



**City of Apopka
Planning Commission
Meeting Agenda
January 10, 2017
5:30 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 regular meeting held December 13, 2016.

IV. PUBLIC HEARING:

1. COMPREHENSIVE PLAN – LARGE SCALE - FUTURE LAND USE AMENDMENT –Office (max 0.3 FAR) and Residential Low (0-5 du/ac) to Mixed Use (0-15 du/ac and/or max 1.0 FAR), Joseph & Swana Gates And Oak Royal Properties LC; property located east of Ocoee Apopka Rd. and north of Keene Rd (Parcel Id. Nos.: 20-21-28-0000-00-021;-024;-025).
2. COMPREHENSIVE PLAN – SMALL SCALE AMENDMENT – “County” Industrial to “City” Industrial (Max 0.6 Far), Adams Brothers Construction; property located south of East 13th Street and west of Sheeler Avenue (Parcel Id. Nos.: 15-21-28-0000-00-044;-073;-142;-210).
3. CHANGE OF ZONING – from “County” C-3 (ZIP) TO “City” I-1 (Restricted Industrial), Adams Brothers Construction; property located south of East 13th Street and west of Sheeler Avenue (Parcel Id. Nos.: 15-21-28-0000-00-044;-073;-142;-210).

V. SITE PLANS:

1. FINAL DEVELOPMENT PLAN/PLAT -- Magnolia Commerce Center Final Development Plan (Site Plan), property located north of 1st Street and east of Bradshaw Road (Parcel ID #: 09-21-28-7552-03-010)

- 2. PLAT – Cooper Palms Lot 10 & 11 Plat, property located south of West 2nd Street and west of South Hawthorne Avenue (Parcel ID #s: 09-21-28-0868-01-260, 09-21-28-0868-01-250, 09-21-28-0868-01-240, 09-21-28-0868-01-230, 09-21-28-1675-00-110 and 09-21-28-1675-00-120)

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 regular meeting held December 13, 2016.

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON DECEMBER 13, 2016, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, Roger Simpson, and John Sprinkle

ABSENT: Orange County Public Schools (Non-voting)

OTHERS PRESENT: James Hitt – Community Development Director, Police Chief Michael McKinley, Jay Davoll – Public Services Director/City Engineer, David Moon, AICP - Planning Manager, Andrew Hand – City Attorney, Captain Randall Fernandez, Lieutenant Steve Brick, Captain Wil Sanchez, Rogers Beckett – Special Project Coordinator, Kyle Wilkes, AICP – Planner II, Robert Sargent – Public Information Officer, Christopher Allen, Victor Norman, Randy Olson, Michael Files, Geoff Summit, Brian Gilbert, Jenna Walls, Marvin Guttman, Martin Koller, Misha Corbett, Jacki Sandler, Amin Gulamali, Jaymie McCoy, Ed Velazquez, Suzanne Kidd, Theresa Sargent, and Jeanne Green – Community Development Department Office Manager/Recording Secretary.

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

APPROVAL OF MINUTES: Chairperson Greene asked if there were any corrections or additions to the regular meeting minutes of November 14, 2016, at 5:30 p.m. minutes.

Motion: Melvin Birdsong made a motion to approve the Planning Commission minutes from the regular meeting held on November 14, 2016, at 5:30 p.m. and seconded by Jose Molina. Aye votes were cast by James Greene, Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, and John Sprinkle (7-0).

LEGISLATIVE – CODE OF ORDINANCES, PART II, CHAPTER 78 – TRAFFIC AND MOTOR VEHICLES – STOPPING, STANDING AND PARKING - Chairperson Greene stated this is a request to recommend approval of the proposed amendment to the City of Apopka Code of Ordinances, Part II, Chapter 78 – Traffic and Motor Vehicles, Article II – Stopping, Standing and Parking in its entirety.

Staff Presentation: David Moon, ACIP, Planning Manager, stated that the last update to Chapter 78, Article II – Stopping, Standing and Parking, of the Apopka Code of Ordinances (hereafter Parking Ordinance) was in 2013. Upon implementation of the ordinance, the City received significant comment and input from the Apopka Community. In 2016, the Apopka Police Department established a parking ordinance committee comprised of Apopka residents, from various neighborhoods, to review the effectiveness of the 2013 parking ordinance. Beginning with a kick-off meeting in July 2016, this committee met several times at workshop settings through mid-September. After recommending potential changes to the parking ordinance, the committee held a public hearing on September 26th to gather input from the general public. A final workshop was held on October 10th to discuss public comments from the September public hearing.

The current draft amendment to the Parking Ordinance is based on input and direction from the parking ordinance committee to achieve the following purpose:

- Allow on-street parking with reasonable restrictions.
- Ensure public safety vehicles have access throughout the community
- Ensure delivery of other governmental services.

Recommend that City Council adopt the amendments to the City Of Apopka Code Of Ordinances, Part II, Chapter 78 – Traffic and Motor Vehicles, Article II – Stopping, Standing and Parking in its Entirety.

Chairperson Greene opened the meeting for public hearing.

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In response to a comment by Ms. Laurendeau, Chief McKinley stated that the restriction of on-street parking in cul-de-sacs was intended to mean the circular portion at the end of the street, not the entire street. However, they would research the Florida Statutes and clarify the definition prior to the ordinance going to City Council.

Jacki Sandler, 1272 Wyndham Pine Avenue, stated that she had been a member of the Parking Committee; however one issue the Committee was unable to discuss was parking for guests visiting residents for various events such as during the holidays. She added that she did not receive a call-back from the Public Services Director regarding this issue.

Chief McKinley stated that issuing parking tickets was up to the officer's discretion. Considerations can be made for the occasional event when a resident has visitors; however, on-street parking will not be allowed for regularly scheduled meetings unless they are social meetings. He said that they went from a complete prohibition of on-street parking to allowing it under certain circumstances not covered by the Florida Statutes. He added that in regard to the Public Services Director not returning Ms. Sandler's call, he had requested that any calls regarding parking be forwarded to him and he returned those calls.

In response to question by Mr. Foster, Chief McKinley that on-street parking will be allowed with reasonable restrictions. Such as no on-street parking on a cul-de-sac because it causes a major safety issue.

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

Motion: Melvin Birdsong made a motion to recommend approval of the proposed amendment to the City of Apopka Code of Ordinances, Part II, Chapter 78 – Traffic and Motor Vehicles, Article II – Stopping, Standing and Parking in its entirety. Motion seconded by Tony Foster. Aye votes were cast by James Greene, Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, Roger Simpson, and John Sprinkle (7-0). (Vote taken by poll.)

SWEARING-IN – Attorney Hand swore-in staff, the petitioners, and affected parties for the quasi-judicial items to be discussed.

QUASI-JUDICIAL – SPECIAL EXCEPTION – FARISH ENTERPRISES AT MCVILL AVE - Chairperson Greene stated this is a request to approve a special exception to allow a building height of 55' for Farish Enterprises at McVilla Ave, owned by Farish Enterprises, LLC, and located at 1616 East Semoran Boulevard.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak.

Brian Gilbert, 602 S. Lake Pleasant Road, asked to be considered an affected party as his home is adjacent to the project site.

The Commission unanimously agreed that Mr. Gilbert is an affected party.

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

Staff Presentation: David Moon, AICP, Planning Manager, stated this is a request to approve a Special Exception to allow a building height of 55' for Farish Enterprises at McVilla Ave, owned by Farish Enterprises, LLC, and located at 1616 East Semoran Boulevard. The future land use is Commercial and the zoning is C-2. The existing use is vacant land and the proposed use is a four-story, 80-room hotel, with a building height up to 55'. The tract size is 12.11 +/- acres (527,687 S.F.)

The applicant is proposing to construct an eighty (80) room hotel and self-storage building on the 12.11 acre site. The height of the proposed hotel will be fifty-three (53) feet in height, which exceeds

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maximum height of 35 feet allowed by the Land Development Code. The applicant is requesting a fifty-five feet height limitation on the site for the proposed hotel. The project will be adjacent to Commercial C-2 zoning districts to the north and west and Medium Density R-2 zoning districts to the east and south boundaries of the site. The nearest residential structure is approximately 100 feet east of the proposed hotel.

The design of the building exterior meets the intent of the City’s Development Design Guidelines. Ingress/egress for the development will be via a full access point from McVilla Road.

