



**City of Apopka
Planning Commission
Meeting Agenda
December 09, 2014
5:01 PM @ CITY COUNCIL CHAMBERS**

I. CALL TO ORDER

If you wish to appear before the Planning Commission, please submit a "Notice of Intent to Speak" card to the Recording Secretary.

II. OPENING AND INVOCATION

III. APPROVAL OF MINUTES:

- 1 Approve minutes of the Planning Commission meeting held November 10, 2014, at 5:01 p.m.

IV. PUBLIC HEARING:

1. CHANGE OF ZONING/PUD MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN – Appy Lane Holdings, LLC, from R-1AAA (0-2 du/ac) to Planned Unit Development (PUD/R-1A) (0 – 2 du/ac) for property located West of Jason Dwelley Parkway, north of Appy Lane. (Parcel ID # 18-20-28-0000-00-089)
2. COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – J. William Arrowsmith, from Parks & Recreation to Residential Low (0-5 du/ac), for property located south of Lake Alden Drive, west of Errol Parkway, and east of Old Magnolia Cove. (Parcel ID #s: 32-20-28-0000-00-057 & 32-20-28-0000-00-066)
3. CHANGE OF ZONING - J. William Arrowsmith, from PR to R-1AA (Residential), for property located south of Lake Alden Drive, west of Errol Parkway, and east of Old Magnolia Cove. (Parcel ID #s: 32-20-28-0000-00-057 & 32-20-28-0000-00-066)

- 4. COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – Property Industrial Enterprises, LLC, from “County” Low-Medium Density Residential (0-10 du/ac) to “City” Industrial (Restricted) (0.3 FAR), for properties located at 320 and 328 W. 2nd Street. (Parcel ID #: 09-21-28-0868-01-250 & 09-21-28-0868-01-260)
- 5. CHANGE OF ZONING - Property Industrial Enterprises, LLC, from “County” R-2 (0-10 du/ac) to “City” I-1 (Industrial/Restricted), for properties located at 320 and 328 W. 2nd Street. (Parcel ID #: 09-21-28-0868-01-250 & 09-21-28-0868-01-260)
- 6. VARIANCE – Donald E. Williams, Jr., 145 W. Magnolia Street – A variance of the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.02.05.E.3 to allow a reduction in the lot width from 95 feet to 75 feet to accommodate a lot split; and Section 2.02.05.B.1 to allow a single family residence to be constructed on the non-conforming lot.

V. SITE PLANS:

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. ADJOURNMENT:

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

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

Backup material for agenda item:

- 1 Approve minutes of the Planning Commission meeting held November 10, 2014, at 5:01 p.m.

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON NOVEMBER 10, 2014, AT 5:01 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: Steve Hooks, Melvin Birdsong, James Greene, Robert Ryan, and Pamela Toler

ABSENT: Mallory Walters, Teresa Roper, Orange County Public Schools (Non-voting)

OTHERS PRESENT: David Moon, AICP - Planning Manager, Morgan Voke, Blake Herrera, and Jeanne Green – Community Development Department Office Manager/Recording Secretary.

OPENING AND INVOCATION: Chairperson Hooks called the meeting to order and gave the invocation. The Pledge of Allegiance followed.

APPROVAL OF MINUTES: Chairperson Hooks asked if there were any corrections or additions to the October 21, 2014, at 5:01 p.m. minutes. With no one having any corrections or additions, he asked for a motion to approve the minutes of the Planning Commission meeting held on October 21, 2014 at 5:01 p.m.

Motion: James Greene made a motion to approve the Planning Commission minutes from the October 21, 2014 meeting at 5:01, and Melvin Birdsong seconded the motion. Aye votes were cast by Steve Hooks, Melvin Birdsong, James Greene, Robert Ryan, and Pamela Toler (5-0).

Chairperson Hooks asked if there were any corrections or additions to the October 21, 2014, at 6:30 p.m. minutes. With no one having any corrections or additions, he asked for a motion to approve the minutes of the Planning Commission meeting held on October 21, 2014 at 6:30 p.m.

Motion: James Greene made a motion to approve the Planning Commission minutes from the October 21, 2014 meeting at 6:30, and Robert Ryan seconded the motion. Aye votes were cast by Steve Hooks, Melvin Birdsong, James Greene, Robert Ryan, and Pamela Toler (5-0).

LAND DEVELOPMENT CODE – David Moon, AICP, Planning Manager, stated this is an amendment to the City Of Apopka, Code of Ordinances, Part III, Land Development Code, Section III – “Overlay Zones” to create a new section 3.05 entitled “Designated Grow Area Overlay District.” On June 16, 2014, Governor Scott signed the Compassionate Medical Cannabis Act, also known as the Charlotte’s Web Act,” of 2014 into law, allowing for the cultivation, processing and dispensing of low THC cannabis beginning January 1, 2015. Administrative Rules have been established by the Florida Department of Health (FDH) to govern operation of low-THC marijuana businesses. The Act authorizes the FDH to limit dispensing operations to five organizations or licenses in Florida – one per each of five regional districts. However, legal battles have already commenced to challenge the license limitation. Costa Farms of South Florida, who acquired the Herman Engelmann nursery business in Apopka this past year, is referenced in reports from several news organizations that it intends to legally challenge the State’s limitation on the number of licenses that can be issued.

On November 4th of this year, registered voters had the opportunity to act on Ballot Amendment 2, which addressed medical marijuana in general. The Compassionate Medical Cannabis Act of 2014 is unrelated and separate from the November ballot. While the Compassionate Medical Cannabis Act of 2014 allows only low-THC marijuana, the November ballot would have allowed for all levels of THC marijuana. Administrative rules were not prepared by the FDH to address the November ballot marijuana.

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Regardless of rules and requirements that the State has established for the Act of 2014, legal challenges against the State could result in court rulings that weaken State control. Florida Statutes delegates authority to local governments to address matters such as land use and zoning, in addition to other powers. The proposed medical marijuana ordinance limits the cultivation, processing and dispensing of medical marijuana to two geographical areas of the City. Each area, known as a “Designated Grow Area”, comprises about 450 to 500 acres. Cultivation, processing, or dispensing of non-medical marijuana is prohibited in the City of Apopka, as proposed in the ordinance.

In response to questions by Chairperson Hooks, Mr. Moon stated that he has not heard of any challenges to the number of license to be awarded state wide. He stated that the license would be allowed to cultivate, process and dispense at different locations; however, those locations must be located within a “Designated Grow Area.”

In response to questions by Ms. Toler, Mr. Moon stated the Florida Department of Health is the regulatory agency for these businesses. Each licensee must have the ability to cultivate, process and dispense. Pharmacies and hospitals are exempt from Section 4 of the Designated Grow Area ordinance.

In response to questions by Mr. Birdsong, Mr. Moon stated that the State is divided into five agricultural districts. Within each district, one license will be issued. The City of Apopka falls into a district that contains fifteen (15) counties. Each licensed grower will require a substantial amount of land to accommodate the license requirements such as providing a security plan, buildings to grow the plants in, and separate buildings for processing and selling the products.

In response to a question by Chairperson Hooks, Mr. Moon stated that a grower is not prohibited from cultivating the plants and then sending them to another licensed grower for processing or dispensing. They are not permitted to send the plants or product out of the state of Florida.

In response to a question by Ms. Toler, Mr. Moon stated there is no language in the Act regarding subcontractors.

In response to a question by Mr. Birdsong, Mr. Moon stated that number of dispensaries would be dependent upon the demand for the product and the size of the grow areas. The Hogshead/Hermit Smith Road grow area is approximately 450 acres and the Keene/Clarcona Roads grow area is approximately 500 acres. The dispensaries have to be onsite as the processing.

Mr. Moon added there is no language in the Act that controls the number of dispensaries. He stated that the City could limit the number of dispensaries allowed per growing district, or limit them by establishing a distance requirement between dispensaries.

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

Motion: Pamela Toler made a motion to recommend approval of the amendment to the City Of Apopka, Code Of Ordinances, Part III, Land Development Code, Section III – “Overlay Zones” to create a new section 3.05 entitled “Designated Grow Area Overlay District.”, subject to staff researching a distance requirement between dispensaries prior to City Council’s adoption of Ordinance No. 2388 and the

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information and findings in the staff report; and James Greene seconded the motion. Aye votes were cast by Steve Hooks, Melvin Birdsong, James Greene, Robert Ryan, and Pamela Toler (5-0).

MASTER SIGN PLAN – CIRCLE K – CLARCONA ROAD - Jay Davoll, P.E., Community Development Director/City Engineer, stated this is a request to recommend approval of the Master Sign Plan for the Circle K Gas Station and Retail Stores to be located north of East Keene Road and west of Clarcona Road. The owner is Clarcona Keene Retail, LLC. The engineering firm is Florida Engineering Group, Inc., c/o Samir J. Sebaali, P.E. The existing use is vacant land and the proposed use is a retail center and convenience store with gas sales. The future land use is Commercial and the zoning is C-2. The tract size is 2.25 +/- acres. The proposed building size is 7,000 sq. ft. for the retail center and convenience store with a fuel station canopy of 5,040 sq. ft. that will have 6 pumps and 12 fuel stations. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Planning Commission reviewed the final development plan for this project at its October 21, 2014, but the master sign plan was not ready at that time for its review.

The CIRCLE K Master Sign Plan includes existing and proposed signage for their site. The Total Allowable Sign Area (TASA) for phase one (1) is four-hundred and ten (410) square feet based on Section 8.01.00 and 8.04.00, LDC. The proposed total sign area is 362.10 sq. ft.

TASA Calculation:

Sign Type	Maximum Allowed Square Feet Per Sec. 8.01.00 & 8.04.00, LDC (sq.ft.)	Proposed Per Master Sign Plan (sq.ft.)
Primary Freestanding Sign (Clarcona Rd)	100	96
Secondary Freestanding Sign (Keene Rd)	60	60
Anchor Tenant Signs*	100	72
Tenant Wall Signs*	200	87.5
Electronic Reader Board	50	46.6
Total Allowable Sign Area:	410	362.10

(*Maximum signage allowance per occupant/tenant space.)

The applicant is proposing a total of eight (8) signs for phase one (1) of the site; for a combined sign area of three-hundred and sixty two (362) square feet. There will be two (2), eight (8) feet tall freestanding monuments signs totaling one-hundred and fifty-six (156) square feet; the primary freestanding sign will consist of ninety-six (96) square feet and the secondary sign of sixty (60) square feet. There are four (4) proposed wall signs totaling one-hundred and fifty-nine (159) square feet and two (2) electronic reader boards totaling forty-six (46) square feet.

The applicant is proposing a (TASA) calculation in compliance with LDC 8.04.00.

Sign Code Deviations Request

1. LDC 8.04.03C(a)1: The occupant may display, in the leased or owned area, as many as two tenant signs on the side which is the primary entrance/exit to that portion of the premises. A tenant wall sign shall not exceed 18 inches in height, measured from bottom of copy area to the top, and shall not be wider than 75 percent of the horizontal frontage of the tenant space. The total combined area of the tenant wall signs shall not exceed 100 square feet per tenant space.

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Applicant Request: The applicant is requesting to increase the tenant wall sign height by ten inches from eighteen (18) inches to twenty-eight (28) inches in height. The sign area for each tenant sign, even with the increase in sign height by ten (10) inches, complies with the sign code.

Staff Response: The increase in tenant signage height may set a precedent in establishing non-conforming sign code standards. Staff does not support the request for increasing the tenant wall sign. Further, the fuel station canopy will screen the tenant signs from view along abutting public streets. Trees within the landscape plan will also screen the building over time as they mature. Therefore, larger tenant signs will not provide much advantage for off-site visibility. Space has been reserved on the monument sign to accommodate tenant stores, and the monument sign is visible from the adjacent public streets. The master sign plan provides a landscape view corridor (i.e. line of sight) to enhance monument sign visibility.

In granting approval of the Master Sign Plan for Circle K Gas Station and Retail Stores, the City of Apopka finds that the Master Sign Plan for the Circle K Gas Station and Retail Stores has been submitted and reviewed by staff. The Development Review Committee has found the plan meets the intent of the Apopka Sign Code except for the proposed tenant wall sign height.

The Development Review Committee recommends to approve the Circle K Gas Station and Retail Stores, Master Sign Plan, subject to the condition that the tenant wall signs comply with Section 8.04.03C(a)1 of the LDC, limiting the tenant sign height to eighteen (18) inches.

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.

Morgan Voke, 714 Commerce Circle, Longwood, stated that he is the representative for the project. He asked that the Commission recommend approval of the Master Sign Plan including the proposed size of the tenant signage. He stated that they used the FedEx sign example to show that if they are restricted to the 18 inch height, due to the inability to change art work, the sign would not be easily visible. He stated that by allowing their request for 28 inches in height would make the sign legible.

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

Motion: James Greene made a motion to approve the Master Sign Plan for the Circle K on Clarcona Road owned by Clarcona Keene Retail, LLC, and located north of East Keene Road and west of Clarcona Road, subject to staff's recommendation not to approve the variance request to allow the increase to the tenant signage height and the information and findings in the staff report; and Melvin Birdsong seconded the motion. Aye votes were cast by Steve Hooks, Melvin Birdsong, James Greene, Robert Ryan, and Pamela Toler (5-0).

OLD BUSINESS:

Planning Commission: None.

Public: None.

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NEW BUSINESS:

Planning Commission:

Chairperson Hooks stated that he wanted to comment on the Sandpiper issue. He said to say that he was disappointed regarding the outcome of that zoning request was an understatement. He said he was even more disappointed with the City Attorney telling the City Council to ignore the Planning Commission's recommendation because of information that was presented at the Planning Commission meeting was presented by Chairperson Hooks as a member of the Commission. He said, as such, he requested that staff provide this Commission with what the authority is of the Planning Commission, where that information comes from, and the purpose and function of the Planning Commission. Also, he said he would like to have the same information for the Development Review Committee, its purpose and its function, the authority for that committee and where it comes from, the makeup of the DRC by department, position title, person, committee, by name of who is on the Committee. He said he would also like someone from staff or the City Attorney explain to the Commission in writing or in person what quasi-judicial means. He said that sometimes it is taken for granted or take things that are presented at face value without question and unfortunately "quasi-judicial" is one of those things. He said that he personally did not know what it meant so he researched it and read what he found: "A quasi-judicial body is an entity such as an arbitrator or tribunal board generally of a public administrative agency which has powers and procedures resembling those of a court of law or judge, which is obligated to objectively determine facts and draw conclusions from them so as to provide the basis of an official action." He said that the Planning Commission does not take official action on zoning requests. He said the Commission only makes a recommendation as an advisory body to the City Council. He stated that eliminates the Planning Commission from being a quasi-judicial body in that item. He said there are some key differences between judicial and quasi-judicial bodies in that judicial bodies are bound by precedent and common law whereas quasi-judicial decisions are usually so bound. Quasi-judicial bodies need not follow strict judicial rules of evidence and procedure as the attorney so eluded. A court may not be a judge in its own calls but a quasi-judicial body may both be a party in a matter and also issue a decision thereon. He said that even if the Planning Commission was a quasi-judicial body, which it is not in the case of zoning, evidence could still be provided as he did. He continued to read, "In general, decisions of a quasi-judicial body require findings of fact to reach conclusions of law that justify the decision." He said that is what the Planning Commission did. "Decisions of a quasi-judicial body are often legally enforceable under the laws of jurisdiction." He stated that the Planning Commission can't enforce anything about a zoning ordinance. He said the Commission is only advisory to the City Council. "With the exception of rulemaking, any decision by an agency that has a legal effect is a quasi-judicial action." Making a recommendation in an advisory capacity to City Council does not qualify. He stated that definition of quasi-judicial is "A judicial act performed by an official who is either not a judge or not acting in his or her capacity as a judge" which the City Attorney eluded to the Planning Commission as being a judge. The legal definition in *Perdue, Brackett, Flores, Utt & Burns v. Lineberger, Goggan, Blair, Samplson & Meeks, LLC*, the court observed that Texas courts have recognized six powers relevant to the determination of whether a body possesses quasi-judicial power: (1) they have the power to exercise judgment and discretion; (2) they have the power to hear and determine and to ascertain facts and decide; (3) they have the power to make binding orders and judgments, in the case of zoning the Planning Commission does not have this ability; (4) the power to affect the personal or property rights of private persons and the fact of a zoning ordinance recommendation the Planning Commission does not; (5) the power to examine witnesses, to compel the attendance of witnesses, and to hear the litigation of issues on a hearing, it is doubtful that the Planning Commission does not have the ability to issue a subpoena; and

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(6) the power to enforce decisions or impose penalties. The Planning Commission has no such powers. He said that he found it highly insulting that the City Attorney advised the City Council to ignore the Planning Commission, or in this case, his findings because it was not presented by someone other than the Chairperson. He feels that it is absolutely ridiculous that the City Attorney told a member of the public that had he handed that packet to them and they read to the Planning Commission it would have legal. Again the Planning Commission is not a quasi-judicial Commission. In a quasi-judicial proceeding that is not a requirement by definition that he read earlier. Secondly the matter before the Planning Commission, the zoning change, by virtue of being only a recommendation to the City Council should not be considered quasi-judicial. It does not meet the requirements as the Planning Commission does not have any authority to affect the homeowner or the individual land owner. That falls to the City Council. The Planning Commission has no power of subpoena, no authority to compel witnesses, and no enforcement power. If the Planning Commission's only duty is to determine whether an application meets certain criteria then that is best left to staff member experts and/or attorneys and some have argued that that is exactly how it should be. He stated that from his limited research on the matter the Courts have so far held that it is not the case that public input is the more appropriate course of action. Perhaps that is in the Planning Commission's case there is one pesky phrase that says "may include any conditions, requirements, or limitations to be attached to the use which the Commission may believe to be necessary and desirable to protect adjacent properties and the surrounding neighborhoods. The Planning Commission calls that compatibility and that is exactly what the Planning Commission did. He said that he believed that since he presented this information to staff it is incumbent upon staff to relay that information to the City Council and the City Attorney as appropriate before they make a final decision on that Sandpiper issue at the next City Council meeting.

Chairperson Hooks opened the meeting for discussion by the rest of the Commission.

Mr. Greene stated that it is his opinion that what the Chairman did to find the fact, that's really what he found, was facts and those facts were clearly relevant. At the first meeting, the size of lots and the size of homes was a major issue. What the Chairperson did was discover the facts. He said he does not believe that the Chairperson is required to keep those secret. So if the Planning Commission is to do the job that it is called upon to do, the Commission needs to do that sort of thing. The Commission needs to arm itself with factual information. He said that when he heard the part of the Commission [City Council] meeting he was surprised by the legal advice given to the City Council. It may well be that is not what caused them to take the action they took, and they have the right to take any action they want to take. Staff had recommended approval of the project. The Planning Commission recommended disapproval. The Council could go with either of those or with something different, but what the Planning Commission did, specifically what the chairperson did, served to enlighten the issues and he felt that is the type of thing that should be done.

Mr. Birdsong stated that one of the things that he liked about the Planning Commission as a whole is not a "yes" group. The Planning Commission looks at the information given to it, it is reviewed, and then each Commission member makes a decision on which way to vote regardless of whether it is to recommend approval or disapproval. The Commission goes by what is presented at that time to make a sound decision on the recommendation that is best suited for the City and the community as a whole. He said that he serves with truth and honesty and not convenience and being a "yes" person.

Mr. Moon stated that just to clarify where that originated from, the position taken by the City Attorney was initiated by a letter from the applicant's attorney. The complaint or the comment regarding the

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Planning Commission action, its recommendation, came from the applicant's attorney. It wasn't generated by staff. He said with regard to Chairperson Hooks' reference to Planning Commission procedure is related to training. He said that as long as he has been with the City there's been no formal training session regarding process. He said that his profession is in Urban Planning and not in land use law. Court cases often dictate what the procedure can be. The court cases occur from time to time. That's where the role of the City Attorney's office comes into play in terms of recognizing what those change are. That's why regular training is important with the Planning Commission. The City hasn't done that in the past with the Planning Commission. It really wasn't a decision by the Community Development Department. It was above our Department. The other issue related to procedure of the Planning Commission. Most communities that have a population of 40,000 or more, such as Apopka, they have a City Attorney attending these meetings because of the complexity of land use law. If you went to most cities in Central Florida, such as Oviedo or Winter Springs, they likely, at their Planning Commission meetings, will have an attorney there representing the Planning Commission. It won't be the same attorney that sits on the City Council because the City Council attorney represents City Council. It is actually a separate attorney that represents the Planning Commission.

Chairperson Hooks said that he is all for that. He said he has been involved in this process with the City of Apopka for 25 years or so. He said he has had zero training in the process.

Mr. Moon said that over those 25 years he could give the Commission a lengthy list of court cases that affect the process.

Chairperson Hooks said that's fine but the Commission needs to hear from an attorney that tells us if we are a quasi-judicial body in regards to zoning issues, then there's no point in having the Planning Commission. If all we can do is listen to evidence presented and then determine based on development guidelines and laws and regulations, there is no point to having a Planning Commission. Obviously, that is not the intent. We are to hear the public and make a recommendation based somewhat on what they believe and in the case of this particular issue the compatibility issue was the issue and that is outlined in our job description under the City Charter and the Code of Ordinances. He said the Planning Commission has the right to do that and for the City Attorney to say to ignore the Planning Commission is insulting to say the least and he called the Planning Commission a judge and if anybody researches what quasi-judicial means and it doesn't mean what he alluding it says to us. It is printed on the staff reports that these proceedings are quasi-judicial and that all the minutes and proceedings everything has to be a part of the minutes. He said that might be for the City Council but not for the Planning Commission. The Planning Commission minutes and the Commission's discussions become quasi-judicial once it reaches City Council but does not apply to the Planning Commission in an advisory capacity. The Planning Commission cannot make a decision and cannot enforce anything about land use, zoning, etc. He said that if the City Attorney has a better definition or court cases that say differently than what he stated earlier, the Planning Commission needs to hear it. The Planning Commission needs to know what its function is and based on the City Attorney's observation the Commission has been misguided. He stated that the Planning Commission needs information and training of what their powers and functions are. He reiterated the he was highly insulted by the City Attorney's advice to the City Council to ignore the Planning Commission's recommendation.

Mr. Greene said that in addition, that leaves a question as to whether the City Attorney's legal advice was correct or incorrect.

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With no one else wishing to speak, Chairperson Hooks adjourned the meeting.

Public: None.

ADJOURNMENT: The meeting was adjourned at 5:56 p.m.

Steve Hooks, Chairperson

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

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Backup material for agenda item:

1. CHANGE OF ZONING/PUD MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN – Appy Lane Holdings, LLC, from R-1AAA (0-2 du/ac) to Planned Unit Development (PUD/R-1A) (0 – 2 du/ac) for property located West of Jason Dwelley Parkway, north of Appy Lane. (Parcel ID # 18-20-28-0000-00-089)



CITY OF APOPKA PLANNING COMMISSION

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	December 9, 2014
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Master Plan\PDP

SUBJECT: APY LANE HOLDINGS, LLC

PARCEL ID NUMBER: 18-20-28-0000-00-089

- Request:**
1. **CHANGE OF ZONING**
FROM: R-1AAA (0-2 DU/AC)
TO: PLANNED UNIT DEVELOPMENT (PUD/R-1A) (0 – 2 DU/AC)

 2. **RECOMMEND APPROVAL OF THE MASTER PLAN/
PRELIMINARY DEVELOPMENT PLAN**
-

SUMMARY

OWNER/ APPLICANT: Appy Lane Holdings, LLC

LOCATION: West of Jason Dwelley Parkway, north of Appy Lane

EXISTING USE: Vacant

FUTURE LAND USE: Residential Very Low Suburban (0-2 du/acre)

ZONING: R-1AAA (16,000 sq. ft. lot min.)

PROPOSED DEVELOPMENT: Single-Family Residential

PROPOSED ZONING: Planned Unit Development (PUD/R-1A) (min. lot 11,400 sq. ft. ranging up to 26,266 sq. ft.)

