

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 14, 2018, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Linda Laurendeau, Robert Ryan, and John Sprinkle

ABSENT: Jose Molina, Butch Stanley, Orange County Public Schools (Non-voting)

STAFF PRESENT: James Hitt, FRA-RA – Community Development Director, David Moon, AICP - Planning Manager, Patrick Brackins – City Attorney, Pamela Richmond – Senior Planner, Jean Sanchez – Planner II, and Jeanne Green – Recording Secretary

OTHERS PRESENT: Barbara Fox, Gregory Fox, John Dingman, Richard Jennings, Erika Hughes, James Palm, Frank Bombeeck, Eduardo Garcia, Suzanne Kidd, Jeffrey Chaffee, Rigo Noriega, Gordon Lovestrand, Judith Lovestrand, Aflred Kager, Theresa Sargeant – Apopka Chief

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

INTRODUCTION: Chairperson Greene introduced and welcomed Robert Ryan as a new member to the Planning Commission. Mr. Ryan previously served for three years (2013 – 2016) on the Commission.

APPROVAL OF MINUTES: Chairperson Greene asked if there were any additional corrections or additions to the regular meeting minutes of July 10, 2018, at 5:30 p.m.

Motion: **John Sprinkle made a motion to approve the Planning Commission minutes from the regular meeting held on July 10, 2018, at 5:30 p.m. and seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and John Sprinkle (4-0).**

LEGISLATIVE – LAND DEVELOPMENT CODE AMENDMENT – KELLY PARK INTERCHANGE FORM-BASED CODE – MEdTECH CAMPUS OVERLAY DISTRICT -

Chairperson Greene stated this is a request to find the MEdTech Campus Overlay District within Employment District of the Kelly Park Form-Based Code for the Wekiva Parkway Interchange Plan Area to be consistent with the Comprehensive Plan; and recommend approval to adopt this overlay district.

Staff Presentation: James Hitt, FRA-RA, Community Development Director, stated the Kelly Park Interchange Form-Based Code was approved by the Apopka City Council on June 21, 2017. The Form-Based Code was developed to guide and regulate development within the Wekiva Parkway Interchange Plan area to achieve a specific urban form or character and physical urban form – such as building design and scale while placing less focus on land use or zoning.

This is in accordance with Objective 19 of the Future Land Use Element (Comp Plan) directs the City to implement a form-based code to further the Wekiva Parkway Interchange Plan; and, Objective 20 of the Comprehensive Plan, Future Land Use Element.

A primary purpose of the proposed development standards is to create a sustainable community in the Interchange area – a place where people can live, work, play and shop.

The proposed MEdTech Campus Overlay District is being created within the existing Employment District as a means to establish specific development criteria for a campus-type area for Medical, Educational and Technology. This overlay district standards include, but are not limited to: permitted uses, district size (40 to 100 acres), building materials, building step-backs, buffers, size, orientation, pedestrian, bicycle and auto connectivity, and other guidelines for the campus development.

This MEdTech Overlay District is only applicable within the Employment District to the Kelly Park Interchange Form-Based Code. This area is west of S.R. 429, generally east of Effie Drive, and is both north and south of Kelly Park Rd, all within the Kelly Park Interchange Form-Based Code area.

Staff's recommendation is to find the MEdTech Campus Overlay District within Employment District of the Kelly Park Form-Based Code for the Wekiva Parkway Interchange Plan Area to be consistent with the Comprehensive Plan, and Recommend that City Council adopt this overlay district.

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

Chairperson Greene opened the meeting for public hearing.

In response to an inquiry by Suzanne Kidd, 1260 Lexington Parkway, Erika Hughes, the City's consultant from VHB, 225 East Robinson Street, Orlando, stated that since the overlay district could be applied in other areas of the city, the language does not provide specific guidelines so as not the handicap those potential developments. The types of development being proposed for this area go towards health and wellness so developers will have more incentive to go "Green."

Mr. Hitt stated that the healthcare design field has seen a decided shift in the last several years as LEED® (Leadership in Energy and Environmental Design) certification has become a standard for many healthcare organizations.