The special exception criteria and requirements specified in Article II, Sec. 2.02.01(B)(5) of this Code are not applicable to building height. Special exceptions may only be applied for and granted non-residential development. All special exception applications for building height shall include a development plan and shall be reviewed by the planning commission for approval to ensure that the application meets all requirements of this Code and the below criteria. The applicant has provided additional supporting information within the special exception site plan.

#	Criteria Questions	Applicant Response	Staff Response
1	Whether the height exception will have an adverse effect on land uses in adjacent areas.	The height exception would have no adverse effect on the commercial and residential land uses adjacent to the property. All proposed development will be as far from the adjacent residentially zoned property as possible, an approximately 100 foot building setback provided. Due to the fact the site is located below the elevation of the existing commercially zoned properties along SR 436, the additional height allowed on this property will not adversely affect those adjacent properties. The approximately 20 feet the site drops from SR 436 to the proposed building pads is equal to the requested height exception.	No objection - The applicant has provided additional documentation the support the above statement.
2	Whether the height exception will severely reduce light and air in adjacent areas.	The height exception will not, the proposed buildings lack sufficient mass to severely reduce light and air in adjacent areas. In addition, the site slopes up on its northern side, ensuring the proposed buildings will not block an inordinate amount of natural light.	No objection - The applicant has provided additional documentation the support the above statement.
3	Whether the height exception will be a detriment to the improvement or development of adjacent property in accord with existing regulations.	We believe that the proposed height exception will not be a detriment to the improvement or development of adjacent property; in fact the increased density on this parcel could encourage higher density redevelopment along SR 436 or development of existing vacant lands.	No objection - The applicant has provided additional documentation the support the above statement.
4	Whether the height exception will adversely affect property values in adjacent areas.	The height exception will likely increase the value of adjacent commercial development as the increased density will encourage further denser development, and the additional temporary residents from the hotel will spend money in nearby businesses. The height exception should have no effect on adjacent residential property values as the buildings will be far enough away and at a low enough elevation, in relation to other existing structures on SR 436, to look no larger than the existing buildings.	No objection - The applicant has provided additional documentation the support the above statement.
5	Whether the height exception will adversely influence living conditions in adjacent areas.	The height exception will have no impact on living conditions in adjacent areas. The proposed buildings will be sufficiently setback from residential properties to eliminate any negative impact due to noise, shadows, or privacy concerns. The height exception results in no additional stormwater runoff or other similar environmental impact.	No objection - The applicant has provided additional documentation the support the above statement.

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#	Criteria Questions	Applicant Response	Staff Response
6	Whether the height exception is compatible with adjacent areas, neighborhoods, and urban form.	The height exception is compatible with adjacent areas and neighborhoods as SR 436 is already heavily developed with many different forms of commercial development, including several car dealerships, strip malls, restaurants and office space. The additional height would appear from SR 436 to be no higher than other development along the road meeting the current height restriction. From adjacent residential properties the buildings will be difficult, if not impossible, to see.	No objection - The applicant has provided additional documentation the support the above statement.
7	Whether the height exception will impair scenic views.	The height exception will not impair scenic views. The proposed buildings would not extend above the tree line from most property lines and would be located behind and beneath existing commercial development on SR 436.	No objection - The applicant has provided additional documentation the support the above statement.

A condition of approval is that the applicant must provide a 30 foot wide landscape buffer abutting all residential zoned property. The County was notified on November 14, 2016.

The Development Review Committee recommends approval of the Farish Special Exception for a fifty-five (55) feet height as set forth in the special exception site plan, subject to the conditions within the Staff Report.

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

Tony Foster Left the meeting.

In response to a question by Mr. Molina, Mr. Beckett stated that not all of the building would be 55’ in height. The elevator shaft roof would be approximately 53’ in height. The rest of the building roof would be approximately 44’ in height.

In response to a question by Chairperson Greene, Mr. Moon stated that the Planning Commission could recommend approval of a condition that no windows face the residential area.

Petitioner Presentation: Christopher Blurton, Interplan, LLC, 604 Courtland Street, Suite 100, Orlando, stated that there would be no room windows on the east side of the building; however, there would be corridor windows.

In response to questions by Mr. Sprinkle, Mr. Blurton stated that there is a large 150’ retention pond and many trees on the south side of the property. The building would be approximately 100’ feet from the adjacent homes.

In response to a question by Mr. Molina, Mr. Blurton stated they will be saving as many trees as possible including the 30’ natural buffer along the residential side of the project.

Affected Party Presentation: Brian Gilbert, 602 S. Lake Pleasant Road, expressed his opposition to the requested building height increase citing privacy concerns, noise and lighting pollution.

In response to questions by Mr. Simpson, Mr. Gilbert stated that his front door faces South Lake Pleasant Road and is approximately 80’ off of South Lake Pleasant Road. Their bedrooms face the project site. They spend a lot of time in their backyard and the forest between their home and the proposed project is very sparse.

Jenna Wall, 602 S. Lake Pleasant Road, expressed her opposition to the requested building height increase citing privacy concerns, noise and lighting pollution and concern for any wildlife in the area.

Ms. Laurendeau noted that based on the site plan provided, the building and parking area would be quite a distance from the residential area.

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

Motion: **Jose Molina made a motion to approve the Farish Enterprises at McVilla Ave Special Exception Use to allow a building height of 55' based on the findings of the seven (7) criteria, and subject to the Special Exception Conditions of Use including the condition that on the south side of the project the Final Development Plan retain the 30' natural landscape buffer and a six (6) foot high masonry wall. Motion second by Roger Simpson.**

In response to a question by Mr. Sprinkle, Mr. Moon stated that the code requires a 6' high masonry fence between commercial property and residential property.

Aye votes were cast by James Greene, Melvin Birdsong, Linda Laurendeau, Jose Molina, Roger Simpson, and John Sprinkle (6-0). (Vote taken by poll)

In response to a question by Mr. Simpson, Mr. Moon stated that the applicant could come back at the time of the development plan and asked for a variance to not construct the wall, they would have to prove a hardship. Additionally, a variance would come back before the Planning Commission.

QUASI-JUDICIAL – SPECIAL EXCEPTION – TRIQUINT SEMICONDUCTOR (AKA QORVO)

- Chairperson Greene stated this is a request to approve a special exception to allow a building height of 55' for Qorvo, owned by TriQuint Semiconductor, Inc., located at 1818 South Orange Blossom Trail.

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

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

Staff Presentation: Kyle Wilkes, AICP, Planner II, stated this is a request to approve a Special Exception to allow a building height of 55' for Qorvo, owned by TriQuint Semiconductor, Inc., located at 1818 South Orange Blossom Trail. The future land use is Industrial and the zoning is I-1. The existing use is Light industrial and professional office and the proposed use is a professional office building not to exceed fifty-five (55) feet in height. The tract size is 15.5 +/- acres.

Section 2.02.01(B)(3) of the Apopka Land Development Code requires a special exception to allow a building height to exceed 35 feet in height. A special exception requires Planning Commission action. The current application requests to increase the allowable building height for a proposed 3-story, 36,900 sq. ft. professional office building. The proposed use is permitted within the I-1 zoning district and the requested 55-foot building height is compatible with the general character of the surrounding, which is predominantly industrial and commercial in nature. The proposed 55-foot structure (as depicted on the special exception plan listed as Exhibit 'A') will be oriented toward existing light industrial developments and will not adversely affect property values or light/shadow conditions on adjacent properties. Further, the propose

The property is presently assigned a Future Land Use Designation of "Industrial" and a zoning category of I-1 (Restricted Industrial).

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A. Relationship to Adjacent Properties: Zoning and existing land use assigned to adjacent and nearby properties appears in the attached exhibits. The character of the area surrounding the subject property is described as follows:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial (max 0.6 FAR)	I-1	R-O-W & Warehousing
East (City)	Industrial (max 0.6 FAR)	I-1	Light manufacturing (printing)
South (County)	Rural (0-10 du/ac)	A-1	Single-family home
West (City)	Commercial (max 0.25 FAR)	C-1	Retail (Sam’s Club)

B. Special Exception Development Standards. Article II of the Land Development Code establishes development standards specific to special exceptions. These standards are intended to reduce any impacts from the proposed special exception use on adjacent properties.

