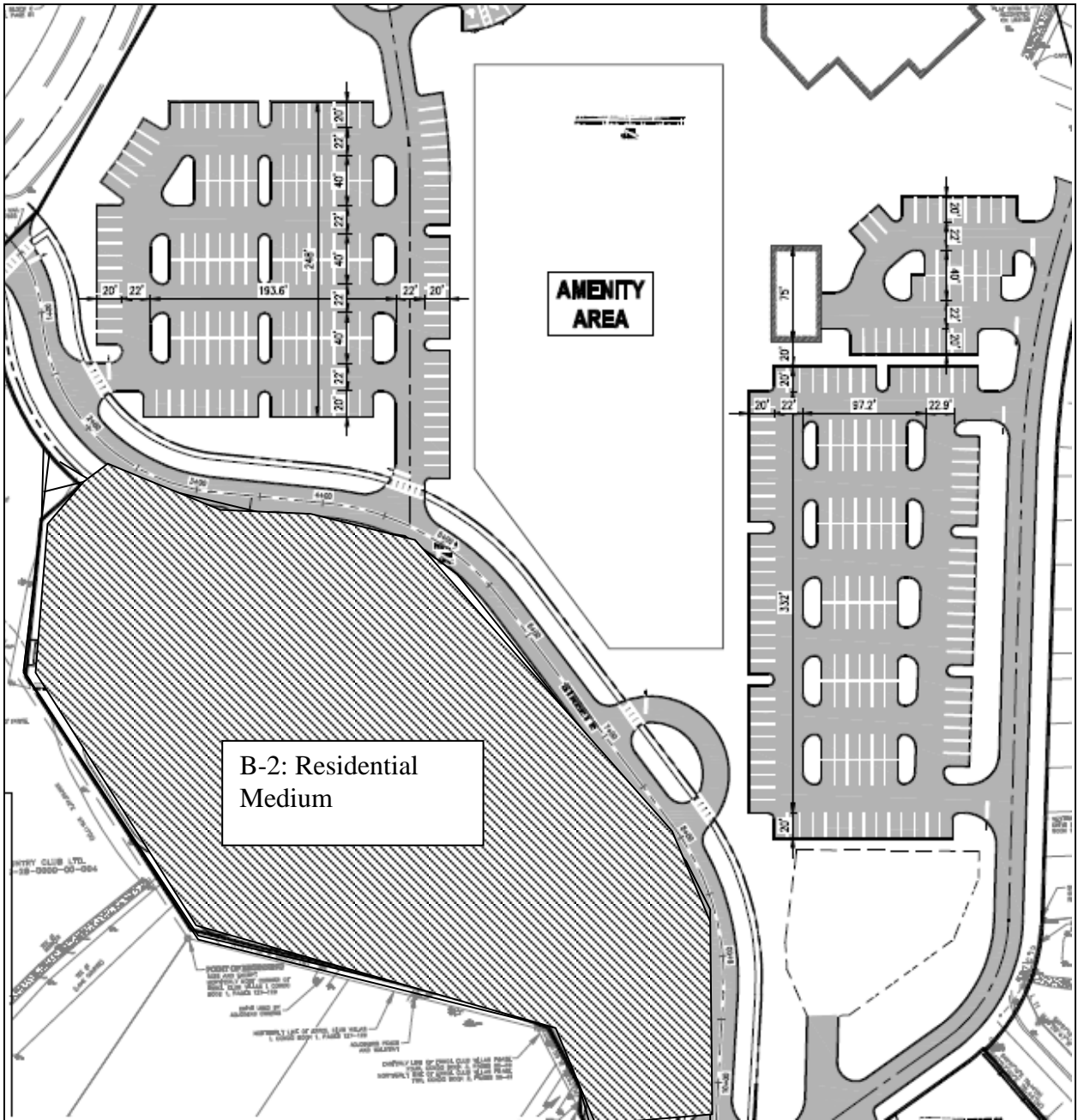




# EXHIBIT "A"

## Neighborhood "B-2"

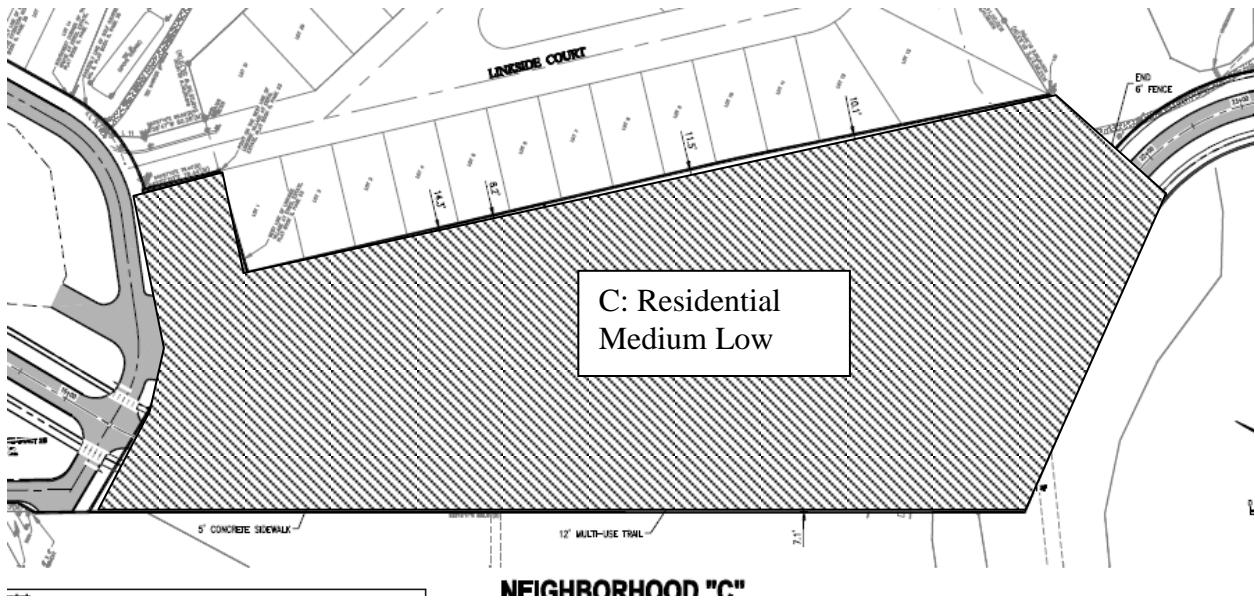
Future Land Use Designation: Residential Medium (up to 10 du/ac)



**EXHIBIT "A"**

**Neighborhood "C"**

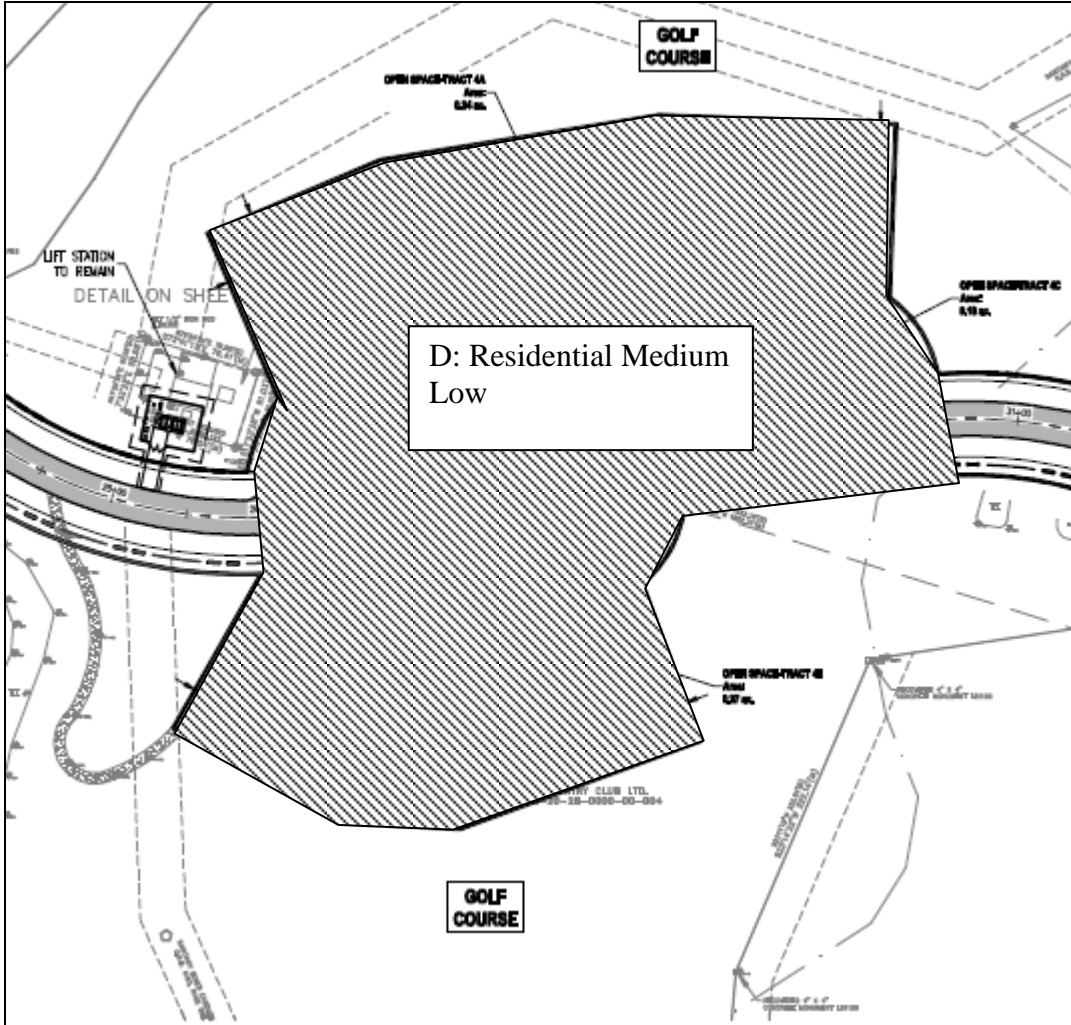
**Future Land Use Designation: Residential Medium Low  
(up to 7.50 du/ac)**