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

Motion: Linda Laurendeau made a motion to find the MEdTech Campus Overlay District within Employment District of the Kelly Park Form-Based Code for the Wekiva Parkway Interchange Plan Area to be consistent with the Comprehensive Plan; and recommend approval to adopt this overlay district. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan and John Sprinkle (4-0). (Vote taken by poll.)

QUASI-JUDICIAL – PLANNED UNIT DEVELOPMENT AMENDMENT – AVIAN POINTE

-Chairperson Greene stated this is a request to find the proposed amendment to the PUD zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Avian Pointe Planned Unit Development Master Plan for property owned by Apopka Clear Lake Investments, LLC, and located on the east side of SR 429, north of Lust Road.

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

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 14, 2018, AT 5:30 P.M.

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No ex parte communications occurred.

Staff Presentation: David Moon, AICP, Planning Manager, stated this is a request to find the proposed amendment to the PUD zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Avian Pointe Planned Unit Development Master Plan for property owned by Apopka Clear Lake Investments, LLC, and located on the east side of SR 429, north of Lust Road. The applicant is Frank Bombeeck. The existing use is vacant land and the proposed use is a residential development with 56 single family homes; 222 townhomes, 480 apartments. The future land uses are Residential Low and medium Density and the zoning is PUD (Planned Unit Development). The tract size is 127.21 +/- acres.

The subject property is approximately 127.21 acres in size and is zoned PUD (Planned Unit Development) and has a future land use designations of Residential Medium Density and Residential Low Density. The subject property is located on the east side of SR 429, north of Lust Road, and south of Peterson Road. Access to the development is proposed via Lust Road and Peterson Road.

The original Avian Pointe PUD Master Plan was approved via Ordinance No. 2433 and permitted up to 758 residential units consisting of single-family, townhomes, apartments, a shared use recreation area, and a flex use parcel consisting of either a school or daycare facility, senior housing facility, or a 100 room boutique hotel. The PUD Master Plan was amended in 2017 to allow the apartment units to be up to four stories, not to exceed 50-feet in height. The applicant is requesting an amendment to the PUD (Planned Unit Development) zoning and Master Plan, and proposed revisions to the Master Plan appear in the attached phase-by-phase comparison table.

The amendment to the PUD Zoning and Master Plan does not propose an increase in the total amount of residential units that are permitted pursuant to Ordinance No. 2433. Development design standards from the current Master Plan are carried over to the Proposed Master Plan.

Residential development profile:

Unit type	Number of units	Minimum Livable Area (Square Feet)	Building Height
Single Family (75' width; 8,400 sq.ft. min. (60-feet x 125-feet, 60-feet x 132-feet, 70-feet x 120-feet)	58 56	1,700	35-foot maximum height
Townhomes:	216 222	1,350	3 stories; 45-feet
Apartments:	484 480		4 stories; 50-feet
	1-Bedroom:	750 minimum	
	2-Bedroom:	900 minimum	
	3-Bedroom:	1,050 minimum	
Total Residential units:	758		

B. Deviations. The applicant is requesting one deviation to the City's required development standards. For a PUD Master Plan, a deviation from the City's Land Development Code does not represent a variance but a development standard or zoning condition unique to and approved as part of the Planned Unit Development zoning. PUD's are required to satisfy the requirements of the Land Development Code unless the City Council finds that, based on substantial evidence, a

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 14, 2018, AT 5:30 P.M.

proposed alternative development guideline is adequate to protect to the public health safety, and welfare. Any deviations must be consistent with the policies of the Comprehensive Plan.