TRACT SIZE: 13.04 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT:

EXISTING ZONING:	26 Residential Units (no more than 2 un\ac)
PROPOSED ZONING:	26 Residential Units (no more than 2 un\ac)

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject parcels were annexed into the City of Apopka on April 7, 2004, through the adoption of Ordinance No. 1635. A master site plan for the PUD zoning application proposes 26 residential lots with a minimum of 11,400 sq. ft. Residential density and maximum lot yield remains the same as the current zoning of R-1AAA assigned to the Property. Regardless of the zoning category assigned to the Property, development of the Property is restricted to no more than 26 residential units. By clustering the lots and allowing a minimum lot size of 11,400 sq. ft., a natural landscaped open space buffer can be created along Jason Dwelley Parkway and Apply Lane. Required PUD development standards, the landscape buffer the Landscaped open space buffers along these roads will create a more aesthetic corridor leading to Northwest Regional Park.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed PUD rezoning is consistent with the Future Land Use Designation of Residential Very Low Suburban (0-2 dwelling unit per acre) that is assigned to the property. Minimum lot size for property assigned the R-1A zoning category is 11,400 sq. ft. The PUD development standards restricts the minimum lot size to 11,400 sq. ft.

SCHOOL CAPACITY REPORT: The proposed rezoning will result in the same number of residential units which could be developed at the subject property currently. Zoning currently assigned to the property, R-1AAA, allows a minimum lot size of 16,000 sq. ft. and the Future Land Use Designation and Comprehensive Plan policy restrict residential density to no more than two units per acre. The proposed change of zoning to PUD/R-1A limits lot size to a minimum of 11,400 sq. ft. A capacity enhancement agreement with OCPS is not necessary because the impacts on schools will be neutral. School concurrency must be met at the final development plan application.

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 September 24, 2014.

PUBLIC HEARING SCHEDULE:

December 9, 2014 – Planning Commission (5:01 pm)
December 17, 2014 - City Council (8:00 pm) - 1st Reading
January 7, 2015 – City Council (1:30 pm) - 2nd Reading

DULY ADVERTISED:

November 21, 2014 – Public Notice and Notification
December 26, 2014 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from “City” R-1AAA and “City” PUD\R-1A and the Master Plan\Preliminary Development Plan for the parcel owned by Appy Lane Holdings, LLC.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential Very Low Suburban (0-2.0 du/ac)	R-1AAA	Vacant/Orchid Estates PUD
East (City)	Residential Estates (1 du/ac)	A-1	Rock Springs Ridge Right-of-Way/Community
South (City)	Residential Very Low Suburban (0-2.0 du/ac)	A-2 (ZIP)	Vacant\Northwest Recreation Complex
West (City)	Residential Very Low Suburban (0-2.0 du/ac)	R-1AAA	Vacant

**LAND USE & TRAFFIC
 COMPATIBILITY:**

The subject property fronts and is accessed by a two-lane local roadway (Apply Lane) and a two-lane divided collector roadway (Jason Dwelley Parkway). Lot sizes proposed within the Apply Lane Master Plan/PDP range from a minimum size of 11,433 to 31,380 sq. ft. Among the 26 proposed lots average lot size is 12,974 sq. ft.

Northwest of the Property is Orchid Estates, an undeveloped PUD residential community comprising 112 single family lots with a minimum lot size of 8,050 sq. ft. and a minimum lot width of 70 feet. The Orchid Estates PUD is limited to two units per acre, but clustered the density into create additional open space area. City Council approved the final development plan for Orchid Estates in February 2011 with a unanimous recommendation from the Planning Commission (March, 2011).

North of the Property is vacant land assigned a Future Land Use Designation of Residential Very Low Suburban and a zoning category of R-1AAA. However, the property owner has conceptually proposed a mixed use development with lot sizes more consistent with that proposed in the Orchid Estates PUD.

South of the property is a vacant residential parcel (7 acres) situated at the corner of Apply Lane and Jason Dwelley Parkway. It has one residential home and is assigned Residential Very Low Suburban future land use designation but has not been assigned a City zoning category. Also, Northwest Recreation Complex is located on the south side of Apply Lane across from a southwest portion of the Property.

East of the Property and across from the 100-foot right-of-way for Jason Dwelley Parkway, is the Rock Springs Ridge residential community. Residential lots with Rock Springs Ridge that abut Jason Dwelley Parkway are typically 85 in width and approximately 13,100 sq. ft.

**COMPREHENSIVE
PLAN COMPLIANCE:**

The proposed PUD/R-1A zoning is consistent with the City’s Residential Very Low Suburban Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, PUD zoning is one of the acceptable zoning districts allowed within the Residential Very Low Suburban Future Land Use category. Future Land Use Element Policy 3.5. restricts residential density north of Ponkan Road and west of Rock Springs Road to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan. The subject site is not located within the Wekiva Parkway Interchange Plan area.

**RECOMMENDED
PUD STANDARDS:**

Minimum Living Area:	1,800 sq. ft.
Minimum Lot Area:	11,400 sq. ft.
Minimum Lot Width	85 ft.
Setbacks:	Front: 30 ft.
	Rear: 20 ft.
	Side: 10 ft.
	Corner 25 ft.

Road Buffer Min. 30-foot wide near-opaque natural landscape buffer along existing public streets (Apply Lane and Jason Dwelley Pkwy.)

Where development standards are not addressed within the PUD master site plan, the R-1A development standards apply. Setbacks for the R-1A district are the same as the R-1AAA district.

**ALLOWABLE
USES:**

Single-family dwellings and their customary accessory structures and uses in accordance with article VII of the Land Development Code and as established within the PUD ordinance. Supporting infrastructure and public facilities of less than five acres as defined in this code and in accordance with section 2.02.01.

**PROPOSED PUD
RECOMMENDATIONS:**

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:

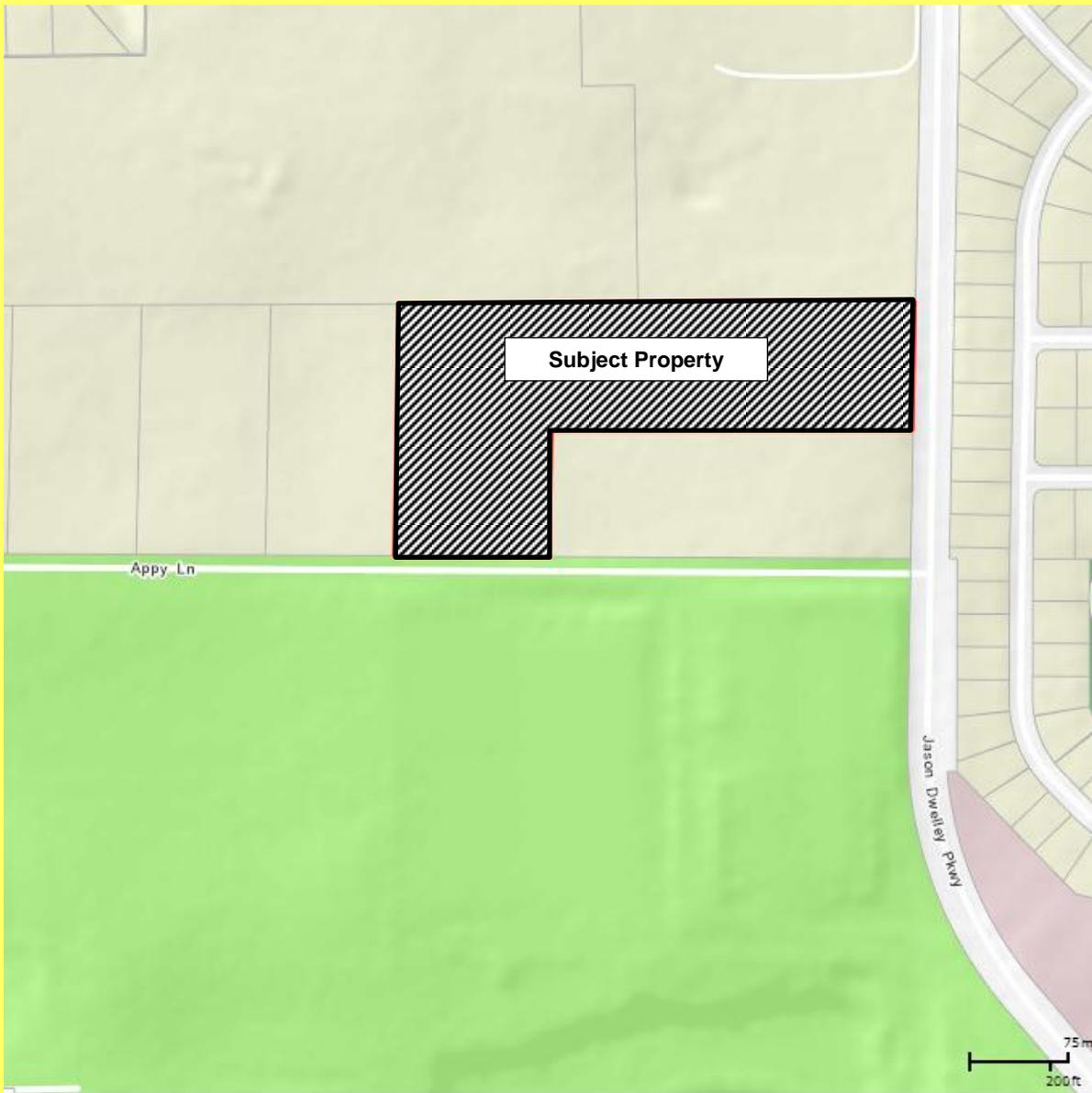
- A. The uses permitted within the PUD district shall be: single family homes and associated accessory uses or structures consistent with land use and development standards established for the R-1A zoning category except where otherwise addressed in this ordinance.

- B. If a final development plan associated with the PUD district has not been approved by the City within two years after approval of these Master Plan provisions, the approval of the Master Plan provisions will expire. At such time, the City Council may:
1. Permit a single six-month extension for submittal of the required Master Plan\Preliminary Development Plan;
 2. Allow the PUD zoning designation to remain on the property pending resubmittal of new Master Plan provisions and any conditions of approval; or
 3. Rezone the property to a more appropriate zoning classification.
- C. Unless otherwise approved by City Council through an alternative development guideline for the master site plan, the following PUD development standards shall apply to the development of the subject property:
1. Master Plan\Preliminary Development Plan provided in Exhibit “A”.
 2. Minimum lot area for a single family home shall be 11,400 sq. ft.; excepting any lots within 250 feet of the eastern property line shall have a minimum area of 13,175 sq. ft.
 3. A minimum 30-foot wide, natural buffer tract shall be located within the PUD along Jason Dwelley Pkwy and along Appy Lane. Landscape plants and shrubs shall create a near-opaque screen to a height not less than six feet. At the final development plan, additional plantings may be required by the City if determined necessary to create this near-opaque screen. Shrubs planted within the 30-foot wide buffer shall reach a height of six feet within two years of planting. Final landscape plan and materials will be determined at the Final Development Plan. At the final development plan, additional plantings may be required by the City if determined necessary to create a near-opaque screen.
 4. Minimum livable area for a single family dwelling unit is 2,000 sq. ft.
 5. Utility connects at the east end of the project shall be re-engineered at the final development plan application consistent with City codes.
 6. At the time of the final development plan, the City may require an easement up to 11 feet wide, dedicated to the City, to be placed with the 30 foot wide buffer tract along Jason Dwelley Parkway and Apply Lane to accommodate bicycle trails. If the bicycle trail easement is required, it will replace the sidewalk required along these roads.
 7. Unless otherwise addressed within the PUD development standards, the R-1A zoning standards will apply to the PUD Property.



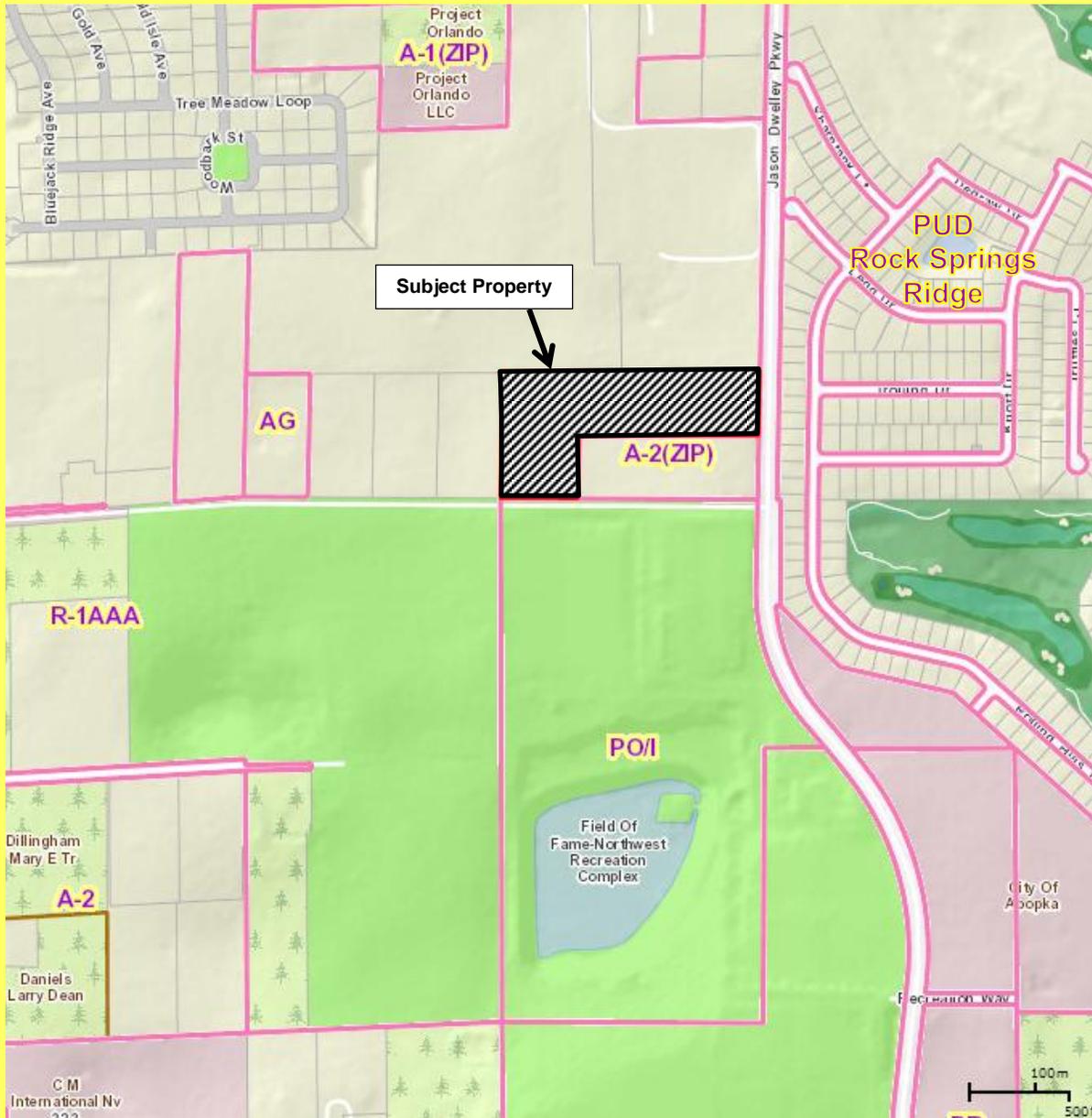
Appy Lane Holdings, LLC
13.04 +/- Acres
Existing Maximum Allowable Development: 26 dwelling units
Proposed Maximum Allowable Development: 26 dwelling units
Proposed Zoning Change
From: R-1AAA (0-2 du/ac)
To: Planned Unit Development (PUD/R-1A) (0-2 du/ac)
Parcel ID #: 18-20-28-0000-00-089

VICINITY MAP





ADJACENT ZONING





ADJACENT USES



MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN FOR APPY LANE SUBDIVISION

CENTRAL FLORIDA ENGINEERING, INC.

CIVIL ENGINEERING CONSULTANT
3586 ALOMA AVE #14 WINTER PARK, FL 32792
PHONE: (407)719-6040 EMAIL: jfraserpe@cferr.com

PROJECT INFORMATION

DEVELOPER

APPY LANE HOLDINGS, LLC
7875 DR PHILLIPS BLVD #245
ORLANDO, FL 32839
PHONE: (407)481-0002
E-MAIL: hodev@yeshoo.com

CIVIL ENGINEER

CENTRAL FLORIDA ENGINEERING, INC.
3586 ALOMA AVE #14
WINTER PARK, FL 32792
PHONE: (407)719-6040
E-MAIL: jfraserpe@cferr.com

LANDSCAPE ARCHITECT

CENTRAL FLORIDA ENGINEERING, INC.
3586 ALOMA AVE #14
WINTER PARK, FL 32792
PHONE: (407)719-6040
E-MAIL: jfraserpe@cferr.com

SURVEYOR

SHANNON SURVEYING, INC.
499 N. SR. 404 SUITE 2053
ALTA MONTE SPRINGS, FL 32714
PHONE: (407)774-8372
FAX: (407)682-6655
E-MAIL: shannon@surv@aol.com

GEOTECHNICAL ENGINEER

TO BE DETERMINED



LOCATION MAP
NTS

LOT NUMBER	LOT FRONTAGE	LOT SQUARE FOOTAGE
#1	88*	1,423 SF
#2	87	1,733 SF
#3	87	1,733 SF
#4	87	1,733 SF
#5	87	12,287 SF
#6	87	1,868 SF
#7	87	1,702 SF
#8	87	1,707 SF
#9	87	1,771 SF
#10	87	1,905 SF
#11	87	1,839 SF
#12	87	1,874 SF
#13	87	1,908 SF
#14	57**	26,266 SF
#15	57**	24,586 SF
#16	87**	12,742 SF
#17	87	1,817 SF
#18	87	1,817 SF
#19	87	1,817 SF
#20	87	1,817 SF
#21	87	1,817 SF
#22	233***	11,067 SF
#23	87	1,733 SF
#24	87	1,733 SF
#25	87	1,733 SF
#26	87*	1,455 SF

* PART OF LOT FRONTAGE CONSUMED BY ENTRANCE FEATURE
** CUL-DE-SAC LOTS. MIN FRONTAGE = 85' X 0.5 = 57'
*** CORNER LOT. FRONTAGE ON TWO SIDES

INDEX OF DRAWINGS	
SHT. NO.	DESCRIPTION
CVR	COVER SHEET
C-1	PRELIMINARY DEVELOPMENT PLAN
C-2	PRELIMINARY DEMOLITION PLAN
LS-01	LANDSCAPE PLAN
LS-02	LANDSCAPE DETAILS
LS-03	LANDSCAPE SPECIFICATIONS
	SURVEY



SITE INFORMATION

PARCEL ID: 18-20-28-0000-00-089
PROPERTY ADDRESS: NO ADDRESS GIVEN
TOTAL ACREAGE: 13.04 AC
EXISTING ZONING: R-1AAA REQUEST FOR REZONE TO R-1A1
FUTURE LAND USE DESIGNATION: RESIDENTIAL VERY LOW SUBURBAN
ZONING TO THE NORTH: A-2 AND R-1AAA
ZONING TO THE EAST: PUD
ZONING TO THE WEST: R-1AAA
ZONING TO THE SOUTH/PARCEL 2: A-2
ZONING TO THE SOUTHEAST: A-2
LAND USE TO THE NORTH: RURAL/AQ AND RMLB
LAND USE TO THE EAST: RES. EST.
LAND USE TO THE WEST: RMLB
LAND USE TO THE SOUTH/PARCEL 2: RURAL/AQ
OF LOTS PROPOSED: 26
RESIDENTIAL DENSITY: 26 DWELLING UNITS/ 13.04 ACRES = 2.0 UNITS PER ACRE
PROPOSED PHASING: 1-PHASE
EXISTING USE: SINGLE FAMILY RESIDENTIAL/OPEN SPACE
WATER AND SEWER PROVIDER: CITY OF APOPKA

SITE REQUIREMENTS

MINIMUM LOT AREA: 11,400 SQ.FT.
MINIMUM LOT WIDTH: 85 FT.
MINIMUM FRONT YARD SETBACK: 30' (25' WITH SIDE ENTRY GARAGE)
MINIMUM REAR YARD SETBACK: 20'
MINIMUM SIDE YARD SETBACK: 10'
MINIMUM CORNER YARD SETBACK: 25'
MINIMUM LIVING AREA UNDER HEATING AND AIR CONDITIONING: 2,000 SQ.FT.
MINIMUM WIDTH OF LOT ON CURVE AT R/W: 57' (80' X 80')
30' NEAR-OPPOSITE NATURAL BUFFER TRACT ALONG JASON DWELLEY PARKWAY AND APPY LANE
*LOTS WITHIN 250' OF THE EAST PROPERTY LINE TO BE MIN. 13.07'

OPEN SPACE CALCULATIONS

A. TOTAL AREA = 568,422 SF
B. TOTAL IMPERVIOUS AREA = 151,827
C. IMPERVIOUS = 23.2% = B/A
D. % OPEN SPACE = 76.8% = 100%-C

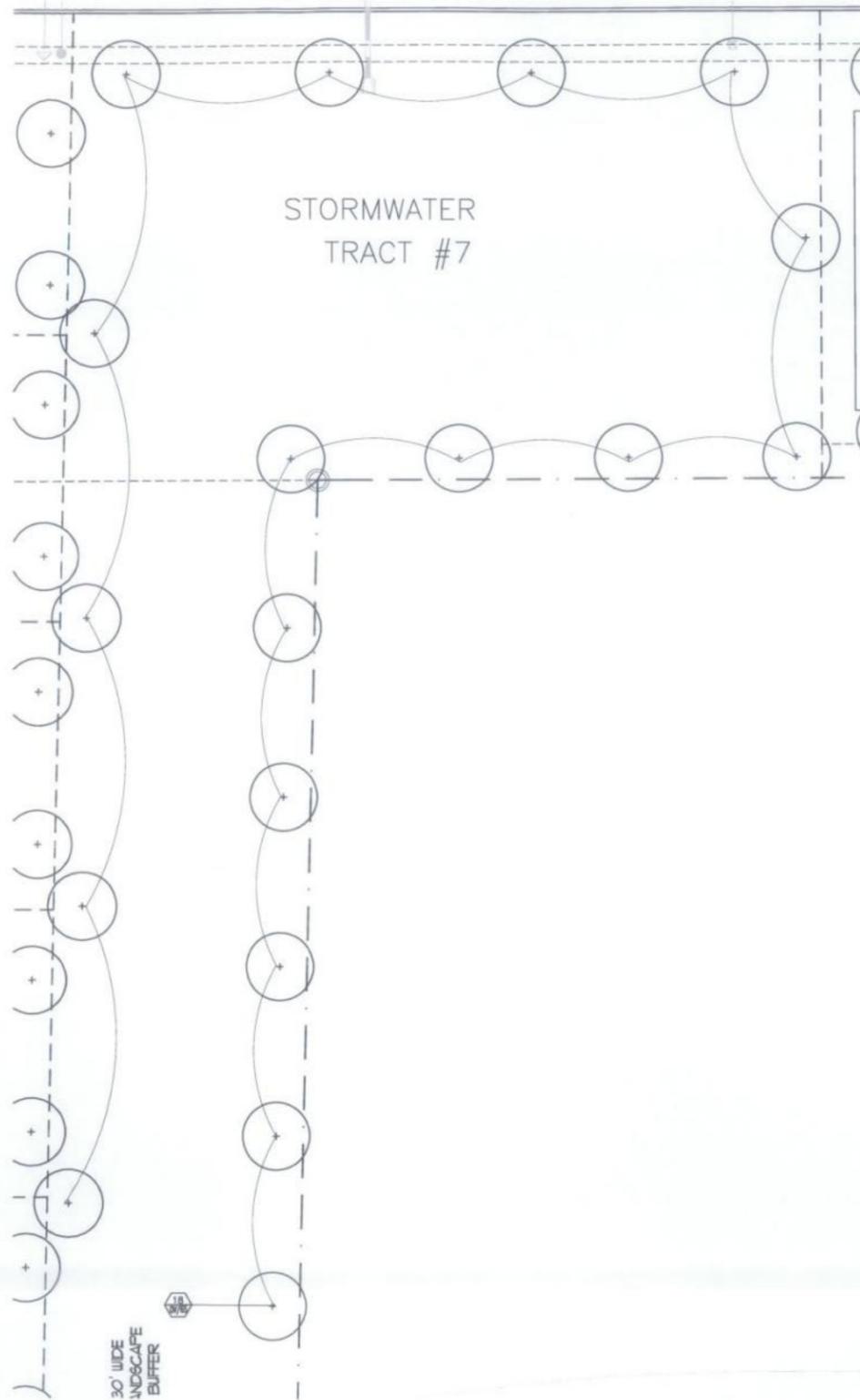
LEGAL DESCRIPTION

THE N1/2 OF THE S1/2 OF THE SE1/4 OF SE1/4 + THE W 40' FT OF THE
S1/2 OF THE S1/2 OF THE SE1/4 OF SE1/4 ALL IN SEC 18-20-28

NOTE: A LETTER MUST BE OBTAINED FROM THE FLORIDA FISH AND WILDLIFE COMMISSIONER
REGARDING WILDLIFE MANAGEMENT PLAN FOR GOPHER TORTOISES, PRIOR TO ANY
CONSTRUCTION ACTIVITIES OCCURRING ON-SITE.