**EXHIBIT "A"**

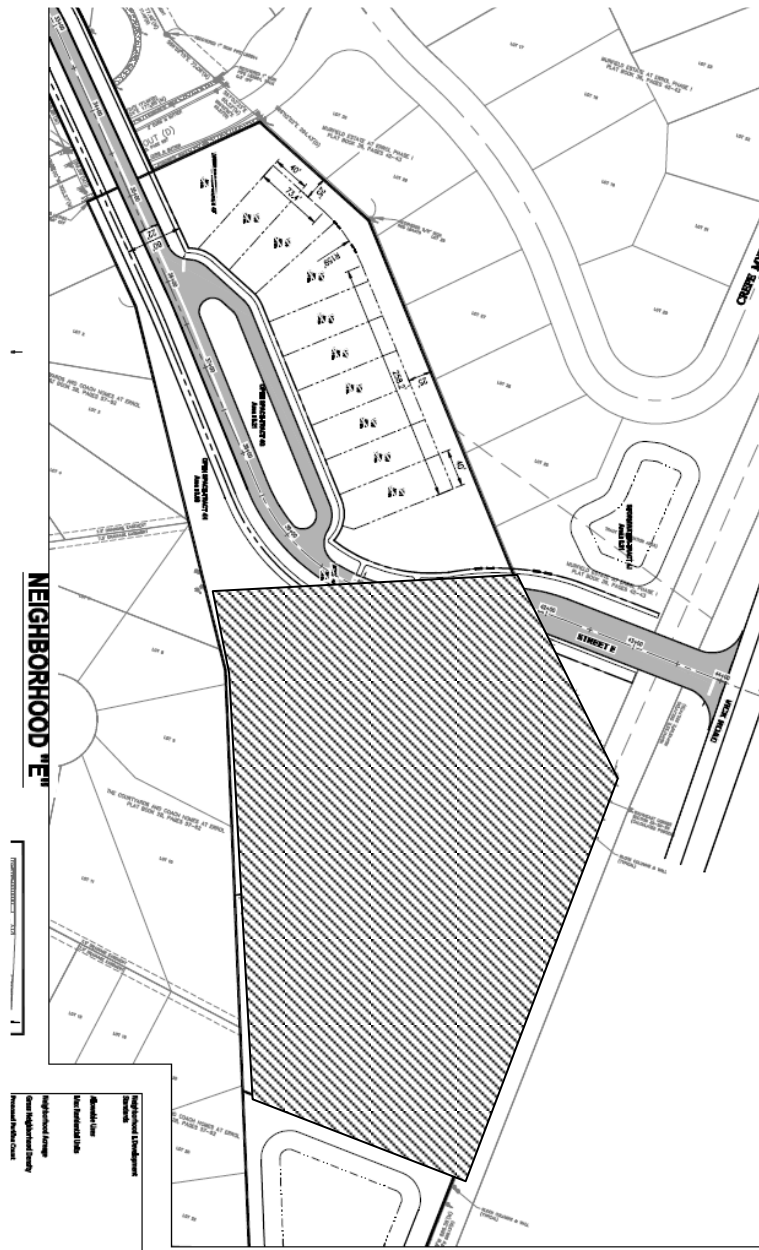
**Neighborhood "D"**

**Future Land Use Designation: Residential Medium Low  
(up to 7.50 du/ac)**



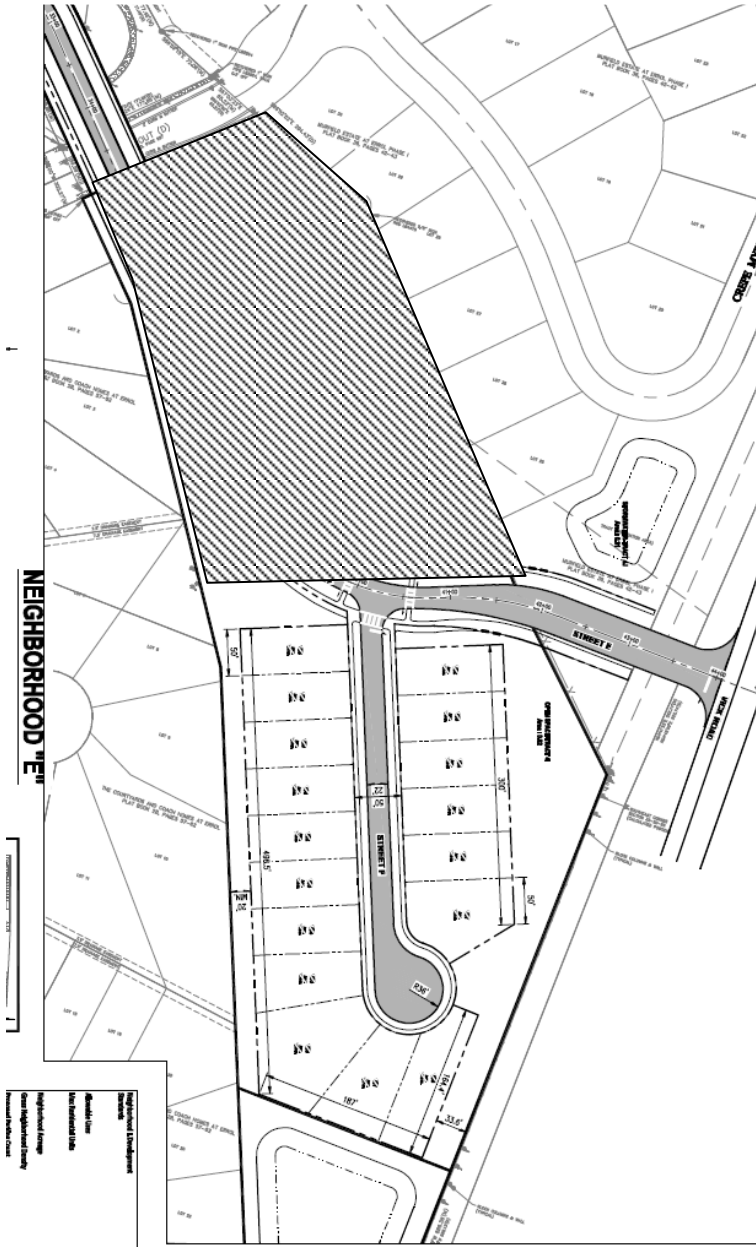
Neighborhood "E South"

Future Land Use Designation: Residential Low Suburban  
(up to 3.5 du/ac)



# EXHIBIT "A"

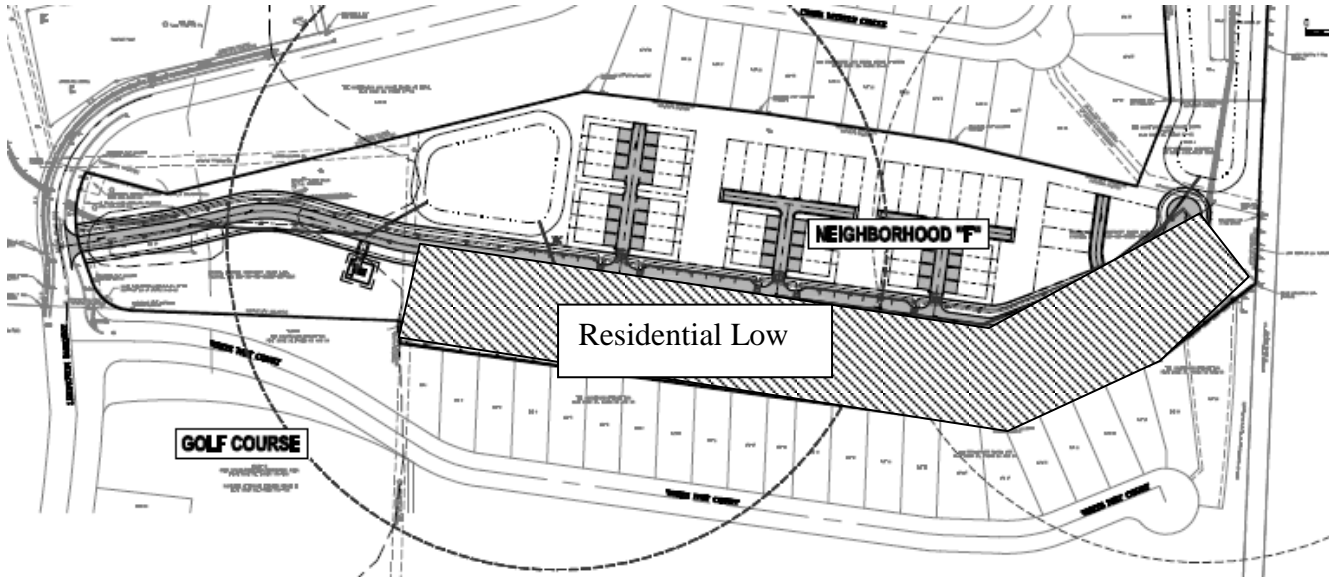
## Future Land Use Designation: Residential Low (up to 5.0 du/ac)



**EXHIBIT "A"**

**Neighborhood "F South"**

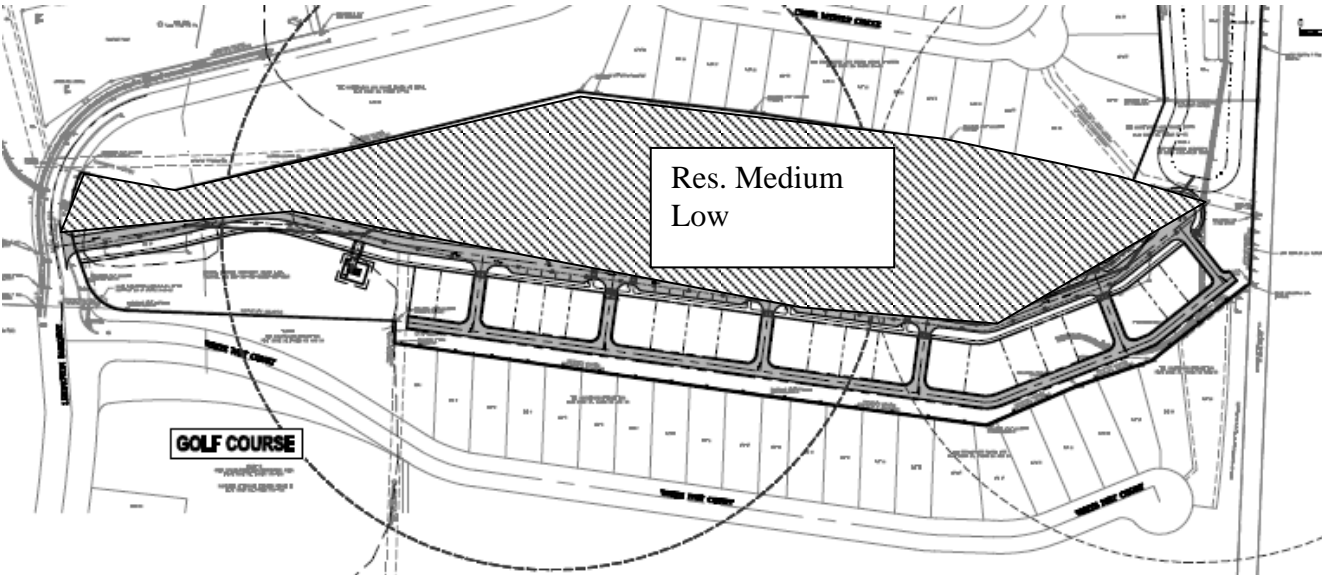
**Future Land Use Designation: Residential Low  
(up to 5.0 du/ac)**



**EXHIBIT "A"**

**Neighborhood "F North"**

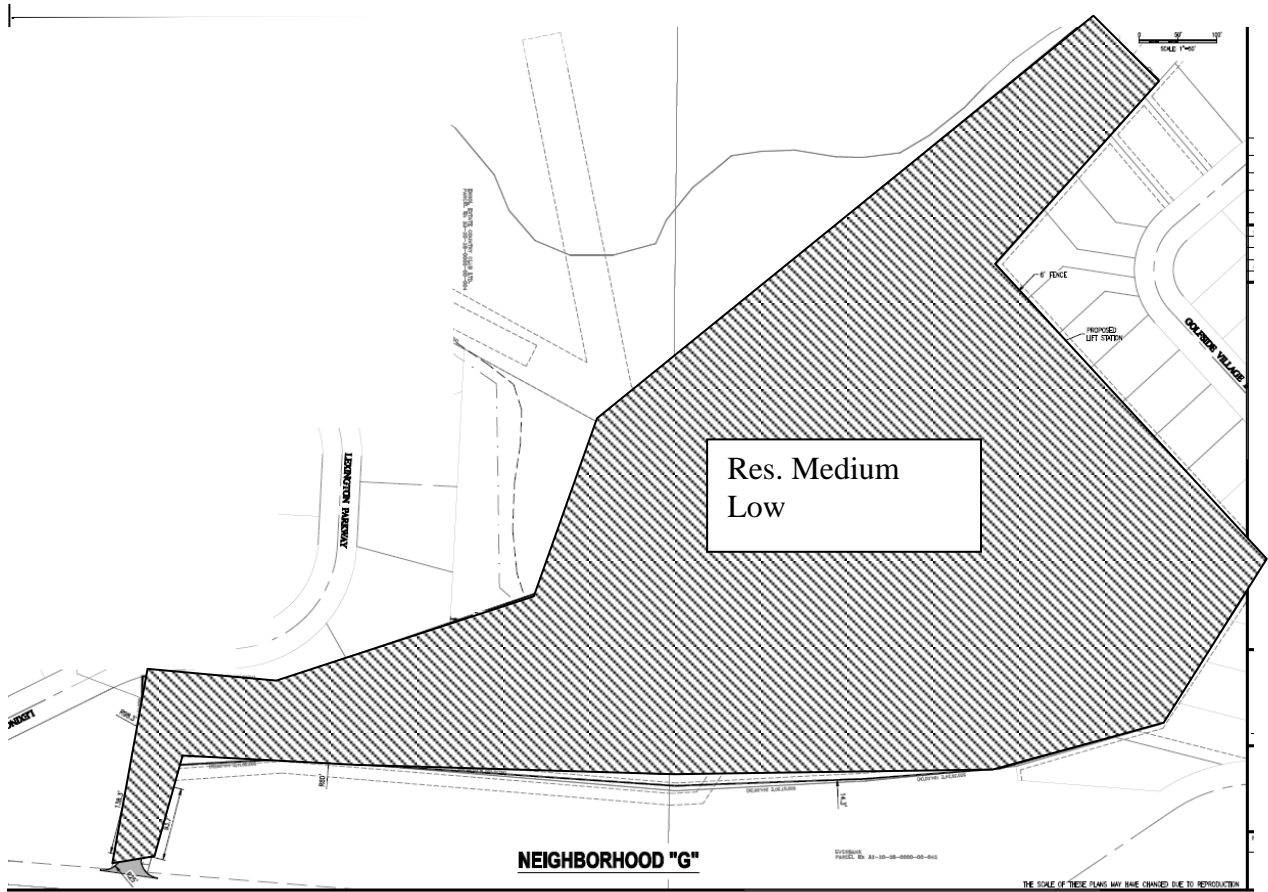
**Future Land Use Designation: Residential Medium Low  
(up to 7.5 du/ac)**



**EXHIBIT "A"**

**Neighborhood "G"**

**Future Land Use Designation: Residential Medium Low  
(up to 7.5 du/ac)**







Planning | Urban Design  
Landscape Architecture  
Economics | Real Estate

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## New Errol

City of Apopka Future Land Use Map Amendment  
Apopka, Florida

GAI Project Number: A160186.01

March 2017



Prepared by: GAI Consultants, Inc.  
Orlando Office  
618 East South Street, Suite 700  
Orlando, FL 32801

Prepared for: Signature H Property Group  
1420 Celebration Boulevard, Suite 200  
Celebration, FL 34747

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Report Authors:



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Andrew McCown, AICP  
Planning Manager



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Patrick Panza, AICP  
Senior Project Planner

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## 1.0 Narrative

The following narrative describes the proposed development of property between Errol Parkway and Vick Road in the City of Apopka, FL. This development will require an amendment to the City's Future Land Use Map and a rezoning to accommodate the proposed uses and program. As outlined by City staff in pre-application meetings held for the project on December 8, 2016 and January 26, 2017, and Concept Plan Review with DRC on December 14, 2016, this amendment narrative statement provides information regarding existing conditions on the site and surrounding properties, descriptions of the proposed development, as well as justifications of its consistency with the City's Comprehensive Plan and surrounding community.