1. Typical Lot Width Standard, Land Development Code Section 2.02.18.D.11. requires a minimum lot size within a PUD to be 70-feet in width, and to have a minimum site area of 7,500 square feet. The developer is proposing 39, 60-foot wide lots with minimum lots sizes of 7,500 square feet. 17 units are proposed at 75-feet in width.
- C. Justification for Deviations/Development Standard. The following justifications are provided for the deviations that is proposed.
1. Dedication of right-of-way - The PUD Master Plan proposes the dedication of right-of-way to the City referred to as Grand Avian Parkway on the PUD Master Plan which will connect Lust Road to Peterson Road. The right-of-way is proposed to range in width from 75-feet to 80-feet. An 11-foot wide bike path/trail will be provided on the west side of the right-of-way. A 5-foot wide sidewalk will be provided on the east side. A landscape median ranging in width between 10-feet and 15-feet is provided.
 2. An improved recreation amenities package is proposed – The PUD Master Plan proposes the construction of a 7.071 acre Community Park and Recreation area that will consist of a tot lot, restrooms, basketball courts, tennis courts, soccer field, and baseball field.
 3. Abutting Site Characteristics - The PUD Master Plan proposes a 20-foot landscape buffer between the proposed single-family homes and the Clear Lake Estates subdivision to the east. The development will not be visible from the homes within Clear Lake Estates and separation between the larger lots in Clear Lake Estates and the smaller lots within the Avian Pointe PUD will be provided with the landscape buffer. The developer is proposing 75-foot wide lots adjacent to the Clear Lake Estates subdivision. 60-foot wide lots will be provided adjacent to Clearwater Lake and within the interior of the single-family subdivision.
 4. Protection of Environmentally Sensitive Areas and Preservation of Open Space - The PUD Master Plan protects wetlands adjacent to Clearwater Lake. Single-family homes will be setback approximately 190-feet from Clearwater Lake.
 5. Flex Zone Development tract – The PUD Master Plan reserves a 14.998 acre tract for either of the following uses: 1) School or daycare facility, 2) Senior Housing Facility, or 3) 100 room boutique hotel. The School site was expanded to

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

- A. The uses permitted within the PUD district shall be single-family residential uses.
- B. Terms of Expiration for this PUD shall be as follows:

If a Final Development Plan associated with the PUD district has not been approved by the City within three years, and site development has not commenced within four years after

approval of these Master Plan provisions, the approval of the Master Plan provisions will expire. At such time, the City Council may:

1. Permit a single six-month extension for submittal of the required Final Development Plan;
2. Allow the PUD zoning designation to remain on the property pending resubmittal of new Master Plan provisions and any conditions of approval; or
3. Rezone the property to a more appropriate zoning classification.

The proposed use of the property is consistent with the Low Density and Medium Density Residential Future Land Use designation and is consistent with the Land Development Code.

Per Orange County Public Schools, the project is vested to satisfy capacity, however there are outstanding concurrency issues that will be required to be satisfied prior to approval of a residential plat or prior to a final development plan for a multi-family apartment site plan.

Pursuant to Section 7 of the Joint Planning Area agreement, notification to Orange County is not required for a rezoning application as the subject parcels are not adjacent to unincorporated Orange County.

The Development Review Committee finds the proposed amendment to the PUD zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Avian Pointe Planned Unit Development Master Plan.

Staff recommended the Planning Commission find the proposed amendment to the PUD zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code; and to recommend approval of the amendment to the PUD zoning and Master Plan for Avian Pointe based on the findings and facts presented in the staff report and exhibits.

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

In response to questions by Ms. Laurendeau, Frank Bombeeck, Apopka Clear Lake Investments, LLC, 1810 West Kennedy Boulevard, #237, Tampa, confirmed that a large section of the Clear Lake Estates fence adjacent to Avian Pointe was blown down during the hurricane. He added that a 20-foot landscape buffer is proposed between the single-family homes in Avian Pointe and the Clear Lake Estates subdivision to the east. The development will not be visible from the homes within Clear Lake Estates and separation between the larger lots in Clear Lake Estates and the smaller lots within the Avian Pointe PUD will be provided with the landscape buffer.

Petitioner: Thomas Sullivan, Gray Robinson, 301 East Pine Street, Suite 1400, Orlando, stated he represents the owner and there are only a handful of changes to the proposed plan. The entire project was re-configured to accommodate the Orange County Public Schools request for 15 acres on the southwest side of the project for an elementary school. The lot width for the interior single family residences section was reduced to 60 feet. Although the same number of residential units were kept, two of the single family lots were removed; four of the apartments were remove; and six to

townhomes were added. The spine road was realigned.