ADJACENT LAND USE	North	R/LB	East	RE	South	UPU	West	R/LB
ADJACENT ZONING	North	PUD	East	PUD	South	PUD	West	R-1AAA
SETBACK	Proposed							
HECKIT	Max							
WAVER REQUEST	Yes	No	Yes	No	Yes	No	Yes	No
VARIANCE REQUEST	Yes	No	Yes	No	Yes	No	Yes	No

Variance (V)/Waiver (W) Table	(W) Table	Request	Justification
Code	Code Requirement	(V/W)	
#			



1
15-04
STORMWATER TRACT #7 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

Code Compliance Table

Required	Compliance
Apopy Land Frontage Buffer (30' Buffer width per developer's agreement)	
Canopy Trees 401 lf x 30 lf = 12,030 sf x 3.5" dbh = 42.1" dbh or 12.03 Trees	13 Canopy Trees Shown at 3.5" dbh
Shrubs and Groundcover Continuous Hedgerow 25% Groundcover = 3,008 sf	Continuous Hedgerow and Wall 4,753 sf Shown
Jason Dweilley Parkway Frontage Buffer	
Canopy Trees 332 lf x 30 lf = 9,960 sf x 3.5" dbh = 34.9" dbh or 9.9 Trees	10 Canopy Trees Shown at 3.5" dbh
Shrubs and Groundcover Continuous Hedgerow 25% Groundcover = 2,490 sf	Continuous Hedgerow and 4' Berm at 4:1 3,350 sf Shown
Park Site	
Canopy Trees 1 - 3" dbh tree per 4,000 sf 15,432 sf / 4,000 sf = 3.9 trees	4 Canopy Trees Shown at 3.5" dbh

Residential Lots

Each lot shall be landscaped consistent with the City of Apopka Arbor Code 5.01.08 as a part of receiving a City Certificate of Occupancy. Developed lots shall have 1 - 2.5" dbh tree per 8,000 sf of site area. All non-vehicular and exterior hardscape spaces shall be landscaped with shrubs, groundcover, sod and irrigated with an automated underground irrigation system with rain sensor. Landscaping and irrigated zones shall be grouped together for efficient water use based upon plant material requirements.

GENERAL PLANT LIST

TREES	SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING
	MG/65	4	Magnolia virginiana	Sweet Bay	65 gal; 13'-14' x 6'-7'; 3.5" dbh	AS
	LIT/30	8	Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle	30 gal; 7'-8' x 5'-6'; multi-trunk	AS
	LJ/30	8	Ligustrum japonicum	Ligustrum Tree	30 gal; 7'-8' x 6'-7'; multi-trunk	AS
	QV/65	150	Quercus virginiana	Live Oak	65 gal; 13'-14' x 6'-7'; 3.5" dbh	AS
SHRUBS						
	DTV/1	382	Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 gal; 12" ht.; 5-7 ppp	18" O.C.
	GG/3	69	Galphimia gracilis	Thyralis	3 gal; 30" x 24"	36" O.C.
	IVN/3	31	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal; 15"-18" spd	24" O.C.
	LCR/3	146	Loropetalum chinense 'Razzleberry'	Red Chinese Witch Hazel	3 gal	36" O.C.
	LEG/1	1589	Liriope muscari 'Evergreen Giant'	Giant Lilyturf	1 gal; 12" ht.; 5-7 ppp	18" O.C.
	PAL/3	184	Plumbago auriculata	Leadwort	3 gal; 12"-15" spd	24" O.C.
	SRB/10	21	Strelitzia reginae	Bird of Paradise Flower	10 gal; 30" x 30"	48" O.C.
	TA/1	477	Trachelospermum asiaticum	Dwarf Confederate Jasmine	1 gal; full	18" O.C.
	VO/7	243	Viburnum odoratissimum	Sweet Viburnum	7 gal; 40" x 36"	36" O.C.

Note: All landscape areas not specified with plant material shall be covered in Bahia sod.

- * Total tree inches on-site 1187.
- * Total number of specimen trees (24" or greater) 9.
- * Total number of specimen trees (24" or greater) retained 2.
- * Total number of specimen trees (24" or greater) removed 7.
- * Total tree inches removed 753.
- * Total tree inches retained 434.
- * Total tree inches replaced 569.
- * Maximum tree stock formula and calculations 4,517.
- * Total inches post development 973.
- * Site clearing area in square feet and acres 12,2ac 531,432sf.

NOTE: ALL SERVICE EQUIPMENT AND UTILITY BOXES MUST BE FULLY SCREENED.

LANDSCAPE AND IRRIGATION DESIGN (IRRIGATION IS NOT INCLUDED IN THIS SUBMITTAL)
I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE _____ REG. NO. _____ DATE _____

Bruce C. Hall, ASLA
Fl. Reg. #0001367

CENTRAL
FLORIDA
ENGINEERING
CIVIL ENGINEERING CONSULTANT
15566 ALOMA AVE #14, WINTER PARK, FL 32792
PHONE: (407) 719-6040 FAX: (407) 657-6319
EMAIL: jfussepe@cftr.com
CERTIFICATE OF AUTHORIZATION #16899

APPY LANE SUBDIVISION

CITY OF APOPKA

LANDSCAPE PLAN

REVISIONS

DESIGNED BY: BCH
DRAWN BY: CLV
CHECKED BY: BCH

DATE: 11/03/14
PROJECT NO. 057-001
SCALE: 1"=20'

SHEET NO.

LS-04

Backup material for agenda item:

2. COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – J. William Arrowsmith, from Parks & Recreation to Residential Low (0-5 du/ac), for property located south of Lake Alden Drive, west of Errol Parkway, and east of Old Magnolia Cove. (Parcel ID #s: 32-20-28-0000-00-057 & 32-20-28-0000-00-066)



CITY OF APOPKA PLANNING COMMISSION

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	December 9, 2014
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Land Use Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map

SUBJECT: J. WILLIAM ARROWSMITH – COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT

PARCEL ID NUMBERS: 32-20-28-0000-00-057 & 32-20-28-0000-00-066

Request: COMPREHENSIVE PLAN - SMALL SCALE
FUTURE LAND USE AMENDMENT
FROM: PARKS & RECREATION
TO: RESIDENTIAL LOW (0-5 DU/AC)

SUMMARY

OWNER/APPLICANT: J. William Arrowsmith

LOCATION: South of Lake Alden Drive, west of Errol Parkway, and east of Old Magnolia Cove

EXISTING USE: Vacant

CURRENT ZONING: PR

PROPOSED DEVELOPMENT: Residential Development

PROPOSED ZONING: “City” R-1AA (Note: this Future Land Use Map amendment request is being processed along with a request to change the Zoning Map designation from PR to R-1AA.)

TRACT SIZE: 1.29 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 0 Unit
PROPOSED: 6 Units

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The proposed Small-Scale Future Land Use Amendment is being requested by the owner/applicant. Pursuant to Florida law, properties containing less than ten acres are eligible to be processed as a small-scale amendment. Such process does not require review by State planning agencies.

A request to assign a Future Land Use Designation of Low Density Residential is compatible with the designations assigned to abutting properties. The FLUM application covers approximately 1.29 acres. The property owner intends to use the site for a residential development. Currently, the subject property comprises two parcels. The northern parcel is 0.49 acres and the southern parcel is 0.8 acres. Based on the configuration and shape of the subject property, and taking into consideration existing development on abutting parcels, the property is likely limited to one unit per parcel. The subject property is too narrow to accommodate a road that can meet city standards while allowing a suitable lot depth.

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

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed use of the property is consistent with the Residential Low Future Land Use designation and the City’s proposed R-1AA Zoning designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT:

Staff has notified Orange County Public Schools (OCPS) of the proposed Future Land Use Map Amendment. The Future Land Use change to Residential Low Density represents a higher impact on public school capacity than that created by the County Future Land Use assigned to the property. However, the potential net increase in residential units – six – qualifies as a de minimus impact as the next increase is less than nine units. Thus, school capacity enhancement review does not apply. School concurrency will apply at the time of a development plan or building permit application, whichever occurs first.

ORANGE COUNTY NOTIFICATION: The property is surrounded by properties that are within the City limits of Apopka; therefore the notice requirements in the JPA do not apply.

PUBLIC HEARING SCHEDULE:

December 9, 2014 – Planning Commission (5:01 pm)
December 17, 2014 - City Council (8:00 pm) - 1st Reading
January 7, 2015 – City Council (1:30 pm) - 2nd Reading

DULY ADVERTISED:

November 21, 2014 – Public Notice and Notification
December 26, 2014 – Ordinance Heading Ad
January 2, 2015 – ¼ Page w/Map Ad

RECOMMENDED ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and recommends approval of the change in Future Land Use from Parks & Recreation to Residential Low (0-5 du/ac) for the property owned by J. William Arrowsmith.

Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential Medium Low (0-7.5 du/ac) & Parks/Recreation	R-3 & PR	Single-Family Homes , Conservation (Lake Francis Village)
East (City)	Residential Low (0-5 du/ac)	R-1AA	Single-Family Homes (Errol Estates)
South (City)	Residential Low (0-5 du/ac)	R-3	Single-Family Homes (Lexington Club Phase 2)
West (City)	Residential Medium (0-10 du/ac)	R-3	Townhomes (Errol Village 1 and 2)

II. LAND USE ANALYSIS

The general character of the area surrounding the subject property is compatible with this development of low density residential. The property lies south of Lake Alden Drive, west of Errol Parkway, and east of Old Magnolia Cove. A Future Land Use Designation of Residential Medium Low (0-7.5 du/ac) is assigned to the subdivisions adjacent to the property on the north and Residential Medium (0-10 du/ac) to the west. The properties to the south and east have a future land use designation of Residential Low (0-5 du/ac).

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 not located within the “Core Area” of the JPA.

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan policies. While located within the Wekiva River Basing Study Area, the subject property is not located within the Protection Area. The proposed amendment is consistent with the adopted mandates and requirements. The proposed Future Land Use Map (FLUM) amendment has been reviewed against the best available data, with regard to aquifer and groundwater resources. The City of Apopka's adopted Comprehensive Plan addresses aquifer recharge and stormwater run-off through the following policies:

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

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that there are no karst features on this property.

Analysis of the character of the Property: The Property fronts Lake Alden Drive. The vegetative communities present are urban; the soils present are Candler fine sand; and no wetlands occur on the site, and the terrain is level.

The proposed amendment is consistent with the Comprehensive Plan, including Policy 3.1.e Low Density Residential Future Land Use designation.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the Property is Residential Low (0-5 du/ac). Based on the housing element of the City's Comprehensive Plan, this amendment will increase the City's future population.

CALCULATIONS:

ADOPTED (City designation): 1 Unit(s) x 2.659 p/h = 3 persons
PROPOSED (City designation): 6 Unit(s) x 2.659 p/h = 17 persons

Housing Needs: This amendment will not negatively impact the housing needs as projected in the Comprehensive Plan.

Habitat for species listed as endangered, threatened or of special concern: Per policy 4.1 of the Conservation Element, a habitat study is required for developments greater than ten (10) acres in size. This site is less than ten acres. A habitat study will not be required at the time of a development plan application.

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

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None ; N/A GPD/Capita; 81 GPD / Capita

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

2. Projected total demand under existing designation: 196 GPD
3. Projected total demand under proposed designation: 1372 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 81 GPD/Capita
6. Projected LOS under proposed designation: 81 GPD/Capita
7. Improved/expansions already programmed or needed as a result if proposed amendment: None

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: None ; N/A GPD/Capita; 177 GPD/Capita

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

City of Apopka

2. Projected total demand under existing designation: 454 GPD
3. Projected total demand under proposed designation: 3178 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 177 GPD/Capita
6. Projected LOS under proposed designation: 177 GPD/Capita
7. Improved/expansions already programmed or needed as a result of the proposed amendment: None
8. Parcel located within the reclaimed water service area: No

Solid Waste

1. Facilities serving the site: City of Apopka
2. If the site is not currently served, please indicate the designated service provider:
City of Apopka
3. Projected LOS under existing designation: 12 lbs./person/day
4. Projected LOS under proposed designation: 76 lbs./person/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
2. Projected LOS under existing designation: 100 year - 24 hour design storm
3. Projected LOS under proposed designation: 100 year - 24 hour design storm
4. Improvement/expansion: On-site retention/detention pond

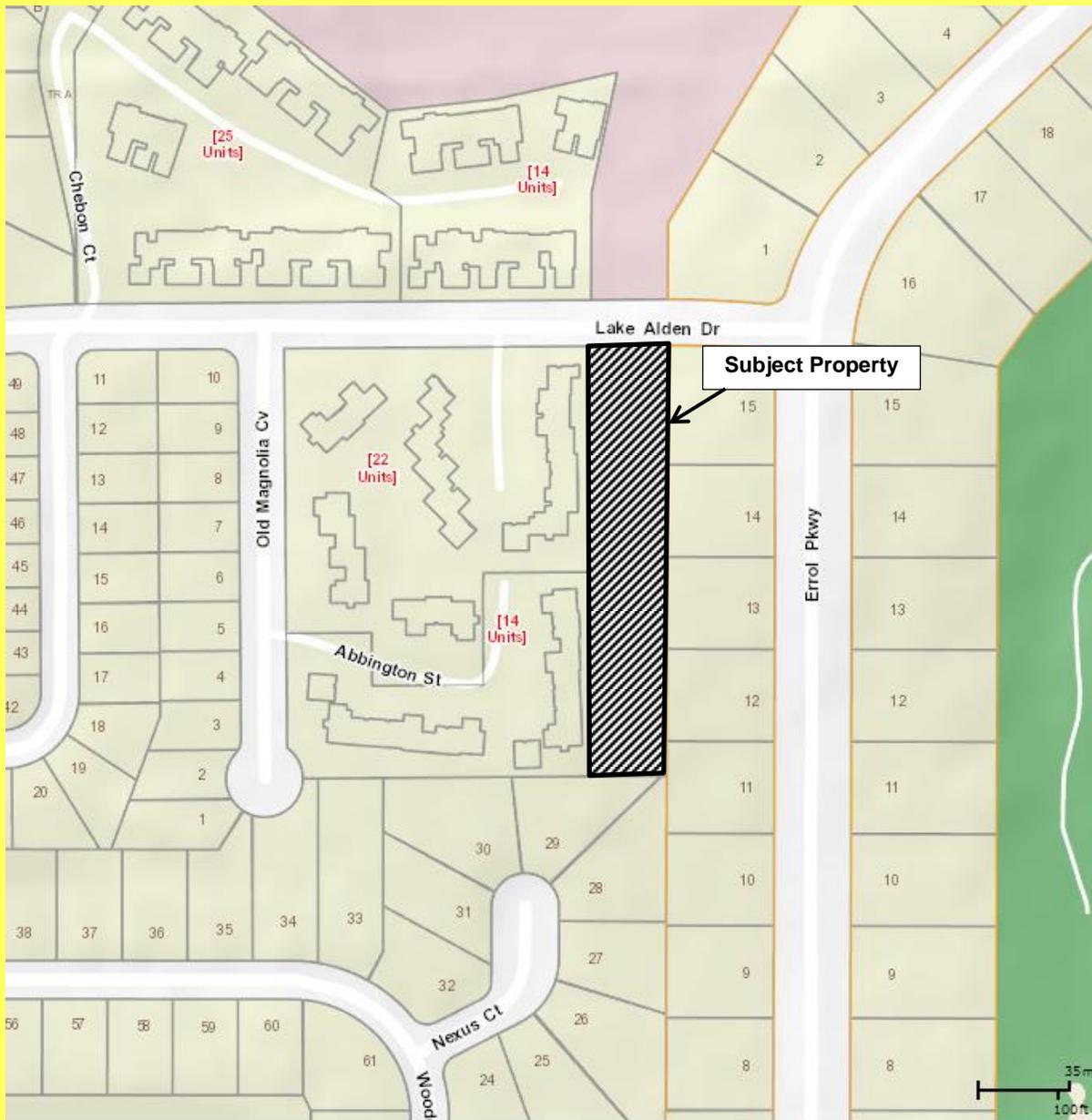
Recreation

1. Facilities serving the site; LOS standard: City of Apopka Parks System; 3 AC/1000 capita
2. Projected facility under existing designation: 0.003 AC
3. Projected facility under proposed designation: 0.021 AC
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

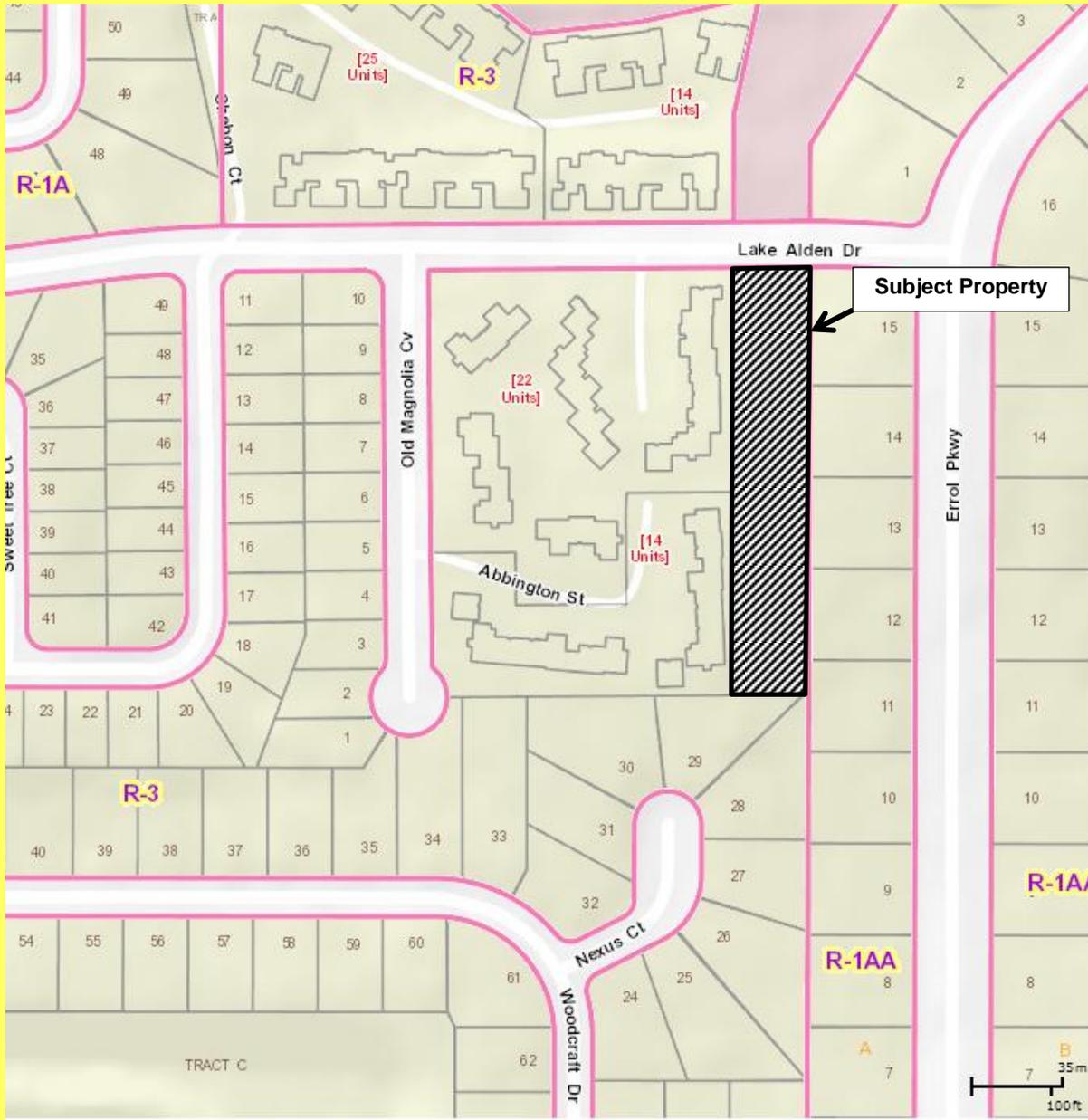
This initial review does not preclude conformance with concurrency requirements at the time of development approval.