### 1.1 Existing Conditions

#### 1.1.1 Subject Property Overview

The subject property is a 75 acre site, located in the central portion of the City of Apopka, to the northwest of the historic downtown, as shown in Figure 1. The proposed FLUMA site is comprised of several full parcels and one partial parcel, as outlined in Table 1 and in Figure 3.

Prior to the current development, the site was unincorporated Orange County agricultural land with citrus groves and cattle. In the early 1970's the site was developed by Club Corporation of America (Club Corp) as Errol Estate and Country Club, a private golf club featuring 27 holes (Lake 9, Highland 9, and Grove 9), a clubhouse, tennis courts, and a pool. In the late 1970's the club began incorporating residential development amongst the holes – and today, approximately 2,600 units are part of the Errol community. These residential subdivisions are organized into 30 separate home owner associations, 22 of which fall under the larger umbrella of the Errol Estates Property Owners Association.

Ever since the 1980's, the golf course has struggled to meet the changing needs of the Errol residents and the community at large and stay financially viable. Throughout the 1990's and 2000's membership dropped as the makeup of the residents shifted from primarily snowbirds to a mix including families and working professionals. The club was sold by Club Corp to the club members in 1997 and it became a semi-public course. Various changes have been made to the course by subsequent owners attempting to stabilize its financial viability, including closing the Grove 9, but the course and amenity area are in dire need of major infrastructure and design upgrades.

The story of Errol's decline is a situation that has repeated itself all over the state with unfortunate end results for course residents and local jurisdictions alike. Residents of closed golf course communities suffer from significantly decreased property values and local jurisdictions are many times pressured to take responsibility for upkeep of the unsightly fallow holes. Errol is determined to keep this from ultimately playing out in Apopka as well. The history, beauty, and unique character of Errol are too valuable to lose in this way; however, if nothing is done, it is inevitable that the entire golf course and clubhouse will close for good.

The strategy to make Errol viable for the long-term and avoid this fate involves several components

- Redesigning and re-routing 18 holes, mostly in the Lake and Highland 9’s;
- Repositioning the clubhouse area to include modern amenities that are responsive to the needs of Errol’s residents; and
- Redeveloping some of the holes into a variety of residential products including single family, carriage homes, townhomes, and assisted living.

Since the site is currently a golf course and thus designated primarily as recreation in the City’s Future Land Use Map, the strategy outlined above will first require an amendment to the Future Land Use (FLU) designations of various parcels within Errol.

**Table 1.  
 Parcel Data**

Figure 3 Labels	Parcel Number	Parcel ID	Owner	Total Parcel Acreage	FLUMA Portion	Existing Land Use
1	282032000000004	32-20-28-0000-00-004	5th Hole Investments LLC	277.99	Partial <sup>1</sup>	Golf/Vacant Golf/Water
2	282032000000008	32-20-28-0000-00-008	Errol Estate Country Club LTD	0.63	Whole	Vacant
3	282032000000003	32-20-28-0000-00-003	5th Hole Investments LLC	14.93	Whole	Country Club/Pool/Parking
4	282032000000001	32-20-28-0000-00-001	Errol Club Villas Condo Assoc. Inc.	0.65	Whole	Parking

1. Note that the proposed FLUMA site covers all or portions of 4 parcels. Parcel 1 on Figure 3 is a large, non-contiguous parcel that incorporates a majority of the existing golf course and interior lakes. This parcel is much larger than the actual amendment boundary, which will become subdivisions of this parcel.

**1.1.2 Relation to the PUD Rezoning**

Concurrent with the Comprehensive Plan Amendment, we are proposing a rezoning of the project to PUD, however, the two do not have identical extents. The Comprehensive Plan Amendment only encompasses those specific areas of development that require the FLU change, while the PUD rezoning boundary includes the balance of the golf course that will be reconstructed as well. Those portions of the golf course and open spaces within the PUD that are not part of the FLUMA will retain their current FLU designation.

The individual amendment tracts described in this narrative are consistent with the neighborhoods of the master plan, as detailed in the accompanying PUD rezoning, and are identified alphabetically A-G in Figure 3.

### 1.1.3 Adjacent Property

The proposed amendment properties are completely surrounded by either single family residential, attached condos, or golf course. Like most golf communities, many of the existing residences back up to the fairways (or former fairways) and the holes snake their way amongst the neighborhoods. On the east side of Vick Road are more single family neighborhoods, Apopka High School and 9<sup>th</sup> Grade Center. See Section 1.3 for a more detailed Consistency Analysis.

Major Adjacent roadways include:

- Errol Parkway to the west, with a two-lane divided, 80' ROW, running north-south and
- Vick Road to the east, with a two-lane divided, 80'-100' ROW, running north-south.

Minor Roadways within existing adjacent development include:

- Golf Course Drive
- Orange Grove Lane
- Linkside Court
- Lexington Parkway
- White Ivey Court
- Crepe Myrtle Circle
- Muirfield Circle
- Green Vista Circle
- Lake Francis Drive
- Golf Point Loop

### 1.1.4 Environmental Conditions

#### Floodplain

Though significant floodplain exists around the proposed development site, the actual FLUMA boundary only contains 7.79 acres of floodplain total. The development strategy contemplates impacting and compensating for floodplain in several locations, which will be accomplished through the established water management district and FEMA processes. The floodplain is shown on Figure 4.

#### Wetlands

Similar to floodplain, the majority of the wetlands around the development site are outside the FLUMA boundary; however, there is one wetland pocket located within parcel 1 (Neighborhood G) that totals approximately 1 acre in size. Any wetlands on the property to be impacted by development will be appropriately mitigated according to water management district processes. The wetlands on and off-site are shown on Figure 4. Note that the wetland layer

shown in Figure 4 is from the National Wetland Inventory and does not indicate surveyed jurisdictional wetland lines. Such a survey will be conducted prior to submittal of the Final Development Plans for the various phases of development.

Topography

The topography of the site slopes down towards the system of lakes from every direction, forming a depression which contains the majority of the wetlands and floodplain associated with the site. The highest point in the FLUMA is 135 feet and is located at the north end of parcel 1. The lowest point is also within parcel 1 at 65 feet. There are considerable grade changes in and around the FLUMA site which form rolling hills and vistas that are not common in central Florida.

Soils

The site is entirely comprised of soils that fall under the “excessively drained” hydrologic group A; however, the areas immediately surrounding the lakes are hydrologic group A/D signifying the possible presence of a high water table.

**Table 2.**  
**Net Developable Area Calculations**

Neighborhood	Gross FLUMA Acreage	Wetland (acres) <sup>1</sup>	Total Floodplain (acres)	Net Floodplain (acres) <sup>2</sup>	Net Developable (acres) <sup>3</sup>
A	11.60	0.00	0.00	0.00	11.60
B-1	12.80	0.00	0.00	0.00	12.80
B-2	3.41	0.00	0.00	0.00	3.41
C	6.75	0.00	0.47	0.00	6.75
D	3.67	0.00	1.21	0.00	3.67
E	9.58	0.00	0.00	0.00	9.58
F	13.30	0.00	1.87	0.00	13.30
G	13.92	0.91	4.23	3.33	9.68
<b>Totals</b>	<b>75.09</b>	<b>0.91</b>	<b>7.79</b>	<b>3.33</b>	<b>70.79</b>

1. Wetlands from NWI GIS layer. A wetland survey will be conducted as part of later submittals and permits.
2. Floodplain acreage less overlapping wetland acreage.
3. Gross acreage less wetlands and net floodplain acreage.

Listed Species

A Natural Resources Assessment has been conducted for the FLUMA property and surrounding PUD rezoning property in accordance with City of Apopka submittal requirements. The report includes a review of potential and identified listed species on the site.

**1.1.5 Future Land Use Amendment Data**

Figures 7 and 8 show the Existing and Proposed FLU designations respectively for the various neighborhoods within the amendment area. The calculations in Tables 3 and 4 show the

development potential of the current and proposed FLU designations of the amendment properties based on maximum densities and intensities. Note that these numbers do not reflect the actual proposed development program for the site, which is described in Tables 5 and 6.

**Table 3.  
Maximum Development Potential**

FLUMA Acreage	Current FLU	Max Den/ Inten	Max Dev. Potential	Proposed FLU	Max Den/ Inten	Max Dev. Potential	Dev. Potential Difference
44.89	Parks/Recreation - PR	N/A	N/A	Residential Medium - RM	10 du/acre	449 units	449 units
13.92	Parks/Recreation - PR	N/A	N/A	Residential High - RH	15 du/acre	209 units	209 units
3.48	Residential Low - RL	5 du/acre	17 units	Residential Medium - RM	10 du/acre	34 units	17 units
12.81	Residential Low - RL	5 du/acre	64 units	Commercial - COMM	0 du/acre 0.25 FAR	0 units 139,490 sq ft	-64 units 139,490 sq ft
		<b>81 units</b>				<b>692 units</b>	<b>611 units</b>
		<b>0 sq ft</b>				<b>139,490 sq ft</b>	<b>139,490 sq ft</b>

1. Max Densities and Intensities for each Future Land Use designation are per City of Apopka Comp Plan.

### 1.1.6 Level of Service Analysis

The analysis provided in Table 4 shows the difference in Level of Service requirements between the max development capacities of the current FLU designation and the proposed FLU designation. Again, note that this does not reflect the actual building program of the proposed development, which is described in Tables 6 and 7. The Informal School Capacity Letter is attached.

**Table 4.  
Level of Service Data**

Public Facilities	Max FLU Potential (current)	LOS Standard <sup>2</sup>	Capacity Requirement	Max FLU Potential (proposed)	LOS Standard <sup>2</sup>	Capacity Requirement	Capacity Difference
Potable Water	81 units 215 persons <sup>1</sup>	177 gpd/capita	38,122 gal/day	693 units 1,843 persons <sup>1</sup>	177 gpd/capita 200 gpd/ksf	326,156 gal/day 27,898 gal/day	315,932 gal/day
Sanitary Sewer		81 gpd/capita	17,446 gal/day	139,490 sq ft	81 gpd/capita 150 gpd/ksf	149,258 gal/day 20,924 gal/day	152,735 gal/day
Solid Waste		4 lbs/day/capita	862 lbs/day		4 lbs/day/capita 2 lbs/day/ksf	7,371 lbs/day 279 lbs/day	6,788 lbs/day
Recreation		3 acres/1000 pop	0.65 acres		3 acres/1000 pop n/a	5.53 acres	4.88 acres

1. Based on City of Apopka standard of 2.659 persons per household.
2. LOS standards per Apopka Comprehensive Plan.



Table 5 below describes the details behind the proposed FLUMA and rezoning actions for each of the development pods described previously.