Mr. Sprinkle expressed his concerns regarding the numerous requests from developers in the past few months for smaller lot sizes.

Mr. Bombbeck stated that due to the additional land required to accommodate the Orange County School Board and the wetlands on the north side of the property, moving the project up has created a very difficult problem. He said he is trying to make money but probably won't because they had to realign the spine road and he lost two lots.

In response to Mr. Sprinkle, Patrick Brackins, Board Attorney, stated that the smaller lot sizes is a deviation as allowed because the purpose of a Planned Unit Development (PUD) district is to: "permit planned unit developments which are intended to promote efficient and economical land use; improve the level of amenities; provide appropriate and harmonious variety in physical development; permit creative site design; provide improved living environments; provide orderly and economic development in the city; and, protect adjacent and nearby existing and future city development. In view of the substantial public advantages of planned unit development, it is the intent of PUD regulations to promote and encourage development in this form where tracts suitable in size, location, and character for the uses and structures proposed are to be planned and developed as unified and coordinated units."

Mr. Sullivan added that each development is considered different. While they are requesting a reduction of lots for the interior section, they are keeping the same house sizes; and there will be a 25 foot landscape buffer between the Avian Pointe residences and those in Clear Lake.

In response to a question by Ms. Laurendeau, Mr. Sullivan stated that they are removing two single family residential lots and four apartments; and they are adding six townhomes.

Mr. Moon added that the master plan proposes a 25 foot landscape buffer while the code only requires a 10 foot landscape buffer.

In response to a question by Ms. Laurendeau, Mr. Sullivan stated the Master Homeowners' Association will be responsible for the upkeep of all the buffer areas.

Chairperson Greene opened the meeting for public hearing.

In response to questions by Barbara Fox, 2452 Pickford Circle, Apopka, Mr. Moon stated that there are no current plans for any improvements or vacation of King Street.

In response to a question by Ms. Laurendeau, Mr. Moon stated there will be roundabouts within the project but not at Peterson Road.

In response to questions by Jeff Chaffee, 2444 Wyndham Bay Place, Apopka, Mr. Moon stated the 20-foot landscape buffer will be owned and maintained by the Avian Pointe HOA and will comprise trees and shrubs as indicated in the preliminary and final development plans.

Mr. Hitt stated there is no development planned for around the lake.

In response to questions by Richard Jennings, 519 Natural Bridge Court, Apopka, Mr. Bombeeck stated the fence between where Mr. Jennings' lot is and Avian Pointe is still in place. Although his lot is across from the Avian Pointe recreation area, there will still be a 25 foot landscape buffer area as well as the fence between that area and Mr. Jennings' lot.

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

Motion: Robert Ryan made a motion to find the proposed amendment to the PUD zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code; and to recommend approval of the amendment to the PUD zoning and Master Plan for Avian Pointe based on the findings and facts presented in the staff report and exhibits, and City Council approval of the Development Agreement for the property owned by Apopka Clear Lake Investments, LLC, and located on the east side of SR 429, north of Lust Road. Motion seconded by John Sprinkle. Aye votes were cast by Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and John Sprinkle (4-0). (Vote taken by poll.)

QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – AUTOZONE STORE - Chairperson Greene stated this is a request to find the AutoZone Store Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the Condition of Approval and the findings of the staff report for the property owned by Calmil Investment Group LP and Kenneth Lee Jureit and located at 1120 West Orange Blossom Trail.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No ex parte communications occurred.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the AutoZone Store Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the Condition of Approval and the findings of the staff report for the property owned by Calmil Investment Group LP and Kenneth Lee Jureit and located at 1120 West Orange Blossom Trail. The engineer is Rogers Engineering, LLC, c/o Wallace L. Brinkman III, P.E. The future land use is Commercial and the zoning is C-2 (General Commercial). The existing use is vacant land and the proposed use is retail sales. The proposed building size is 6,815 sq. ft. with a Floor Area Ratio of 0.146 (0.25 Maximum). The tract size is 1.07 +/- acres

This is a request to approve the AutoZone Store Final Development Plan that includes a building size of 6,815 square feet. A preliminary development plan is not required for development proposing less than 10,000 sq. ft. of building floor area. The site plan takes into consideration the future potential to plat the property into separate lots.

