



**City of Apopka  
Planning Commission  
Special Meeting Agenda**

**October 28, 2015**

**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: None**

**IV. PUBLIC HEARING: None**

**V. SITE PLANS:**

1. FINAL DEVELOPMENT PLAN – COOPER PALMS COMMERCE PARK - LOT 9 – FUN PLANNERS - Property Industrial Enterprises, Inc., c/o Michael Cooper, located south of 1st Street, north of 3rd Street, east of South Bradshaw Road, and west of S. Hawthorne Avenue.

**VI. OLD BUSINESS:**

**VII. NEW BUSINESS:**

**VIII. ADJOURNMENT:**

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

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



# CITY OF APOPKA PLANNING COMMISSION

PUBLIC HEARING  
 ANNEXATION  
 PLAT APPROVAL  
 OTHER: Final Development Plan

MEETING OF: October 28, 2015  
FROM: Community Development  
EXHIBITS: Vicinity/Aerial Map  
Site/Landscape Plans  
Building Elevations

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**PROJECT: FINAL DEVELOPMENT PLAN - FUN PLANNERS – PROPERTY INDUSTRIAL ENTERPRISES, LLC**

**Request: RECOMMEND APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR FUN PLANNERS – PROPERTY INDUSTRIAL ENTERPRISES, LLC**

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**SUMMARY:**

OWNER/APPLICANT: Property Industrial Enterprises, LLC, c/o Michael R. Cooper  
ENGINEER: Ali Tehrani, P.E.  
LOCATION: 330 & 340 Cooper Palms Parkway  
(South of West 1<sup>st</sup> Street and east of Bradshaw Road)  
PARCEL ID #: 09-21-28-1675-00-090 & 09-21-28-1675-00-100  
LAND USE: Industrial  
ZONING: PUD  
EXISTING USE: Vacant Land  
PROPOSED USE: Industrial Warehouse (35,375 S.F.) w/ Office Complex (3,800 S.F.)  
TRACT SIZE: 2.64 +/- acres  
BUILDING SIZE: 39,175 sq. ft.

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**DISTRIBUTION**

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

**RELATIONSHIP TO ADJACENT PROPERTIES:**

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial	PUD	Cooper Palms Sports Complex
East (City)	Industrial	PUD	Vacant Property
South (City)	Low Medium Density (Max. 10du/ac)	R-2	Vacant Property
West (City)	Industrial	PUD	Vacant Property

**ADDITIONAL COMMENTS:** The Fun Planners - Final Development Plan proposes a 39,175 square foot industrial warehouse and office complex extending 51 feet in height. The property has a PUD zoning that allows the maximum building height not to exceed 75 feet.

**PARKING AND ACCESS:** A total of 89 parking spaces are provided, of which four are reserved as a handicapped parking space. Access to the site is provided by a private roadway Cooper Palms Parkway.

**EXTERIOR ELEVATIONS:** Design of the building exterior meets the intent of the City’s Development Design Guidelines.

**STORMWATER:** Stormwater run-off and drainage will be accommodated by a master stormwater drainage system. The master stormwater management system is designed according to standards set forth in the Land Development Code.

**BUFFER/TREE PROGRAM:** The applicant is providing a twenty-five foot landscape buffer with a six-foot high masonry wall along the southern boundary of the site abutting the residential area. The applicant has provided a detailed landscape and irrigation plan for the property. The planting materials and irrigation system design are consistent with the water-efficient landscape standards set forth in Ordinance No. 2069.

Total inches on-site:	0
Total number of specimen trees:	0
Total inches removed	0
Total inches retained:	0
Total inches required:	345
Total inches replaced:	345
Total inches post development:	345

**PUBLIC HEARING SCHEDULE:**

October 28, 2015 - Planning Commission (5:01 pm)  
 November 3, 2015 - City Council (1:30 pm)

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**RECOMMENDED ACTION:**

The **Development Review Committee** recommends approval of the Final Development Plan for Fun Planners owned by Property Industrial Enterprises, LLC, c/o Michael R. Cooper, subject to the findings of this staff report.

Recommend approval of the Final Development Plan for Fun Planners owned by Property Industrial Enterprises, LLC, c/o Michael R. Cooper, subject to the findings of this staff report.