**Table 5.  
Detailed Future Land Use and Zoning Data**

Neighborhood	Parcel Number	FLUMA Acreage	Current FLU	Max Den/Inten	Max Dev. Potential	Proposed FLU	Max Den/Inten	Max Dev. Potential	Dev. Potential Difference	Current Zoning	Proposed Zoning
A	2820320000000004	11.60	Parks/Recreation - PR	N/A	N/A	Residential Medium - RM	10 du/acre	116 units	116 units	PR	PUD
B-1	2820320000000003	11.55	Residential Low - RL	5 du/acre	58 units	Commercial - COMM	0 du/acre	0 units	-58 units	PR	PUD
			Residential Low - RL	5 du/acre	3 units	Commercial - COMM	0.25 FAR	125,725 sq ft	125,725 sq ft	-3 units	PUD
B-2	2820320000000001	0.63	Residential Low - RL	5 du/acre	3 units	Commercial - COMM	0.25 FAR	6,882 sq ft	6,882 sq ft	PR	PUD
			Residential Low - RL	5 du/acre	3 units	Commercial - COMM	0 du/acre	0 units	0 units	-3 units	PR
C	2820320000000004	6.75	Residential Low - RL	5 du/acre	17 units	Residential Medium - RM	10 du/acre	35 units	17 units	PUD	PUD
			Parks/Recreation - PR	N/A	N/A	Residential Medium - RM	10 du/acre	67 units	67 units	67 units	PR
D	2820320000000004	3.67	Parks/Recreation - PR	N/A	N/A	Residential Medium - RM	10 du/acre	37 units	37 units	PR	PUD
			Parks/Recreation - PR	N/A	N/A	Residential Medium - RM	10 du/acre	96 units	96 units	96 units	PR
E	2820320000000004	9.58	Parks/Recreation - PR	N/A	N/A	Residential Medium - RM	10 du/acre	133 units	133 units	PR	PUD
			Parks/Recreation - PR	N/A	N/A	Residential High - RH	15 du/acre	209 units	209 units	209 units	PR
F	2820320000000004	13.30	Parks/Recreation - PR	N/A	N/A	Residential High - RH	15 du/acre	692 units	611 units	PR	PUD
			Parks/Recreation - PR	N/A	N/A	Residential High - RH	15 du/acre	139,490 sq ft	139,490 sq ft	139,490 sq ft	PR
G	2820320000000004	13.92	Parks/Recreation - PR	N/A	N/A	Residential High - RH	15 du/acre	692 units	611 units	PR	PUD
			Parks/Recreation - PR	N/A	N/A	Residential High - RH	15 du/acre	139,490 sq ft	139,490 sq ft	139,490 sq ft	PR
				<b>81 units</b>				<b>692 units</b>		<b>611 units</b>	
				<b>0 sq ft</b>				<b>139,490 sq ft</b>		<b>139,490 sq ft</b>	

1. Max Densities and Intensities for each Future Land Use designation are per City of Apopka Comp Plan.



A GAI Consultants, Inc. Service Group

## 1.2 Project Description

### 1.2.1 Proposed Development

While Tables 3 and 4 describe the maximum potential development on the site according to the City's Future Land Use designations, Tables 5 and 6 below describe the proposed development. Within the PUD Master Plan, each tract will specify the allowed uses, maximum densities/intensities, and unit types, thus limiting the development accordingly.

**Table 6.**  
**Proposed Development Program**

Use	Program
<b>Single Family</b>	67 units
<b>Multi-Family</b>	194 units
<b>Assisted Living</b>	180 units
<b>Acute Care Rehab</b>	60 beds
<b>Clubhouse</b>	20,000 sq ft
<b>Hotel</b>	15,000 sq ft/ 40 rooms

**Table 7.**  
**Detailed Development Program Breakdown**

Neighborhood	Single Family (Units)	Multi-Family Townhomes (units)	Assisted Living (units)	Acute Care Rehab (beds/sq ft)	Clubhouse (sq ft)	Hotel (sq ft/rooms)	Gross Acreage	Gross Density (du/acre)	Gross Non-Res FAR
<b>A</b>	0	66	0	0	0	0	11.60	5.7	--
<b>B-1</b>	0	0	0	0	20,000	15,000/40	12.80	0.0	0.06
<b>B-2</b>	0	24	0	0	0	0	3.48	6.9	--
<b>C</b>	0	46	0	0	0	0	6.75	6.8	--
<b>D</b>	0	26	0	0	0	0	3.67	7.1	--
<b>E</b>	26	0	0	0	0	0	9.58	2.7	--
<b>F</b>	41	32	0	0	0	0	13.30	5.5	--
<b>G</b>	0	0	180	60/45,000	0	0	13.92	12.9	.09
<b>Totals</b>	<b>67 units</b>	<b>194 units</b>	<b>180 units</b>	<b>60 beds/ 45,000 sq ft</b>	<b>20,000 sq ft</b>	<b>15,000 sq ft/ 40 rooms</b>	<b>75.02 acres</b>		

### 1.2.2 Site Access

Most of the new development (B-1, B-2, C, D, and E) will be accessed by a new through-road, to be constructed across the middle of the site, from Errol Parkway to Vick Road. The intersection with Errol Parkway will be at approximately the same location as the entrance drive for the existing clubhouse. The intersection at Vick Road will be aligned to Sun Bluff Lane to the greatest extent allowed by the configuration of the existing parcels and the geometry of the road. Neighborhood A will be accessed via a realigned Golf Course Drive. Neighborhood F will access off of Lexington Parkway. Neighborhood G will access directly off of Vick Road.

### 1.3 Consistency Analysis

The proposed redevelopment program that comprises the proposed comprehensive plan amendment is both consistent with and compatible with surrounding uses and neighborhoods. As described in the sections below, the uses and densities within the proposed redevelopment plan are similar to those which are existing in the current built environment of the adjacent and surrounding properties. The predominant Future Land Use Designations for residential uses within the Errol Estates neighborhoods are Residential Medium Low Density and Residential Medium Density, these allow for residential densities of 7.5 dwelling units per acre and 10 dwelling units per acre, respectively. The redevelopment program as proposed would have a gross developable density of 6.4 dwelling units per acre and a net developable density of 8.1 dwelling units per acre.

While the proposed redevelopment program, in part, features single family lot sizes that are smaller than those existing on adjacent parcels, these smaller lot sizes allow for greater amounts of open space and recreation areas. Unlike the adjacent and surrounding properties, the proposed redevelopment program will be established and solidified through the application of Planned Unit Development zoning. Planned Unit Development zoning is appropriate for the proposed redevelopment program based on Policy 3.1 of the Future Land Use Element of the City's Comprehensive Plan, which states, in part, that Planned Unit Development zoning is designed to provide an alternative method of land development not available within the framework of other zoning districts to special projects which merit such treatment; allow the development of sites that would normally be difficult to develop due to topography, soils, or other site specific features; allow a variety of housing types; accommodate mixed uses; and offer a maximum amount of open space and recreational amenities.

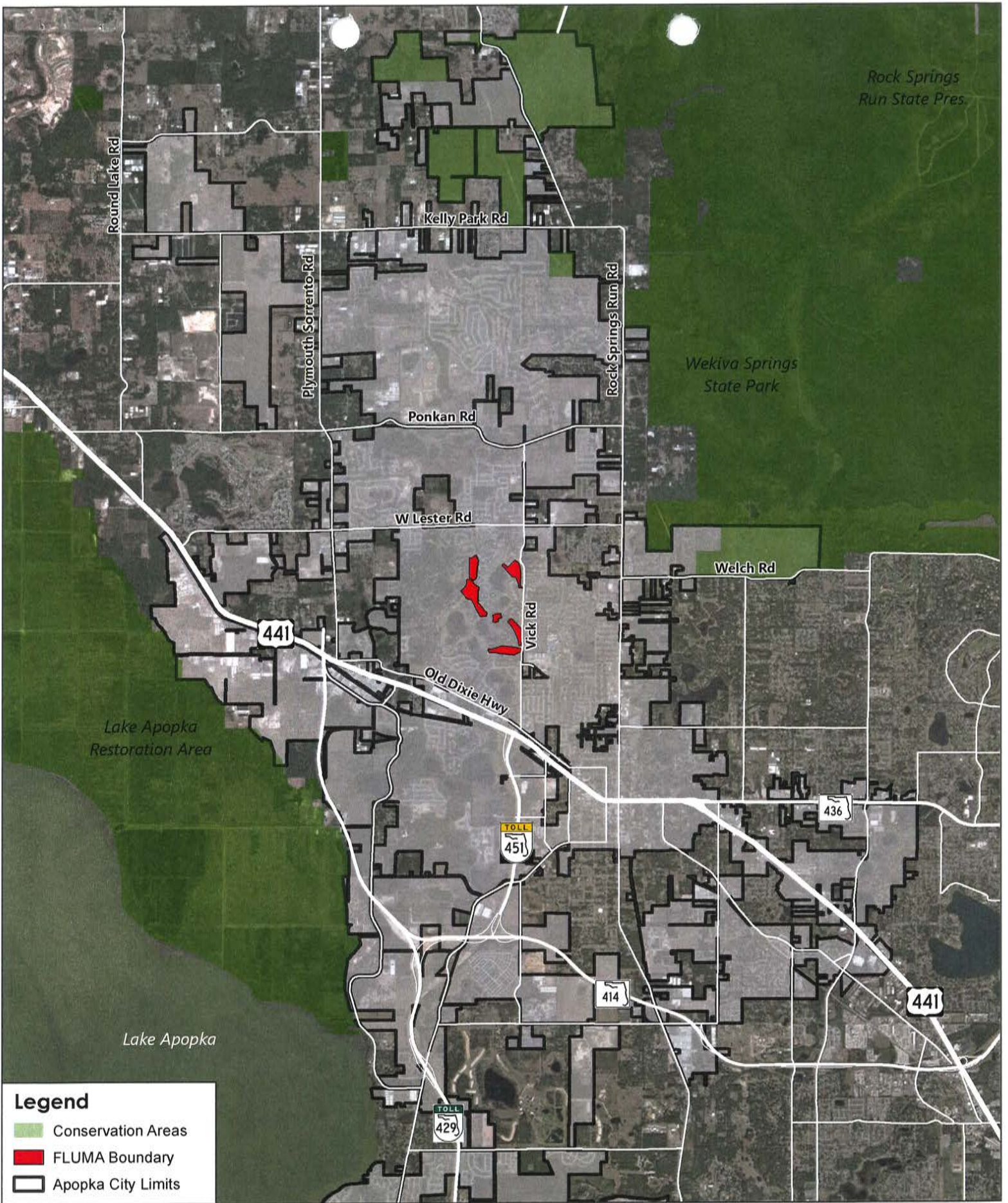
The proposed redevelopment will include residential uses on seven of the eight sites outlined in the program. Sites A, B-2, C, D, E, F and G are proposed for residential uses and Site B-1 is proposed for commercial redevelopment (clubhouse with amenity center). The table below outlines the specific uses adjacent to each of the eight sites. As is evident from the comparison table on the following page, uses surrounding each of the eight sites are similar and comparable to the uses proposed on each of the eight sites. Further, the densities that are permitted in the surrounding properties are very similar and in some cases higher than that which is being proposed on the eight sites.