Per the Land Development Code parking requirements, 35 parking spaces are required while the applicant is proposing 42 parking spaces, two of which are reserved as a handicapped accessible spaces.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 14, 2018, AT 5:30 P.M.

The site will have access to U.S. 441 via a cross-access easement through the Verizon Store to Lake Doe Boulevard. Two other access points will be available through cross-access easement across the IHOP property.

AutoZone and IHOP are proposed on a single parcel and will share all access; accordingly, a single transportation impact analysis (TIA) was submitted to evaluate the combined impacts of AutoZone and IHOP on the surrounding roadway segments and intersections. Included in the analysis were segments of U.S 441/W Orange Blossom Trail, Errol Parkway, Lake Doe Boulevard, and Old Dixie Highway. Intersections analyzed were U.S. 441/W Orange Blossom Trail and Vick Road; U.S. 441/W Orange Blossom Trail and Errol Parkway; Old Dixie Highway and Errol Parkway; Old Dixie Highway and Vick Road; Lake Doe Boulevard site entrance; and U.S. 441/W Orange Blossom Trail site entrances.

The projects will generate 503 daily and 44 P.M. Peak Hour Net New trips. The addition of these project trips to the study roadways and intersections will not cause the Level of Service (LOS) to fall below the City's adopted LOS standard.

Right and left turn warrant analyses were conducted for the site entrances on U.S. 441 and concluded that turn lanes are not needed to safely accommodate project traffic.

Both access driveways on U.S. 441/W Orange Blossom Trail are required for the site at the time of development of either project if they are not developed simultaneously.

The height of the proposed building is 25 feet, well below the maximum allowable height of 35 feet. Staff has found the proposed building elevations meet the intent of the City's Development Design Standards\Guidelines.

The stormwater management system includes an on-site retention area, on the southern portion of the project site. The stormwater pond design meets the City's Land Development Code requirements.

As part of the development plan approval, Ligustrum and Crepe Myrtles, and Indian Hawthorn shrubs line the 10-foot wide buffer adjacent to the U.S. Highway 441. Magnolias are placed in the parking landscaped islands

Arbor Assessment:

Total inches on-site (before removal):	163
Total specimen inches removed	110
Total inches retained:	17
Total inches added:	174
Total inches post development:	97

A Condition of Approval is that all access driveways must be constructed and all associated cross access easements must be recorded across both the IHOP and AutoZone sites prior to issuance of a certificate of occupancy on either site.

The Development Review Committee recommends approval of the AutoZone Store – Final

Development Plan, subject to the findings of this staff report.

Staff recommends the Planning Commission find the Final Development Plan consistent with the Comprehensive Plan and Land Development Code; compatible with the character of the surrounding area; and recommend approval of AutoZone Store Final Development Plan, subject to the findings of the staff report.

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

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

In response to questions by Ms. Laurendeau, John Dingman, Rogers Engineering, LLC, 1105 SE 3rd Avenue, Ocala, stated that the turn radius for the trailer trucks meet industry standards and all stormwater will be kept onsite.

Petitioner: Mr. Dingman stated he supports the staff report and was available to answer any questions.

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

Motion: John Sprinkle made a motion to find the AutoZone Store Final Development Plan consistent with the Comprehensive Plan and Land Development Code; compatible with the character of the surrounding area; and recommend approval of AutoZone Store Final Development Plan, subject to the findings of the staff report for the property owned by Calmil Investment Group LP and Kenneth Lee Jureit and located at 1120 West Orange Blossom Trail. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and John Sprinkle (4-0). (Vote taken by poll.)

QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – IHOP RESTAURANT - Chairperson Greene stated this is a request to find the IHOP Restaurant Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the Condition of Approval and the findings of the staff report for the property owned by Calmil Investment Group LP and Kenneth Lee Jureit and located at 1120 West Orange Blossom Trail.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No ex parte communications occurred.