C. Special Exception Conditions of Use.

1. The height of the proposed 3-story, 36,900 sq. ft. professional office building shall not exceed 55 feet in height.
2. The Special Exception Use only applies to the building within the special exception site plan that exceeds 35 feet in height and located within Parcel No. 24-21-28-0000-00-055.

The Development Review Committee has no objection to recommends approval of the TriQuint Semiconductor Special Exception to allow for a building appearing in the special exception site plan not to exceed 55 feet in height within an I-1 zoning district subject to the special exception conditions within the Staff Report.

The recommended motion is to approve the TriQuint Semiconductor Special Exception Use to allow a building not to exceed 55 feet in height, subject to the Special Exception Conditions of Use.

The role of the Planning Commission, pursuant to the City of Apopka Code of Ordinances, Part III, Land Development, Article XI, Section 11.05.D.1, and the Planning Commission has the authority to take final action on a special exception application. Therefore, the Planning Commission may approve, deny or approve with conditions this application. An applicant may appeal the Planning Commission action to the City Council.

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

Petitioner Presentation: Geoff Summit, GL Summit Engineering, Inc., 3667 Simonton Place, Lake Mary, concurred with staff and said he was available to answer any questions.

Affected Party Presentation: None.

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

Motion: Linda Laurendeau made a motion to approve the TriQuint Semiconductor Special Exception Use to allow a building not to exceed 55 feet in height, subject to the Special Exception Conditions of Use. Motion second by Melvin Birdsong. Aye votes were cast by James Greene, Melvin Birdsong, Linda Laurendeau, Jose Molina, Roger Simpson, and John Sprinkle (6-0). (Vote taken by poll)

QUASI-JUDICIAL – PRELIMINARY DEVELOPMENT PLAN – CARRIAGE HILL RESIDENTIAL SUBDIVISION - Chairperson Greene stated this is a request to recommend approval of the Preliminary Development Plan for Carriage Hill Residential Subdivision, owned by JTD Land at Rogers Road and located at 2303 Rogers Road.

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

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

Staff Presentation: Rogers Beckett, Special Projects Coordinator, stated this is a request to recommend approval of the Preliminary Development Plan for Carriage Hill Residential Subdivision, owned by JTD Land at Rogers Road and located at 2303 Rogers Road. The engineer is Dewberry Engineers, Inc. c/o Christopher Allen, P.E. The property is located east of Rogers Road, north of Lester Road. The existing use is vacant land and the proposed use is a single-family residential subdivision with 73 Lots. The minimum lot area is 9,000 sq. ft. with a minimum lot width of 85 ft. The land use is Residential Low Suburban (Max 3.5 du/ac) and the zoning is R-1. The proposed density is 2.66 du/ac. The overall tract size is 30.58 +/- acres with the developable area being 27.38 +/- acres. The proposed subdivision will have 4.49 +/- acres of open space. The Carriage Hill - Preliminary Development Plan proposes the development of 73 single family residential lots and 0.46 acre Active and Passive Park. The community proposed a minimum typical lot width of 75 feet with a minimum lot size of 9,000 square feet (8,000 s.f. is required by code). The proposed minimum living area is 1,500 s.f., as set forth in Section 2.02.05.F of the Land Development Code.

The minimum setbacks applicable to this project are:

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

*Front-entry garage must be setback 30 feet.

Ingress/egress access points for the development will be via full access onto Rogers Road. Future road right-of-way is reserved for connection to future development on the northern abutting parcel, as shown between lots 15 and 16. A connection to the west in front of Lot 19 prevents the abutting western parcel from becoming landlocked. There is one retention pond designed to meet the City's Land Development Code requirements. The developer is providing 0.46 +/- acre (20,038 s.f.) of active and passive recreation space. Details of active and passive recreation equipment and facilities will be submitted with the final development plan.

Landscape buffers provided are consistent with the Land Development. The City's Land Development Code and Tree Bank policy authorize the City Council to require the applicant to make a contribution to the City's Tree Bank to mitigate the remaining tree inches for the residential section. The Applicant has committed to pay \$10.00 per deficient tree inch (totaling \$11,590.00) into the Tree Bank prior to issuance of the initial Arbor/Clearing permit.

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

Total inches on-site:	4696
Total number of specimen trees:	48
Total inches removed:	3515
Total inches retained:	1181
Total inches replaced:	1175
Total Inches (Post Development):	2356

No development activity can occur until such time that a concurrency mitigation agreement or letter has been approved by OCPS. Impacts on public school must be addressed prior to approval of a final development plan and plat. The schools zoned to receive students from this community are the following: Wolf Lake Elementary School, Wolf Lake Middle School and Apopka High School.

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

The Development Review Committee recommends approval of the Carriage Hill - Preliminary Development Plan, subject to the findings of the staff report.

The recommended Motion is to approve the Carriage Hill - Preliminary Development Plan subject to the finding of the staff report.

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

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

In response to a question by Ms. Laurendeau, Mr. Beckett stated there are several subdivisions within the City of Apopka that have only one road in and out.

In response to a question by Ms. Laurendeau, Mr. Moon stated that extending Rogers Road to West Ponkan Road is not currently in the Capital Improvements Element and would require negotiations with the property owners to the north of this project.

In response to questions by Mr. Simpson, Mr. Beckett stated that there will not be any connections with the existing adjacent subdivision.

Mr. Moon stated that the City Engineering and the Community Development Department recognize that Rogers Road needs to be improved and it will be added to the budget in the future.

In response to questions by Mr. Simpson, Mr. Beckett stated that the applicant is proposing a tot lot on the eastern side of the project. He stated that proposed developments with 50 or more lots are required to provide some type of recreation area. He said that some of the subdivisions with only one way in and out include Hillside at Wekiva which has 55 lots and Pitman Estates.

Mr. Sprinkle noted that his subdivision, Muirfield Estates, has only one in and out access.

Petitioner Presentation: Christopher Allen, Deberry Engineers, Inc., 800 N. Magnolia Avenue, Orlando, stated that a traffic study was conducted and due to the numbers of homes a second access was not warranted.

Affected Party Presentation: None.

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

Motion: Linda Laurendeau made a motion to find the application consistent with the Apopka Comprehensive Plan and Land Development Code, and recommend approval of the Preliminary Development Plan for Carriage Hill Residential Subdivision, owned by JTD Land at Rogers Rd, LLC, and located at 2303 Rogers Road. Motion seconded by John Sprinkle. Aye votes were cast by James Greene, Melvin Birdsong, Linda Laurendeau, Jose Molina, Roger Simpson, and John Sprinkle. (6-0) (Vote taken by poll.)

QUASI-JUDICIAL – MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN – VISTAS AT WATERS EDGE - Chairperson Greene stated this is a request to recommend approval of the Master Plan/Preliminary Development Plan for Vistas at Waters Edge owned by Vistas at Waters Edge, LLC, and located south of Hooper Farms Road, west of Binion Road.

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

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

Staff Presentation: David Moon, AICP, Planning Manager, stated this is a request to recommend approval of the Master Plan/Preliminary Development Plan for Vistas at Waters Edge owned by Vistas at Waters Edge, LLC, and located south of Hooper Farms Road, west of Binion Road. The engineer is Madden, Moorhead & Stokes, Inc. c/o David Stokes, P.E. The existing use is vacant land and the proposed use is a single-family residential subdivision with 147 Lots. The typical lots widths range from 60 ft. to 75 ft. and the lot sizes range from a min. of 7,500 sq. ft. to 24,000 sq. ft. The land use is Mixed Use (Max.15 du/ac) and the zoning is Mixed-EC. The proposed density is 1.97 du/ac. The overall tract size is 75.24 +/- acres of which 74.54 +/- acres is developable. The proposed subdivision will have 21.52 acres of open space.

The Vistas at Water’s Edge- Master Plan/ Preliminary Development Plan proposes the development of 147 single family residential lots and 21.52 acres of active and passive recreation space. Located within the Mixed-EC zoning district, the Vistas provides a diversity of lot widths and lots sizes as follows:

Lot Widths (Typical)	Number	Percentage
60	101	68.03
65	3	2.04
70	39	27.21
75	4	2.72

The proposed minimum living area, in aggregate of 2,000 square feet, with a no individual unit being less than 1,600 square feet as set forth in Section 2.02.20.B.4 of the Land Development Code. At the time of the final development plan, developer will be requested to establish criteria to assure a 2,000 sq. ft. aggregate is monitored and maintained during the building permit application cycle.