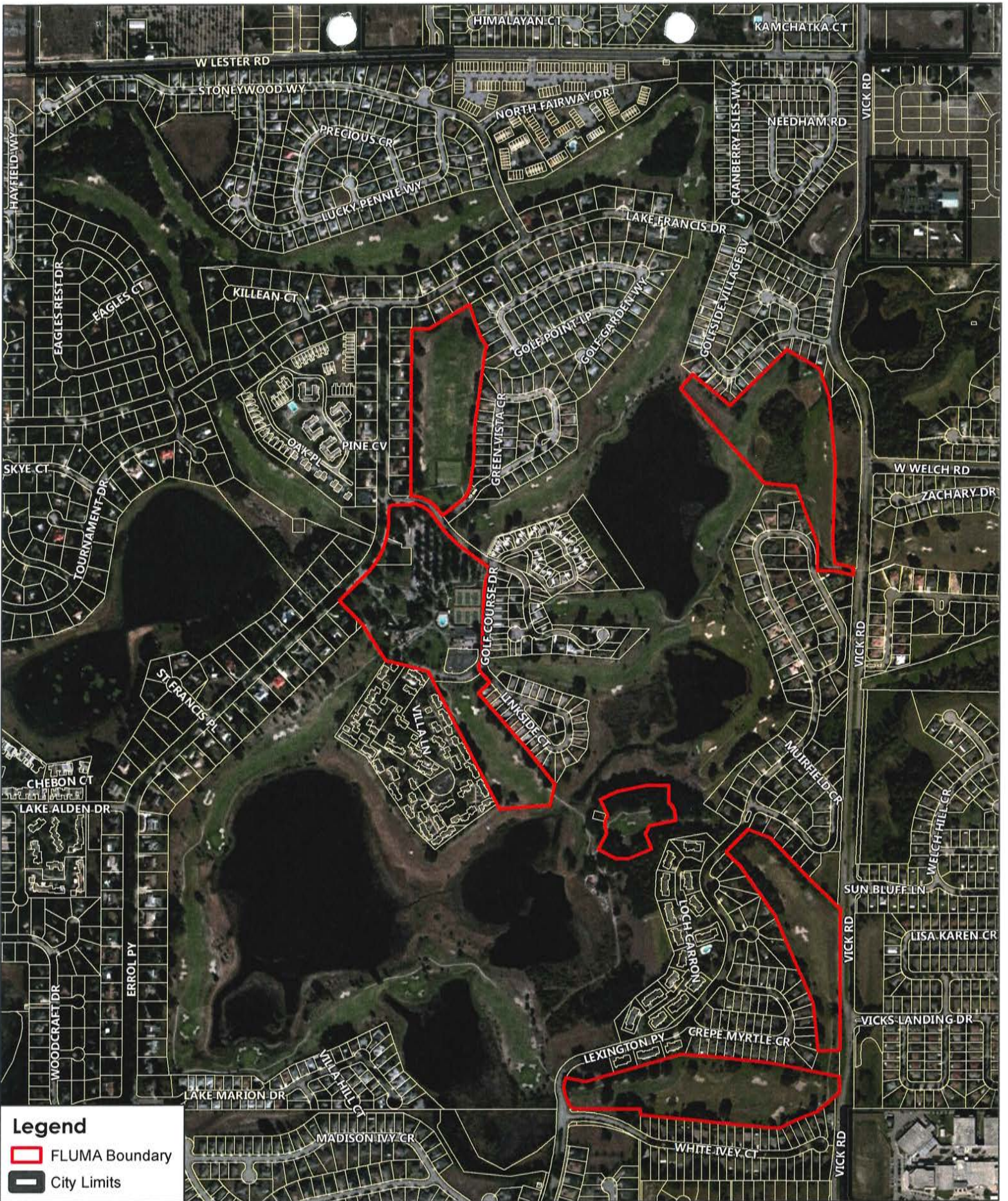
**Table 8.**  
**Consistency Analysis**

Proposed Use	Proposed FLU	Adjacent	FLU	Existing Use
<b>Neighborhood A</b>				
Townhomes: 44 units	Res. Medium	North South East West	Res. Low Res. Low Res. Medium Res. Low	Single Family: 120'x140' lots Clubhouse / Amenities Single Family: 70'x110' lots Single Family: 120'x140' lots
<b>Neighborhood B-1</b>				
Clubhouse / Boutique Hotel	Commercial	North South East West	Res. Low Res. Low & Medium Res. Medium & Medium Low Res. Low	Single Family: 120'x140' lots & Golf Course Condominium & Golf Course Single Family: 50'x100' & Townhouse Single Family: 120'x140' lots
<b>Neighborhood B-2</b>				
Townhomes: 24 units	Res. Medium	North South East West	Res. Low Res. Medium Res. Low & Medium Low Res. Low	Clubhouse / Amenities Condominium & Golf Course Single Family: 50'x100' & Golf Course Single Family: 120'x140' lots
<b>Neighborhood C</b>				
Carriage Homes: 46 units	Res. Medium	North South East West	Res. Medium Low Res. Medium Res. Low Res. Low	Single Family: 50'x100' Condominium Golf Course Clubhouse / Amenities
<b>Neighborhood D</b>				
Townhomes: 26 units	Res. Medium	North South East West	Parks and Recreation Parks and Recreation Parks and Recreation Parks and Recreation	Golf Course Golf Course Golf Course Golf Course
<b>Neighborhood E</b>				
Single Family: 26 units (40'-50'x115')	Res. Medium	North South East West	Res. Medium Low Res. Low Res. Low Res. Medium	Single Family: 85'x135' Golf Course Single Family: 60'x110' Single Family: 55'x127' & Condominium
<b>Neighborhood F</b>				
Townhomes: 32 units Single Family (rear load): 41 units (30'-50'x75')	Res. Medium	North South East West	Res. Medium Res. Low Res. Low Res. Low	Single Family: 55'x127' & Condominium Single Family: 55'x150' Single Family: 60'x110' Golf Course
<b>Neighborhood G</b>				
Assisted Living Facility: 180 units Acute Care Facility: 60 beds	Res. High	North South East West	Res. Low Res. Medium Res. Medium Res. Low	Single Family: 60'x100' Single Family: 85'x125' Vacant: R-3 Zoning Golf Course

**END NARRATIVE**

## FIGURES





2

**New Errol**  
 Future Land Use Map Amendment - Aerial



0 800 Feet

Date: 3.31.2017

A GAI Consultants, Inc. Service Group



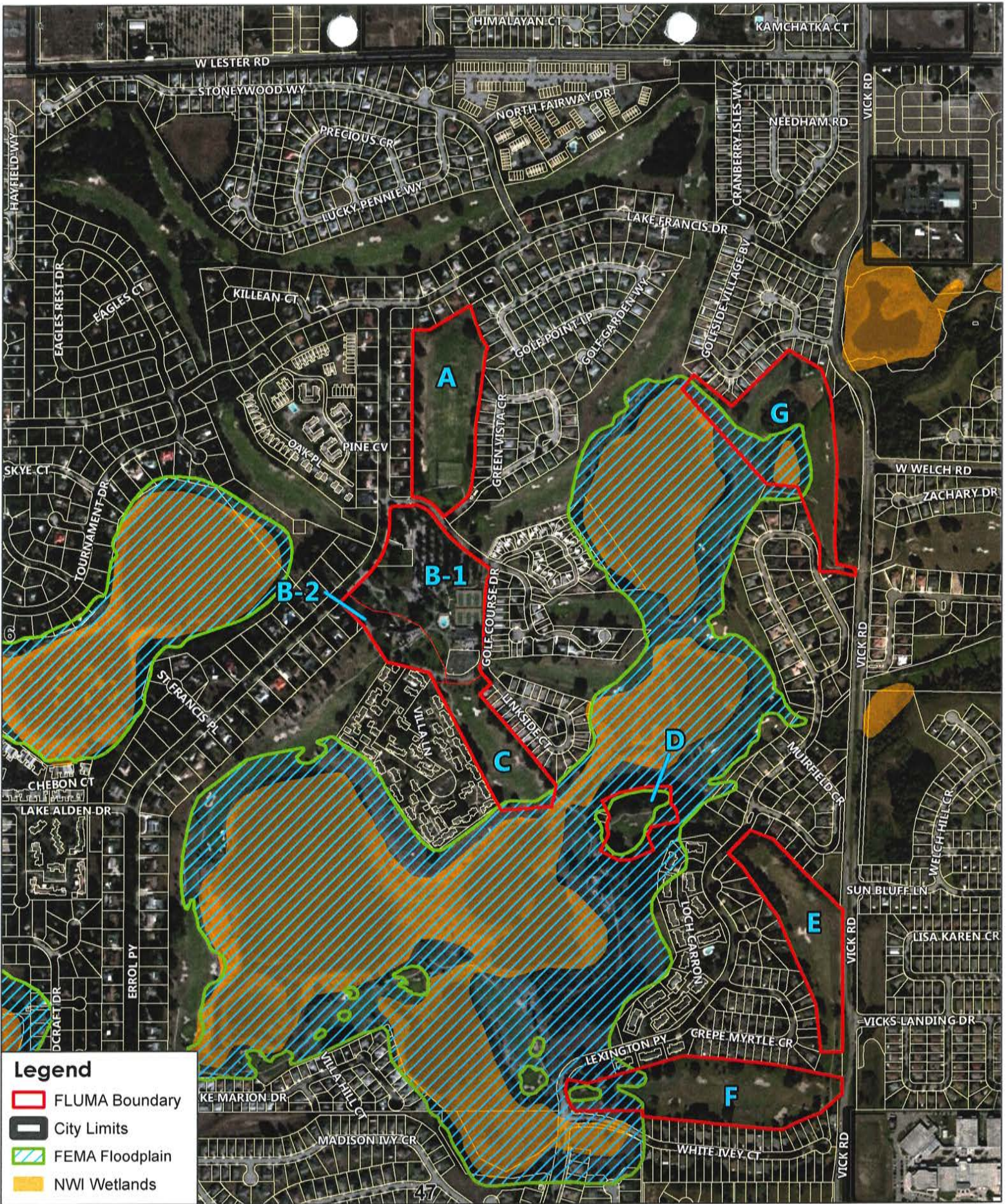
### Legend

-  FLUMA Boundary
-  FLUMA Parcels
-  City Limits

Map #	Parcel Number
1	282032000000004
2	282032000000008
3	282032000000003
4	282032000000001