Staff Presentation: Ms. Sanchez stated this is a request to find the IHOP Restaurant Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the Condition of Approval and the

findings of the staff report for the property owned by Calmil Investment Group LP and Kenneth Lee Jureit and located at 1120 West Orange Blossom Trail. The engineer is Rogers Engineering, LLC, c/o Wallace L. Brinkman III, P.E. The future land use is Commercial and the zoning is C-2 (General Commercial). The existing use is vacant land and the proposed use is a restaurant. The proposed building size is 4,400 sq. ft. with a Floor Area Ratio of 0.046 (0.25 Maximum). The tract size is 2.25 +/- acres

This is a request to approve the IHOP Restaurant – Final Development Plan that includes a building size of 4,500 square feet. A preliminary development plan is not required for development proposing less than 10,000 sq. ft. of building floor area.

Per Land Development Code parking requirements, 48 parking spaces are required while the applicant is proposing 70 parking spaces, four of which are reserved as a handicapped accessible spaces.

The site will have access to U.S. 441 via a full access at the northern end through cross-access easement within the Verizon Store and AutoZone parcels, and two access driveways along U.S. 441 within the IHOP site, one full-access and one right-in, right-out only.

AutoZone and IHOP are proposed on a single parcel and will share all access; accordingly, a single transportation impact analysis (TIA) was submitted to evaluate the combined impacts of AutoZone and IHOP on the surrounding roadway segments and intersections. Included in the analysis were segments of U.S 441/W Orange Blossom Trail, Errol Parkway, Lake Doe Boulevard, and Old Dixie Highway. Intersections analyzed were U.S. 441/W Orange Blossom Trail and Vick Road; U.S. 441/W Orange Blossom Trail and Errol Parkway; Old Dixie Highway and Errol Parkway; Old Dixie Highway and Vick Road; Lake Doe Boulevard site entrance; and U.S. 441/W Orange Blossom Trail site entrances.

The projects will generate 503 daily and 44 P.M. Peak Hour Net New trips. The addition of these project trips to the study roadways and intersections will not cause the Level of Service (LOS) to fall below the City's adopted LOS standard.

Right and left turn warrant analyses were conducted for the site entrances on U.S. 441 and concluded that turn lanes are not needed to safely accommodate project traffic.

Both access driveways on U.S. 441/W Orange Blossom Trail are required for the site at the time of development of either project if they are not developed simultaneously.

The height of the proposed building is 27 feet, well below the maximum allowable height of 35 feet. Staff has found the proposed building elevations meet the intent of the City's Development Design Standards\Guidelines.

The stormwater management system includes an on-site retention area, on the southern portion of the project site. The stormwater pond design meets the City's Land Development Code requirements.

As part of the development plan approval, Ligustrum and Crepe Myrtles, and Indian Hawthorn shrubs line the 10-foot wide buffer adjacent to the U.S. Highway 441. Magnolias are placed in the parking landscaped islands

Arbor Assessment

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 14, 2018, AT 5:30 P.M.

Total inches on-site (before removal):	161
Total specimen inches removed	56
Total non-specimen inches removed	95
Total inches retained:	10
Total inches added:	281
Total inches post development:	291

A Condition of Approval is that all access driveways must be constructed and all associated cross access easements must be recorded across both the IHOP and AutoZone sites prior to issuance of a certificate of occupancy on either site.

The Development Review Committee recommends approval of the IHOP Restaurant – Final Development Plan, subject to the Conditions of Approval and the findings of this staff report.

Staff recommends the Planning Commission find the IHOP Restaurant Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of Final Development Plan, subject to the Conditions of Approval and findings of the staff report.

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

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

Petitioner: John Dingman, Rogers Engineering, LLC, 1105 SE 3rd Avenue, Ocala, stated he represented the owner, supported the staff report, and was available to answer any questions.