The minimum setbacks applicable to this project are:

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

*Front-entry garage must be setback 30 feet.

Ingress/egress access points for the development will be via full access onto Binion Road with a secondary gated emergency and pedestrian access point west of lot 115 connecting to Binion Road. There are two (2) retention ponds designed to meet the City’s Land Development Code requirements. Per Section 2.02.20.H.4a of the Land Development Code, developments made up of less than 300 units shall be required to construct a minimum total of 2,000 sq. ft. of facility or facilities for a Neighborhood Activity Center. The developer is providing 21.52 acres of active and passive recreation space and is proposing to construct a 1,720 s.f. clubhouse with swimming pool, picnic area and yoga lawn within the active recreational space. Up to 25% of the Neighborhood Activity Center may be in open type facilities. The developer agreed to place a 30-foot wide landscape buffer along Binion Road and to construct an 11-foot wide multi-use trail. The trail will be dedicated to the City as part of the East Shore Trail System. Furthermore, the Master Plan\PDPA included passive parks (aka landscaped focal points) at strategic locations to break up long rows of homes and also provide views of Lake Apopka.

The applicant has provided a thirty (30) feet wide landscape buffer along Binion Road with an eleven (11) feet wide multi-use trail. The applicant has proposed to use a combination of decorative precast and wrought-iron style fence material Binion Road.

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

Total inches on-site:	2592
Total number of specimen trees:	29
Total inches removed:	1725
Total inches retained:	867
Total inches replaced:	1725
Total Inches (Post Development):	2592

No development activity can occur until such time that a concurrency mitigation agreement or letter has been approved by OCPS. The applicant has applied to OCPS for this agreement. The schools zoned to receive students from this community are the following: Apopka Elementary School, Wolf Lake Middle School and Wekiva High School.

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

The Development Review Committee recommends approval of the Vistas at Waters Edge - Master Plan/Preliminary Development Plan, subject to the findings of the staff report.

The recommended motion is recommend approval of the Vistas at Waters Edge - Master Plan/Preliminary Development Plan subject to the finding of the staff report.

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

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON DECEMBER 13, 2016, AT 5:30 P.M.

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

Petitioner Presentation: David Stokes, Madden Moorhead & Stokes, Inc., 431 E. Horatio Ave. Maitland, concurred with staff and stated he was available to answer any questions.

In response to questions by Mr. Molina, Mr. Stokes stated that the natural grade of the property was not conducive for multiple entrances. The additional entrance to the south is for emergency services only.

Affected Party Presentation: None.

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

Motion: Jose Molina made a motion to find the application consistent with the Apopka Comprehensive Plan and Land Development Code, and recommend approval of the Master Plan/Preliminary Development Plan subject to the condition that the emergency access on the south side of the property remain in place regardless of any future improvements to Binion Road, for Vistas at Waters Edge Subdivision owned by Vistas at Waters Edge, LLC, and located south of Hooper Farms Road, west of Binion Road Motion seconded by Melvin Birdsong. Aye votes were cast by Melvin Birdsong, Jose Molina, and John Sprinkle. Nay votes were cast by James Greene, Linda Laurendeau, and Roger Simpson. (3-3) (Vote taken by poll.)

Motion failed.

Motion: Linda Laurendeau made a motion to find the application consistent with the Apopka Comprehensive Plan and Land Development Code, and recommend approval of the Master Plan/Preliminary Development Plan for Vistas at Waters Edge Subdivision owned by Vistas at Waters Edge, LLC, and located south of Hooper Farms Road, west of Binion Road Motion seconded by Roger Simpson. Aye votes were cast by James Greene, Melvin Birdsong, Linda Laurendeau, Roger Simpson, and John Sprinkle. A nay vote was cast by Jose Molina. (5-1) (Vote taken by poll.)

OLD BUSINESS: None.

NEW BUSINESS: None.

ADJOURNMENT: The meeting was adjourned at 7:07 p.m.

James Greene, Chairperson

James K. Hitt
Community Development Director

Backup material for agenda item:

1. COMPREHENSIVE PLAN – LARGE SCALE - FUTURE LAND USE AMENDMENT –Office (max 0.3 FAR) and Residential Low (0-5 du/ac) to Mixed Use (0-15 du/ac and/or max 1.0 FAR), Joseph & Swana Gates And Oak Royal Properties LC; property located east of Ocoee Apopka Rd. and north of Keene Rd (Parcel Id. Nos.: 20-21-28-0000-00-021;-024;-025).



**CITY OF APOPKA
PLANNING COMMISSION**

X PUBLIC HEARING
ANNEXATION
PLAT APPROVAL
OTHER:

DATE: January 10, 2016
FROM: Community Development
EXHIBITS: Land Use Report
Vicinity Map
Future Land Use Map
Adjacent Zoning Map
Adjacent Uses Map
Existing Uses Map
Small Area Study Maps
Exhibit 'A' - Ocoee SAS
Character Area Scenario

SUBJECT: COMPREHENSIVE PLAN – LARGE SCALE - FUTURE LAND USE AMENDMENT – JOSEPH & SWANA GATES AND OAK ROYAL PROPERTIES LLC

PARCEL ID NUMBERS: 20-21-28-0000-00-021;-024;-025

**Request: LARGE SCALE - FUTURE LAND USE AMENDMENT
FROM: OFFICE (MAX 0.3 FAR) AND RESIDENTIAL LOW (0-5 DU/AC)
TO: MIXED USE (0-15 du/ac and/or max 1.0 FAR)**

SUMMARY

OWNER: Joseph & Swana Gates and Oak Royal Properties LLC

APPLICANT: Littlejohn Engineering

LOCATION: East of Ocoee Apopka Rd., north of Keene Rd.

EXISTING USE: Container nurseries and single-family residential home

CURRENT ZONING: PO/I (Professional Office/Institutional) & AG (Agriculture)

PROPOSED DEVELOPMENT: Residential and non-residential mixed-use development

PROPOSED ZONING: Mixed-EC (Note: this Future Land Use amendment request is being processed along with a request to change the zoning classification from PO/I & AG to Mixed-EC (Mixed Use-Employment Center).

TRACT SIZE: 22.4 +/- acres

MAXIMUM ALLOWABLE

DEVELOPMENT: EXISTING: 518 Units
PROPOSED: 975,744 sq. ft. non-residential and 336 multi-family units

DISTRIBUTION:

Mayor Kilsheimer
Commissioners (4)
City Administrator Irby
Community Dev. Director

Finance Director
HR Director
IT Director
Police Chief

Public Ser. Director
City Clerk
Fire Chief

G:\CommDev\PLANNING ZONING\COMPREHENSIVE PLAN\2017\2017-1 Gates Property

ADDITIONAL COMMENTS: The subject parcels were annexed into the City of Apopka on December 5, 2001 through Ordinance 1421. The applicant requests a future land use designation of Mixed Use. The request is compatible with surrounding future land use designations and adjacent uses. As a “Large-Scale” Future Land use Amendment (i.e., ten or more acres), this application will be transferred to State agencies for consistency review with State policies. Ocoee-Apopka Road will likely need to be widened to a four lane, divided road in the future, likely requiring land from the western edge of the subject site to accommodate the future improvements.

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

Future Land Use Element

1. **Policy 3.1.r** The primary intent of the Mixed Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses... This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses.

The applicant’s wish to develop the properties for a vertical mix or commercial and residential development is consistent with Policy 3.1.r.

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

The proposed use for the subject properties as mixed use residential/non-residential development is consistent with the current and future proposed development of the surrounding area. Mixed Use future land use designation is immediately adjacent to the north (Emerson Park traditional neighborhood-style residential development), as well as High Density Residential across Ocoee Apopka Road to the west. In addition, the proposed development is consistent with the small study area recommendations for these uses.

Transportation Element

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

The proposed Commercial future land use designation and subsequent mixed-use residential and non-residential development would support existing and proposed residential development, the future Florida Hospital Apopka campus, as well as ancillary professional office development within the Ocoee Apopka Road Small Area Study. The study area recommendations promote the development of walkable, village-style development within the area surrounding the new hospital campus. The applicant’s proposal would be consistent with Policy 4.2 by providing support office/retail for adjacent residential communities and employment and reduce trips by providing a vertical mix of uses.