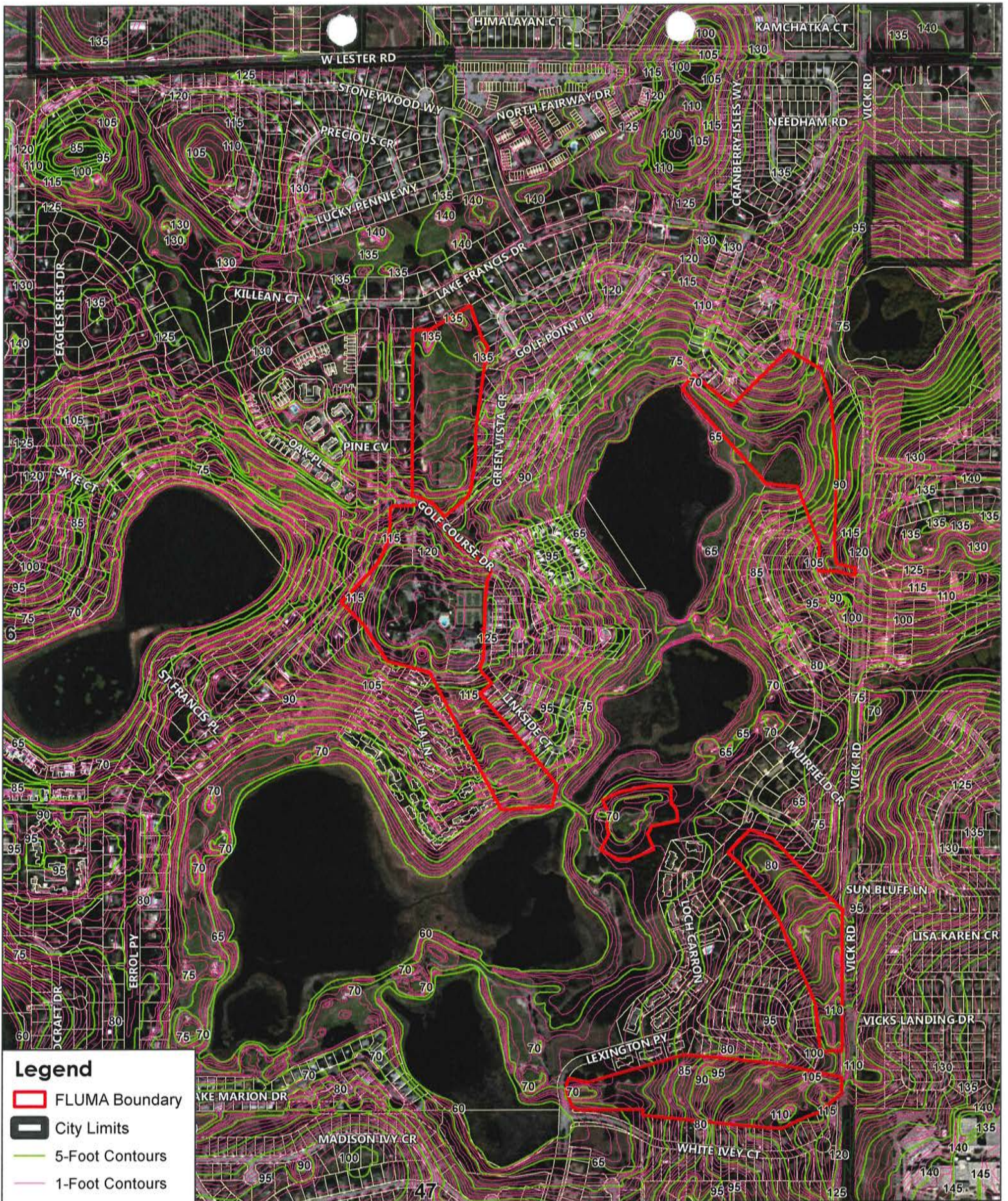






- Legend**
- FLUMA Boundary
  - City Limits
  - FEMA Floodplain
  - NWI Wetlands





**Legend**

- ▭ FLUMA Boundary
- City Limits
- 5-Foot Contours
- 1-Foot Contours

47

5

**New Errol**  
**Future Land Use Map Amendment - Topography**

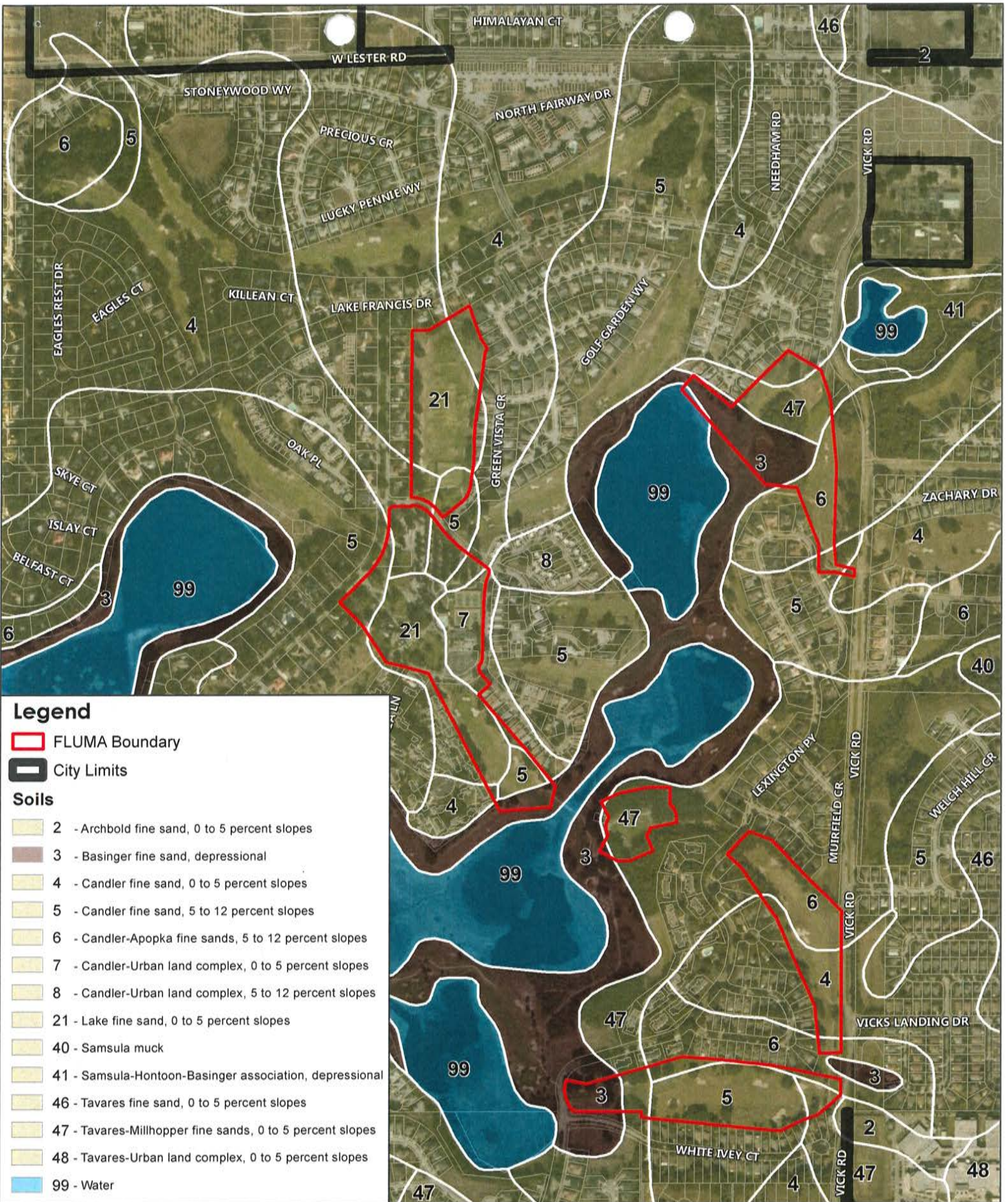


0 800 Feet

Date: 3.31.2017

A GAI Consultants, Inc. Service Group

**COM SOL GROUP** **74** **TY S**



**Legend**

FLUMA Boundary

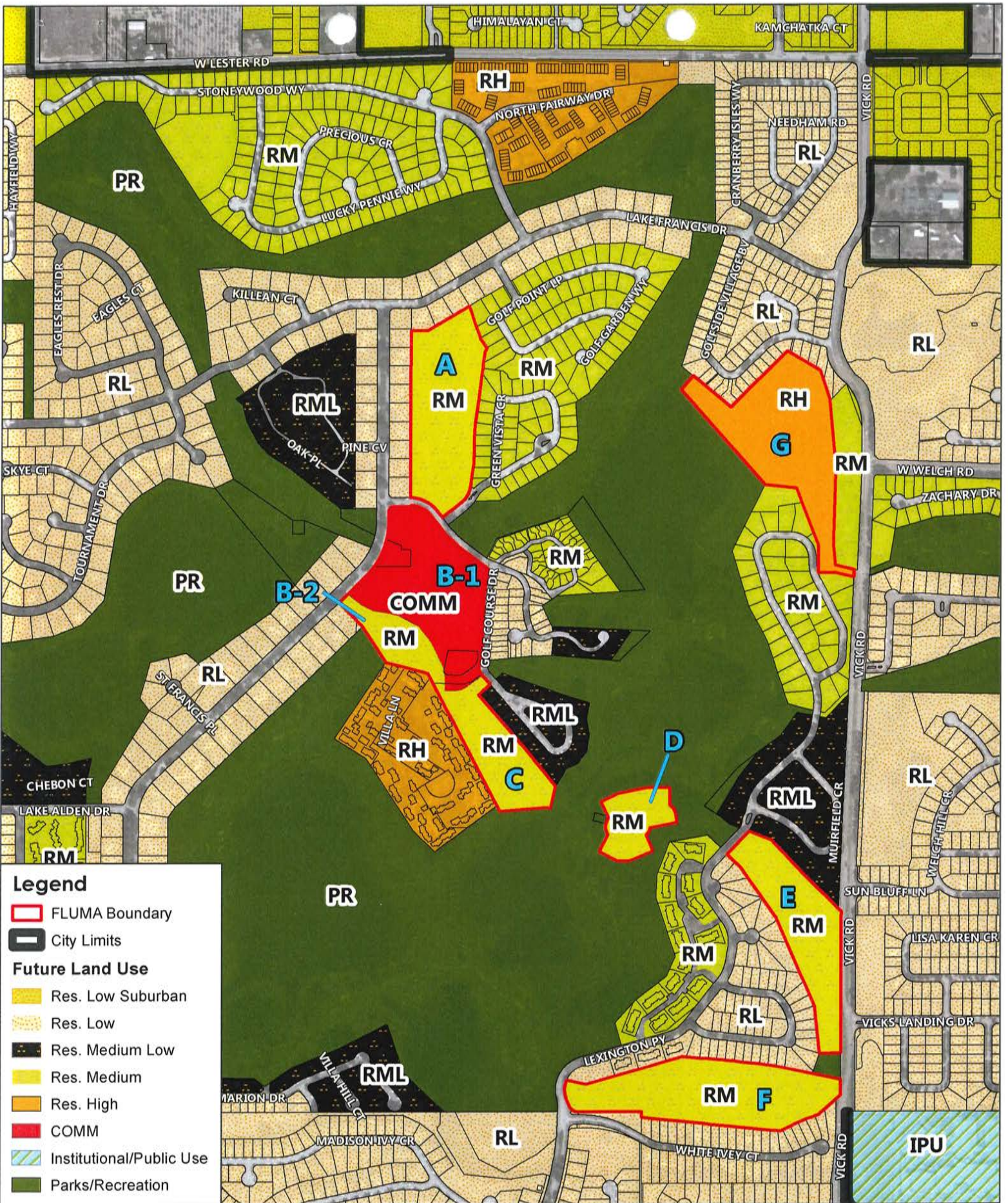
City Limits

**Soils**

- 2 - Archbold fine sand, 0 to 5 percent slopes
- 3 - Basinger fine sand, depressional
- 4 - Candler fine sand, 0 to 5 percent slopes
- 5 - Candler fine sand, 5 to 12 percent slopes
- 6 - Candler-Apopka fine sands, 5 to 12 percent slopes
- 7 - Candler-Urban land complex, 0 to 5 percent slopes
- 8 - Candler-Urban land complex, 5 to 12 percent slopes
- 21 - Lake fine sand, 0 to 5 percent slopes
- 40 - Samsula muck
- 41 - Samsula-Hontoon-Basinger association, depressional
- 46 - Tavares fine sand, 0 to 5 percent slopes
- 47 - Tavares-Millhopper fine sands, 0 to 5 percent slopes
- 48 - Tavares-Urban land complex, 0 to 5 percent slopes
- 99 - Water

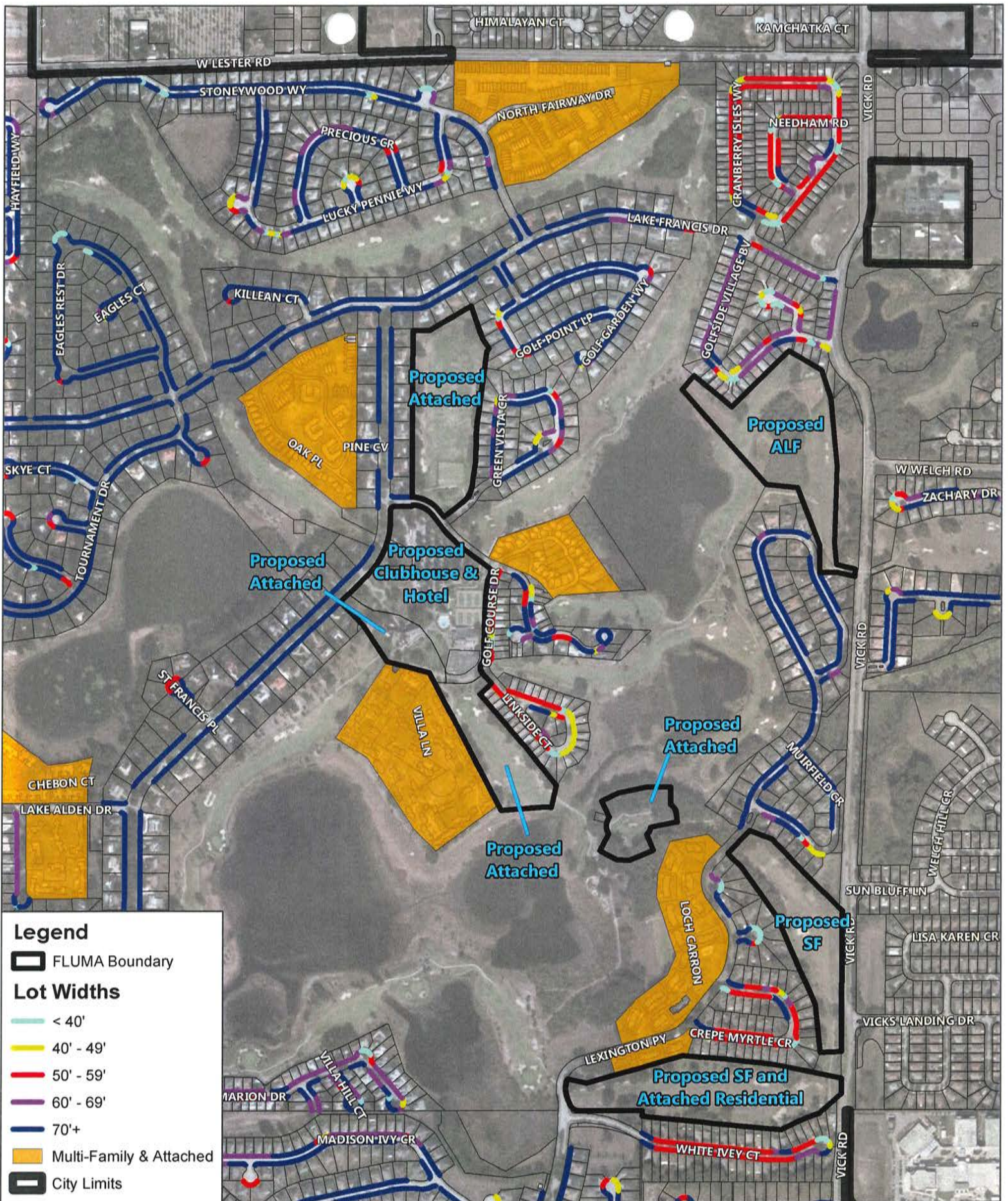












**Legend**

- FLUMA Boundary
- Lot Widths**
- < 40'
- 40' - 49'
- 50' - 59'
- 60' - 69'
- 70'+
- Multi-Family & Attached
- City Limits



**OCPS INFORMAL CAPACITY DETERMINATION**



# Orange County Public Schools

6501 Magic Way • Building 200 • Orlando, FL 32809-5677 • Phone 407.317.3700 • www.planning.ocps.net

February 10, 2017

**VIA E-MAIL: p.panza@gaiconsultants.com**

Mr. Patrick Panza  
GAI Consultants, Inc.  
618 E. South Street, Suite 700  
Orlando, FL 32801

**RE: Informal Capacity Inquiry for Errol Estates, INF-APK-17-001  
Property ID # 32-20-28-2496-00-001, 32-20-28-5817-00-005  
32-20-28-0000-00-003/001/062/004/008/042, 05-21-28-1835-00-001**

Dear Mr. Panza,

Attached are the results of the Informal Capacity Inquiry you requested for your project, Errol Estates.

This informal review shows that if your project were to undergo a formal capacity enhancement and concurrency analysis based on 95 single-family and 166 townhome units your project would likely fail capacity enhancement and/or concurrency.

As described to OCPS, the project scope also includes an additional 220 senior living units. These 220 senior living units were not accounted for in this analysis. Because the project may include approval for age-restricted units, the developer shall include in its conditions, covenants, and/or restrictions (CC&Rs) that restrict occupancy to senior adults and that comply with the requirements of the Housing for Older Persons Act [42 U.S.C. §3607(b).] Such CC&Rs shall be recorded in the public records of Orange County, Florida and shall run with the land. The CC&Rs shall include language that at least one owner/resident shall be at least 55 years of age and in no case shall there be any residents aged 18 years or under. No permanent residency by school-aged children shall be generated as a result of any development on this development. Any proposed future conversion of the senior housing to unrestricted housing or any proposal to add permanent residency by school-aged children shall constitute a substantial change that must be approved by the Planning and Zoning Commission and the City Commission of Apopka at a public hearing. If the substantial change is approved, school impact fees in effect at that time shall be paid and the project shall comply with any school capacity and school concurrency regulations in effect at that time.