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

Motion: Linda Laurendeau made a motion to find the IHOP Restaurant Final Development Plan consistent with the Comprehensive Plan and Land Development Code; compatible with the character of the surrounding area; and recommend approval of AutoZone Store Final Development Plan, subject to the findings of the staff report for the property owned by Calmil Investment Group LP and Kenneth Lee Jureit and located at 1120 West Orange Blossom Trail. Motion seconded by John Sprinkle. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and John Sprinkle (4-0). (Vote taken by poll.)

QUASI-JUDICIAL – PLAT – BRIDLEWOOD SUBDIVISION (FKA EQUESTRIAN CENTER SUBDIVISION) - Chairperson Greene stated this is a request to recommend approval of the Bridlewood Subdivision Plat subject to the Condition of Approval, findings of the staff report and final review by the City surveyor and city engineer prior to recording the plat for property owned by Laura R. Murphy and located at 359 West Lester Road.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No ex parte communications occurred.

Staff Presentation: Ms. Sanchez stated this is a request to recommend approval of the Bridlewood Subdivision Plat subject to the Condition of Approval, findings of the staff report and final review by the City surveyor and city engineer prior to recording the plat for property owned by Laura R. Murphy and located at 359 West Lester Road. The applicant is Appian Engineering c/o Luke Classon, P.E. The existing use is Errol Equestrian Center and the proposed use is a 52 lot single family residential subdivision. The minimum lot width will be 75 feet and the minimum lot size is 8,000 square feet. The proposed density is 2.6 du/ac up to a maximum of 3.5 du/ac. The tract size is 19.94 +/- acres.

The Bridlewood Subdivision – Plat involves the development of 52 single family residential lots. The minimum typical lot width is 75 feet with a minimum lot size of 8,000 square feet. The required minimum living area for the subdivision is 1,500 square feet as set forth in Chapter 2 of the Land Development Code for single-family lots located within the R-1 zoning. The minimum setbacks applicable to this project are:

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

*Front-entry garage must be setback 30 feet.

Ingress/egress access points for the development will be via full access onto Lester Road. A future connection occurs through a stub-out street at the northwest corner of the project.

The stormwater management system includes an on-site retention area and located on the north portion of the project site. The stormwater pond design meets the City’s Land Development Code requirements.

The applicant is providing 0.47 acre/approximately 20,473 square feet of recreation space that includes a playground.

A school concurrency mitigation agreement has been executed and a copy of the letter from Orange County Public Schools (OCPS) has been supplied to Staff.

The County was notified at the time of the plat for this property through the DRC agenda distribution.

A Condition of Approval is that the Plat will be revised to assign maintenance and ownership of the L & F five-foot wide easement (Landscape and Fence) to the HOA; and re-number the notes on the front sheet.

The Development Review Committee recommends approval of the Bridlewood Subdivision – Plat, subject to the findings of this staff report.

Staff is recommending the Planning Commission recommend approval of the Bridlewood Subdivision – Plat subject to the Condition of Approval, findings of the staff report and final review by the City surveyor and city engineer prior to recording the plat.

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

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

In response to a question by Mr. Sprinkle, Mr. Moon stated the setbacks for garages are: front entry - 30 feet; side-entry - 25 feet; and rear-entry - 22 feet.

Petitioner: The petitioner did not have a presentation.

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

Motion: **Linda Laurendeau made a motion to recommend approval of the Bridlewood Subdivision – Plat subject to the Condition of Approval, findings of the staff report and final review by the City surveyor and city engineer prior to recording the plat for property owned by Laura R. Murphy and located at 359 West Lester Road. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and John Sprinkle (4-0). (Vote taken by poll.)**

QUASI-JUDICIAL – PRELIMINARY DEVELOPMENT PLAN – CARRIAGE HILL PHASE II SUBDIVISION - Chairperson Greene stated this is a request to find the Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code; compatible with the character of the surrounding area; and recommend approval of Carriage Hill Phase II Subdivision – Preliminary Development Plan, subject to the findings of this staff report for the property owned by JTD Land at Rogers Rd, LLC, and located at 1455 West Lester Road.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No ex parte communications occurred.