The property is located within the boundaries of Ocoee-Apopka Road Small Area Study. Prepared in February 2015, this study recommends mixed-use town center or multi-family development for the subject site. A Mixed Use Future Land Use Designation supports this recommendation. A copy of the concept plan\vision plan for the Ocoee-Apopka Road Study is provided with the support material.

SCHOOL CAPACITY REPORT: An executed capacity enhancement agreement with Orange County Public Schools will be required prior to adoption of the future land use amendment.

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

PUBLIC HEARING SCHEDULE:
January 10, 2017 – Planning Commission (5:30 pm)
February 1, 2017 – City Council (1:30 pm) - 1st Reading & Transmittal

DULY ADVERTISED:
December 23, 2016 – Public Notice and Notification
TBD – Ordinance Heading & Public Notice ¼ Page Ad w/Map

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval to transmit a change in Future Land Use from Office (max 0.3 FAR) to Mixed Use for the property owned by Joseph & Swana Gates and Oak Royal Properties, LLC, subject to the information and findings in the staff report.

Recommended Motion: Find the Commercial Future Land Use Designation consistent with the Comprehensive Plan and recommend a change in Future Land Use Designation from Office and Residential Low Density to Mixed Use for the properties owned by Joseph & Swana Gates and Oak Royal Properties, LLC, subject to the information and findings in the staff report.

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

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Mixed Use	Mixed-EC	Emerson Park community
East (County)	Rural (0-1 du/10 ac)	R-CE-2	Single-family residential
South (City & County)	“City” Office (max 0.3 FAR) & “County” Rural (0-1 du/ac)	“City” OFF & “County” A-1	Vacant & County water reclamation facility
West (City)	Residential High (0-15 du/ac)	A-1 (ZIP)	Single-family home

The property has access from west from Ocoee Apopka Road and to the south from Keene Road.

II. LAND USE ANALYSIS

The subject properties are located within an area with land uses that permit both residential and non-residential uses, which makes the request for a Mixed Use future land use designation consistent with the Comprehensive Plan policies listed above, as well as the general future land use character of the surrounding area.

To the north of the subject properties is the Emerson Park single-family and townhome community. Residential High and Industrial land uses are west of the subject sites across Ocoee Apopka Road, with Office land use to the south across Keene Rd.

In addition, the proposed land use designation is consistent with the conceptual land use plan, development scenario and recommendations of the Ocoee Apopka Road Small Area Study, which was completed in 2014. The Ocoee Apopka Rd SAS Conceptual Plan listed as Exhibit ‘A’ below shows the subject properties listed within the “New Market” character area, which is described in the final report as:

“The **New Market Zone** represents the area in the vicinity of Emerson Park and the hospital. It is anticipated that this area will contain the highest degree of pedestrian connectivity.” In addition, the report indicates that one scenario for the New Market Area includes the placement of the core (Village Center) of the New Market Character area includes the subject property (as shown in Exhibit ‘B’ below). The finds of the report suggest this scenario may be the most suitable for the Village Center:

“Scenario 1 shows the core area (Village Center) concentrated at the northeast corner of Ocoee-Apopka Road and Keene Road. This site was chosen as an ideal location for the Village Center because it is easily accessible from the existing and proposed residential neighborhoods to the east.

Therefore, he proposed Mixed Use future land use designation is consistent with the general future land use character and long-range planning goals of the surrounding area.

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 Conceptual Master Plan” of the JPA. Orange County government has been notified of the proposed FLUM amendment and has not objected. Western Conceptual Master Plan proposed Office for the subject Property but was proposed before the comp

of the small area study and the study's recommendations. Further, the Western Conceptual Master Plan did not anticipate changes in land use patterns generated by the proposed medical campus along Ocoee Apopka Road. Orange County was notified and attend workshops on the Small Area Study.

Transportation: Road access to the site is from Ocoee Apopka Road to the west and Keene Road to the south. In addition, the subject proprieties are less than ½ mile from the S.R. 429 at Ocoee Apopka Road interchange, providing limited access highway access to and from the properties.

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

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

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that there are karst features on this property.

Analysis of the character of the Property: The current use of the properties are for container nurseries and single-family homes. The dominant soil, Cander Fine Sand, has a 5-12 percent slope.

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

CALCULATIONS:

ADOPTED: N/A x 2.659 p/h = N/A

PROPOSED: 336 x 2.659 p/h = 893 persons

Housing Needs: This amendment is to change the future land use to a future land use designation that permits residential uses, and will increase the number of available housing units in the City of Apopka.

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

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

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 81 GPCD; 81 GPD

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

2. Projected total demand under existing designation: 101,528 GPD

3. Projected total demand under proposed designation: 212,218 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; 177 GPCD;
177 GPD

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

2. Projected total demand under existing designation: 108,780 GPD
3. Projected total demand under proposed designation: 265,709 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 177 GPCD
6. Projected LOS under proposed designation: 177 GPCD
7. Improved/expansions already programmed or needed as a result of the proposed amendment: None
8. Parcel located within the reclaimed water service area: Yes

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: 4 lbs./person/day
4. Projected LOS under proposed designation: 2 lbs./cap/day
5. Improved/expansions already programmed or needed as a result of the proposed amendment: None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

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

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

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

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

1. Facilities serving the site: Medicine Lake
2. Projected LOS under existing designation: 100 year - 24 hour design storm event.
3. Projected LOS under proposed designation: 100 year - 24 hour design storm event.
4. Improvement/expansion: On-site retention/detention pond

Recreation

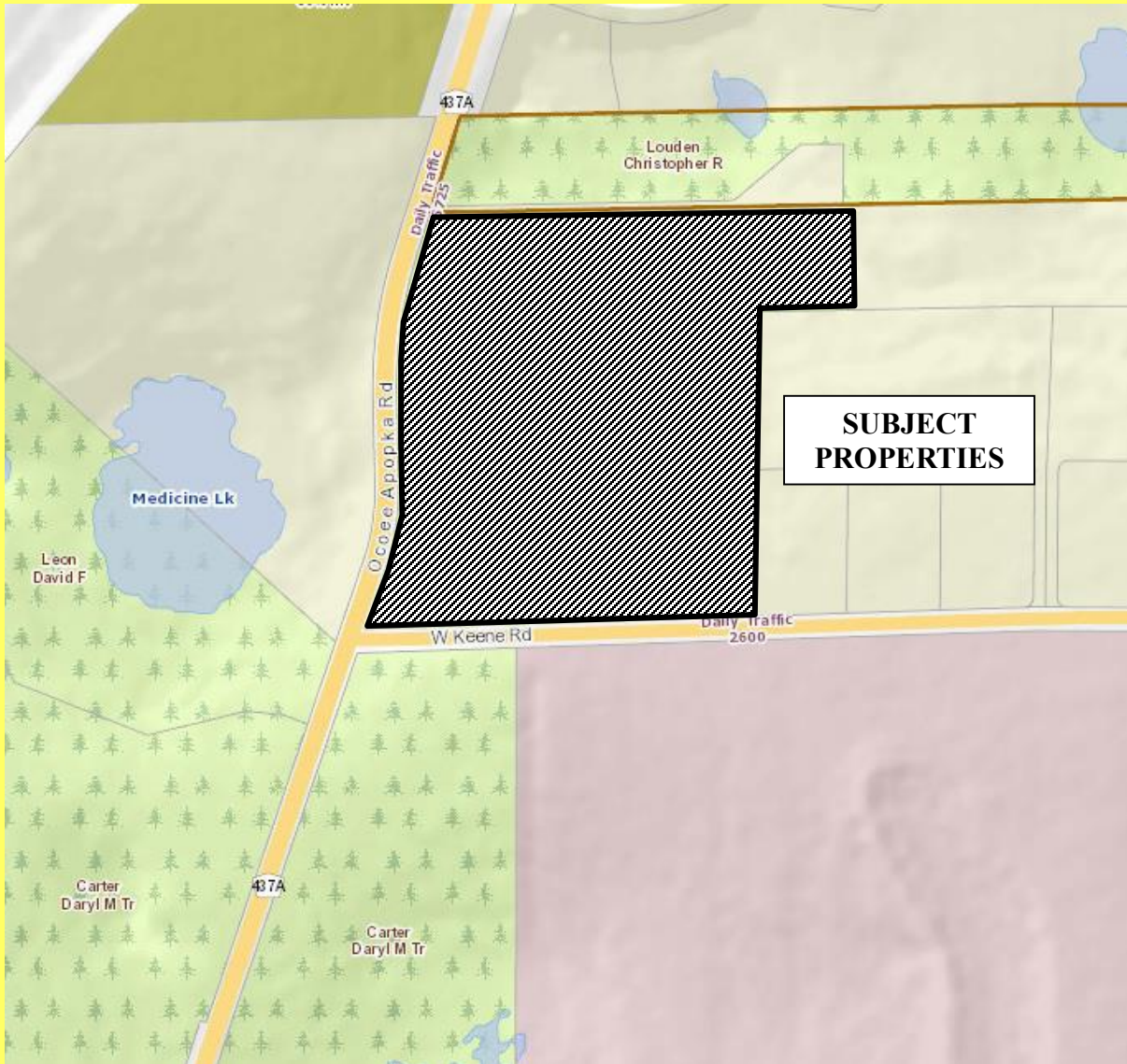
1. Facilities serving the site; LOS standard: City of Apopka Parks System; 3 AC/1000 capita
2. Projected facility under existing designation: 4.131 AC
3. Projected facility under proposed designation: 2.679 AC
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None.