If the project moves forward with a formal capacity enhancement application before CC&R's are approved the 220 senior units may be noted in the application documents. However, in order to move forward with a Capacity Enhancement Agreement, a formal statement from the developer on the intent of the senior units, verified by the local government is required.

Please be advised that the information contained in this analysis is non-binding and subject to change based on adjustments in capacity, enrollment and development activity in the area.

If you would like to obtain a formal determination of school concurrency, you must submit an Application for Capacity Determination and Concurrency Recommendation application to Orange County Public Schools. If you fail a formal determination, mitigation options might be available to you that may permit your project to proceed.

If you have any questions, please call me at 407-317-3700 ext. 2022391 or e-mail me at [jamie.diluzioboerger@ocps.net](mailto:jamie.diluzioboerger@ocps.net).

Sincerely,

A handwritten signature in cursive script that reads "Jamie Boerger".

Jamie Boerger, AICP, LEED AP  
Administrator  
OCPS Facilities Planning

JDB/ths

Attached – Preliminary Non-Binding Capacity Determination

# ORANGE COUNTY PUBLIC SCHOOLS

## Planning & Governmental Relations

### Preliminary NON-BINDING Capacity Determination

February 9, 2017

15:52:13

Project ID:

INF - APK- 17 - 001

00108470

**Project Name: ERROL ESTATES**

<b>Unvested Units</b>	Single Family Units:	95
	Multi Family Units:	0
	Town Homes Units:	166
	Mobile Homes Units:	0

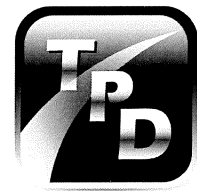
School Level	Elementary	Middle	High
CSA:	BB		
School:	Apopka ES	Wolf Lake MS	Apopka HS

<b>Concurrence</b>				
<b>Analysis of Existing Conditions</b>				
School Level	Elementary	Middle	High	
CSA Capacity (2016 - 2017)	2,023	1,109	3,020	
Enrollment (2016 - 2017)	1,913	1,309	3,295	
Utilization (2016 - 2017)	94.6%	118.0%	109.1%	
LOS Standard	110.0%	100.0%	100.0%	
Available Seats	312	0	0	
<b>Analysis of Reserved Capacity</b>				
School Level	Elementary	Middle	High	
Encumbered Capacity	168	92	28	
Reserved Capacity	26	5	2	
Adjusted Utilization	104.2%	126.8%	110.1%	
Adjusted Available Seats	118	0	0	
<b>Analysis of Proposed Development</b>				
School Level	Elementary	Middle	High	
Students Generated	45.037	21.641	27.717	
Adjusted Utilization	106.4%	128.7%	111.0%	
PASS/FAIL	PASS	FAIL	FAIL	
Number of Seats to Mitigate	0.000	21.641	27.717	

<b>Capacity Enhancement</b>				
<b>Analysis of Existing Conditions</b>				
School Level	Elementary	Middle	High	
School Capacity (2016 - 2017)	830	1,109	3,020	
Enrollment (2016 - 2017)	811	1,309	3,295	
Utilization (2016 - 2017)	98.0%	118.0%	109.0%	
LOS Standard	110.0%	100.0%	100.0%	
Available Seats	102	0	0	
<b>Analysis of Reserved Capacity</b>				
School Level	Elementary	Middle	High	
Encumbered Capacity	168	92	28	
Reserved Capacity	26	5	2	
Adjusted Utilization	121.1%	126.8%	110.1%	
Adjusted Available Seats	0	0	0	
<b>Analysis of Proposed Development</b>				
School Level	Elementary	Middle	High	
Students Generated	45	22	28	
Adjusted Utilization	126.5%	128.7%	111.0%	
PASS/FAIL	FAIL	FAIL	FAIL	

TRAFFIC IMPACT STUDY

**ERROL ESTATES REDEVELOPMENT**  
CITY OF APOPKA, FLORIDA



Prepared for:

GAI Consultants, Inc.  
618 East South Street, Suite 700  
Orlando, FL 32801

Prepared by:

Traffic Planning and Design, Inc.  
535 Versailles Drive  
Maitland, Florida 32751  
407-628-9955

April 2017

TPD № 4892

## PROFESSIONAL ENGINEERING CERTIFICATION

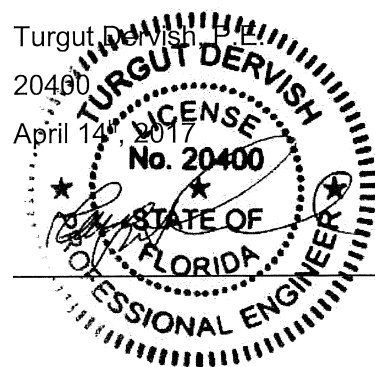
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning & Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

**PROJECT:** Errol Estates Redevelopment  
**LOCATION:** Apopka, Florida  
**CLIENT:** GAI Consultants, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

**NAME:** Turgut Dervish, P.E.  
**P.E. No:** 20400  
**DATE:** April 14, 2017

**SIGNATURE:**



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## INTRODUCTION

This traffic analysis was conducted to assess the traffic impact of the Errol Estates Redevelopment project proposed for nine (9) holes on the existing Errol Estates Golf Course located west of Vick Road and north of Old Dixie Highway in the City of Apopka, Florida. **Figure 1** depicts the site location and its one-mile impact area.

### Development Program

The proposed project will involve the redevelopment of nine (9) holes of the existing golf course comprising the land uses listed in **Table 1** and illustrated in the concept plan in **Appendix A**. The project will be constructed in phases with the anticipated project build out year being the first quarter of 2021.

**Table 1  
Development Program**

Zone	Land Use	Quantity
A	Townhomes	66 Townhomes
B-1	Hotel with Clubhouse	40 Rooms
B-2	Town Homes	24 Townhomes
C	Carriage Homes (Townhomes)	44 Townhomes
D	Townhomes	25 Townhomes
E	Townhomes	26 Townhomes
F	Townhomes	32 Townhomes
	Single Family Units	44 SF Units
G	Assisted Living Facility	160 Beds
	Acute Care Facility	60 Beds

### Project Access and Internal Connectivity

A new two-lane roadway connecting Errol Parkway and Vick Road is proposed as part of the redevelopment project. This roadway will connect to Vick Road at the Vick Road and Sun Bluff Lane intersection. This roadway will serve as the primary internal collector roadway for the land uses proposed as part of the redevelopment.





Errol Estates Redevelopment  
 Project No 4892  
 Figure 1

**Project Location Map**



### Study Methodology

The analysis was conducted in accordance with the study methodology discussed with the City of Apopka. A summary of the study methodology discussion is included in **Appendix B**.

The roadways and intersections within the study impact area consisted of:

#### *Roadway Segments*

- Martin Street
  - Park Avenue to Lake Avenue
  - Maine Avenue to Vick Road
  
- Old Dixie Highway
  - Errol Parkway to Vick Road
  - Vick Road to Bradshaw Road
  
- Vick Road
  - US 441 to Old Dixie Highway
  - Old Dixie Highway to Martin Street
  - Martin Street to Welch Road
  - Welch Road to Lake Francis Drive
  
- Welch Road
  - Vick Road to Rock Springs Road (CR 535)

#### *Intersections*

- Vick Road and Welch Road
- Vick Road and Sun Bluff Lane
- Vick Road and Martin Road
- Vick Road and Old Dixie Highway



## EXISTING CONDITIONS ANALYSIS

Capacity analyses were performed for the study roadways and intersections for existing traffic in order to determine their current operating conditions.

### Roadway Segment Analysis

The study roadway segments were analyzed by comparing the existing daily and P.M. peak hour traffic volumes of each roadway segment with its corresponding capacity. A summary of the roadway capacity analysis is presented in **Table 2**. This table shows the roadway segments along with their number of lanes, adopted LOS/capacity, existing traffic volumes and resultant Levels of Service. The results of the roadway capacity analysis (daily and P.M. peak hour) indicate that the study roadway segments have sufficient capacity and are operating at acceptable Levels of Service.

**Table 2**  
**Existing Roadway Capacity Analysis**

Roadway	Segment	Lns	LOS Stnd	Capacity		Existing Vols			Existing LOS	
				Daily	PH/PD	Daily	Pk Dir	PH/PD	Daily	PH/PD
Martin St	Park Ave to Lake Ave	2L	E	14,000	720	3,779	NB/EB	198	C	C
	Maine Ave to Vick Rd	2L	E	14,000	720	4,273	NB/EB	275	C	C
Old Dixie Hwy	Errol Pkwy to Vick Rd	2L	E	14,000	720	8,291	SB/WB	483	D	D
	Vick Rd to Bradshaw Rd	2L	E	14,000	720	9,138	SB/WB	429	D	D
Vick Rd	US 441 to Old Dixie Hwy	4LD	E	33,800	1,700	12,438	NB/EB	850	C	D
	Old Dixie Hwy to Martin St	2L	E	17,200	880	14,293	NB/EB	797	D	D
	Martin St to Welch Rd	2L	E	17,200	880*	13,841	NB/EB	826	D	D
	Welch Rd to Lake Francis Dr	2L	E	17,200	880*	11,181	NB/EB	597	D	D
Welch Rd	Vick Rd to Rock Springs Rd (CR 535)	2L	E	16,400	840	10,780	NB/EB	533	D	D

\*ArtPlan analysis conducted as part of the projected conditions section to determine segment capacity

### Intersection Capacity Analysis

A capacity analysis was conducted for each study intersection for the existing conditions using the *Synchro* software which applies the procedures of the 2010 *Highway Capacity Manual (HCM)*. In the analysis, the existing intersection geometry and P.M. peak hour volumes were utilized. The existing intersection turning movement counts were not adjusted with a seasonal factor as the traffic counts were conducted during the peak season. The existing intersection traffic volumes for the PM peak hour used in the analysis are illustrated in **Figure 2**. The



intersection capacity analysis results are summarized in **Table 3**. The raw turning movement counts are included in **Appendix C** and detailed printouts of the existing intersection capacity analyses are included in **Appendix D**.

**Table 3**  
**Existing Intersection Capacity Analysis**

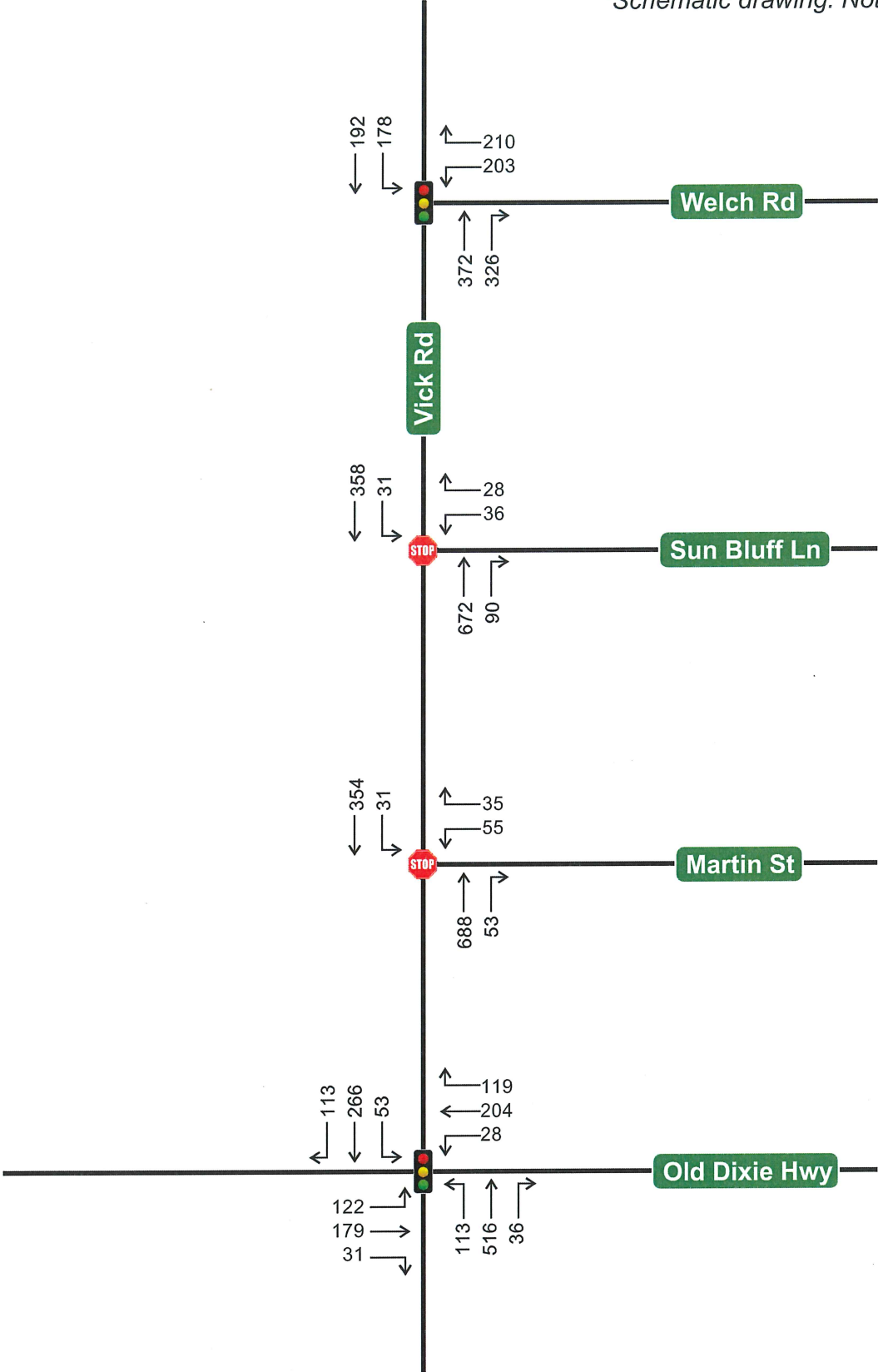
Intersection	Control	EB		WB		NB		SB		Overall	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Vick Rd & Welch Rd	Signal	--	--	35.6	D	20.2	C	10.8	B	22.1	C
Vick Rd & Sun Bluff Ln*	Stop	--	--	21.6	C	--	--	0.7	A	--	--
Vick Rd & Martin Rd*	Stop	--	--	30.6	D	--	--	0.8	A	--	--
Vick Rd & Old Dixie Hwy	Signal	32.4	C	38.4	D	17.1	B	17.9	B	24.4	C

\* Control delay values shown

The analysis indicates that all the study intersections currently operate at acceptable Levels of Service.