Staff Presentation: Ms. Sanchez stated this is a request to find the Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code; compatible with the character of the surrounding area; and recommend approval of Carriage Hill Phase II Subdivision – Preliminary Development Plan, subject to the findings of this staff report for the property owned by JTD Land at Rogers Rd, LLC, and located at 1455 West Lester Road. The engineer is Dewberry Engineers, Inc. c/o Christopher Allen, P.E. The existing use is vacant land and the proposed use is a single family residential subdivision with 15 lots. The minimum lot width is 75 feet and the minimum lot size is 9,000 square feet. The proposed density is 1.69 du/ac. The future land use is Residential Low Suburban (Max 3.5 du/ac) and the zoning is R-1 (Single Family Residential) District. The overall tract size is 10.31 +/- acres and the developable area is 8.89 +/- acres.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 14, 2018, AT 5:30 P.M.

The Carriage Hill Phase II Subdivision – Preliminary Development Plan proposes the development of 15 single family residential lots. The minimum typical lot width is 75 feet with a minimum lot size of 9,000 square feet. Lots abutting the Oak Hill Reserve neighborhood are 11,996 sq. ft. to 21,046 sq. ft. The required minimum living area for a house in this subdivision is 1,500 square feet as set forth in Chapter 2 of the Land Development Code for single-family lots located within the R-1 zoning. The minimum setbacks applicable to this project are:

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

*Front-entry garage must be setback 30 feet.

Ingress/egress access points for the development will be via full access onto Rogers Road as approved in Phase I of the Carriage Hill Subdivision.

Per Code, a transportation impact analysis (TIA) was not required for this development as it generates under 400 daily trips.

The stormwater management system includes an on-site retention area and located on the southern portion of the project site. The stormwater pond design meets the City's Land Development Code requirements.

For the entire Carriage Hill Subdivision (Phase I), the applicant provided 0.46 acre/approximately 20,038 square feet of recreation space that includes a playground with the Phase I Final Development Plan. Phase II contains a total of 5.58 acres of open space including drainage, existing wetland, buffer and pond.

Trumpet trees and live oaks line the single family lots. The landscape plan meets the requirements of the Land Development Code.

A school concurrency mitigation agreement has been executed and a copy of the letter from Orange County Public Schools (OCPS) has been supplied to Staff.

The County was notified at the time of the plat for this property through the DRC agenda distribution.

The Development Review Committee recommends approval of the Carriage Hill Phase II Subdivision Preliminary Development Plan, subject to the findings of this staff report.

Staff recommended the Planning Commission recommend approval of the Carriage Hill Phase II Subdivision Preliminary Development Plan subject to the findings of the staff report.

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

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

Petitioner: The petitioner did not have a presentation.

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

Motion: Linda Laurendeau made a motion to find the Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code; compatible with the character of the surrounding area; and recommend approval of Carriage Hill Phase II Subdivision – Preliminary Development Plan, subject to the findings of this staff report for the property owned by JTD Land at Rogers Rd, LLC, and located at 1455 West Lester Road. Motion seconded by John Sprinkle. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and John Sprinkle (4-0). (Vote taken by poll.)

OLD BUSINESS: None.

NEW BUSINESS: In response to an inquiry by Brian Persad, 1833 Dunn Cove Court, Apopka, Chairperson Greene explained that the Planning Commission was not able to assist Mr. Persad in his pursuit to open a car hand-wash/detailing business in the Downtown Overlay District. He encouraged Mr. Persad to work with staff.

Mr. Hitt explained that staff has spoken to Mr. Persad several times. He explained that since the property, located at 545 South Orange Blossom Trail, is within the Downtown Overlay District, a hand-wash car wash is not permitted. Additionally, there are environmental issues with runoff. He said there is no on-site retention pond with filtration. He had suggested that Mr. Persad do the business on the interior of the building.

Mr. Sprinkle encouraged Mr. Persad to get the engineering done to see about keeping the runoff on the site.

ADJOURNMENT: The meeting was adjourned at 7:24 p.m.

/s/

James Greene, Chairperson

/s/

James K. Hitt, FRA-RA
Community Development Director