J. William Arrowsmith
1.29 +/- Acres
Existing Maximum Allowable Development: 0 dwelling units
Proposed Maximum Allowable Development: 6 dwelling units
Proposed Small Scale Future Land Use Change
From: Parks & Recreation
To: Residential Low (0-5 du/ac)
Proposed Zoning Change
From: PR
To: R-1AA
Parcel ID #s: 32-20-28-0000-00-057 & 32-20-28-0000-00-066

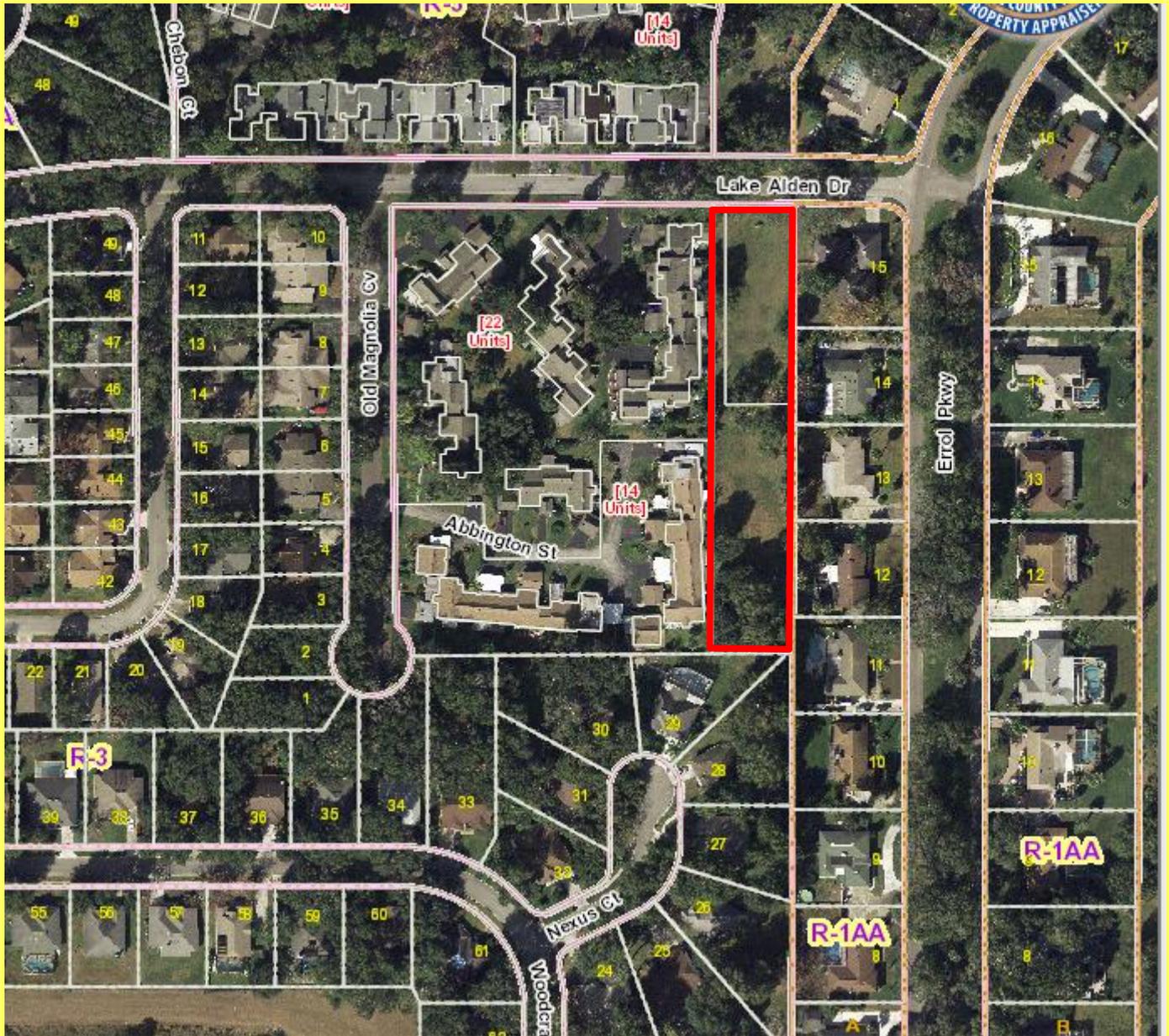
VICINITY MAP



ADJACENT ZONING



ADJACENT USES



Backup material for agenda item:

3. CHANGE OF ZONING - J. William Arrowsmith, from PR to R-1AA (Residential), for property located south of Lake Alden Drive, west of Errol Parkway, and east of Old Magnolia Cove. (Parcel ID #s: 32-20-28-0000-00-057 & 32-20-28-0000-00-066)



CITY OF APOPKA PLANNING COMMISSION

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	December 9, 2014
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map

SUBJECT: J. WILLIAM ARROWSMITH – CHANGE OF ZONING

PARCEL ID NUMBER: 32-20-28-0000-00-057 & 32-20-28-0000-00-066

Request: CHANGE OF ZONING
FROM: PR (Parks & Recreation)
TO: R-1AA (0-5 DU/AC) (RESIDENTIAL)

SUMMARY

OWNER/APPLICANT: J. William Arrowsmith

LOCATION: West of Errol Parkway, south of Lake Alden Road (1720 Lake Alden Rd.)

EXISTING USE: Parks & Recreation easement

FUTURE LAND USE: Parks and Recreation

PROPOSED LAND USE: Residential Low (0-5 du/ac) (Note: this Change of Zoning amendment request is being processed along with a request to change the Future Land Use Map designation from Parks and Recreation to Residential Low (0-5 du/ac).)

ZONING: PR (Parks & Recreation)

PROPOSED ZONING: R-1AA (min. lot area of 12,500 sq. ft.)

PROPOSED DEVELOPMENT: Residential Development

TRACT SIZE: 1.29 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING ZONING: 0 Residential Units
PROPOSED ZONING: 6 Residential Units

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City of Apopka on May 17, 1995, through the adoption of Ordinance No. 882. The proposed zoning change is compatible with the character of the surrounding area and the subject parcels are vacant. The applicant has requested the R-1AA zoning to assure that the property can be developed as a single-family residence and meet site and access requirements, and be compatible with surrounding nature of development. The zoning application covers approximately 1.29 acres. The property owner intends to use the site for a residential development. Currently, the subject property comprises two parcels. The northern parcel is 0.49 acres and the southern parcel is 0.8 acres. Based on the configuration and shape of the subject property, and taking into consideration existing development already exists on abutting parcels, the property is likely limited to one unit per parcel. Along Lake Alden Drive the width of the subject property is too narrow to accommodate a road meeting the City’s design standards together with suitable lot depth. Both parcels currently have access to Lake Alden Drive.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed R-1AA rezoning is consistent with the Future Land Use Designation of Residential Low Density (up to five units per acre) that is assigned to the property. Minimum lot size for property assigned the R-1AA zoning category is 12,500 sq. ft.

SCHOOL CAPACITY REPORT: The proposed rezoning will result in an increase in the number of residential units which could be developed at the subject property. Zoning currently assigned to the property, PR, does not allow residential structures with the zoning district while the proposed change of zoning to R-1AA limits lot size to a minimum of 12,500 sq. ft. A capacity enhancement agreement with OCPS is not necessary because the impacts on schools will be de minimus.

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 September 25, 2014.

PUBLIC HEARING SCHEDULE:

December 9, 2014 – Planning Commission (5:01 pm)
December 17, 2014 - City Council (8:00 pm) - 1st Reading
January 7, 2015 – City Council (1:30 pm) - 2nd Reading

DULY ADVERTISED:

November 21, 2014 – Public Notice and Notification
December 26, 2014 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from PR to R-1AA for the parcel owned by J. William Arrowsmith.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Res Medium Low & Parks/Recreation	PR & R-3	Single-Family Homes , Conservation (Lake Francis Village)
East (County)	Residential Low (0-5 du/ac)	R-1A	Single-Family Homes (Errol Estates)
South (City)	Residential Low (0-5 du/ac)	R-3	Single-Family Homes (Lexington Club Phase 2)
West (City)	Residential Medium	R-3	Townhomes (Errol Village 1 and 2)

LAND USE &

TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Lake Alden Road).

The zoning application covers approximately 1.29 acres. The property owner intends to use the site for a residential development. Currently, the subject property comprises two parcels. The northern parcel is 0.49 acres and the southern parcel is 0.8 acres. Based on the configuration and shape of the subject property, and taking into consideration existing development already exists on abutting parcels, the property is likely limited to one unit per parcel. Along Lake Alden Drive the width of the subject property is too narrow to accommodate a road meeting the City’s design standards together with suitable lot depth. Along Lake Aden Drive, the subject property has a width of 100 feet. Considering a street must have a minimum width of 50 feet, only 50 feet would be available to accommodate lot depth, which is not sufficient to meet front and rear yard setbacks. Therefore, the subject parcel will remain as two parcels. Both parcels currently have access to Lake Alden Drive.

Townhomes are located on the property abutting the subject property’s western boundary. Existing single family homes to the east are assigned a zoning category of R-1AA, minimum lot size of 12,500 sq. ft., and have lot size ranging from 16,500 to 21,416 sq. ft. with the largest lot representing a corner lot. Each of the two parcels comprising the subject property contains 34,787 and 21,253 sq. ft., respectively.

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed R-1AA zoning is consistent with the City’s Residential Low (0-5 du/ac) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, R-1AA zoning is one of the acceptable zoning districts allowed within the Residential Low Density Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

R-1AA DISTRICT
REQUIREMENTS:

Minimum Living Area:	1,700 sq. ft.
Minimum Site Area:	12,500 sq. ft.
Minimum Lot Width	Ninety Five feet, measured at the front the building line.
Setbacks:	Front: 25 ft.
	Rear: 20 ft.
	Side: 10 ft.
	Corner 25 ft.

Based on the above zoning standards, the existing 1.24 acre parcel complies with code requirements for the R-1AA district.

BUFFERYARD
REQUIREMENTS:

Developments shall provide a minimum six-foot high brick, stone or decorative block finished wall adjacent to all external roadways, erected inside a minimum ten-foot landscaped bufferyard. Landscape materials shall be placed adjacent to the right-of-way, on the exterior of the buffer wall. The city may allow the developer the option to provide up to 50 percent of the buffer wall length in a six-foot wrought iron fence between solid columns. The columns shall be a minimum of 32 feet off-set and shall have a stone, brick or decorative block finish. Where wrought iron is used, additional landscape materials and irrigation may be required. This will be determined by the city on a case-by-case basis. [This requirement is not applicable if the front of the home faces an existing street.]

ALLOWABLE
USES:

Single-family dwellings and their customary accessory structures provided they are consistent with the stated purpose of this zoning district.



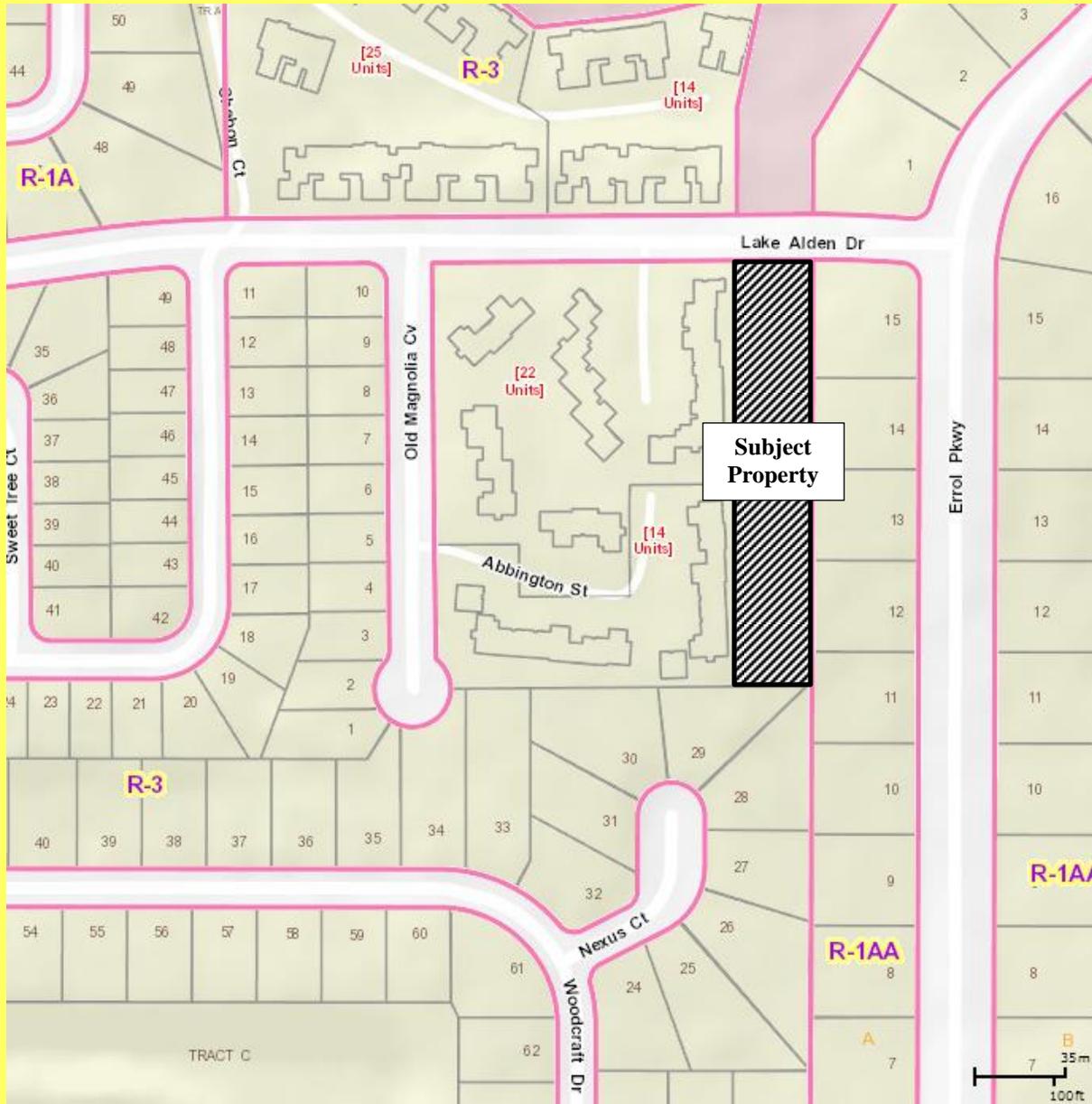
J. William Arrowsmith
1.29 +/- Acres
Proposed Zoning Change:
From: PR – Parks & Recreation
To: R-1AA (Residential)(12,500 sq. ft. min. lot)
Parcel ID #: 32-20-28-0000-00-057 & 32-20-28-0000-00-066

VICINITY MAP



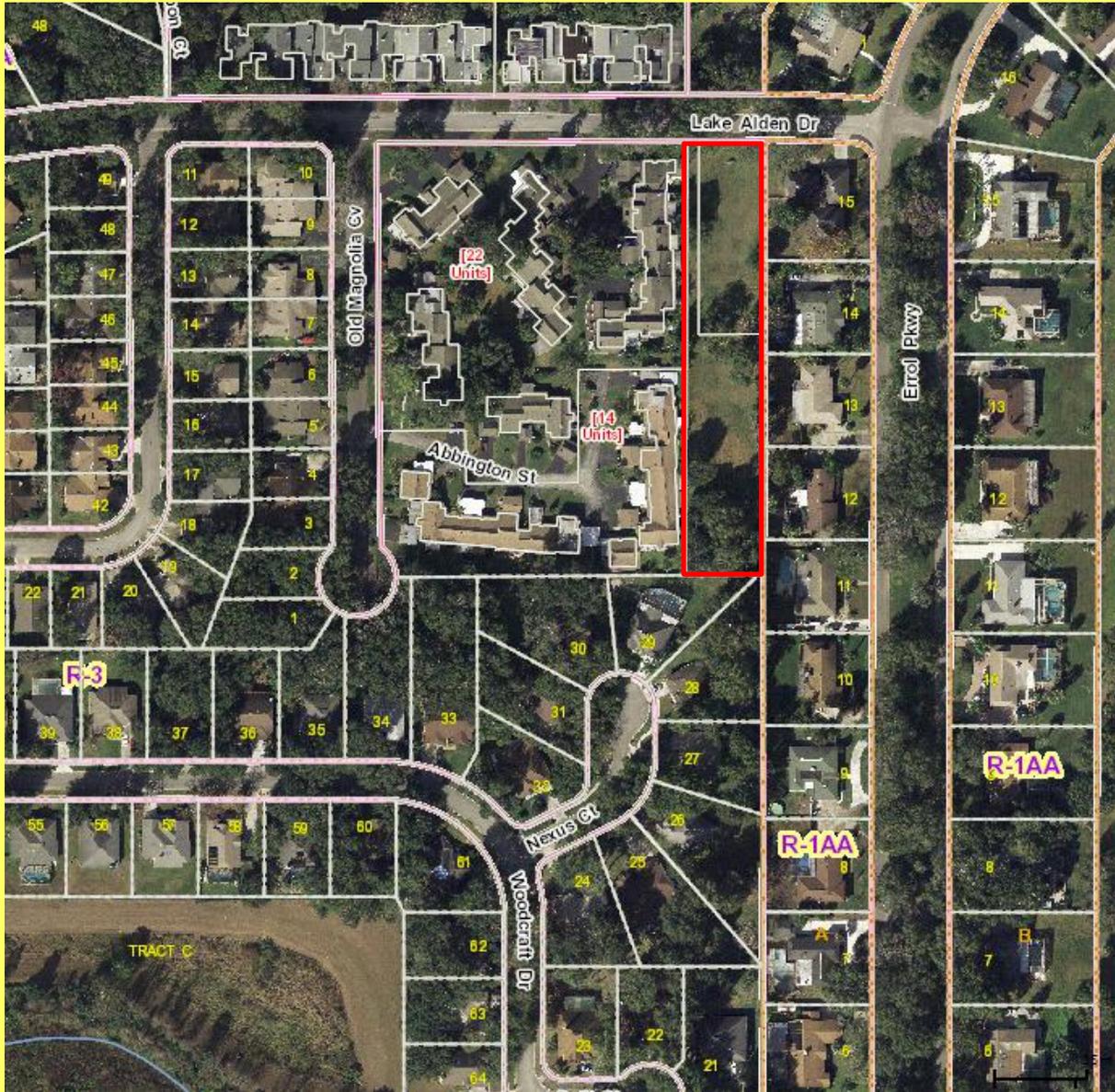


ADJACENT ZONING





ADJACENT USES



Backup material for agenda item:

4. COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – Property Industrial Enterprises, LLC, from “County” Low-Medium Density Residential (0-10 du/ac) to “City” Industrial (Restricted) (0.3 FAR), for properties located at 320 and 328 W. 2nd Street. (Parcel ID #s: 09-21-28-0868-01-250 & 09-21-28-0868-01-260)



CITY OF APOPKA PLANNING COMMISSION

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	December 9, 2014
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Land Use Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses

SUBJECT: **PROPERTY INDUSTRIAL ENTERPRISES, LLC – COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT**

PARCEL ID NUMBERS: **09-21-28-0868-01-250 & 09-21-28-0868-01-260**

Request: **COMPREHENSIVE PLAN - SMALL SCALE
FUTURE LAND USE AMENDMENT
FROM: “COUNTY” LOW-MEDIUM RESIDENTIAL DENSITY (0-10 DU/AC)
TO: “CITY” INDUSTRIAL**

SUMMARY

OWNER/APPLICANT: Property Industrial Enterprises, LLC, c/o Michael Cooper

LOCATION: 320 and 328 West 2nd Street (South of West 2nd Street, west of South Hawthorne Avenue, and south of West Orange Blossom Trail/CSX Railroad Line)

EXISTING USE: Single Family Residences (2)

CURRENT ZONING: “County” R-2

PROPOSED ZONING: “City” I-1 (Industrial) (Note: this Future Land Use Map amendment request is being processed along with a request to change the Zoning Map designation from “County” R-2 to “City” I-1 (Industrial).

PROPOSED DEVELOPMENT: Industrial, Commercial or Office Development consistent with I-1 zoning

TRACT SIZE: 0.84 +/- acre

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 2 Residential Units (subject property is platted as two lots)
PROPOSED: 21,954 Sq. Ft.

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject parcel was annexed into the City of Apopka on October 1, 2014, through the adoption of Ordinance No. 2381. The proposed Small-Scale Future Land Use Amendment is being requested by the owner/applicant. Pursuant to Florida law, properties containing less than ten acres are eligible to be processed as a small-scale amendment. Such process does not require review by State planning agencies.

A request to assign an I-1 (Industrial) zoning category to the Property is being processed in conjunction with this future land use amendment request for an Industrial designation. The FLUM amendment application covers approximately 0.84 acre and represents two platted lots within the Bradshaw and Thompsons Addition to Apopka City, Plat Book B, Page 25, Lot 26, Block A. Each lot is over 18,000 sq. ft., exceeding the minimum development site area of 15,000 sq. ft. Abutting lands to the north, west and south are already owned by the same property owner as the applicant and assigned an Industrial FLUM designation. After a Future Land Use Designation and Zoning Category are assigned to the subject property, property owner intends to incorporate them into the abutting industrial park under the same ownership. The property owner intends to use the subject site for industrial, commercial or office development consistent with Industrial FLUM designation and I-1 zoning category.

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

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed use of the property is consistent with the Industrial Future Land Use designation and the City’s proposed I-1 Zoning designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: Because this Future Land Use Amendment represents a change to a non-residential designation, notification of Orange County Public Schools is not required.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on November 12, 2014.

PUBLIC HEARING SCHEDULE:

December 9, 2014 – Planning Commission (5:01 pm)
December 17, 2014 - City Council (8:00 pm) - 1st Reading
January 7, 2015 – City Council (1:30 pm) - 2nd Reading

DULY ADVERTISED:

November 21, 2014 – Public Notice and Notification
December 26, 2014 – Ordinance Heading Ad
January 2, 2015 – ¼ Page w/Map Ad

RECOMMENDED ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and recommends approval of the change in Future Land Use from “County” Low-Medium Density Residential (0-10 du/ac) to “City” Industrial (0.6 FAR) for the property owned by Property Industrial Enterprises, LLC, c/o Michael Cooper.

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

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial	PUD/I-1	Vacant Industrial
East (County)	Low Medium Density Residential (0-10 du/ac)	R-2	Single-family home
South (City)	Industrial	PUD/I-1	Vacant Industrial
West (City)	Industrial	PUD/I-1	Vacant Industrial

II. LAND USE ANALYSIS

The general character of the area surrounding the subject property is industrial and commercial. Remaining residential homes along 2nd Street are anticipated to transition in the near future to industrial or commercial uses. The property lies south of W 2nd Street, north and east of Cooper Palms Parkway. Lands on the east side of Hawthorne Avenue are assigned a Commercial FLUM designation. A Future Land Use Designation of Industrial (0.6 FAR) is assigned to the properties on the north, south and west sides. The property to the immediate east has a “county” future land use designation of Low Medium Density Residential Low (0-10 du/ac), but is anticipated to transition to industrial or commercial uses in the future.

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

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The subject property is located within the “Western Expressway Corridor Area” of the JPA. The proposed FLUM Amendment from “County” Low-Medium Density Residential (10 du/ac) to City “Industrial” is consistent with the intent of the Western Expressway Corridor Area JPA.

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

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

The Karst Topography Features Map from the Florida Department of Environmental Protection shows that there are no karst features currently known to occur on the subject property.

Analysis of the character of the Property: The subject property has access to a city collector roadway (Hawthorne Avenue) and a freight rail line. A single family residence is located on each of the subject lots. The relative communities present are urban; the soils present are St. Lucie and Zolfo-Urban Land Complex.

Analysis of the relationship of the amendment to the population projections: This property was annexed into the City on October 1, 2014. The Orange County Comprehensive Plan anticipated this property being developed with potential of up to sixty residential units. Because this proposed land use change accommodates non-residential development, this amendment will not impact the population projections in the City's Comprehensive Plan.

CALCULATIONS:

ADOPTED (County designation): 2 Unit(s) x 2.659 p/h = 5 persons
PROPOSED (City designation): 0 Unit(s) x 2.659 p/h = 0 persons

Housing Needs: Within the city limits and within the vicinity of this Property, sufficient undeveloped lands are assigned residential land use designations. These undeveloped residential properties can adequately accommodate future population anticipated to occur within the city limits.

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

1. Roadways. The subject property has access to Hawthorne Avenue, which is a designated collector road. Hawthorne Avenue intersects with U.S. 441 and 4th Street. A limited access highway (S.R. 429/S.R. 451) is a mile driving distance from the subject property.

Habitat for species listed as endangered, threatened or of special concern: Per policy 4.1 of the Conservation Element, a habitat study is required for developments greater than ten (10) acres in size. This site is less than ten acres and is already developed and platted. A habitat study will not be required at the time of a development plan application.