**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.**



**Application:** Final Development Plan  
**Owner:** Property Industrial Enterprises, LLC  
**Engineer:** Ali Tehrani, P.E.  
**Parcel I.D. No:** 09-21-28-1675-00-090 & 09-21-28-1675-00-100  
**Location:** 330 & 340 Cooper Palms Parkway  
**Total Acres:** 2.64 +/- Acres



### VICINITY MAP



**Application:** Final Development Plan  
**Owner:** Property Industrial Enterprises, LLC  
**Engineer:** Ali Tehrani, P.E.  
**Parcel I.D. No:** 09-21-28-1675-00-090 & 09-21-28-1675-00-100  
**Location:** 330 & 340 Cooper Palms Parkway  
**Total Acres:** 2.64 +/- Acres



**AERIAL MAP**





**BOUNDARY SURVEY**

Legal Description (per title commitment)

Lots 6 through 17 and 29 through 40, Block A, Bradshaw and Thompson's Addition to Apopka City, according to the plat thereof as recorded in Plat Book B, Page 25, of the Public Records of Orange County, Florida, together with the West 30 feet of vacated road abutting lots 6, 17, 29, and 40.

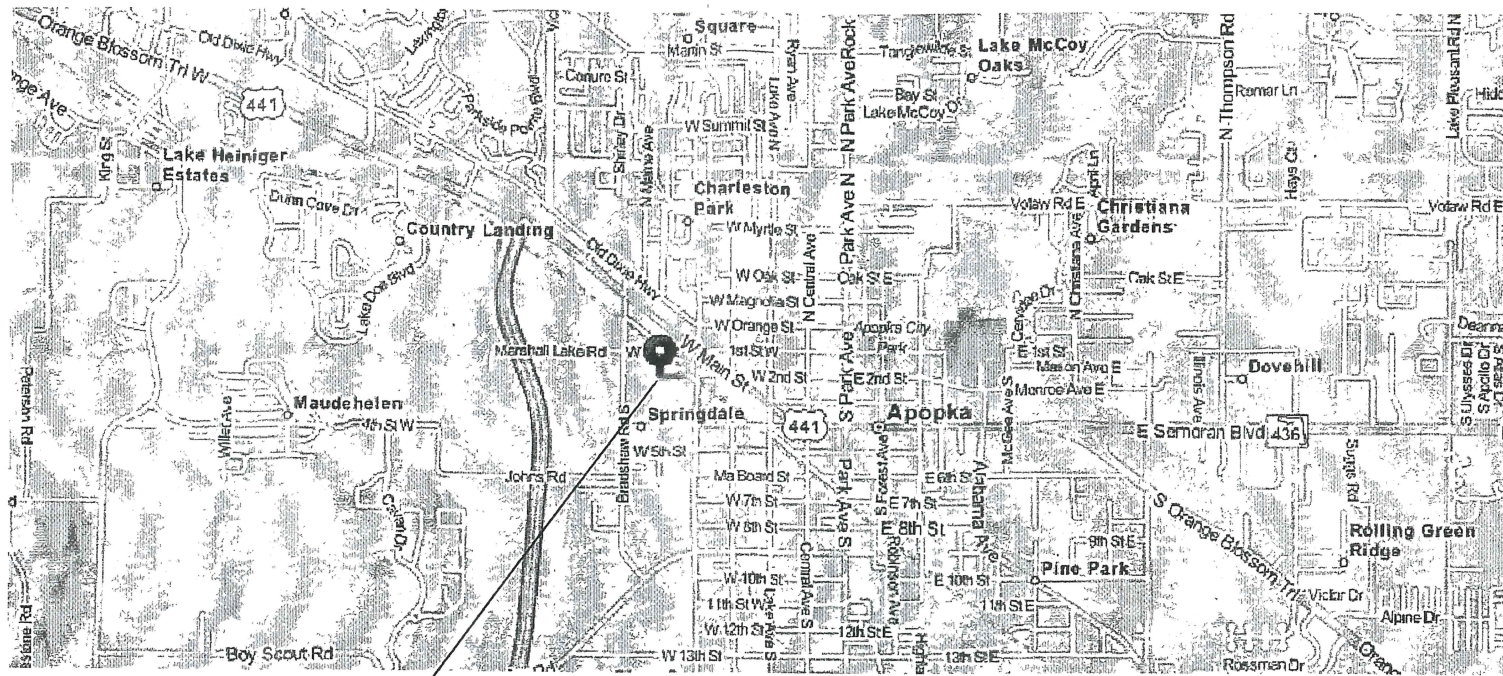
Legal Description (per title commitment)

Lots 5, 18, 19, 20, 27, 28, 41, 43, 44, 45 and 46, Block A, Bradshaw and Thompson's Addition to Apopka City, according to the plat thereof as recorded in Plat Book B, Page 25, Less railroad right-of-way

Together with the East (1/2) of New Hampshire Avenue, also known as Evergreen Avenue West of said Lots 5, 18, 25, and 41, Block A vacated by Resolution recorded January 22, 1968, in Book 1699 Page 948, Public Records of Orange County, Florida.