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

Joseph & Swana Gates, Oak Royal Properties, LLC
Property Owner
22.3 +/- Acres
Proposed Large Scale Future Land Use Amendment:
From: Office (max. 0.3 FAR) & Residential Low (0-5 du/ac)
To: Mixed Use
Parcel ID #s: 20-21-28-0000-00-021; -024; -025

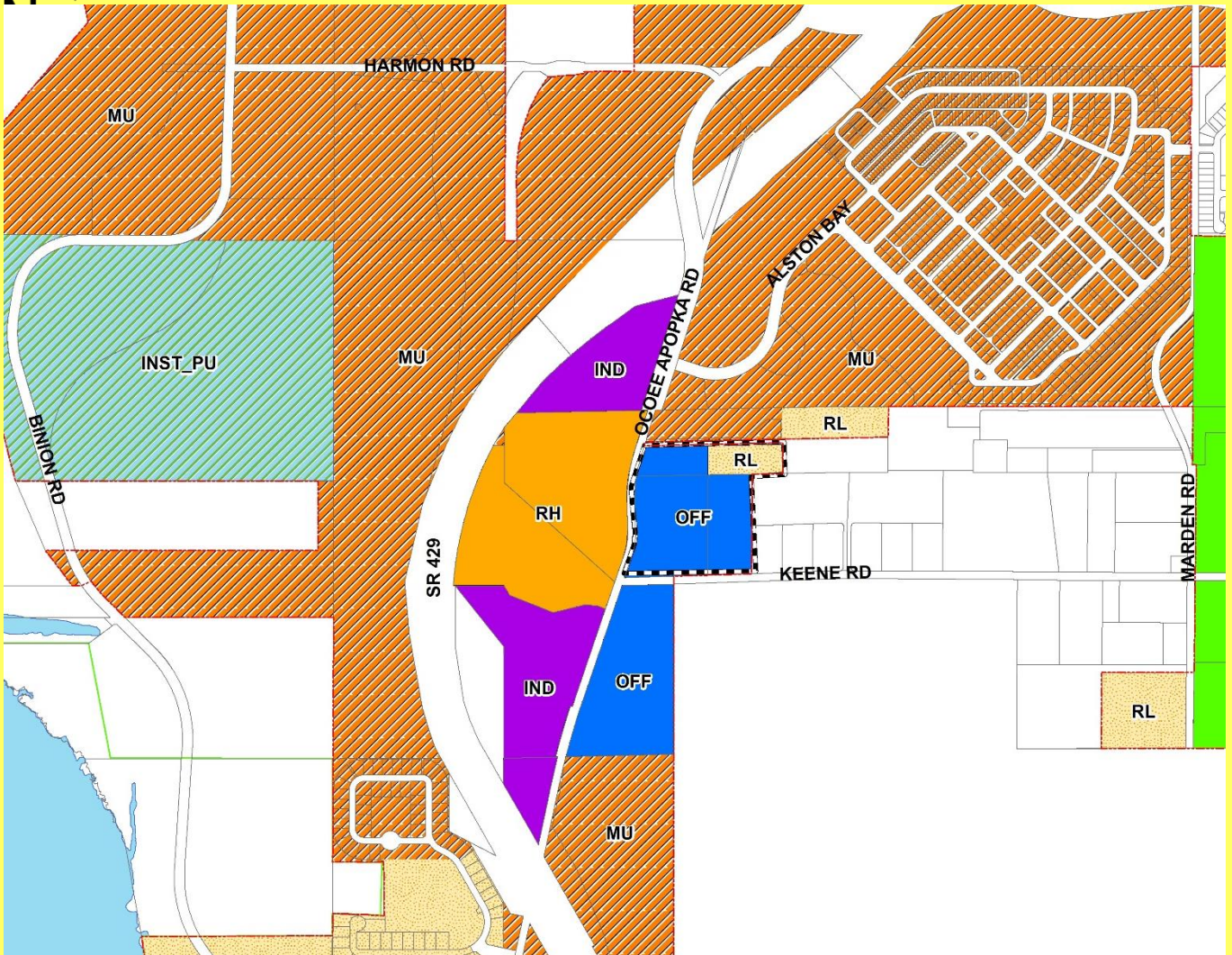


VICINITY MAP



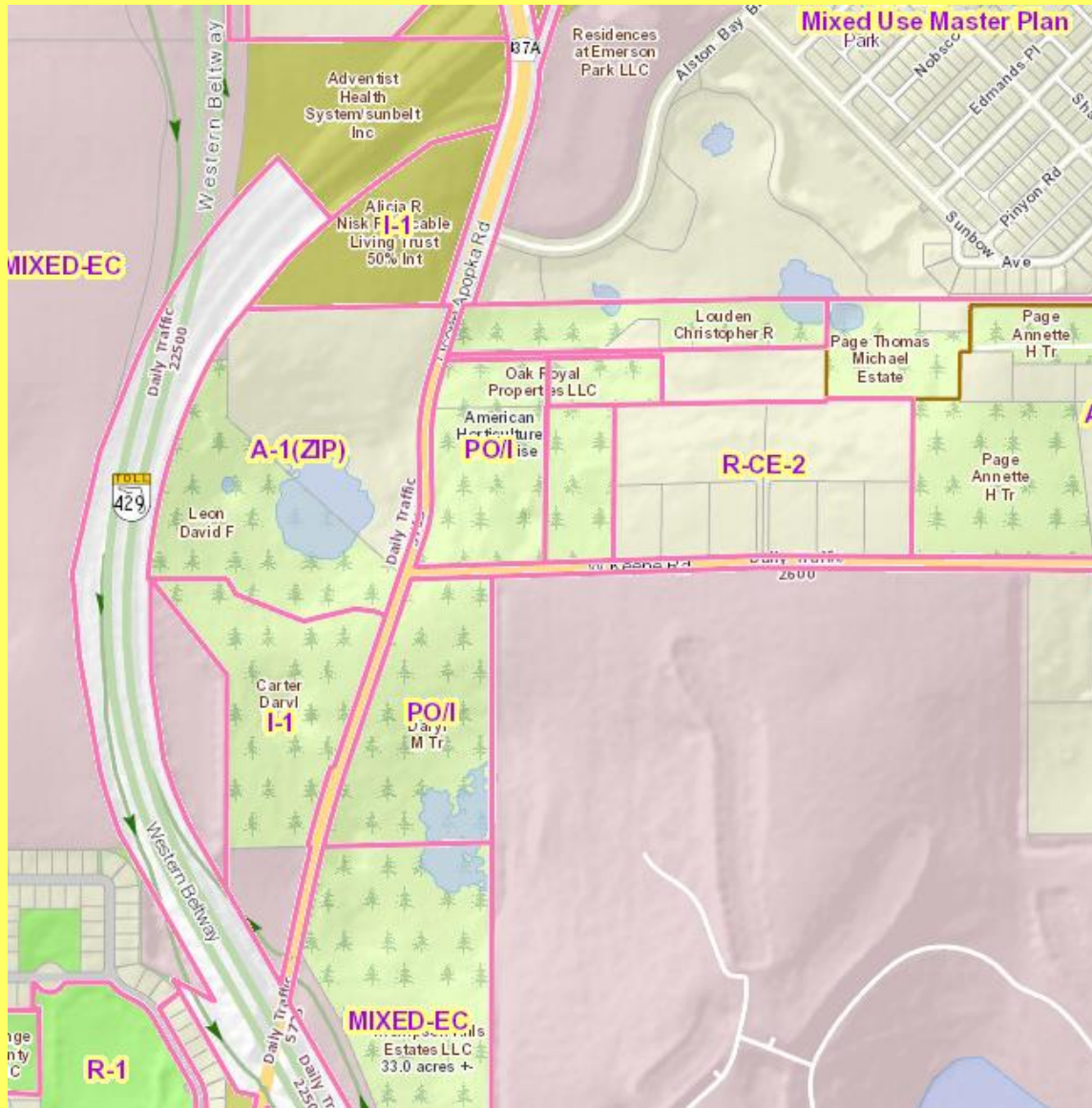


FUTURE LAND USE MAP

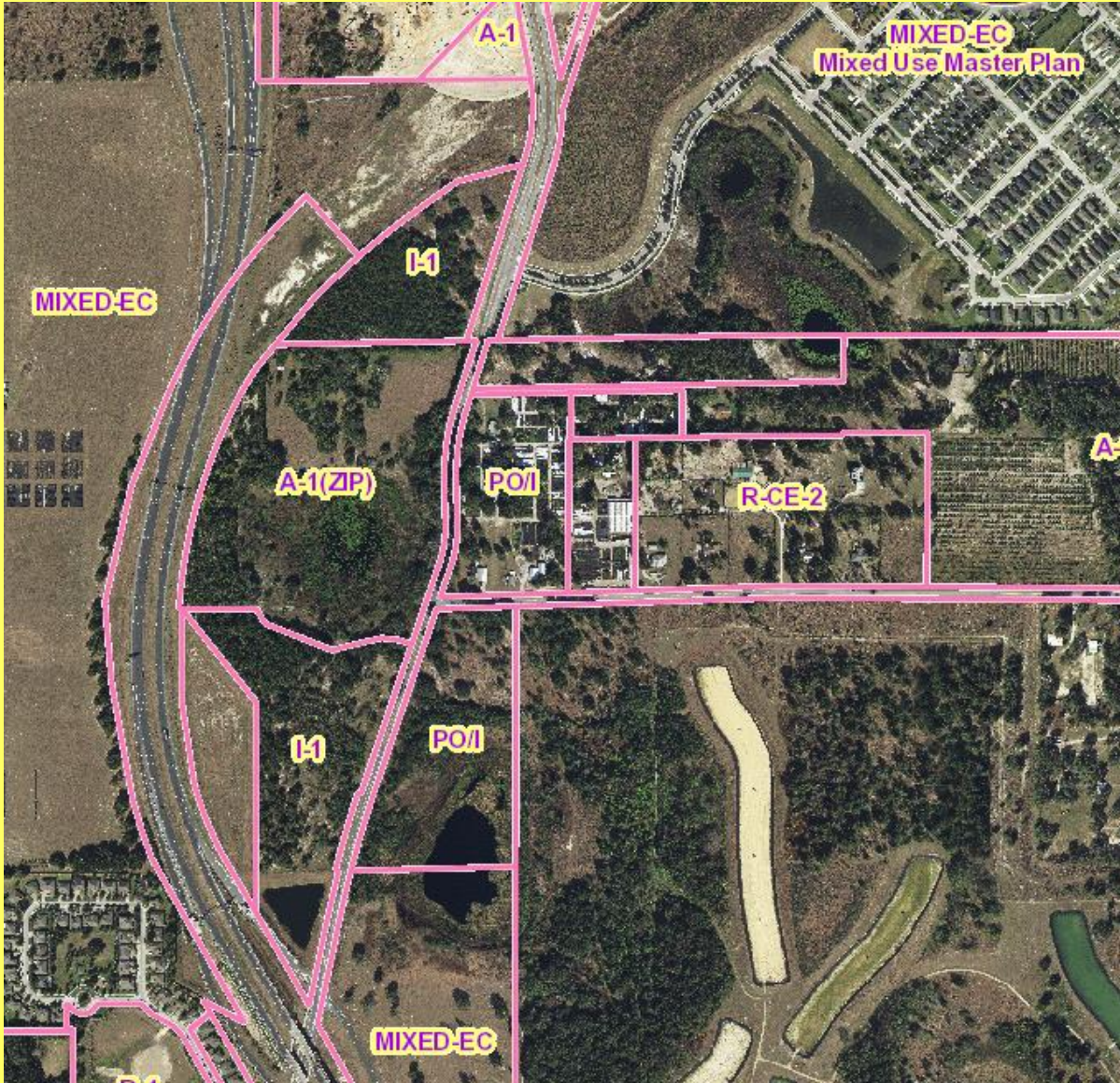




ADJACENT ZONING

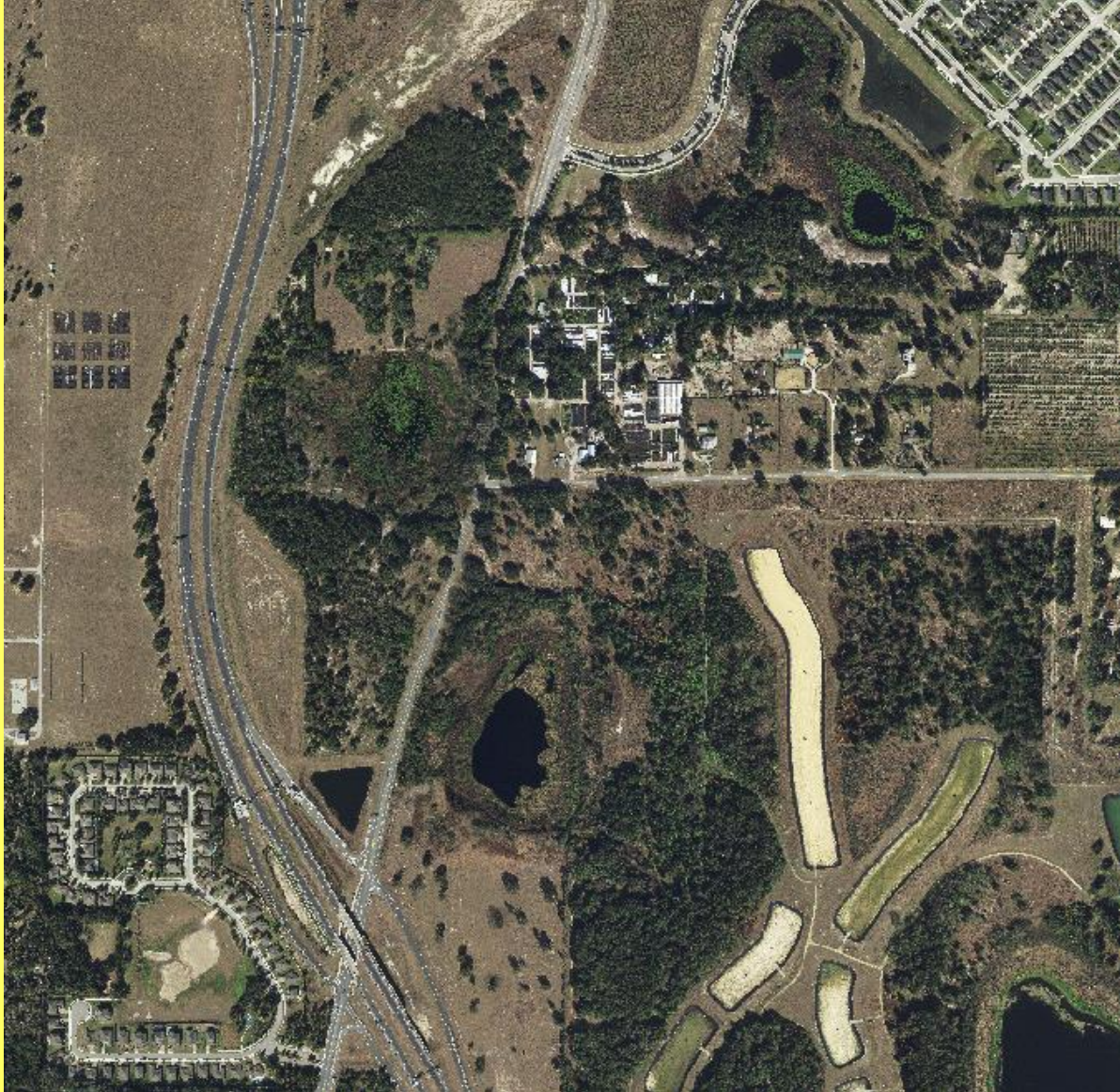


ADJACENT USES



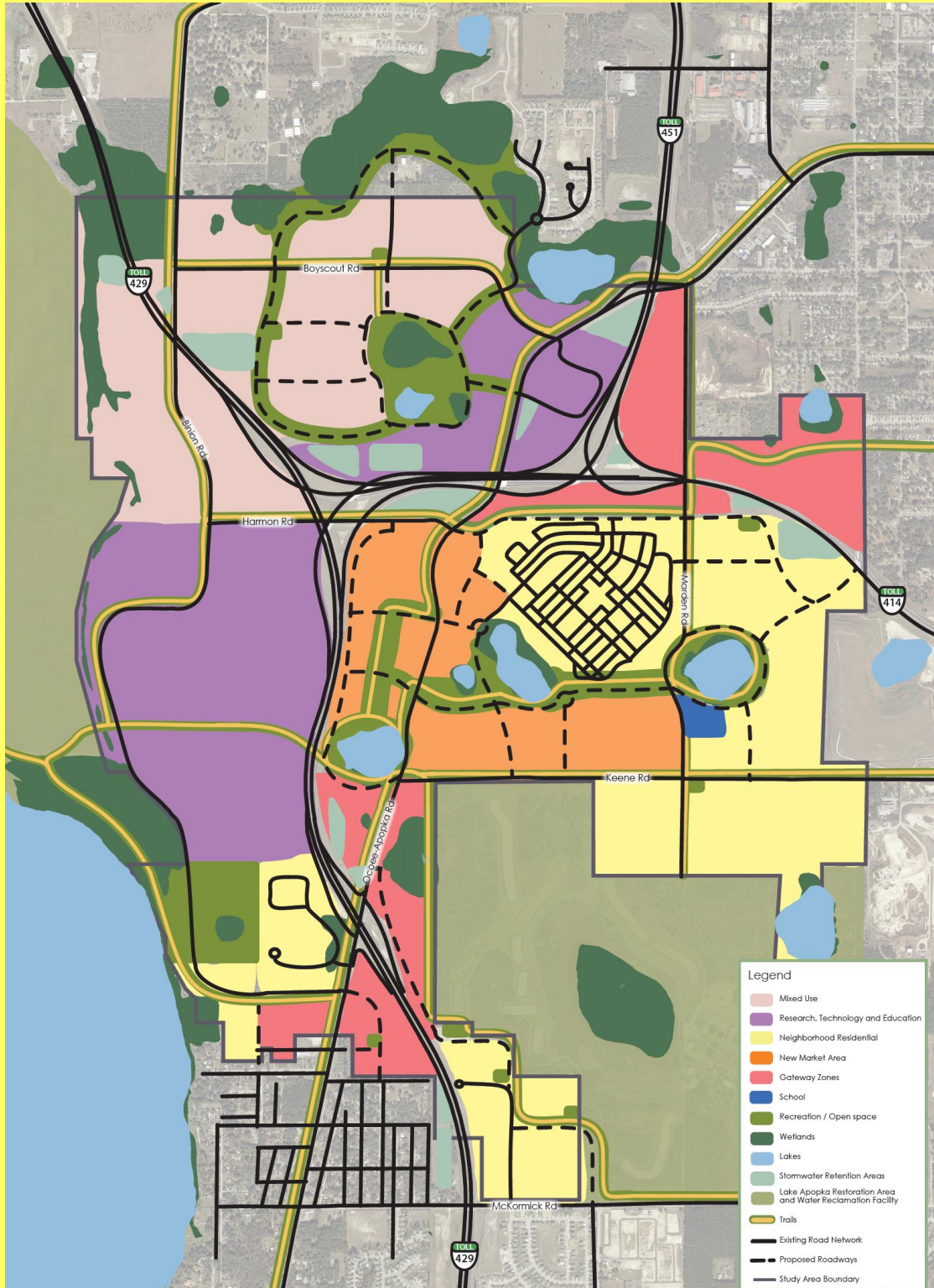


EXISTING USES





**OCOEE APOPKA ROAD SMALL AREA STUDY
 CONCEPTUAL LAND USE MAP #1**





OCOEE APOPKA ROAD SMALL AREA STUDY CONCEPTUAL LAND USE MAP #1



COMMERCIAL



MULTI FAMILY



TOWNHOUSE



OFFICE



TOWN CENTER





Research/Technology/Education

The **Research/Technology/Education (RTE) Character Area** centers around the current location of IFAS. The sites around the IFAS facility would be the ideal location for increased employment opportunities. Offices/light industry companies would benefit from high visibility and accessibility from a highway, distance from residential developments (close enough for employees to drive or walk, but distanced enough to avoid the need for additional buffers), and magnificent views of the lake and restoration area.

Development within this area would not be as urban as in the New Market Area (described below) but not suburban either. It would be important to ensure that buildings frame the street (allowing for a green buffer along Binion Road) and the image seen from the road is not that of expansive surface parking lots. Presence from the internal roadways would be as important as from the highway. Development standards must ensure that service areas are screened on both sides.