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

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None ; N/A GPD/Capita;
81 GPD / Capita

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

2. Projected total demand under existing designation: 1568 GPD
3. Projected total demand under proposed designation: 3293 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 81 GPD/Capita
6. Projected LOS under proposed designation: 81 GPD/Capita
7. Improved/expansions already programmed or needed as a result if proposed amendment: None

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: City of Apopka ;
177 GPD/Capita; 177 GPD/Capita

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

2. Projected total demand under existing designation: 3632 GPD
3. Projected total demand under proposed designation: 4391 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 177 GPD/Capita
6. Projected LOS under proposed designation: 177 GPD/Capita
7. Improved/expansions already programmed or needed as a result of the proposed amendment:
None
8. Parcel located within the reclaimed water service area: No

Solid Waste

1. Facilities serving the site: City of Apopka
2. If the site is not currently served, please indicate the designated service provider:
City of Apopka
3. Projected LOS under existing designation: 32 lbs./person/day
4. Projected LOS under proposed designation: 44 lbs./day/1000 SF
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
2. Projected LOS under existing designation: 100 year - 24 hour design storm
3. Projected LOS under proposed designation: 100 year - 24 hour design storm
4. Improvement/expansion: On-site retention/detention pond

Recreation

1. Facilities serving the site; LOS standard: City of Apopka Parks System; 3 AC/1000 capita
2. Projected facility under existing designation: 0.063 AC
3. Projected facility under proposed designation: N/A AC
4. Improvement/expansions already programmed or needed as a result of the proposed amendment:
None

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

Property Industrial Enterprises, LLC
0.84 +/- Acre
Existing Maximum Allowable Development: 2 residential dwelling units
Proposed Maximum Allowable Development: 21,954 Sq. Ft.
Proposed Small Scale Future Land Use Change
From: "County" Low-Medium Density Residential (0-10 du/ac)
To: "City" Industrial (0.30 FAR)
Proposed Zoning Change
From: "County" R-2
To: "City" I-1
Parcel ID #s: 09-21-28-0868-01-250 & 09-21-28-0868-01-260



VICINITY MAP

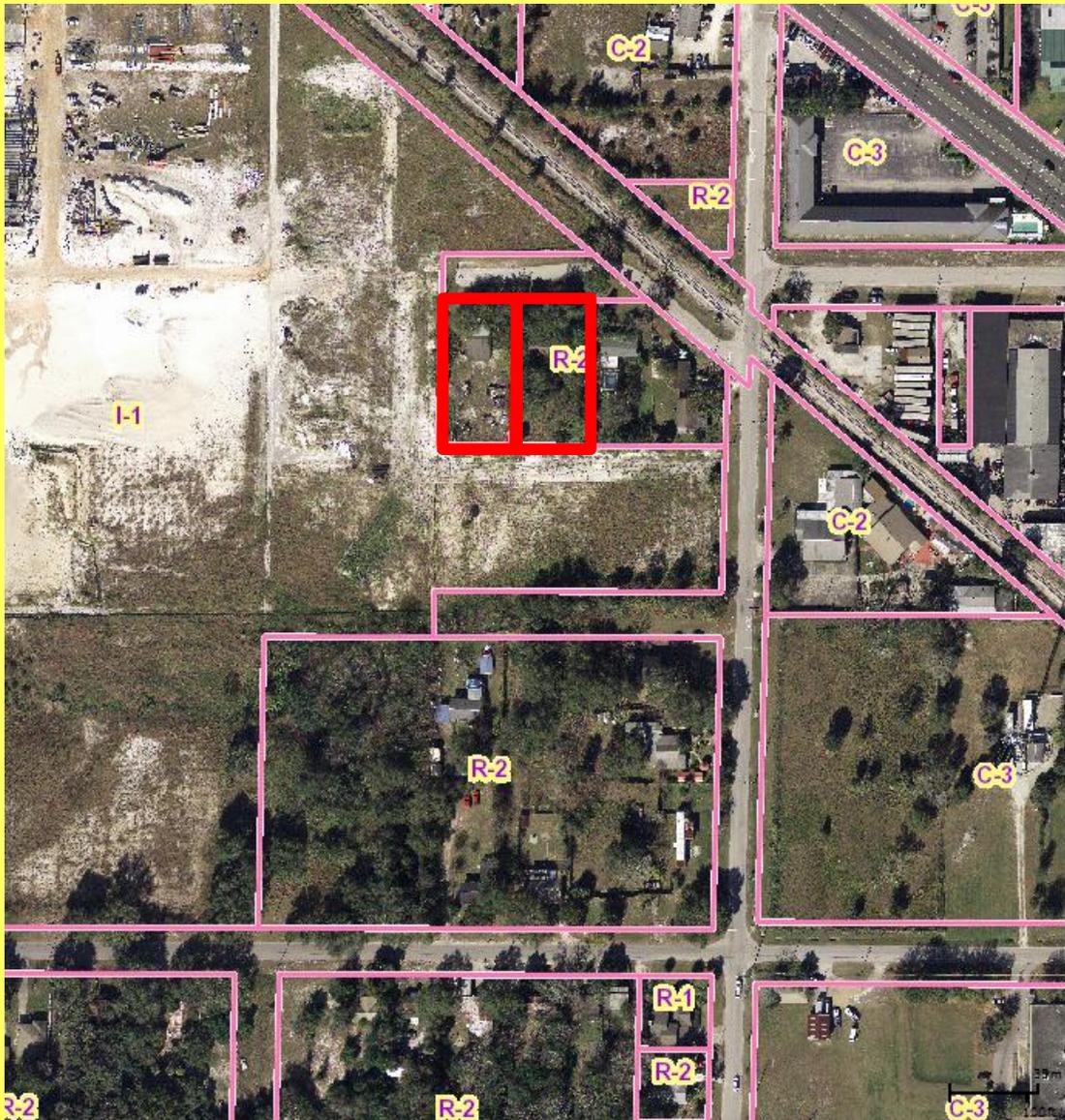


ADJACENT ZONING





ADJACENT USES



EXISTING USES



Backup material for agenda item:

5. CHANGE OF ZONING - Property Industrial Enterprises, LLC, from "County" R-2 (0-10 du/ac) to "City" I-1 (Industrial/Restricted), for properties located at 320 and 328 W. 2nd Street. (Parcel ID #s: 09-21-28-0868-01-250 & 09-21-28-0868-01-260)



CITY OF APOPKA PLANNING COMMISSION

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	December 9, 2014
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map

SUBJECT: PROPERTY INDUSTRIAL ENTERPRISES, LLC – CHANGE OF ZONING

PARCEL ID NUMBERS: 09-21-28-0868-01-250 & 09-21-28-0868-01-260

Request: CHANGE OF ZONING
FROM: “COUNTY” R-2 (0-10 DU/AC)
TO: “CITY” I-1 (RESTRICTED) (0.6 FAR)

SUMMARY

OWNER/APPLICANT: Property Industrial Enterprises, LLC, c/o Michael Cooper

LOCATION: 320 and 328 West 2nd Street (South of West 2nd Street, west of South Hawthorne Avenue, and south of West Orange Blossom Trail/CSX Railroad Line)

EXISTING USE: Single Family Residences (2)

CURRENT LAND USE: “County” Low-Medium Density Residential (0-10 du/ac)

PROPOSED LAND USE: “City” Industrial (Restricted) (Note: this Change of Zoning amendment request is being processed along with a request to change the Future Land Use Map designation from “County” Low-Medium Density Residential (0-10 du/ac) to “City” Industrial (Restricted).

PROPOSED DEVELOPMENT: Industrial, Commercial or Office Development consistent with I-1 zoning

TRACT SIZE: 0.84 +/- acre (36,860 sq.ft.)

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 2 Residential Units
PROPOSED: 21,954 Sq. Ft.

DISTRIBUTION

Mayor Kilsheimer
Commissioners (4)
City Administrator
Community Dev. Dir.

Finance Dir.
HR Director
IT Director
Police Chief

Public Ser. Dir.
City Clerk
Fire Chief

ADDITIONAL COMMENTS:

The subject parcel was annexed into the City of Apopka on October 1, 2014, through the adoption of Ordinance No. 2381. The proposed Change of Zoning is being requested by the owner/applicant.

A request to assign a zoning category of I-1 Industrial (Restricted) to the Property. The zoning application covers approximately 0.84 acre and represents two lots within the Bradshaw and Thompsons Addition to Apopka City B/25 Lot 26 Block A plat. Each lot is over 18,000 sq. ft., exceeding the minimum development site area of 15,000 sq. ft. Abutting lands to the north, west and south are already owned by the same property owner as the applicant. After a Future Land Use Designation and Zoning Category are assigned to the subject property, property owner intends to incorporate them into the abutting industrial park under the same ownership. The property owner intends to use the subject site for industrial, commercial or office development consistent with I-1 zoning.

The general area surrounding the subject property is transitioning to industrial, commercial and warehouse uses.

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

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed use of the property is consistent with the Industrial Future Land Use designation and the City’s proposed I-1 Zoning designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: Because this Future Land Use Amendment represents a change to a non-residential designation, notification of Orange County Public Schools is not required.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on November 12, 2014.

PUBLIC HEARING SCHEDULE:

December 9, 2014 – Planning Commission (5:01 pm)
December 17, 2014 - City Council (8:00 pm) - 1st Reading
January 7, 2015 – City Council (1:30 pm) - 2nd Reading

DULY ADVERTISED:

November 21, 2014 – Public Notice and Notification
December 26, 2014 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and recommends approval of the Change in Zoning from “County” R-2 (0-10 du/ac) to “City” I-1 (Restricted) for the property owned by Property Industrial Enterprises, LLC, c/o Michael Cooper.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial	PUD/I-1	Vacant industrial
East (County)	Low Medium Density Residential (0-10 du/ac)	R-2	Single-family home
South (City)	Industrial	PUD/I-1	Vacant Industrial
West (City)	Industrial	PUD/I-1	Vacant industrial

**LAND USE & TRAFFIC
 COMPATIBILITY:**

The property has access to a Cooper Palms Parkway. Access will occur from Cooper Palms Parkway and not from Second Street.

Properties to the north, south, and west are assigned Industrial Future Land Use Designation and an I-1 zoning category. Lands to the east side of Hawthorne Avenue are assigned a zoning category of C-2 and C-3 commercial. Minimum lot size for I-1 is 15,000 sq. ft. The subject property comprises two lots, each exceeding 18,000 sq. ft. Although the subject property comprises two lots, development must occur on both lots to meet the minimum lot size requirement under the I-1 zoning district.

**I-1 DISTRICT
 REQUIREMENTS:**

Minimum Site Area: 15,000 sq. ft.
 Minimum Lot Width: 100 ft.
 Front Setback: 25 ft.
 Side Setback: 10 ft.
 Rear Setback: 10 ft. (30 ft. abutting residential)
 Corner Setback: 25 ft.
 FAR: 0.60

**BUFFERYARD
 REQUIREMENTS:**

Areas adjacent to all road rights-of-way shall provide a minimum twenty-five (25) foot landscaped bufferyard. Areas adjacent to residential uses or residentially zoned lands shall provide a minimum six foot-high masonry wall within a fifty foot landscaped bufferyard.

ALLOWABLE USES:

Any non-residential use permitted in the PO/I Professional Office, CN Commercial Neighborhood, C-1 Retail Commercial, C-2 General Commercial, or C-3 Wholesale Commercial zoning districts are allowed within the I-1 Industrial category. Land uses allowed in the I-1 Industrial district also include manufacturing, bus and truck repair, machinery sales, machinery shops, meat storage, warehouses, frozen food lockers, book binding, guard or custodian living quarters, adult entertainment or similar types of uses consistent with the standards of the Apopka Municipal Code.

Property Industrial Enterprises, LLC
0.84 +/- Acre
Existing Maximum Allowable Development: 8 dwelling units
Proposed Maximum Allowable Development: 21,954 Sq. Ft.
Proposed Small Scale Future Land Use Change
From: "County" Low-Medium Density Residential (0-10 du/ac)
To: "City" Industrial (0.60 FAR)
Proposed Zoning Change
From: "County" R-2
To: "City" I-1
Parcel ID #s: 09-21-28-0868-01-250 & 09-21-28-0868-01-260



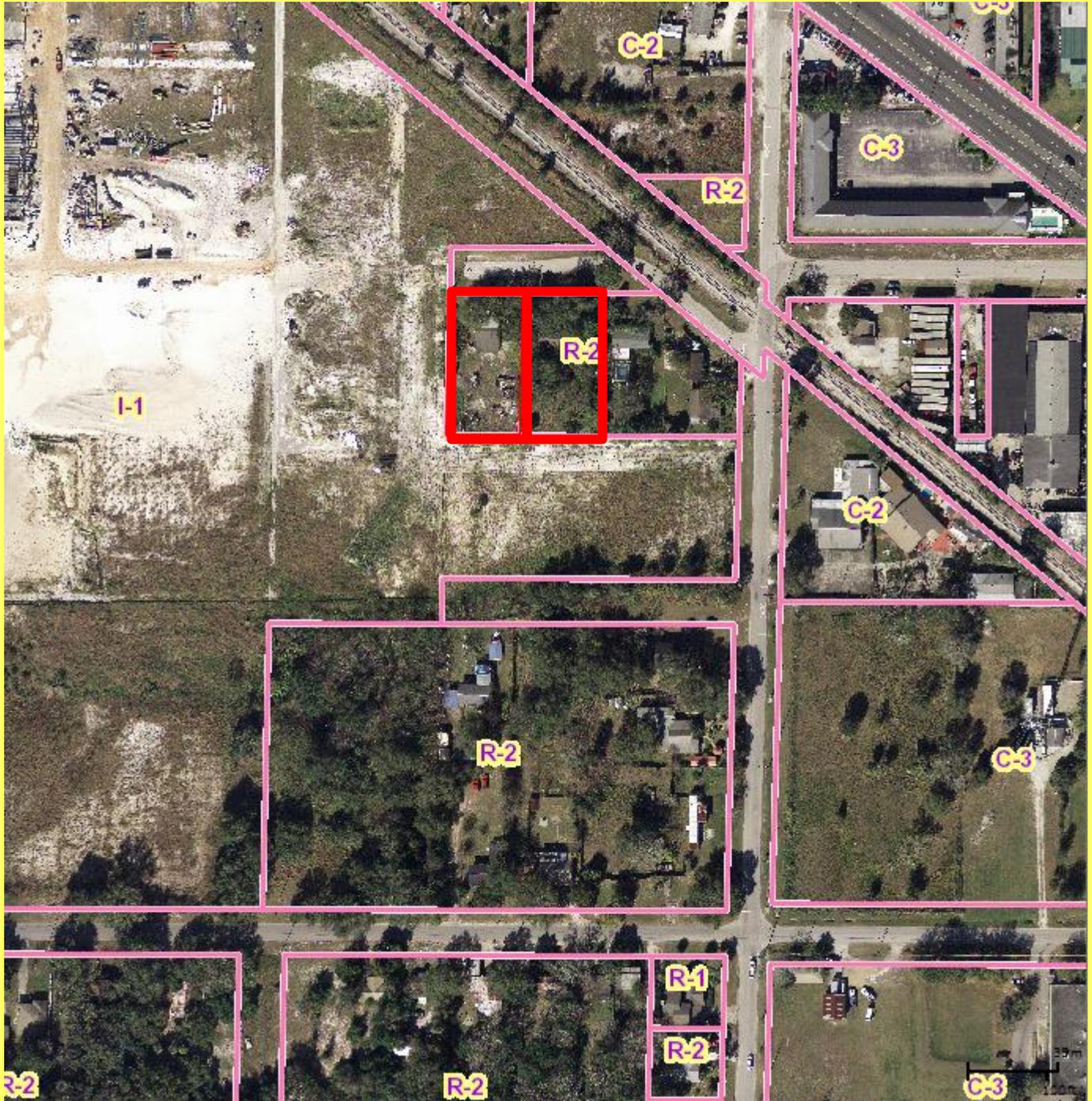
VICINITY MAP



ADJACENT ZONING



ADJACENT USES



Backup material for agenda item:

6. VARIANCE – Donald E. Williams, Jr., 145 W. Magnolia Street – A variance of the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.02.05.E.3 to allow a reduction in the lot width from 95 feet to 75 feet to accommodate a lot split; and Section 2.02.05.B.1 to allow a single family residence to be constructed on the non-conforming lot.



CITY OF APOPKA PLANNING COMMISSION

<input type="checkbox"/>	CONSENT AGENDA	MEETING OF:	December 9, 2014
<input checked="" type="checkbox"/>	PUBLIC HEARING	FROM:	Community Development
<input type="checkbox"/>	SPECIAL REPORTS	EXHIBITS:	Vicinity Map
<input type="checkbox"/>	OTHER:		Aerial Map/Lot Configuration
			Surrounding Properties Lot Size Comparisons
			Surrounding Properties Lot Width Comparisons
			Warranty Deed and Property Survey
			Applicant's Exhibits:
			Exhibit "A" Response to Criteria
			Exhibit "B" Explanation for request
			Exhibit "C" Adj. Non-Conforming Lots
			Exhibit "D" Add. Non-Conforming Lots

SUBJECT: DONALD E. WILLIAMS, JR. – 145 W. MAGNOLIA STREET - VARIANCE REQUEST

Request: A VARIANCE OF THE APOPKA CODE OF ORDINANCES, PART III, LAND DEVELOPMENT CODE, ARTICLE II, SECTION 2.02.05.E.3 TO ALLOW A REDUCTION IN THE LOT WIDTH FROM 95 FEET TO 75 FEET TO ACCOMMODATE A LOT SPLIT; AND SECTION 2.02.05.B.1 TO ALLOW A SINGLE FAMILY RESIDENCE TO BE CONSTRUCTED ON THE NON-CONFORMING LOT.

SUMMARY:

OWNER: Donald E. Williams, Jr.

LOCATION: 145 W. Magnolia Street

LAND USE: Residential Low (0-4 du/ac)

ZONING: R-1AA

EXISTING USE: Single Family Residence – one home site

PROPOSED USE: Single Family Residence – two home sites

VARIANCE REQUEST: The applicant requests a variance to allow a reduction in the minimum lot width standard from 95 feet to 75 feet for a parcel located within the R-1AA district. Intent of the applicant is to split an existing parcel into two smaller parcels, one of which will accommodate an existing house and the other a second house.

TRACT SIZE: 0.24 +/- acre

DISTRIBUTION

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

VARIANCE REQUEST: The applicant is requesting a variance to allow a 20 foot reduction in the R-1AA minimum lot width standard of ninety-five (95) feet, resulting in a minimum lot width of 75 feet. The intent of the applicant is to split an existing residential parcel with a width of 150 feet into two parcels, each with a width of seventy-five (75) feet. Each of the two resulting parcels will have a dimension of 75 feet by 180.5 feet and a parcel area of 13,537 sq. ft. The resulting parcel area will exceed the minimum lot area standard of 12,500 sq. ft. for the R-1AA zoning district. While the western parcel will contain an existing house, the proposed eastern parcel will accommodate a second new house. Both the existing house and the proposed new house will meet the minimum setback and lot area standards for the R-1AA district. A variance approval is necessary for the property owner to split the parent parcel (150 ft. wide) into two new parcels each having a width of 75 feet.

Zoning District	Min. Site Area Sq. Ft.	Min. Lot Width	Min. Living Area Sq. Ft.	Setbacks
R-1AA (Overlay District: Community Business District)	12,500	95'	1,700	Front: 25' Side: 10' Rear: 20' Corner: 25'
(Current) Home Site	13,537.5	75'	1,712	Front: 25' Side: 10' Rear: 20' Corner: N/A
(Vacant) Home Site	13,537.5	75'	1,700	Front: 25' Side: 10' Rear: 20' Corner: N/A

APPLICABLE CITY CODES:

1. City of Apopka, Code of Ordinances, Part III - Land Development Code, Article II, Section 2.02.05.E.3. - 95 feet, measured at the front property line and the building line. Lots located on cul-de-sacs and curves shall be permitted up to a 40 percent reduction of the minimum width at the property line, but shall be required to maintain 95 feet at the building line.
2. City of Apopka, Code of Ordinances, Part III - Land Development Code, Article II, 2.02.05.B.1.B. - Permitted uses: Single-family dwellings and their customary accessory structures and uses in accordance with article VII of this code.

APPLICANT’S RESPONSE TO SEVEN VARIANCE CRITERIA:

When evaluating a variance application, the Planning Commission shall not vary from the requirements of the code unless it makes a positive finding, based on substantial competent evidence on each of the following:

1. There are practical difficulties in carrying out the strict letter of the regulation [in] that the requested variance relates to a hardship due to characteristics of the land and not solely on the needs of the owner.

Applicant Response: Unable to increase the lot width to accommodate 95ft lot width requirements. Lot square footage exceeds requirements.

Staff Response: The current parcel meets the R-1AA zoning requirements, including the minimum setbacks, minimum lot area, and minimum lot width. Splitting the parcel into two development sites will create two non-conforming parcels. The intent of the lot split is to meet the needs of the owner. No wetland or water bodies occur on the subject property; unsuitable soils do not occur on any portion of the parcel, nor does any other environmental circumstance causes a hardship. Staff does not identify a hardship related to the characteristics of the site. Section 3.02.02, Central Business District Development Standards, requires that the lot size “shall be in conformance with surrounding existing site areas, however, all other requirements except those exceptions . . . shall remain intact.” While site area does not have to follow the strict requirements of Section 2.02.02 (min. lot size) of the Land Development code, Section 3.02.02 does not exempt the minimum lot width requirement.

2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site.

Applicant’s Response: Variance will have no effect on site development, there will be no site development necessary to build a single family residence.

Staff Response: To comply with the R-1AA lot width standard, the adjacent non-conforming eastern lot (50 foot wide) would have to be acquired or combined with the subject parcel. Such acquisition would allow for the creation of two parcels each having a width of at least 95 feet. The variance request, if granted, reduces the land cost necessary to create a conforming lot or parcel.

The current parcel and house were purchased on June 12, 2014 by the applicant from the Federal Home Loan Mortgage Corporation. Applicant had opportunity prior to purchase to research the ability to split the subject parcel without need of a variance.

3. The proposed variance will not substantially increase congestion on surrounding public streets.

Applicant’s Response: One single family residence will not have a substantial effect on congestion.

Staff Response: The granting of this variance will have minimal effect on the amount of additional traffic generated on the surrounding public streets. One additional house will have a minimal impact on public streets.

4. The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.

Applicant’s Response: The variance will allow the construction of a single family residence that will actually have a positive effect on the property values and fall in line with current character of neighborhood. See Attachment “C.”

Staff Response: The proposed variance will not interfere with the ability of abutting property owners to use their property. However, other parcels in the surrounding area have been assembled from two or three lots to meet the minimum lot width. Many of the parcels with the block have a width of 100 feet, 90 feet or 85 feet. Abutting occupied lots to the east and west and across the street to the south are non-conforming lots with a lot width of 50 feet. As a building permit or house plan has not been submitted to the City, it is difficult to determine whether the future home, its size or design, will influence property values. Abutting homes range from 792 sq. ft. to 3,384 sq. ft. The minimum livable area for a house in the R-1AA district is 1,700 sq. ft. A new home could be larger or smaller than those in the surrounding area. Insufficient information is available to determine if the variance will positively or negatively affect property values in the surrounding area. Granting the variance without identifying a clear hardship will set a precedent that may allow other property owners to pursue a similar variance request, allowing the character of the area to change to smaller lots over time.

5. The effect of the proposed variance is in harmony with the general intent of this code and the specific intent of the relevant subject area(s) of the code.

Applicant's Response: Many homes in the surrounding area don't meet the lot width requirements. An additional lot will not have an effect on surrounding homes. See Attachment "D."

Staff Response: The intent of the code is to have lot or parcels with a minimum width of 95 feet and a lot or parcel area of at least 12,500 sq. ft. There are a number of R-1AA zoned properties surrounding the applicant's site with lot widths ranging from 50 to 150 feet; with lot sizes ranging from 8,975 to 26,925 square feet. All homes abutting the rear of the subject property have a lot width of 100 feet or 150 feet. Along Magnolia Street within the street block, two homes have a lot or parcel with a width of 100 feet; four homes are on a 50 foot wide lot; three homes are on a 65 to 75 wide parcel; and one home is on a 90 foot wide parcel. The intent of the code is to have a minimum lot width of 95 feet. Each of the parcels created by the lot split will not meet the minimum lot width standard but will exceed the minimum lot size requirement by over 1,000 sq. ft.

Allowing a lot width reduction of by 20 feet (95 to 75) is a 21% change from the lot width standard for the R-1AA district. Creation of two new 75 foot wide lots may allow other property owners with current conforming lots to seek the same.

6. Special conditions and circumstances do not result from the actions of the applicant.

Applicant's Response: Lot was already platted previous to ownership of property. Lots were actually separate with individual tax i.d.'s. Lots were combined in 2006 by previous owner. See Attachment "B."

Staff Response: The current property owner acquired the parcel on June 12, 2014 from the Federal Mortgage Association. Prior to acquisition the property owner had opportunity to research whether the parcel could be split to comply with the City codes. The need for the variance only arises from the applicant's interest to obtain a lot split, allowing the creation of an additional lot.

7. That the variance granted is the minimum variance which will make possible the reasonable use of the land, building or structure. The proposed variance will not create safety hazards and other detriments to the public.

Applicant's Response: The variance will allow the lot to be buildable, thus increasing to the local tax base, improving value to surrounding homes. No safety hazards or other detriments will occur due to variance.