And together with that part of Second Street of said Lot 15 and 19 and North of said Lots 27 and 28, Block A vacated by Resolution recorded October 2, 1968 in Book 171 Page 372, Public Records of Orange County, Florida;

And together with that part Third Street South of said Lots 41 and 42, Block A and North of Lots 51 and 52, Block A vacated by Resolution recorded May 23, 1967 in Book 16 Page 176, Public Records of Orange County, Florida.



VICINITY MAP  
NTS

**A FINAL DEVELOPMENT PLAN FOR: FLN PLANNERS**  
**COOPER PALMS COMMERCE FACILITY**

**CITY OF APOPKA**  
**APRIL, 2013**

OWNER OF RECORD  
PROPERTY IND ENTERPRISE LLC  
511 COOPER PALMS CT  
APOPKA, FL 32703  
407-889-2510

**PARCEL ID#:** LOT #9-09-21-28-1675-00-090  
LOT #10-09-21-28-1675-00-100

REF FINAL DEVELOPMENT  
PLANS, APPROVED 7/3/13

**RECEIVED**  
 OCT 27 2015  
 By et

SITE PLAN INDEX OF DRAWINGS	
DRAWING NO.	DRAWING DESCRIPTION
1	COVER SHEET
S-1	SITE PLAN
L-1	LANDSCAPE PLAN
IRR-1	IRRIGATION PLAN