\*Schematic drawing. Not to Scale.



## PROPOSED DEVELOPMENT AND TRIP GENERATION

To determine the traffic impact of this development on the area roadways, an analysis of its trip generation characteristics was conducted. This included the determination of the trips to be generated and the distribution/assignment of these trips to the roadways and intersections in the area.

### Trip Generation

The trip generation for the proposed development was calculated using the trip generation rates published by the Institute of Transportation Engineers (ITE) in their *Trip Generation Manual, 9<sup>th</sup> Edition*. The calculation is summarized in **Table 4** which shows that development will generate a total of 2,309 net new daily trips and of which 209 will occurring during the P.M. peak hour. The trip generation worksheets are included in the study methodology. Based upon this trip generation, the development shall be required to provide twelve (12) mobility standards as a minimum.

**Table 4  
Trip Generation Summary**

ITE Code	Land Use	Size	Daily		PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit
<b>Existing</b>								
430	Golf Course	9 Holes	35.74	322	2.92	26	13	13
<b>Projected</b>								
230	Residential Townhomes	217 DU	5.82	1,263	0.52	113	76	37
210	Single Family Residential	44 DU	11.22	494	1.14	50	32	18
254	Assisted Living	160 Beds	2.66	426	0.22	35	15	20
310	Hotel	40 Rms	8.17	327	0.60	24	12	12
620	Nursing Home	60 Beds	2.01	121	0.22	13	4	9
<i>Subtotal</i>			--	2,631	--	235	139	96
<b>Net New Project Trips</b>			--	<b>2,309</b>	--	<b>209</b>	<b>126</b>	<b>83</b>

### Trip Distribution/Assignment

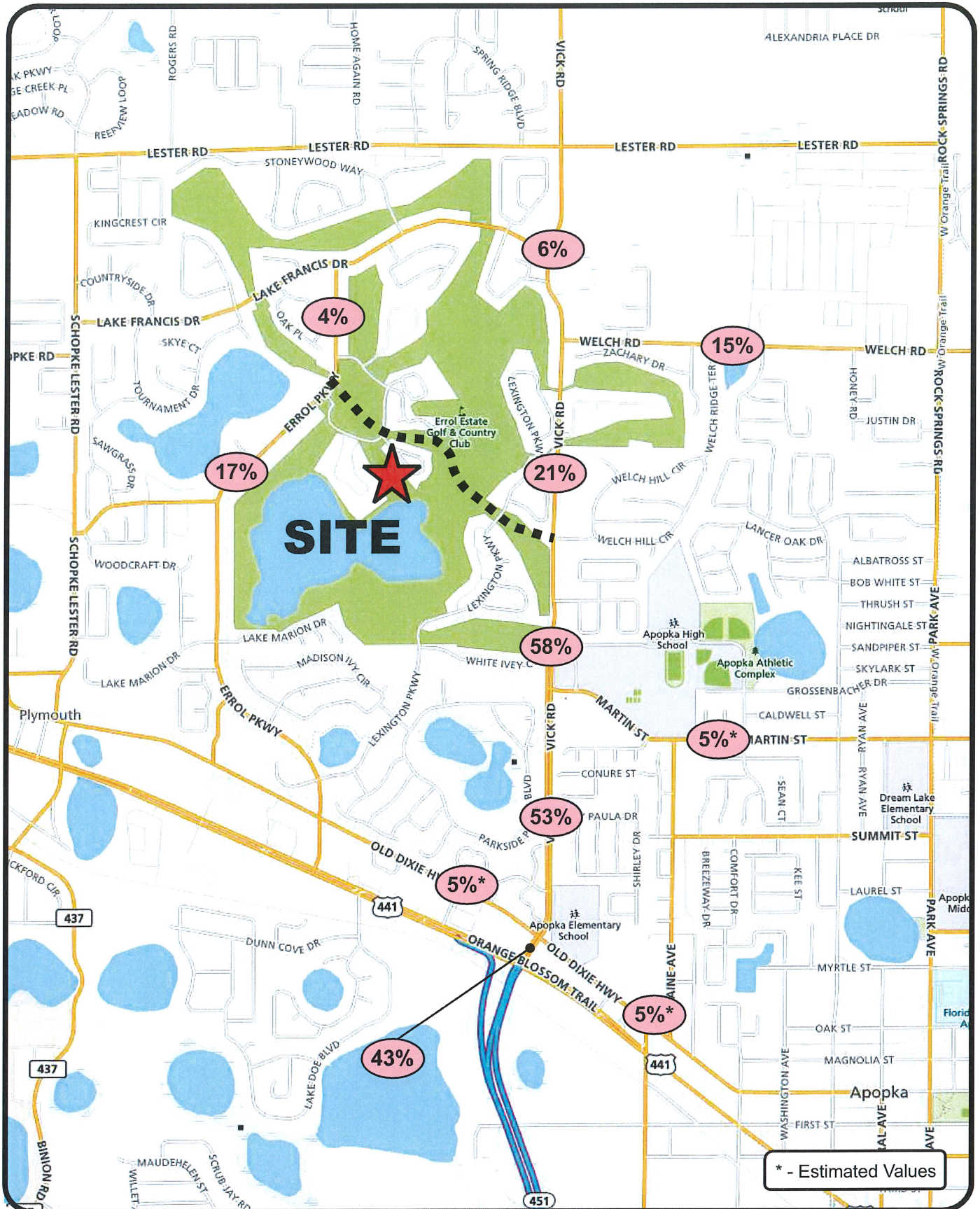
A trip distribution pattern was estimated using the currently adopted *Orlando Urban Area Transportation Study (OUATS)* model. A Select Zone Analysis (SZA) was conducted by modifying the 2020 interim year model network to include a Traffic Analysis Zone (TAZ)



representing the proposed project as well as adding the proposed roadway connecting Errol Parkway and Vick road not previously coded/included into the model network. The model's socio-economic data was also updated to reflect the proposed project buildout. The resulting trip distribution model plot is provided in the **Appendix E** and the distribution pattern is shown in **Figure 3**. Utilizing this distribution, the development project trips were assigned to the area roadways.







Errol Estates Redevelopment  
 Project No 4892  
**Figure 3**

**Trip Distribution Map**



## PROJECTED TRAFFIC CONDITIONS ANALYSIS

Projected traffic conditions were analyzed for the project buildout to assess the development's impact on the study roadways and intersections. The analysis was conducted for daily and P.M. peak hour/peak direction conditions for roadways and P.M. peak hour volumes for the intersections.

### Background Traffic Projections

Projected traffic volumes consist of background traffic combined with site generated traffic. Typically, in the City of Apopka, background traffic volumes are determined by adding committed/reserved trips from previously approved development to the existing traffic volumes. However, as this project has very low committed/reserved trips on the study segments (typically less than 20 vehicles in the peak direction) and this project has an estimate buildout year of 2021 beyond the City's traffic concurrency tracking horizon, background traffic volumes were developed by expanding the existing peak hour traffic volumes to the buildout year using an annual growth rate. For the purposes of this study and based on discussions with City staff, a nominal annual growth rate of 1% was utilized. This growth rate was applied to the existing traffic volumes as appropriate in order to determine the projected background volumes in the project buildout year.

### Roadway Segment Analysis

The study roadways were subjected to a capacity analysis by comparing the total projected traffic volume of each segment to the capacity of the segment. The analysis of daily and P.M. peak hour conditions is summarized in **Tables 5**. Based on discussion with the City of Apopka staff, an ArtPlan analysis was conducted for the segments of Vick Road as provided in **Appendix F**. Based on this analysis, the maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln (as highlighted in yellow on page 2 of the ArtPlan capacity worksheets).

The results of the roadway capacity analysis (daily and P.M. peak hour) indicate that all the roadway segments have sufficient capacity to accommodate the trips generated by the proposed development.



**Table 5  
Projected Roadway Capacity Analysis**

Roadway	Segment	Lns	LOS Stnd	Capacity		B'grnd Vols		Project Trips			Total Traffic		Projected LOS	
				Daily	PH/PD	Daily	Pk Dir	Trip Dist	Daily	Pk Dir	Daily	PH/PD	Daily	PH/PD
Martin St	Park Ave to Lake Ave	2L	E	14,000	720	3,930	206	5%	99	4	4,029	210	C	C
	Maine Ave to Vick Rd	2L	E	14,000	720	4,444	286	5%	99	4	4,543	290	C	C
Old Dixie Hwy	Errol Pkwy to Vick Rd	2L	E	14,000	720	8,623	502	5%	99	4	8,722	506	D	D
	Vick Rd to Bradshaw Rd	2L	E	14,000	720	9,504	446	5%	99	6	9,603	452	D	D
Vick Rd	US 441 to Old Dixie Hwy	4LD	E	33,800	1,700	12,936	884	43%	852	49	13,788	933	C	D
	Old Dixie Hwy to Martin St	2L	E	17,200	880	14,865	829	53%	1050	38	15,915	867	D	E
	Martin St to Welch Rd	2L	E	17,200	1,000*	14,395	859	58%	1150	41	15,545	900	D	E
	Welch Rd to Lake Francis Dr	2L	E	17,200	1,000*	11,628	621	6%	119	4	11,747	625	D	D
Welch Rd	Vick Rd to Rock Springs Rd (CR 535)	2L	E	16,400	840	11,211	554	15%	297	11	11,508	565	D	D

*\*ArtPlan derived capacity values*



### Intersection Capacity Analysis

To assess the projected operational conditions at the study intersections, an intersection capacity analysis was conducted using the total projected traffic volumes along with the current roadway geometry. **Figure 4** shows the projected PM peak intersection traffic volumes for the study intersections. The analysis was conducted similar to the existing utilizing the *Synchro* software. The projected Levels of Service are summarized in **Table 6**. Detailed printouts of the intersection capacity analysis worksheets are included in **Appendix G**. During discussion with the City of Apopka staff, it was noted that the Vick Road and Martin Road intersection is slated to be signalized; therefore, this signal was assumed to be in place as part of this traffic study.

**Table 6  
Projected Intersection Capacity Analysis**

Intersection	Control	EB		WB		NB		SB		Overall	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Vick Rd & Welch Rd	Signal	--	--	41.5	D	22.9	C	12.2	B	25.5	C
Vick Rd & Sun Bluff Ln <sup>1</sup>	Stop	46.0	E	118.7	F	1.6	A	0.6	A	--	--
Vick Rd & Martin Rd <sup>2</sup>	Signal	27.1	C	--	--	8.1	A	4.2	A	--	--
Vick Rd & Old Dixie Hwy	Signal	32.4	C	38.8	D	18.5	B	19.0	B	25.0	C

1. Control delay values shown. EB and WB movement V/C ratios are 0.659 and 0.804, respectively.

2. HCM 2000 delay value shown as HCM 2010 methodology does not calculate a LOS for share lanes

The analysis indicated that all the study intersections are currently and are projected to continue to operate at acceptable Levels of Service. The minor street stop control approaches at the Vick Road and Sun Bluff Lane intersection are projected to have delays during the PM peak hour. However, the volume to capacity ratios for these movements are less than 1.0, indicating that there is sufficient capacity to accommodate the projected volumes.