Staff Response: The variance request only grants a reduction in the lot width standard for the site. Each of the resulting two lots will exceed the minimum lot area requirement for the zoning district. The applicant will be required to comply with all other development standards within the R-1AA zoning district. The variance will be the minimum necessary to minimize the extent of the non-conforming. If approved, the variance converts an existing conforming parcel into two non-conforming parcels. The variance will not create a safety hazard or other detriments to the public related to public health or safety. The variance may create a precedent that will allow other parcels of similar size to split into two parcels.

PUBLIC HEARING SCHEDULE:

December 9, 2014 - Planning Commission (5:01 p.m.)

RECOMMENDED ACTION:

The **Development Review Committee** finds that a valid hardship does not exist based on the established criteria and information submitted by the applicant. While the neighborhood was constructed according to an antiquated plan, other parcels have been assembled by combining lots or portions of lots or both to obtain a larger lot area more consistent with the minimum lot width requirement.

1. **Planning Commission Recommendation:**

Approval: If the Planning Commission finds that a hardship exists -- Authorize the approval of a variance to City of Apopka, Code of Ordinances, Part III - Land Development Code, Article II, Sections 2.02.05.E.3. and 2.02.05.B.1.B.Sections 2.02.01.A. and 2.02.15.F., of the Land Development Code, to allow a decrease on the lot width from ninety-five (95) feet to seventy-five (75) feet.

2. Denial: Deny the variance based on inconsistency with the minimum lot width for the R-1AA district and that a hardship has not been demonstrated.

As per the Land Development Code, Article XI - 11.05.00.A. - The Planning Commission has been established as a citizen board to review and approve variances. Conditions may be established by the Planning Commission to reduce the impacts of the effects of the variance.

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



DONALD E. WILLIAMS, JR.
145 West Magnolia Street
0.24 +/- Acre
Parcel ID #: 09-21-28-1944-00-090

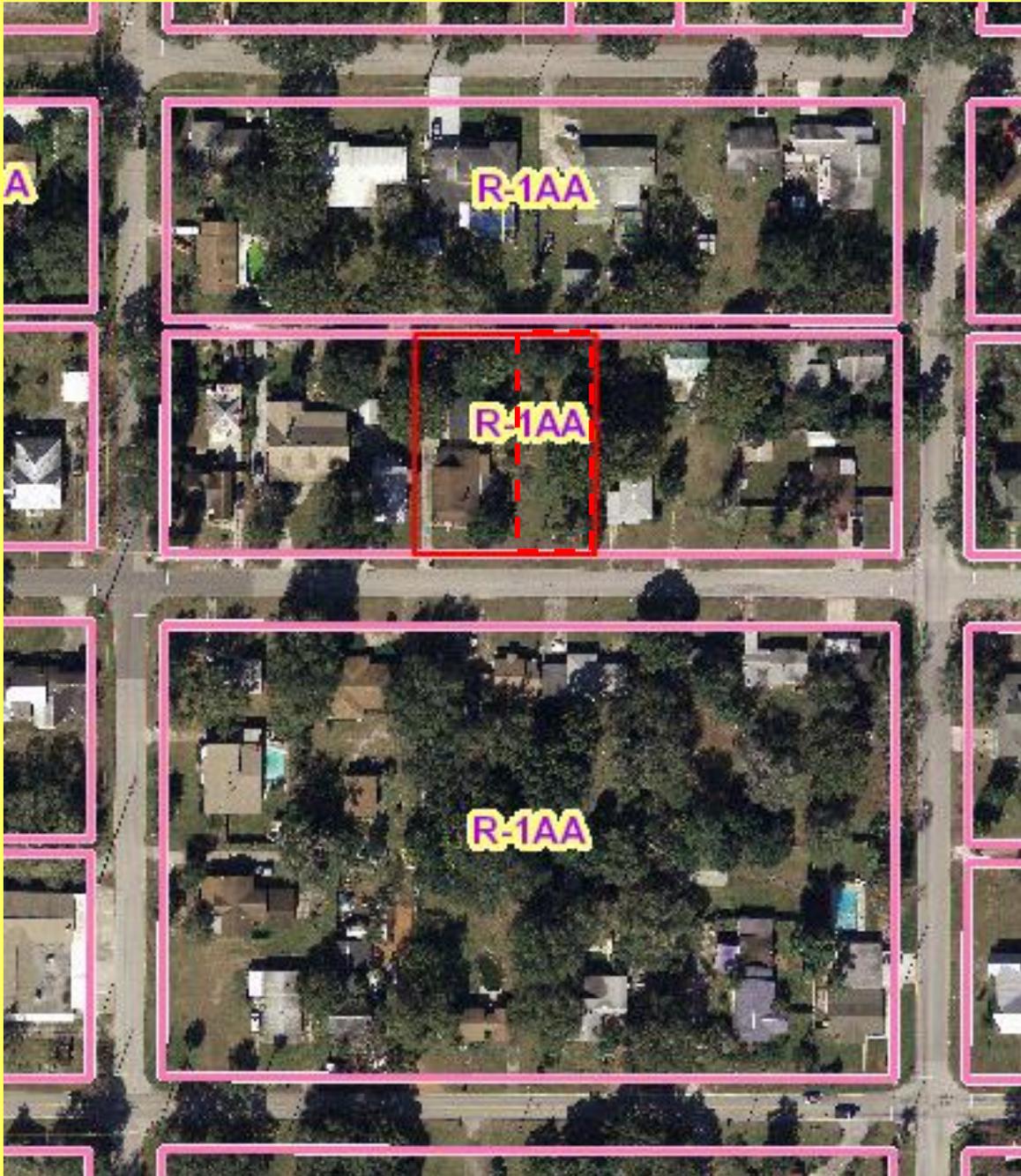
VICINITY MAP





DONALD E. WILLIAMS, JR.
145 West Magnolia Street
0.24 +/- Acre
Parcel ID #: 09-21-28-1944-00-090

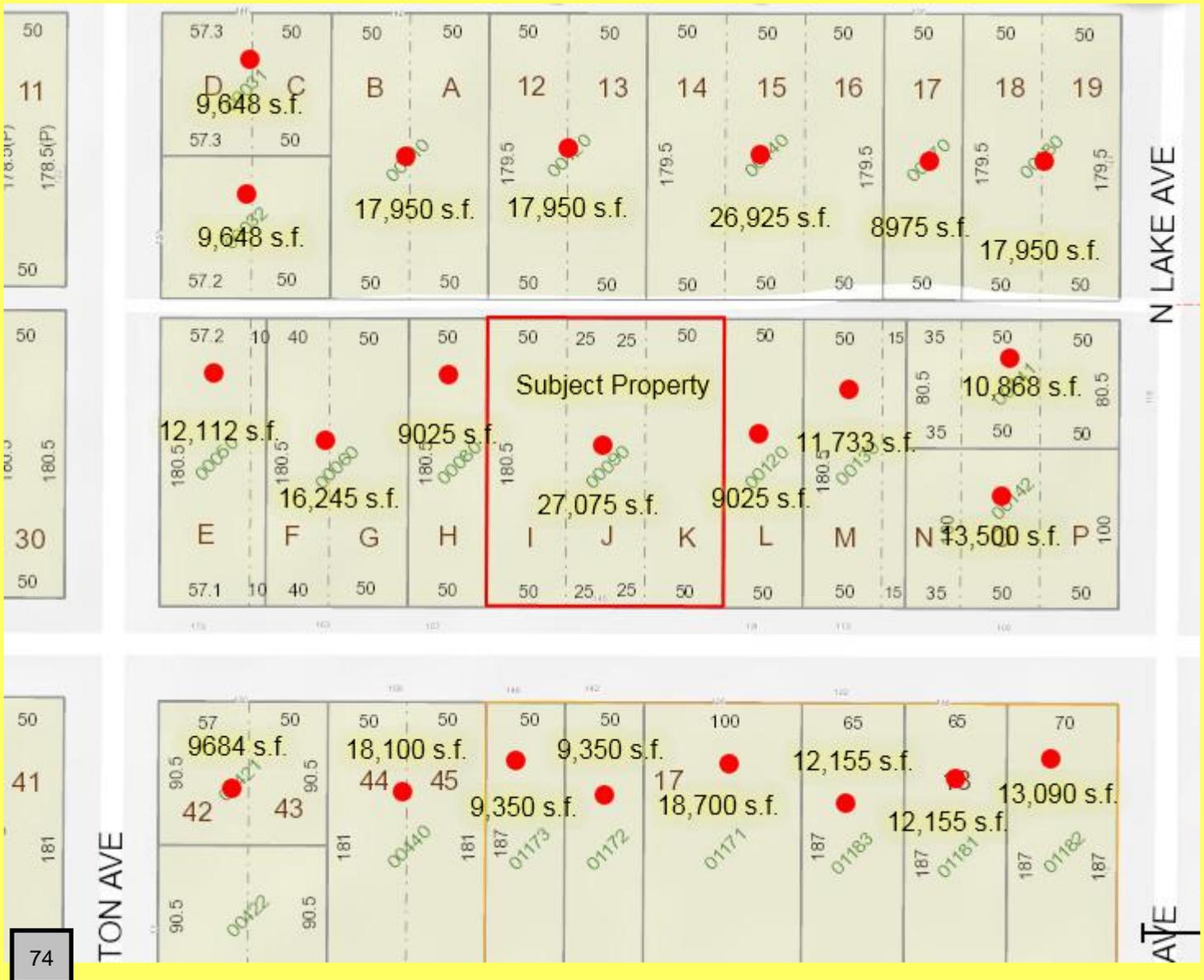
LOT CONFIGURATION





DONALD E. WILLIAMS, JR.
145 West Magnolia Street
0.24 +/- Acre
Parcel ID #: 09-21-28-1944-00-090

Surrounding Properties Lot Size Comparisons

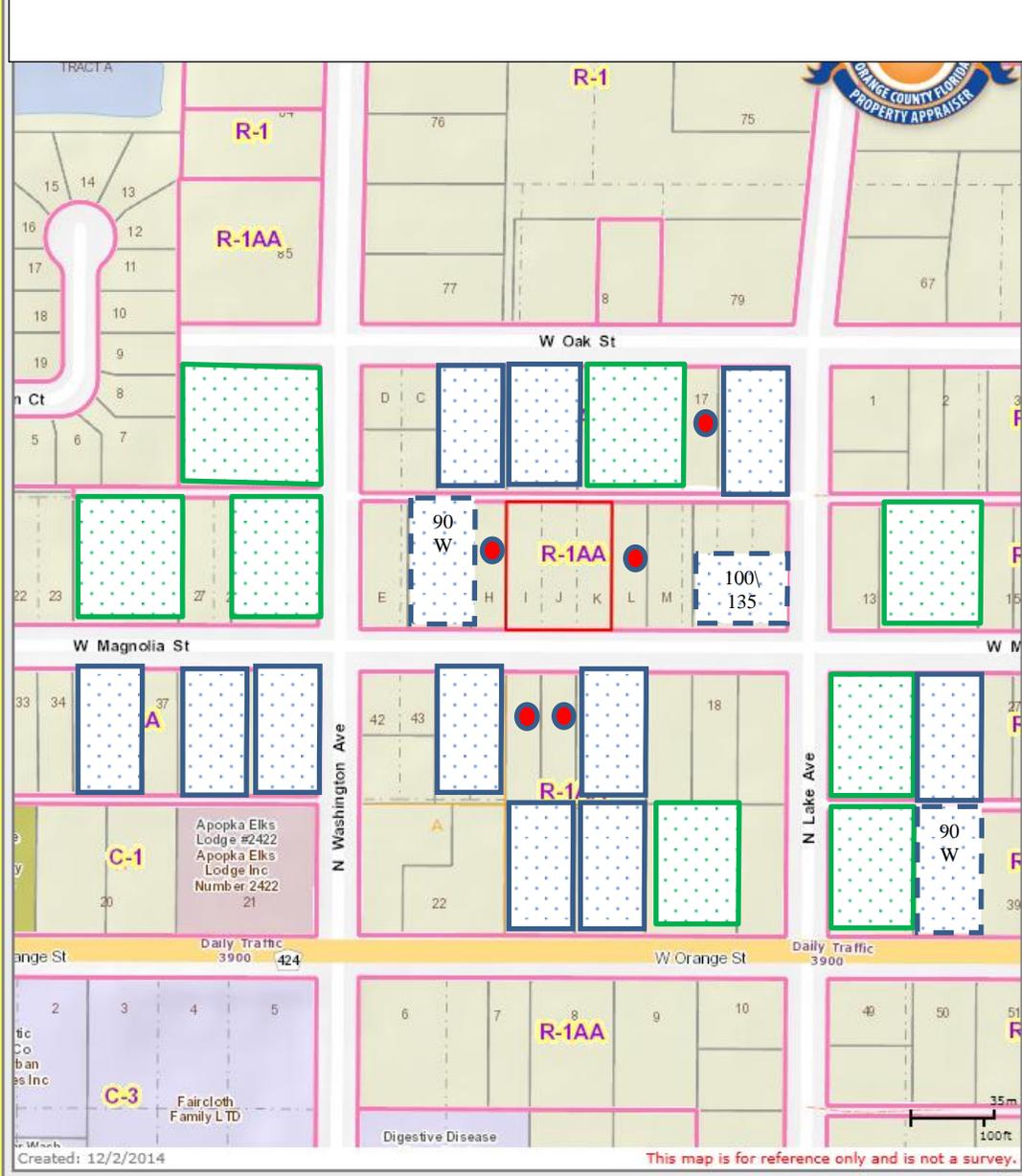




DONALD E. WILLIAMS, JR.
145 West Magnolia Street
0.24 +/- Acre
Parcel ID #: 09-21-28-1944-00-090

Surrounding Properties Lot Width Comparisons

Green: Parcel with lot width greater than 100 feet.
Blue Solid Line: Parcel with lot width at 100 feet
Blue Dashed Line: Parcel with 90 ft width or 100 ft width with lot area less than the other typical 100 foot wide lots in the area
Red Dot: 50 foot wide lots



Prepared by and Return to:
Kass Shuler, P.A.
Richard S. Melver, Esquire
1505 N. Florida Avenue
Tampa, Florida 33602

Our File Number: REO-132214

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Hillsborough)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 2nd day of June, 2014, between **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose mailing address is: 8200 Jones Branch Drive, McLean, Virginia 22102, party of the first part, and **DONALD E. WILLIAMS JR., a married person**, whose mailing address is: P.O. BOX 532, APOPKA, FL 32704, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Parcel 1: Lot K and the East 25 feet of Lot J, Davis Addition to Highland Park, according to the plat thereof, as recorded in Plat Book F, Page 56, of the Public Records of Orange County, Florida.

Parcel 2: Lot I and the West 25 feet of Lot J, Davis Addition to Highland Park, according to the plat thereof, as recorded in Plat Book F, Page 56, of the Public Records of Orange County, Florida.

Being also described as Lots I, J and K, Davis Addition to Highland Park, according to the plat thereof, as recorded in Plat Book F, Page 56, of the Public Records of Orange County, Florida.

Parcel No. 09-21-28-1944-00-090 AKA: 145 W Magnolia St, Apopka, Florida 32703

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements of record if any and taxes and assessments for 2014 and subsequent years and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or

IN WITNESS WHEREOF, first party has signed and sealed these present as of the date first set forth above.

Signed, sealed and delivered
in the presence of:

**FEDERAL HOME LOAN MORTGAGE
CORPORATION**

By: Kass, Shuler, Solomon, Spector, Foyle & Singer,
P.A. n/k/a Kass Shuler, P.A.
Its Attorney in Fact*

Nesha Perry
Witness signature

Nesha Perry
Print witness name

Aleksandra D. Zwerger
Witness signature

ALEKSANDRA D. ZWERGER
Print witness name

By: [Signature]
Print Name: Peter Baker
Title: an authorized signatory

Peter Baker
Federal Home Loan Mortgage Corporation
By Kass Shuler, P.A. As Its Attorney-in-Fac

State of Florida :
 :ss.
County of Hillsborough :

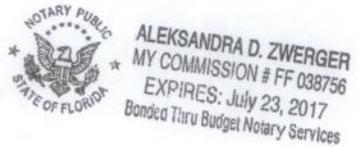
THE FOREGOING INSTRUMENT was acknowledged before me this 12th day of June, 2014, by Peter Baker, an authorized signatory for Kass, Shuler, Solomon, Spector, Foyle & Singer, P.A. n/k/a Kass Shuler, P.A., Attorney in Fact for Federal Home Loan Mortgage Corporation who is personally known to me.

Aleksandra D. Zwerger
Notary Public
ALEKSANDRA D. ZWERGER

Print Notary Name

My Commission Expires: 7/23/2017

Notary Seal



*Limited Power of Attorney for Authorized Signatory is recorded in Official Records Book 20604, Page 1298, Public Records of Hillsborough County, Florida.

LEGAL DESCRIPTION:
 PARCEL "A": LOT "K" AND THE EAST 25 FEET OF LOT "J", DAVIS ADDITION TO HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "F", PAGE 56, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 PARCEL "B": LOT "I" AND THE WEST 25 FEET OF LOT "J", DAVIS ADDITION TO HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "F", PAGE 56, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

145 W. MAGNOLIA ST
 APOPKA, FL

LONG SURVEYING, INC.



Long Surveying, Inc.
 "Specializing in Residential Surveying"
 LB No. 7371
 143 Villa Di Este Terrace #113
 Lake Mary, FL 32746
 Office 407-330-9717 or 407-330-9716
 Fax 407-330-9775
 www.longsurveying.com

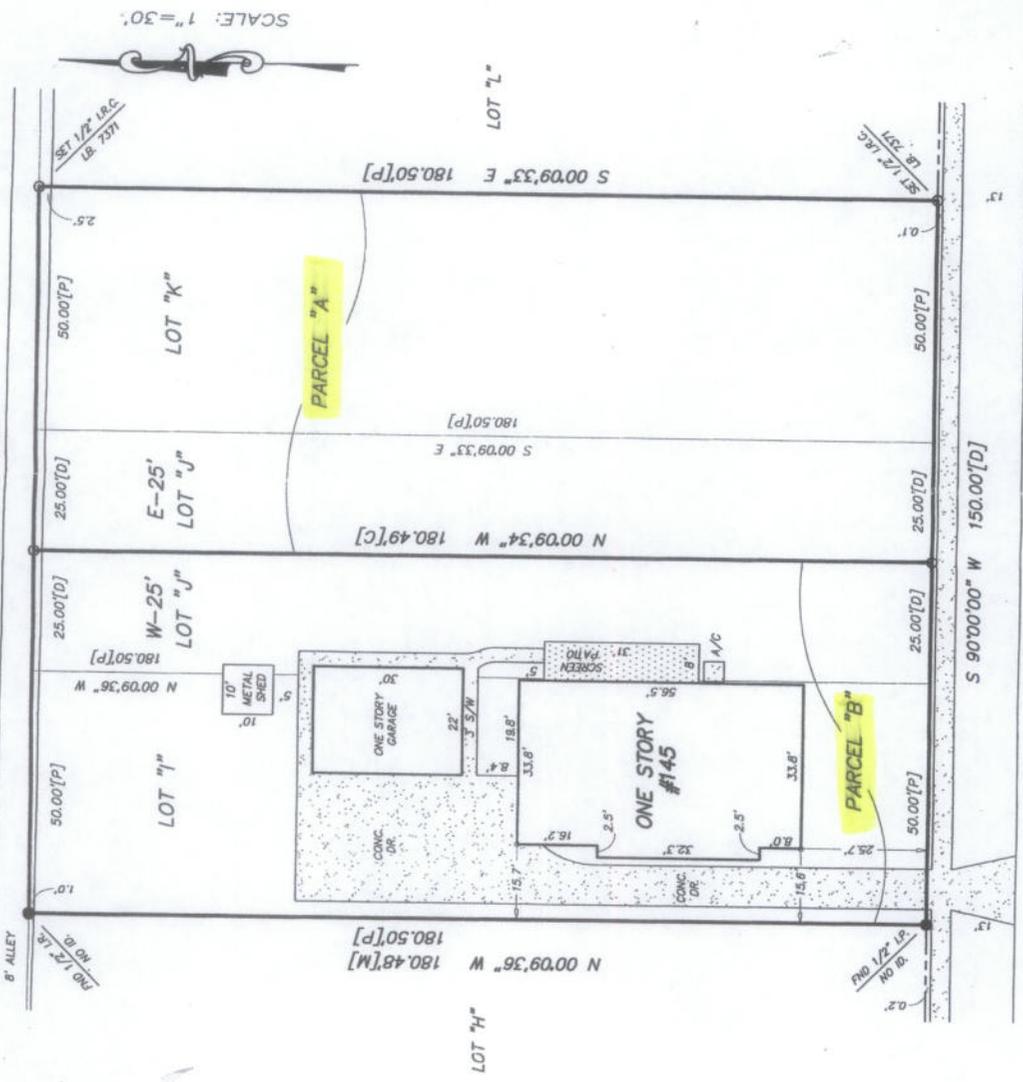
DRAWN BY: GR
 CHECKED BY: BRETT
 CERTIFIED TO: DONALD E. WILLIAMS, JR. & DEBORAH L. WILLIAMS & DONALD E. WILLIAMS III

COMMUNITY NO: 120180
 PANEL: 0120
 FLOOD ZONE: F
 F.I.R.M. DATE: 09/25/09

SURVEY NO: 56306
 FIELD DATE: 05/30/14

Boundary Survey

N 89°59'32" E 150.00[D]

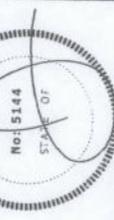


- A/C - AIR CONDITIONER
- CA - CENTRAL ANGLE
- CL - CLOCK BEARINGS
- C.B.S.S - CONCRETE BLOCK STRUCTURE
- C.M. - CONCRETE MONUMENT
- CONC - CONCRETE
- D.E. - DRAINAGE EASEMENT
- E - EAST
- F.F.E. - FINISHED FLOOR ELEVATION
- FO - FOUNDATION
- GO - GROUND SURFACE
- I.P. - IRON PIPE
- I.R. - IRON ROD
- I.R.C. - IRON ROD & CAP
- I.S. - IRON SURVEYING BUSINESS
- L.S. - LAND SURVEYOR
- M - MEASURED
- N - NORTH
- NO. - NORTH AND DISK
- P - PLAT
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- P.C.L. - PERMANENT CONTROL POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.L. - POINT ON LINE
- P.P.C. - POINT OF REVERSE CURVE
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.T. - POINT OF TANGENT
- R - RADIUS
- R/W - RIGHT-OF-WAY
- S/W - SOUTH WALK
- S - SOUTH
- U.E. - UTILITY EASEMENT
- U.W. - WEST
- W.F.S. - WOOD FRAME STRUCTURE
- O = SET 1/2" I.R.C. PSM 10/9/371
- CENTERLINE
- x- BARS WIRE FENCE
- WOOD FENCE
- x- CHAIN LINK FENCE
- ++++ PLASTIC FENCE

BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF W. MAGNOLIA STREET BEING S 90°00'00" W ASSUMED

NOTES:
 1) This survey is based on the legal description as provided by the Client.
 2) This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land.
 3) Do not reconstruct property lines from building files.
 4) No footing or overhangs have been located except as shown.
 5) No improvements or utilities have been located except as shown.
 6) Not valid without two signatures and the authenticated electronic seal or the original raised seal of a Florida Licensed Surveyor and Mapper.

Certification: I certify that this survey was made under my direction and that it meets the minimum standards set forth by the Board of Professional Land Surveying and Mapping, pursuant to Section 483.027, Florida Statutes.



JON M. SHOEMAKER P.S.M. NO. 5144

W. MAGNOLIA STREET

**THE FOLLOWING EXHIBITS WERE
SUBMITTED BY THE APPLICANT**

ATTACHMENT "A"

1. *There are practical difficulties in carrying out the strict letter of regulation (in) that the requested variance relates to a hardship due to characteristics of the land and not solely on the needs of the owner.*

Answer: Unable to increase the lot width to accommodate 95ft lot width requirements. Lot square footage exceeds requirements.