Plan Notes		
No.	Revision/Issue	Date

**ALI TEHRANI P.E.**  
 621 SHERWOOD DR  
 Altamonte Springs, Florida 32751  
 (407)-948-0811  
 Florida PE #48235

Project Name and Address  
**COOPER PALMS COMMERCE PARK**  
 APOPKA, FL

Project	Sheet
Date 4.2.13	1
Scale AS SHOWN	1 OF 13

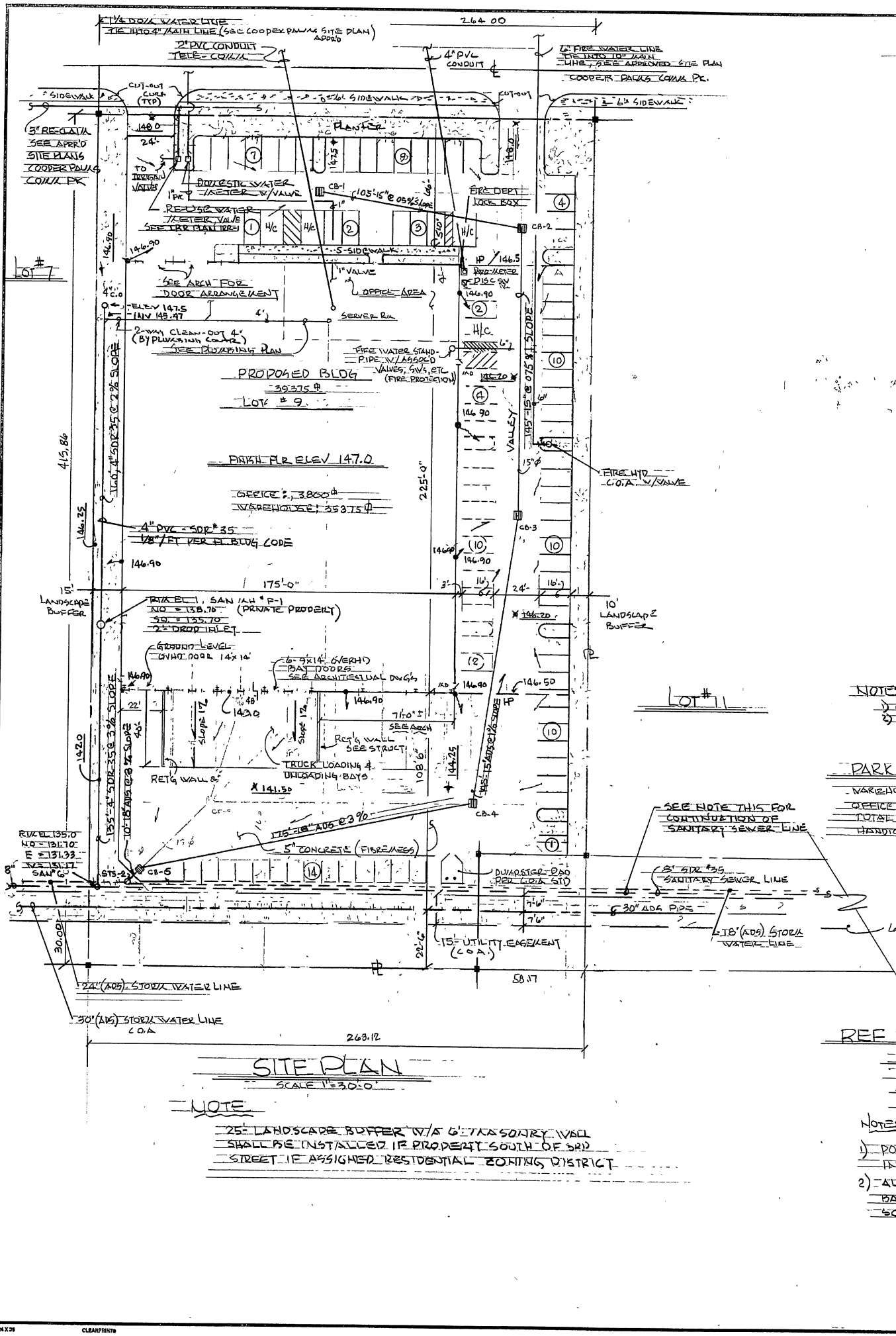


Table 1  
SITE DATA TABLE

PARCEL ID NUMBER	LOT 9-09-21-28-1675-00-090/LOT 10-09-21-28-175-00-100	
FUTURE LAND USE	Industrial	
ZONING	PUD	
ACREAGE/SQUARE FOOTAGE	2.64 AC, 114,167.5 SQ FT	
BUILDING HEIGHT	Proposed 51'-3"	Max 75
FLOOR AREA RATIO	Proposed .34	Max .60
BUILDING SETBACKS	Proposed Front 75' Side 25' Rear 30' Corner N/A W-15', REAR = 131'-0"	
PARKING SPACES	Provided 89 + 4 HC	Required 86 + 4 HC
TREE BANK MITIGATION FEE	N/A	
NUMBER OF EMPLOYEES	10	
WAIVER REQUEST	Yes	No NONE
VARIANCE REQUEST	Yes	No NONE

SOIL WATER PERVIOUS/IMPERVIOUS APPROVED SIZED 20% / 80% PROPERTY # 114617

CB-1	AREA 146,500	ES 147,000
CB-2	AREA 144,111	ES 144,450
CB-3	AREA 145,900	ES 145,270
CB-4	AREA 144,000	ES 138,611
CB-5	AREA 139,000	ES 130,920
STG-2	AREA 135,420	ES 130,920

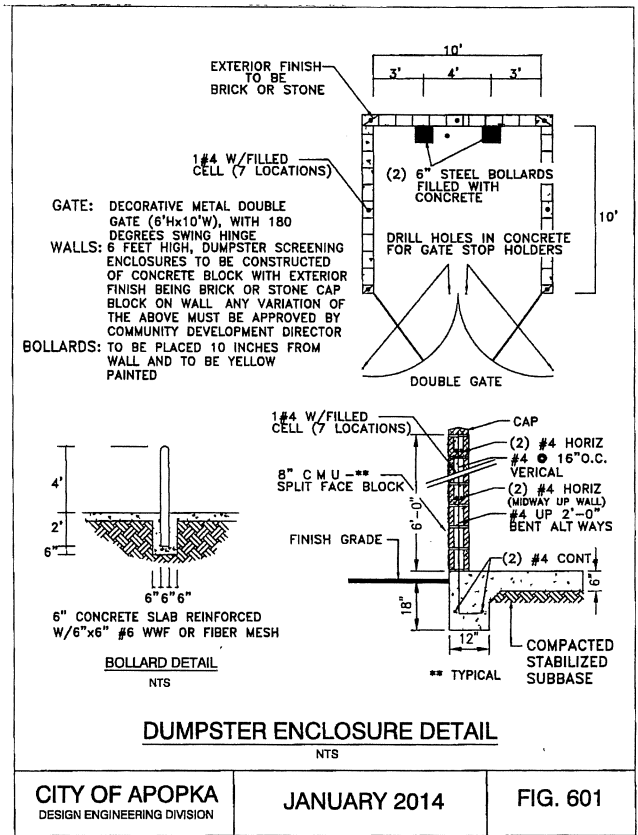
PERVIOUS = 23,568' / 21%  
IMPERVIOUS = 90,592' / 79%