2. *The variance request is not based exclusively upon a desire to reduce the cost of developing the site.*

Answer: Variance will have no effect on site development, there will be no site development necessary to build a single family residence. Water meter installed on lot.

3. *The proposed variance will not substantially increase congestion on surrounding public streets.*

Answer: One single family residence will not have a substantial effect on congestion.

4. *The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.*

Answer: The variance will allow the construction of a single family residence that will actually have a positive effect on the property values and fall in line with current character of neighborhood. See Attachment "C"

5. *The effect of the proposed variance is in harmony with the general intent of this code and the specific intent of the relevant subject area(s) of the code.*

Answer: Many homes in the surrounding area don't meet the lot width requirements. An additional lot will not have an effect on surrounding homes. See attachment "D"

6. *Special conditions and circumstances do not result from the actions of the applicant.*

Answer: Lot was already platted previous to ownership of property. Lots were actually separate with individual tax i.d.'s. Lots were combined in 2006 by previous owner. See Attachment "B"

7. *That the variance granted is the minimum variance which will make possible the reasonable use of the land, building or structure. The proposed variance will not create safety hazards and other detriments to the public.*

Answer: The variance will allow the lot to be buildable, thus increasing to the local tax base, improving value to surrounding homes. No safety hazards or other detriments will occur due to variance.

ATTACHMENT "B"

Parcel I.D. # 09-21-28-1944-00-090

145 W. Magnolia Ave Apopka FL 32703

I am requesting to split this property, creating a 75 x 180.05 parcel for the existing single family home and a 75 x 180.05 parcel for the vacant lot. I am also requesting a variance to build a single family home on the vacant lot once the request to split the property is approved.

In my research with the Orange County Property Appraisers office the property was originally split into two parcels. 145 W Magnolia Parcel I.D. 09-21-28-1944-090

141 W Magnolia Parcel I.D. 09-21-28-1944-100

In 2006 the previous owner was granted a request to combine the two parcels into one.

At that time Parcel I.D. 09-21-28-1944-100 was deleted and Parcel I.D. 09-21-28-1944-090 became the I.D. number for the combined parcels which remains as of this date.

I have enclosed the records from the Orange County Property Appraisers office documenting the combination of the lots to present state as well as the records of the two separate lots before the combination for your perusal.

On my deed the description of property refers to Parcel 1 and 2

On my survey refers to Parcel A and B

On both states lots I J and K

I appreciate your consideration to my request.

Donald E Williams Jr



BILL DONEGAN, CFA
ORANGE COUNTY PROPERTY APPRAISER
www.ocpafl.org

Request for Parcel Split or Combination

For Properties within Unincorporated Orange County

PARENT PARCEL NUMBER(S)

NEW PARCEL IDENTIFICATION NUMBER(S)
(ISSUED BY MAPPING DEPT P.A. OFFICE)

SEC TWP RNG SUB PARCEL
09-21-28-1944-00-100
09-21-28-1944-00090

SEC TWP RNG SUB PARCEL
09-21-28-1944-00090

DAVIS Add. to Highland Park F/56
Lot I & W 25 Ft of Lot J

DAVIS Add. to Highland Park F/56
Lot K & E 35 Ft of Lot J

NOTES: This description was on tax bill.

THESE ARE SMALL lots that we want to combine

OWNER WISHES TO COMBINE PROPERTY. FWP ON 00090

NOTE: A parcel split / combination by the Property Appraiser is for taxation purposes only and does not imply legality of the land division being requested, the legality for such parcel to be conveyed via land title, nor the suitability for such parcel to be developed. Contact the appropriate land development, zoning, and/or planning department of your jurisdiction for questions concerning property development.

IMPORTANT NOTE FOR HOMESTEAD PROPERTIES CURRENTLY AFFECTED BY AMENDMENT 10:

Splitting a homesteaded property will result in the removal of the Save Our Homes Cap from the newly created (split) parcel. The new (split) parcel will be assessed at market value generally resulting in an increase in taxable value for the new parcel. If at a future date the owner desires to re-combine the property, the new (split) parcel will be combined at current market value. The Save Our Homes cap will not be restored to its former level. By signing below, whether by the owner or the owner's representative, the owner acknowledges and agrees to this condition.

Signature: [Signature] Date: 10/27/06
Owner or Owner's Representative

Print Name: ELAINE C. TURVIN

Phone: 407-889-2173

Signature: _____ Date: _____
Orange County Zoning (407)836-0092

Signature: [Signature] Date: 10/23/06
Orange County Property Appraiser's Office

For questions regarding new parcel numbers:
Contact: Rocco Campanale, CCF, CFE Phone: (407)836-5077
Cadastral Mapping Supervisor Fax: (407)836-2788
Orange County Property Appraiser's Office
200 S. Orange Ave. Suite 1700
Orlando, FL 32801



Comprehensive Appraisal Technology

OCPA Mapping/Records Routing Form

(Split/Combos)

OCT-27-2006 08:40:50

Page: 1

Action No.: 23445

Process: COMBO

Start Date: 10/27/06

Action Type: 2

Action Types: 1 (Deed) 2 (Owner) 3 (Appr Svcs) 4 (Other) 5 (R/W) 6 (Annex) 7 (Mapping) 8 (New Subs/Condos) 9 (Govt Leases)

Init By: PAREKK1

Notes:

B. K. Root

Parent/Old Parcels	Exempt	Ag Class	New/Changed Parcels	Exempt	Ag Class
09-21-28-1944-00-100	N		09-21-28-1944-00-090	N	
DELETE			DEL 00-100 & COMB W/00-090		

Comments:

09-21-28

IMPROVED		Residential
MAPPING REVIEW/LOG-IN	PAREKK1	10/27/2006
EXTRACT DATA FILES FOR MAPPING	RC	11-21-06
MAPPING OF NEW SPLIT/COMBO	Parekk1	11-27-06
QA / QC REVIEW	RC	12/15/06
SALES ANALYSIS REVIEW	BP	12/19/06
PERMITS	N/A	12/19/06 N/A
AG REVIEW	N/A	-
EXEMPTION / SOH REVIEW	N/A	-
APPR SERVICES (RES / COMM)	EL	3/6/07
LOG-OUT/FILING	WP	3.13.07

Please Review All Land values



50	50	50	50	50	50	50
----	----	----	----	----	----	----

50	50	50	25 25	50	50	50
180.5 00080	180.5 00090	180.5	00100	00120	180.5 00130	
G	H	I	J	K	L	M
50	50	50	25 25	50	50	50

157

145

141

131

113

BEFORE

Appraisal Data

Parcel Number	09-21-28-1944-00-100	SOH Code	<input type="checkbox"/>	Parent Parcel		Parcel Status	<input type="checkbox"/>
Ownership ID	11223357 <small>Syn.</small>	Revised Trim	<input type="checkbox"/>	Property Account No.		Title Change Type	
Ownership Pct / Code	1.00000 TBE	TENANTS BY ENTIRETY		Property Use Code	0001 VACANT RESIDENTIAL	<input type="checkbox"/> Address Change <input type="checkbox"/> Minor Title Change <input type="checkbox"/> Class	
New Ownership Pct / Code				Override Code		<input type="checkbox"/> HK Compliance <input type="checkbox"/> Workflow Pending	
Owner Name(s)	TURVIN PATRICK J TURVIN ELAINE C			Special Use Code			
Mailing Address	145 W MAGNOLIA ST APOPKA, FL 32703-4128			City Code	APK APOPKA		
Situs Address	141 W MAGNOLIA ST			Mill Code / Rate	05 SJWM		
Property Name				CRA Code	API APOPKA CRA		
Subdivision Name	HIGHLAND PARK DAVIS ADD			Neighborhood Code	074657418 APOPKA RURAL		
				Value Method Code	M MARKET	Annex Date	
				Appraiser Name / Date	PARERH2 11/20/2001	Fld Insp Code	
				Modified By / Date	PAREDD2 11/27/2006 09:52:23		
				Split / Combo	<input checked="" type="checkbox"/>	Proposed for New Sub	<input type="checkbox"/>
						Permits	<input type="checkbox"/>

Sales | Other Docs | Legal | Value Summary | Exemption | Special Taxing | Tax Collector Info | Photos

Legal Description	Modified By	Modified Date
DAVIS ADDITION TO HIGHLAND PARK F/56 LOT K & E 25 FT OF LOT J	PAREDM2	05/15/2003 14:20:09

Call owner complete change

DELETED

Appraisal Data			
Parcel Number	09-21-28-1944-00-090	SOH Code	<input type="checkbox"/>
Ownership ID	11133821 Sync	Revised Trim	<input type="checkbox"/>
Ownership Pct / Code	1.00000 TBE	TENANTS BY ENTIRETY	
New Ownership Pct / Code		Property Account No.	
Owner Name(s)	TURVIN PATRICK J TURVIN ELAINE C RYAN		
Mailing Address	145 W MAGNOLIA ST APOPKA, FL 32703-4128		
Situs Address	145 W MAGNOLIA ST		
Property Name		Appraiser Name / Date	PARERH2 11/20/2001 Fld Insp Code <input type="checkbox"/>
Subdivision Name	HIGHLAND PARK DAVIS ADD	Modified By / Date	CAT 10/06/2006 21:58:13
		Split / Combo	<input checked="" type="checkbox"/>
		Proposed for New Sub	<input type="checkbox"/>
		Permits	<input type="checkbox"/>

Title Change Type
<input type="radio"/> Address Change
<input type="radio"/> Mod Title Change
<input checked="" type="radio"/> Clear
<input type="checkbox"/> HX Compliance
<input type="checkbox"/> Workflow Pending

Sales | Other Docs | Legal | Value Summary | Exemption | Special Taxing | Tax Collector Info | Photos

Legal Description	Modified By	Modified Date
DAVIS ADDITION TO HIGHLAND PARK F/56 LOTS I & J & K	PAREDD2	11/27/2006 09:54:24

* 63AC

Delet. 00100 Coml In 00090

ATTACHMENT "C"

The proposed variance will not diminish the property values or the character of the surrounding area.

I have attached the following records for surrounding properties of 145 W Magnolia St. Apopka FL.

Orange County Property records for addresses 173,163,157,131,113,105,170,158,148,142,126,122 and 118 W Magnolia.

I have highlighted the lots that do not meet the current size variance.



RICK SINGH CFA ORANGE COUNTY PROPERTY APPRAISER FLORIDA

Zoomin Home Mobile Feedback

Base Map Layers Legend Search Parcel Sales Analysis Tools Print

Identity

Target Layer: Parcel

Hide Pictures(s)

282109194400090 01/16/2007

Info Values Building Land Location

PARCEL ID 09-21-20-1944-00-090

STREET ADDRESS 145 W MAGNOLIA ST

NAME (1) WILLIAMS DONALD E JR

MAILING ADDRESS PO BOX 532

CITY APOKA

STATE FL

ZIP CODE 32704

CITY CODE APK

VILLAGE CODE 05

PROPERTY USE CODE 0102

NBCL CODE 074657438

FEAT CODE

15m
50ft

X:490752.23, Y:1590294.07



- Searches
- Sales Search
- Results
- Property Record Card**
- My Favorites

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118 W Magnolia St < 09-21-28-1972-01-181 >

Name(s) Griffith Joyce L	Physical Street Address 118 W Magnolia St
Mailing Address On File 11152 81St Ct N West Palm Beach, FL 33412-1519 Incorrect Mailing Address?	Postal City and Zipcode Apopka, FL 32703
	Property Use 0102 - Single Fam Class II
	Municipality Apopka



- Values, Exemptions and Taxes**
- Property Features
- Sales Analysis
- Location Info
- Market Stats

Update Information

Property Description

DAVIS & MITCHELLS ADDITION A/89 THE W 65 FT OF E 135 FT LOT 18 BLK A

View Plat

Total Land Area 12,251 sqft (+/-) | 0.28 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$26,000.00	\$26,000	\$0.00	\$26,000

Page 1 of 1 (1 total records)

Buildings

View Apopka Permits

Important Information		Structure				
	Model Code:	01 - Single Fam Residence	Actual Year Built:	1948	Gross Area:	1234 sqft
	Type Code:	0102 - Single Fam Class II	Beds:	3	Living Area:	1234 sqft
	Building Value:	\$32,545	Baths:	1.0	Exterior Wall:	Concrete/Cinder Block
	Estimated New Cost:	\$73,966	Floors:	1	Interior Wall:	Plastered

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
CPT1 - Carport 1	01/01/1988	1 Unit(s)	\$500

Page 1 of 1 (1 total records)

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122 W Magnolia St < 09-21-28-1972-01-183 >

<p><small>Name(s)</small> Jackson Ervan E Jackson Sharon A</p> <p><small>Mailing Address On File</small> 1902 Lost Pine Ln Apopka, FL 32712-3957 Incorrect Mailing Address?</p>	<p><small>Physical Street Address</small> 122 W Magnolia St</p> <p><small>Postal City and Zipcode</small> Apopka, FL 32703</p> <p><small>Property Use</small> 0102 - Single Fam Class II</p> <p><small>Municipality</small> Apopka</p>
---	--



1 of 2 - Click To View Or Upload...

122 W MAGNOLIA ST 09/18/2013

Values, Exemptions and Taxes
Property Features
Sales Analysis
Location Info
Market Stats

[Update Information](#)

Property Description [View Plat](#)

DAVIS & MITCHELLS ADDITION A/89 THE W 65 FT LOT 18 BLK A

Total Land Area 12,250 sqft (+/-) | 0.28 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$26,000.00	\$26,000	\$0.00	\$26,000

Page 1 of 1 (1 total records)

Buildings [View Apopka Permits](#)

Important Information	Structure	
 Model Code: 01 - Single Fam Residence Type Code: 0102 - Single Fam Class II Building Value: \$29,227 Estimated New Cost: \$66,424	Actual Year Built: 1948 Beds: 2 Baths: 1.0 Floors: 1	Gross Area: 1383 sqft Living Area: 1255 sqft Exterior Wall: Concrete/Cinder Block Interior Wall: Plastered

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
SHNV - Shed No Value	01/01/1994	1 Unit(s)	\$0

Page 1 of 1 (1 total records)

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11/2/2014

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126 W Magnolia St < 09-21-28-1972-01-171 >

Name(s)
Rodriguez Evelyn M

Mailing Address On File
126 W Magnolia St
Apopka, FL 32703-4129
[Incorrect Mailing Address?](#)

Physical Street Address
126 W Magnolia St

Postal City and Zipcode
Apopka, FL 32703

Property Use
0102 - Single Fam Class II

Municipality
Apopka



126 W MAGNOLIA ST 04/09/2014

Values, Exemptions and Taxes
Property Features
Sales Analysis
Location Info
Market Stats

[Update Information](#)

Property Description

DAVIS & MITCHELLS ADDITION A/89 THE E 1/2 OF LOT 17 BLK A

Total Land Area 18,869 sqft (+/-) | 0.43 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$28,000.00	\$28,000	\$0.00	\$28,000

Page 1 of 1 (1 total records)

Buildings

Important Information		Structure	
	Model Code: 01 - Single Fam Residence Type Code: 0102 - Single Fam Class II Building Value: \$37,346 Estimated New Cost: \$81,186	Actual Year Built: 1950 Beds: 3 Baths: 1.0 Floors: 1	Gross Area: 1832 sqft Living Area: 1152 sqft Exterior Wall: Concrete Block Stucco Interior Wall: Plastered

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
PT1 - Patio 1	01/01/1995	1 Unit(s)	\$1,000

Page 1 of 1 (1 total records)

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142 W Magnolia St < 09-21-28-1972-01-172 >

Name(s)
Vela Samuel E

Mailing Address On File
2835 Shelburne Way
Saint Cloud, FL 34772
[Incorrect Mailing Address?](#)

Physical Street Address
142 W Magnolia St

Postal City and Zipcode
Apopka, FL 32703

Property Use
0103 - Single Fam Class III

Municipality
Apopka



1 of 2 - Click To View Or Upload...

142 W MAGNOLIA ST 09/18/2013

Values, Exemptions and Taxes
Property Features
Sales Analysis
Location Info
Market Stats

Update Information

Property Description View Plat

DAVIS & MITCHELLS ADDITION A/89 THE E 50 FT OF W1/2 OF LOT 17 BLK A

Total Land Area 9,452 sqft (+/-) | 0.22 acres (+/-) GIS Calculated Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$23,000.00	\$23,000	\$0.00	\$23,000

Page 1 of 1 (1 total records)

Buildings View Apopka Permits

	Important Information	Structure	
	Model Code: 01 - Single Fam Residence	Actual Year Built: 1940	Gross Area: 1221 sqft
	Type Code: 0103 - Single Fam Class III	Beds: 2	Living Area: 897 sqft
	Building Value: \$52,581	Baths: 2.0	Exterior Wall: Prefabricated Wood Panel/Masonite
	Estimated New Cost: \$77,691	Floors: 1	Interior Wall: Plastered

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
There are no extra features associated with this parcel			

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148 W Magnolia St < 09-21-28-1972-01-173 >

Name(s) Kirby Joanne Victoria Mailing Address On File 148 W Magnolia St Apopka, FL 32703-4129 Incorrect Mailing Address?	Physical Street Address 148 W Magnolia St Postal City and Zipcode Apopka, FL 32703 Property Use 0100 - Single Family Municipality Apopka
---	---



- [Values, Exemptions and Taxes](#)
- [Property Features](#)
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[Update Information](#)

Property Description

DAVIS & MITCHELLS ADDITION A/89 THE W 50 FT OF LOT 17 BLK A

[View Plat](#)

Total Land Area 9,463 sqft (+/-) | 0.22 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$23,000.00	\$23,000	\$0.00	\$23,000

Page 1 of 1 (1 total records)

Buildings

[View Apopka Permits](#)

Important Information		Structure				
	Model Code:	01 - Single Fam Residence	Actual Year Built:	1940	Gross Area:	596 sqft
	Type Code:	0102 - Single Fam Class II	Beds:	2	Living Area:	572 sqft
	Building Value:	\$15,181	Baths:	1.0	Exterior Wall:	Aluminum Or Vinyl Siding
	Estimated New Cost:	\$30,981	Floors:	1	Interior Wall:	Wall Board, Wood

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
There are no extra features associated with this parcel			

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158 W Magnolia St < 09-21-28-3572-00-440 >

Name(s)
Connelly Duane B Life Estate
Rem: Stephen Duane Connelly
Rem: Anthony Jay Connelly
Rem: Kevin Scott Connelly

Mailing Address On File
158 W Magnolia St
Apopka, FL 32703-4129
[Incorrect Mailing Address?](#)

Physical Street Address
158 W Magnolia St

Postal City and Zipcode
Apopka, FL 32703

Property Use
0102 - Single Fam Class II

Municipality
Apopka



Click To Enlarge Or Upload...
282109357200440 01/16/2007

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Property Features
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Property Description [View Plat](#)

HIGHLAND PARK DAVIS & MITCHILLS ADDITION F/56 LOTS 44 & 45

Total Land Area 18,963 sqft (+/-) | 0.44 acres (+/-) GIS Calculated Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$28,000.00	\$28,000	\$0.00	\$28,000

Page 1 of 1 (1 total records)

Buildings [View Apopka Permits](#)

Important Information		Structure				
	Model Code:	01 - Single Fam Residence	Actual Year Built:	1984	Gross Area:	3432 sqft
	Type Code:	0102 - Single Fam Class II	Beds:	3	Living Area:	1838 sqft
	Building Value:	\$88,000	Baths:	2.5	Exterior Wall:	Concrete Block Stucco
	Estimated New Cost:	\$146,667	Floors:	1	Interior Wall:	Drywall

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
FPL1 - Basic Fireplace	01/01/1984	1 Unit(s)	\$1,500
PT1 - Patio 1	01/01/2001	1 Unit(s)	\$1,000

Page 1 of 1 (2 total records)

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170 W Magnolia St < 09-21-28-3572-00-421 >

Name(s)
Anderson Lynette J

Mailing Address On File
Po Box 44
Apopka, FL 32704-0044
[Incorrect Mailing Address?](#)

Physical Street Address
170 W Magnolia St

Postal City and Zipcode
Apopka, FL 32703

Property Use
0102 - Single Fam Class II

Municipality
Apopka



282109357200421 01/16/2007

Values, Exemptions and Taxes
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Property Description [View Plat](#)

HIGHLAND PARK DAVIS & MITCHILLS ADDITION F/56 THE N1/2 OF LOTS 42 & 43

Total Land Area 9,794 sqft (+/-) | 0.22 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$23,000.00	\$23,000	\$0.00	\$23,000

Page 1 of 1 (1 total records)

Buildings [View Apopka Permits](#)

Important Information		Structure				
	Model Code:	01 - Single Fam Residence	Actual Year Built:	1948	Gross Area:	1019 sqft
	Type Code:	0102 - Single Fam Class II	Beds:	2	Living Area:	776 sqft
	Building Value:	\$31,747	Baths:	1.0	Exterior Wall:	Cement & Fiber Shingle
	Estimated New Cost:	\$57,722	Floors:	1	Interior Wall:	Plastered

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
FPL1 - Basic Fireplace	01/01/1948	1 Unit(s)	\$1,500
SCR1 - Scrn Enc 1	01/01/1988	1 Unit(s)	\$2,000

Page 1 of 1 (2 total records)

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105 W Magnolia St < 09-21-28-1944-00-142 >

Name(s) New Dennis J New Tina M Mailing Address On File 105 W Magnolia St Apopka, FL 32703-4128 Incorrect Mailing Address?	Physical Street Address 105 W Magnolia St Postal City and Zipcode Apopka, FL 32703 Property Use 0102 - Single Fam Class II Municipality Apopka
--	---

282109194400142 01/16/2007

Values, Exemptions and Taxes
Property Features
Sales Analysis
Location Info
Market Stats

[Update Information](#)

Property Description [View Plat](#)

DAVIS ADDITION TO HIGHLAND PARK F/56 THE S 100 FT OF E 35 FT OF LOT N & S 100 FT OF LOTS O & P

Total Land Area 13,741 sqft (+/-) | 0.32 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$26,000.00	\$26,000	\$0.00	\$26,000

Page 1 of 1 (1 total records)

Buildings [View Apopka Permits](#)

	Important Information	Structure
	Model Code: 01 - Single Fam Residence Type Code: 0102 - Single Fam Class II Building Value: \$46,311 Estimated New Cost: \$96,481	Actual Year Built: 1972 Beds: 3 Baths: 2.0 Floors: 1 Gross Area: 1759 sqft Living Area: 1423 sqft Exterior Wall: Concrete/Cinder Block Interior Wall: Drywall

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
CPT2 - Carport 2	01/01/2000	1 Unit(s)	\$2,250
SCR1 - Scm Enc 1	01/01/2006	1 Unit(s)	\$2,000
AB1 - Accessory Building 1	01/01/2006	180 Square Feet	\$1,800

Page 1 of 1 (3 total records)

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11/2/2014

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113 W Magnolia St < 09-21-28-1944-00-130 >

<p><small>Name(s)</small> Cordero Esther Cordero Ignacio</p> <p><small>Mailing Address On File</small> 113 W Magnolia St Apopka, FL 32703-4128</p> <p><small>Incorrect Mailing Address?</small></p>	<p><small>Physical Street Address</small> 113 W Magnolia St</p> <p><small>Postal City and Zipcode</small> Apopka, FL 32703</p> <p><small>Property Use</small> 0102 - Single Fam Class II</p> <p><small>Municipality</small> Apopka</p>
---	--



282109194400130 01/16/2007

Values, Exemptions and Taxes
Property Features
Sales Analysis
Location Info
Market Stats

[Update Information](#)

Property Description

DAVIS ADDITION TO HIGHLAND PARK F/56 LOT M & W 15 FT OF LOT N

Total Land Area 11,938 sqft (+/-) | 0.27 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$24,000.00	\$24,000	\$0.00	\$24,000

Page 1 of 1 (1 total records)

Buildings



Important Information		Structure			
Model Code:	01 - Single Fam Residence	Actual Year Built:	1926	Gross Area:	1914 sqft
Type Code:	0102 - Single Fam Class II	Beds:	2	Living Area:	1516 sqft
Building Value:	\$45,625	Baths:	2.0	Exterior Wall:	Aluminum Or Vinyl Siding
Estimated New Cost:	\$87,740	Floors:	2	Interior Wall:	Plastered

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
FPL2 - Average Fireplace	01/01/1926	1 Unit(s)	\$2,500

Page 1 of 1 (1 total records)

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131 W Magnolia St < 09-21-28-1944-00-120 >

Name(s)
Bonrog LLC

Mailing Address On File
1266 Stonewood Way
Apopka, FL 32712-2180

[Incorrect Mailing Address?](#)

Physical Street Address
131 W Magnolia St

Postal City and Zipcode
Apopka, FL 32703

Property Use
0102 - Single Fam Class II

Municipality
Apopka



282109194400120 01/16/2007

Values, Exemptions and Taxes
Property Features
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Location Info
Market Stats

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Property Description

DAVIS ADDITION TO HIGHLAND PARK F/56 LOT L

Total Land Area 9,181 sqft (+/-) | 0.21 acres (+/-) GIS Calculated Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$23,000.00	\$23,000	\$0.00	\$23,000

Page 1 of 1 (1 total records)

Buildings

Important Information	Structure		
Model Code: 01 - Single Fam Residence	Actual Year Built: 1958	Gross Area: 1072 sqft	
Type Code: 0102 - Single Fam Class II	Beds: 2	Living Area: 792 sqft	
Building Value: \$25,172	Baths: 1.0	Exterior Wall: Concrete/Cinder Block	
Estimated New Cost: \$55,938	Floors: 1	Interior Wall: Plastered	

Page 1 of 1 (1 total records)

[View Apopka Permits](#)

Extra Features

Description	Date Built	Units	XFOB Value
SHNV - Shed No Value	01/01/2000	1 Unit(s)	\$0

Page 1 of 1 (1 total records)

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157 W Magnolia St < 09-21-28-1944-00-080 >

Name(s)
Carter Lonie Gene

Mailing Address On File
157 W Magnolia St
Apopka, FL 32703-4128
[Incorrect Mailing Address?](#)

Physical Street Address
157 W Magnolia St

Postal City and Zipcode
Apopka, FL 32703

Property Use
0102 - Single Fam Class II

Municipality
Apopka



282109194400080 01/16/2007

Values, Exemptions and Taxes
Property Features
Sales Analysis
Location Info
Market Stats

[Update Information](#)

Property Description [View Plat](#)

DAVIS ADDITION TO HIGHLAND PARK F/56 LOT H

Total Land Area 9,182 sqft (+/-) | 0.21 acres (+/-) GIS Calculated Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$23,000.00	\$23,000	\$0.00	\$23,000

Page 1 of 1 (1 total records)

Buildings [View Apopka Permits](#)

	Important Information	Structure	
	Model Code: 01 - Single Fam Residence Type Code: 0102 - Single Fam Class II Building Value: \$36,948 Estimated New Cost: \$82,107	Actual Year Built: 1928 Beds: 2 Baths: 1.5 Floors: 1	Gross Area: 1470 sqft Living Area: 1094 sqft Exterior Wall: Aluminum Or Vinyl Siding Interior Wall: Plastered

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
CPT1 - Carport 1	01/01/1990	1 Unit(s)	\$500
FPL1 - Basic Fireplace	01/01/1928	1 Unit(s)	\$1,500

Page 1 of 1 (2 total records)

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163 W Magnolia St < 09-21-28-1944-00-060 >

Name(s)
Grice William C
Grice Jean R

Mailing Address On File
163 W Magnolia St
Apopka, FL 32703-4128

Incorrect Mailing Address?