NOTE:  
1) ALL PIPE IS HOPE BY ADVANCE DRAINAGE SYSTEM  
2) STRUCTURES BY 15CC CONCRETE

**PARKING REQUIREMENT**  
 WAREHOUSE 35575' ± 1000' ± 25.575' x 2 = 71 PARKING SPACES  
 OFFICE SPACE 3800' ± 250' ± 15.21' ± 15 PARKING SPACES  
 TOTAL PARKING SPACES REQUIRED 86 (89 PROVIDED)  
 HANDICAP 4 - PROVIDED

**REF NOTE:**  
 SEE FINAL DEVELOPMENT PLAN FOR:  
 COOPER PALMS COMMERCE FACILITY  
 DATED APRIL, 2013  
 APPROVED JULY 3<sup>RD</sup> & JULY 8<sup>TH</sup> 2013

- NOTES
- POTABLE RE-CHARGE WATER METERS WILL NOT BE INSTALLED BY COA, INSTALLED BY DEVELOPER
  - ALL EQ (INCLUDING ROOF TOP) WATER TANKS, LIFT STATIONS BACKFLOW PREVENTERS & UTILITY BOXES MUST BE BULK SCREENED (INCLUDING THE BACK OF THE BLDG)



CITY OF APOPKA DESIGN ENGINEERING DIVISION  
 JANUARY 2014  
 FIG. 601

**NOTE:**  
 THE SANITARY SEWER LINE WILL BE ROUTED EAST APPROXIMATELY 300' FROM SAN #6, TO NEW MANHOLE 4" BRANCH LINES WILL BE ROUTED VIA 3<sup>RD</sup> STREET R O W TO LOTS # 11 & 12

WE HAVE NOW PURCHASED ALL FOUR (4) RESIDENTIAL LOTS ON 2<sup>ND</sup> STREET LOTS 23, 24, 25 & 26) AND WILL BE RE-SUBMITTING COOPER PALMS COMMERCE FACILITY DWGS FOR REVISED FINAL DEVELOPMENT PLAN REVISED DWGS WILL INCLUDE ROADWAY DESIGN, SANITARY SEWER IN WHICH THE ABOVE SANITARY SEWER LINE WILL BE A PART OF, AS WELL AS FIRE WATER & DOMESTIC WATER LINE LOCATION FIRE WATER WILL BE LOOPED IN TO THE FIRE WATER SYSTEM ON HAWTHORNE AVENUE WE WILL ALSO BE CHECKING TO SEE WHAT UTILITY LINES EXIST ALONG HAWTHORNE AVENUE

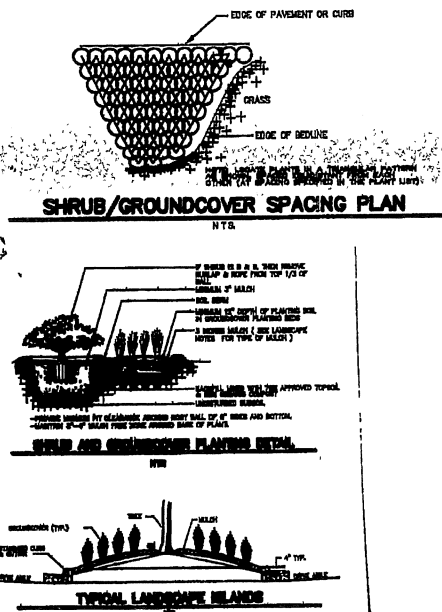
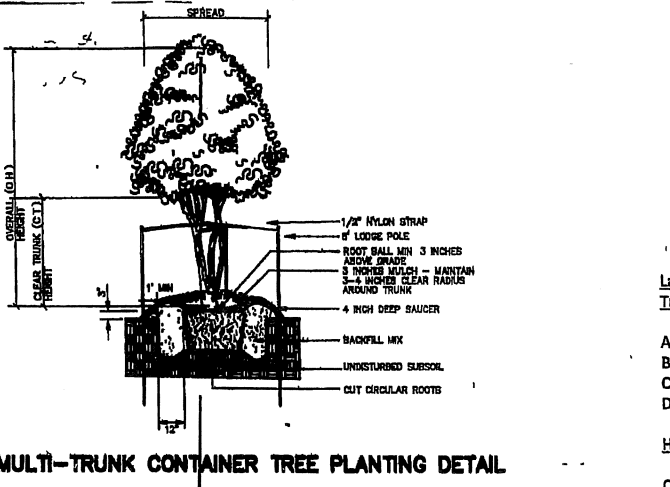
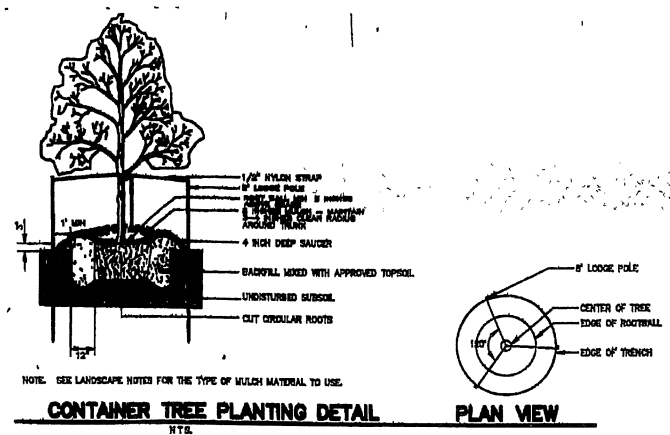
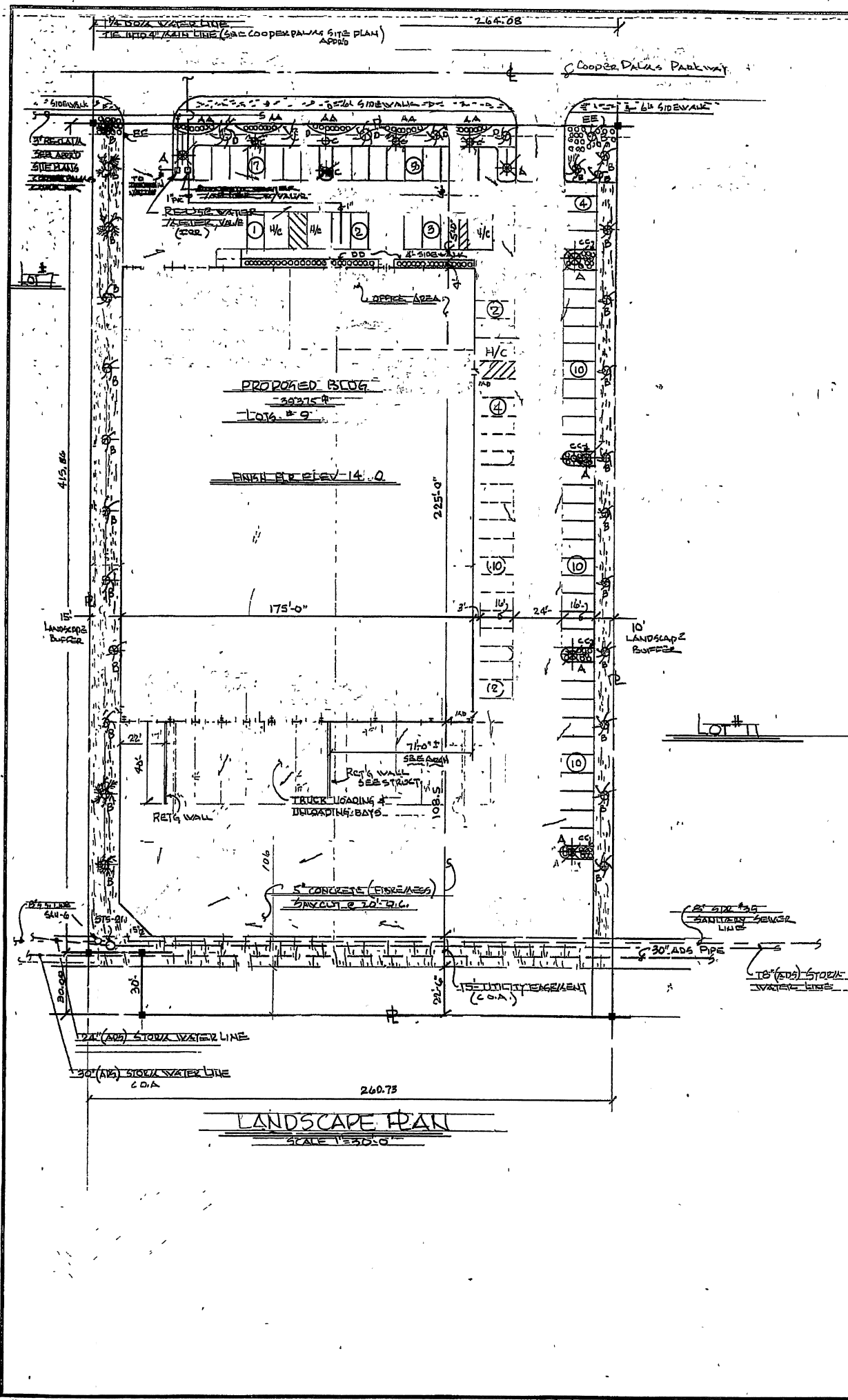
**NOTE:**  
 PER APPROVED FINAL DEV. PLAN  
 PAVING: STABILIZE SUB-GRADE 12" COMPACTED TO 98% MOD PROCTER LIMESTONE 8" BASE COMPACTED TO 98% MOD PROCTER ASPHALT 1 1/2" TYPE 5 III