Physical Street Address
163 W Magnolia St

Postal City and Zipcode
Apopka, FL 32703

Property Use
0103 - Single Fam Class III

Municipality
Apopka



282109194400060 01/16/2007

Values, Exemptions and Taxes
Property Features
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Property Description [View Plat](#)

DAVIS ADDITION TO HIGHLAND PARK F/56 THE E 40 FT OF LOT F & ALL LOT G

Total Land Area 16,523 sqft (+/-) | 0.38 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$27,000.00	\$27,000	\$0.00	\$27,000

Page 1 of 1 (1 total records)

Buildings [View Apopka Permits](#)

Important Information		Structure	
	Model Code: 01 - Single Fam Residence	Actual Year Built: 2001	Gross Area: 3664 sqft
	Type Code: 0103 - Single Fam Class III	Beds: 3	Living Area: 2246 sqft
	Building Value: \$152,264	Baths: 2.5	Exterior Wall: Common Brick
	Estimated New Cost: \$186,233	Floors: 1	Interior Wall: Drywall

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
FPL2 - Average Fireplace	04/01/2001	1 Unit(s)	\$2,500
PT1 - Patio 1	04/01/2001	1 Unit(s)	\$1,000
AB1 - Accessory Building 1	02/11/2002	200 Square Feet	\$2,000

Page 1 of 1 (3 total records)

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173 W Magnolia St < 09-21-28-1944-00-050 >

Name(s)
Ortiz Jose
Ortiz Wanda
Mailing Address On File
173 W Magnolia St
Apopka, FL 32703-4128
[Incorrect Mailing Address?](#)

Physical Street Address
173 W Magnolia St
Postal City and Zipcode
Apopka, FL 32703
Property Use
0102 - Single Fam Class II
Municipality
Apopka



282109194400050 01/16/2007

Values, Exemptions and Taxes
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DAVIS ADDITION TO HIGHLAND PARK F/56 LOT E & W 10 FT OF LOT F

Total Land Area 12,325 sqft (+/-) | 0.28 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$26,000.00	\$26,000	\$0.00	\$26,000

Page 1 of 1 (1 total records)

Buildings [View Apopka Permits](#)

Important Information		Structure				
	Model Code:	01 - Single Fam Residence	Actual Year Built:	1927	Gross Area:	1638 sqft
	Type Code:	0102 - Single Fam Class II	Beds:	3	Living Area:	1638 sqft
	Building Value:	\$45,660	Baths:	1.0	Exterior Wall:	Aluminum Or Vinyl Siding
	Estimated New Cost:	\$95,125	Floors:	1	Interior Wall:	Plastered
	Model Code:	01 - Single Fam Residence	Actual Year Built:	1927	Gross Area:	1442 sqft
	Type Code:	0102 - Single Fam Class II	Beds:	2	Living Area:	1365 sqft
	Building Value:	\$35,166	Baths:	1.0	Exterior Wall:	Aluminum Or Vinyl Siding
	Estimated New Cost:	\$73,263	Floors:	2	Interior Wall:	Plastered

Page 1 of 1 (2 total records)

Extra Features

Description	Date Built	Units	XFOB Value
FPL2 - Average Fireplace	01/01/1927	1 Unit(s)	\$2,500
CVAL - Aluminum Cover	01/01/2000	12 Square Feet	\$30
PT1 - Patio 1	01/01/2000	1 Unit(s)	\$1,000

Page 1 of 1 (3 total records)

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ATTACHMENT "D"

Below is additional information regarding my variance request. Below are a few parcels that single family homes were built on that did not meet the requirements of lot size from the City of Apopka when built. I have listed the 2 homes the City of Apopka approved the variance.

Below History from Orange County Property appraisers office attached.

1. In 2007 , a home was built on 114 S Central Ave property id 09-21-28-0196-20-031.

Prior to that 102 S Central Ave property id 09-21-28-0196-20-030 was split for the sole purpose of selling a buildable single family lot. The lot was sold and a single home was built on the lot.

However in doing so reducing the width of 114 S Central Ave to 85' not meeting the current width requirements of the City of Apopka. The city approved the variance.

2. New construction at 18 W Oak St Apopka, FL property id 09-21-28-1972-02-030 is now under way.

The City of Apopka approved the variance for a single family home. This lot is 88 feet wide.

3. The property address in the area not meeting the width requirements 221 N Central Ave., 219 N Central Ave, 35 E Oak St, 45 E Oak St, 55 E Oak St. Built from 1996-2007.

4. These are just a few of the homes in the immediate area of 145 W. Magnolia, I know there are more, but just a few examples of the current character of the neighborhood.

I have attached the Orange County property records and maps on these three properties.

✓

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114 S Central Ave < 09-21-28-0196-20-031 >

<p><small>Name(s)</small> Flaquer Romeo</p> <p><small>Flaquer Herminia</small></p> <p><small>Mailing Address On File</small> 633 Key Deer Ct Apopka, FL 32703-4496</p> <p><small>Incorrect Mailing Address?</small></p>	<p><small>Physical Street Address</small> 114 S Central Ave</p> <p><small>Postal City and Zipcode</small> Apopka, FL 32703</p> <p><small>Property Use</small> 0102 - Single Fam Class II</p> <p><small>Municipality</small> Apopka</p>
---	--



282109019620031 01/16/2007

Values, Exemptions and Taxes
Property Features
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Location Info
Market Stats

[Update Information](#)

Property Description [View Plat](#)

CHAMPNEY PORTION TOWN OF APOPKA A/87 LOT 3 (LESS W 35 FT & N 85 FT THEREOF) BLK B

Total Land Area 15,409 sqft (+/-) | 0.35 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$27,000.00	\$27,000	\$0.00	\$27,000

Page 1 of 1 (1 total records)

Buildings [View Apopka Permits](#)

	Important Information	Structure
	<p>Model Code: 01 - Single Fam Residence</p> <p>Type Code: 0102 - Single Fam Class II</p> <p>Building Value: \$130,646</p> <p>Estimated New Cost: \$146,071</p>	<p>Actual Year Built: 2007</p> <p>Beds: 4</p> <p>Baths: 2.0</p> <p>Floors: 1</p> <p>Gross Area: 2518 sqft</p> <p>Living Area: 2036 sqft</p> <p>Exterior Wall: Concrete Block Stucco</p> <p>Interior Wall: Drywall</p>

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
SHED - Shed	12/31/2011	1 Unit(s)	\$500

Page 1 of 1 (1 total records)

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11/2/2014

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Identify

Target Layer: Parcel

Hide Pictured(s)

282109019620031 01/16/2007

Info Values Building Land Location

PARCEL ID	09-21-28-0136-20-001
STREET ADDRESS	114 S CENTRAL AVE
NAME (1)	FLAQUER ROMEO
NAME (2)	FLAQUER HERMINIA
MAILING ADDRESS	633 KEY DEER CT
CITY	APOOKA
STATE	FL
ZIP CODE	32703
CITY CODE	APK
VILLAGE CODE	05
PROPERTY USE CODE	0100
IBRD CODE	07A5T436

Daily Traffic 3900

X:491845.24 Y:1579024.36

Searches
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102 S Central Ave < 09-21-28-0196-20-030 >

Name(s)
Welch Mary Lee Estate

Mailing Address On File
102 S Central Ave
Apopka, FL 32703-4242
[Incorrect Mailing Address?](#)

Physical Street Address
102 S Central Ave

Postal City and Zipcode
Apopka, FL 32703

Property Use
0102 - Single Fam Class II

Municipality
Apopka

Values, Exemptions and Taxes
Property Features
Sales Analysis
Location Info
Market Stats

Update Information

Property Description View Plat

CHAMPNEY PORTION TOWN OF APOPKA A/87 LOT 3 (LESS W 35 FT & S 95 FT THEREOF) BLK B

Total Land Area 13,732 sqft (+/-) | 0.32 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$26,000.00	\$26,000	\$0.00	\$26,000

Page 1 of 1 (1 total records)

Buildings View Apopka Permits

	Important Information	Structure
	<p>Model Code: 01 - Single Fam Residence</p> <p>Type Code: 0102 - Single Fam Class II</p> <p>Building Value: \$52,092</p> <p>Estimated New Cost: \$121,144</p>	<p>Actual Year Built: 1956</p> <p>Beds: 3</p> <p>Baths: 2.0</p> <p>Floors: 1</p> <p>Gross Area: 2823 sqft</p> <p>Living Area: 1854 sqft</p> <p>Exterior Wall: Concrete/Cinder Block</p> <p>Interior Wall: Plastered</p>

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
SCR1 - Scrm Enc 1	01/01/1980	1 Unit(s)	\$2,000

Page 1 of 1 (1 total records)

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Identity

Target Layer: Parcel

Hide Picture(s)

282109019620030 01/16/2007

Info Values Building Land Location

PARCEL ID	09-21-20-0196-20-000
STREET ADDRESS	102 S CENTRAL AVE
NAME (1)	WELCH MARY LEE ESTATE
MAILING ADDRESS	102 S CENTRAL AVE
CITY	APOOKA
STATE	FL
ZIP CODE	32703
CITY CODE	APK
MILLAGE CODE	05
PROPERTY USE CODE	0102
NRHD CODE	074637410
PERM CODE	

Daily Traffic 3,900

102

162

85

3

20000

85

107

180

20001

180

95

20001

95

114

5m

25ft

X:491884.9, Y:1579115.35

New construction

Like 6.3k

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18 W Oak St < 09-21-28-1972-02-030 >

Name(s)
Rios Jesenia

Property Name
N/A. Click information icon to contribute.

Mailing Address On File
121 W Grossenbacher Dr
Apopka, FL 32712-7031
Incorrect Mailing Address?

Physical Street Address
18 W Oak St

Postal City and Zipcode
Apopka, FL 32703

Property Use
0001 - Vacant Residential

Municipality
Apopka



18 W OAK ST 02/10/2014

Values, Exemptions and Taxes
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Market Stats

Update Information

Property Description View Plat

DAVIS & MITCHELLS ADDITION A/89 LOT 4 (LESS W 12 FT) BLK B

Total Land Area 16,019 sqft (+/-) | 0.37 acres (+/-) GIS Calculated Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	R-1AA	1 LOT(S)	\$27,000.00	\$27,000	\$0.00	\$27,000

Page 1 of 1 (1 total records)

Buildings View Apopka Permits

Important Information	Structure
There are no buildings associated with this parcel.	

Extra Features

Description	Date Built	Units	XFOB Value
There are no extra features associated with this parcel.			

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Identify

Target Layer: Parcel

Hide Pictures (1)

18 W OAK ST 02/10/2014

Info Values Building Land Location

PARCEL ID	09-21-28-1972-02-000
STREET ADDRESS	18 W OAK ST
NAME (1)	RICKS JESSENIA
MAILING ADDRESS	121 W GROSSENBACHER CR
CITY	APOPKA
STATE	FL
ZIP CODE	32712
CITY CODE	APK
VILLAGE CODE	05
PROPERTY USE CODE	0002
NHID CODE	07457418
FEAT CODE	

X:491547.71 Y:1580487.42

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221 N Central Ave < 09-21-28-5567-00-010 >

<p><small>Name(s)</small> Williams Donald E Jr Williams Deborah L</p> <p><small>Mailing Address On File</small> 211 Ranken Dr Edgewater, FL 32141-7502</p> <p><small>Incorrect Mailing Address?</small></p>	<p><small>Physical Street Address</small> 221 N Central Ave</p> <p><small>Postal City and Zipcode</small> Apopka, FL 32703</p> <p><small>Property Use</small> 0102 - Single Fam Class II</p> <p><small>Municipality</small> Apopka</p>
---	--



282109556700010 01/16/2007

Values, Exemptions and Taxes
Property Features
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Market Stats

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Property Description [View Plat](#)

B C F SUB 32/52 LOT 1

Total Land Area 14,600 sqft (+/-) | 0.34 acres (+/-) GIS Calculated Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$26,000.00	\$26,000	\$0.00	\$26,000

Page 1 of 1 (1 total records)

Buildings [View Apopka Permits](#)

	Important Information	Structure	
	Model Code: 01 - Single Fam Residence	Actual Year Built: 2007	Gross Area: 3181 sqft
	Type Code: 0102 - Single Fam Class II	Beds: 3	Living Area: 2420 sqft
	Building Value: \$149,444	Baths: 2.5	Exterior Wall: Cedar/Redwood
	Estimated New Cost: \$167,089	Floors: 1	Interior Wall: Drywall

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
PT2 - Patio 2	04/23/2007	1 Unit(s)	\$2,000
SCR2 - Scrm Enc 2	01/01/2008	1 Unit(s)	\$5,000

Page 1 of 1 (2 total records)

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100 216 219 221 204 215 180 180

76.01 175 165.55 85 85.01 166.75 95

1 2

Search Address
219 N CENTRAL AVE Search

Identify
Target Layer: Parcel
Hide Pictures(s)

282109556700020 09/12/2013

Info Values Building Land Location

PARCEL ID	09-21-28-3567-00-020
STREET ADDRESS	219 N CENTRAL AVE
NAME (1)	POTMAN FAMILY LIVING TRUS
MAILING ADDRESS	C/O PAUL P POTMAN TRUSTEE
ADDRESS 2	219 N CENTRAL AVE
CITY	AROKA
STATE	FL
ZIPCODE	32702
CITY CODE	ARX
MILLAGE CODE	05
PROPERTY USE CODE	0100

5m 100 25ft

X:492239.5, Y:1580677.91

115

35 E OAK ST

RICK SINGH CPA ORANGE COUNTY PROPERTY APPRAISER FLORIDA

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Search Address: 35 E OAK ST

Target Layer: Parcel

Hide Pictures(s)

282109556700040 09/12/2013

Info Values Building Land Location

PARCEL ID	09-21-28-3367-00-040
STREET ADDRESS	35 E OAK ST
NAME (1)	QE REAL HOLDINGS LLC
MAILING ADDRESS	60 E SIMMONS AVE
CITY	JACKSON
STATE	NY
ZIP CODE	05301
CITY CODE	APL
VILLAGE CODE	05
PROPERTY USE CODE	0102
NEBR CODE	07AEST7410
FEET CODE	

85'

E OAK ST

15m
50ft

XI-492056-12, V1-1580723-3

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35 E Oak St < 09-21-28-5567-00-040 >

Name(s)
Qe Real Holdings LLC

Mailing Address On File
60 E Simpson Ave
Jackson, WY 83001-8667
Incorrect Mailing Address?

Physical Street Address
35 E Oak St

Postal City and Zipcode
Apopka, FL 32703

Property Use
0102 - Single Fam Class II

Municipality
Apopka



1 of 2 - Click To View Or Upload.

282109556700040 09/12/2013

Values, Exemptions and Taxes
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B C F SUB 32/52 LOT 4

Total Land Area 15,293 sqft (+/-) | 0.35 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$27,000.00	\$27,000	\$0.00	\$27,000

Page 1 of 1 (1 total records)

Buildings [View Apopka Permits](#)

	Important Information	Structure	
	<p>Model Code: 01 - Single Fam Residence</p> <p>Type Code: 0102 - Single Fam Class II</p> <p>Building Value: \$93,097</p> <p>Estimated New Cost: \$123,537</p>	<p>Actual Year Built: 1996</p> <p>Beds: 4</p> <p>Baths: 3.0</p> <p>Floors: 2</p>	<p>Gross Area: 2391 sqft</p> <p>Living Area: 1800 sqft</p> <p>Exterior Wall: Aluminum Or Vinyl Siding</p> <p>Interior Wall: Drywall</p>

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
SCR1 - Scrm Enc 1	01/01/1997	1 Unit(s)	\$2,000
AB1 - Accessory Building 1	01/01/2000	200 Square Feet	\$1,200
PT1 - Patio 1	01/01/2010	1 Unit(s)	\$1,000

Page 1 of 1 (3 total records)

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55 E OAK

11/2/2014

http://maps.ocpafl.org/webmap/default.aspx?pin=282109556700010

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Base Map Layers Legend Search Parcel Sales Analysis Tools Print

Identify

Target Layer: Parcel

Hide Pictures(s)

282109556700060 09/12/2013

Info Values Building Land Location

PARCEL ID	09-21-20-5567-00-060
STREET ADDRESS	55 E OAK ST
NAME (1)	HEPNER MICHAEL
NAME (2)	HEPNER ANGELA
MAILING ADDRESS	162 DOVETAIL CT
CITY	APOPKA
STATE	FL
ZIP CODE	32703
CITY CODE	APK
VILLAGE CODE	05
PROPERTY USE CODE	0102
MRID CODE	07465248

15m
50ft

X:492388.64 Y:1580727.03

118

://maps.ocpafl.org/webmap/default.aspx?pin=282109556700050

11/2/2014

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Sales Search
Results
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55 E Oak St < 09-21-28-5567-00-060 >

Name(s) Hefner Michael Hefner Angela Mailing Address On File 162 Dovetail Ct Apopka, FL 32703-4587 Incorrect Mailing Address?	Physical Street Address 55 E Oak St Postal City and Zipcode Apopka, FL 32703 Property Use 0102 - Single Fam Class II Municipality Apopka
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282109556700060 09/12/2013

Values, Exemptions and Taxes
Property Features
Sales Analysis
Location Info
Market Stats

[Update Information](#)

Property Description

B C F SUB 32/52 LOT 6

Total Land Area 15,327 sqft (+/-) | 0.35 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$27,000.00	\$27,000	\$0.00	\$27,000

Page 1 of 1 (1 total records)

Buildings

Important Information

Model Code: 01 - Single Fam Residence
Type Code: 0102 - Single Fam Class II
Building Value: \$94,134
Estimated New Cost: \$120,809

Structure

Actual Year Built: 1998
Beds: 3
Baths: 2.0
Floors: 2

Gross Area: 2329 sqft
Living Area: 1741 sqft
Exterior Wall: Aluminum Or Vinyl Siding
Interior Wall: Drywall

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
PT2 - Patio 2	01/01/2000	1 Unit(s)	\$2,000
AB1 - Accessory Building 1	01/01/2011	200 Square Feet	\$1,500

Page 1 of 1 (2 total records)

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45 E OAK

11/2/2014

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Identify

Target Layer: Parcel

Hide Picture(s)

282109556700050 09/12/2013

Info Values Building Land Location

PARCEL ID 09-21-28-5567-00-050

STREET ADDRESS 45 E OAK ST

NAME (1) TAYLOR RONALD DEAN

NAME (2) TAYLOR MARY JANE

MAILING ADDRESS 1634 N HASTINGS ST

CITY ORLANDO

STATE FL

ZIPCODE 32808

CITY CODE ARK

MILEAGE CODE 05

PROPERTY USE CODE 0102

NEHD CODE 07457416

15m
45ft

Map Coords

120

http://maps.ocpafl.org/webmap/default.aspx?pin=282109556700050

11/2/2014

Searches
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45 E Oak St < 09-21-28-5567-00-050 >

<p><small>Name(s)</small> Taylor Ronald Dean Taylor Mary Jane</p> <p><small>Mailing Address On File</small> 1654 N Hastings St Orlando, FL 32808-6120 Incorrect Mailing Address?</p>	<p><small>Physical Street Address</small> 45 E Oak St</p> <p><small>Postal City and Zipcode</small> Apopka, FL 32703</p> <p><small>Property Use</small> 0102 - Single Fam Class II</p> <p><small>Municipality</small> Apopka</p>
--	--

1 of 2 - Click To View Or Upload

282109556700050 09/12/2013

Values, Exemptions and Taxes
Property Features
Sales Analysis
Location Info
Market Stats

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Property Description [View Plat](#)

B C F SUB 32/52 LOT 5

Total Land Area 15,290 sqft (+/-) | 0.35 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$27,000.00	\$27,000	\$0.00	\$27,000

Page 1 of 1 (1 total records)

Buildings [View Apopka Permits](#)

	Important Information	Structure	
	<p>Model Code: 01 - Single Fam Residence</p> <p>Type Code: 0102 - Single Fam Class II</p> <p>Building Value: \$111,703</p> <p>Estimated New Cost: \$148,226</p>	<p>Actual Year Built: 1996</p> <p>Beds: 4</p> <p>Baths: 2.5</p> <p>Floors: 2</p>	<p>Gross Area: 3298 sqft</p> <p>Living Area: 2344 sqft</p> <p>Exterior Wall: Aluminum Or Vinyl Siding</p> <p>Interior Wall: Drywall</p>

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
FPL2 - Average Fireplace	04/01/2001	1 Unit(s)	\$2,500

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