REVISIONS	BY
1. HAWK FOR REVIEW	MRL
2. REVISION FOR CIVIL COMMENT	MRL

COOPER PALMS COMMERCE PARK  
 340 COOPER PALMS PARKWAY  
 APOPKA, FL 32703

Date: June 26, 2015  
 Scale: As Noted  
 Drawn: MRL  
 Job: 15-003  
 Sheet: 5-1  
 Of: 5 Sheets





**Landscaping Material**

- Trees**
- A Live/Laurel Oaks
  - B Palm - Sabal
  - C Grape Myrtle, Muskogee
  - D Magnolia, Bracken Brown

- Hedge Rows**
- CC Podocarpus
  - DD Viburnum

- Planters**
- AA Indian Hawthorne
  - BB Ground Cover, Juniper Parsoni
  - EE Juniper, Parsoni/Goldmound Duranta

- Notes**
- 1) The landscape contractor shall review site drawings to determine the location of all underground utilities and coordinate placement of landscape materials accordingly
  - 2) All plant materials shall be located @ 36" on center
  - 3) All plants to be No. 1 or better and meet all City of Apopka Codes and Ordinances
  - 4) All green areas of trees, plants and sod to be irrigated accordingly
  - 5) All plants and beds shall receive mulch accordingly
  - 6) All trees shall be braced/staked to withstand nature's wind forces. Type of brace shall be of a type not to injure the trees trunk
  - 7) All trees shall receive the necessary irrigation until the root systems and tree itself can sustain it's own growth through nature's irrigation system
  - 8) All sod shall be Argentine Bahia

**SEE NOTE!**  
 SEE FINAL DEVELOPMENT PLAN FOR:  
**COOPER DALLAS COMMERCE FACILITY LLC**  
 DATED APRIL 2013  
 ADDED TODAY AND JULY 26 2015 - SFC

**LANDSCAPE AND IRRIGATION DESIGN**  
 I certify that the Landscape and Irrigation design for this project is in accordance with City of Apopka Ordinance 2069 adopted May 21, 2008 which establishes water wise landscape and irrigation standards

**NOTE: IRRIGATION RISERS ARE NOT ALLOWED**  
 Michael R Cooper  
 DEVELOPER

REVISIONS	BY
17/25/15	REVISOR / C.O.A. APPROVED / COMMENTS

**ETIN PLANNERS**  
**340 COOPER DALLAS PARKWAY**  
**APOPKA, FL 32703**

**COOPER DALLAS COMMERCE PARK**  
**APOPKA, FLORIDA**  
**32703**

Date	June 26, 2015
Scale	As Noted
Drawn	MRL
Job	15-003
Sheet	1-1
Of	Sheets





Kirby

OCT 13 2015