Given the lack of residential uses in this area, the City could consider relaxing the height regulations to allow medium height buildings (3-5 stories) through the Special Exception process.

Binion Road traverses the west RTE area. The framework map designates this road as a scenic roadway. Special development requirements need to be adopted to ensure the development of a greenway corridor along this corridor. It is expected that development along this roadway will allow for natural landscaping and berms to highlight the natural character of the lake shore.



Gateway

The **Gateway Character Areas** are those areas through which visitors and residents would go to reach the New Market Character Area. The building form and architecture should represent the “gateway” to the area. People would know they are entering a distinct and unique part of town.

As in the RTE character area, the Gateway area is not expected to be as pedestrian focused as the New Market Area, but should not be as suburban as to allow expansive setbacks and vast amount of surface parking.

A combination of uses would be permitted, ranging from multi-family to retail, light industrial and gas stations. Large scale retailers could also locate in this area. However, the street framing requirements would still apply. While the anchor store may be located to the rear of the site, smaller buildings need be located along the street providing a presence.



Mixed Use Employment

The **Mixed-Use Employment Zones** are those portions of the study area which currently have a future land use designation of Mixed-Use (EC) and are outside the core and behind the gateways areas. No specific uses have been assigned to this area, allowing for the flexibility that the MU category and zoning currently provide. Based on current policy and standards, this area would need to be developed with a mix of uses.

The images on this page are duplicates from other character areas to show the wide range of uses and designs that could be implemented within the MU Employment character area. It would be advantageous for developers to plan for large tracts rather than trying to subdivide the land and process individual stand-alone developments.

The development standards included in Appendix C show some proposed changes to the current standards to allow additional flexibility in terms of required mix of uses.



Neighborhood

The **Neighborhood Zone** corresponds to those areas that have either been developed with residential uses, or have land use designations allowing very low to low density. One of the principles behind the success of future development in the study area is the provision of vehicular and pedestrian connectivity. Most people are afraid of opening up their neighborhoods to the public street network because they believe that their safety will be compromised (vehicles speeding through their streets and strangers accessing their neighborhoods). This is a stigma that has resulted in a multitude of gated subdivisions. Studies have proven that the gates do not necessarily eliminate crime, deteriorate the traffic conditions in the jurisdiction and create dependence on the automobile. The proposed development standards contained in **Appendix C** address this issue.



New Market

The **New Market Zone** represents the area in the vicinity of Emerson Park and the hospital. It is anticipated that this area will contain the highest degree of pedestrian connectivity. Standards will be adopted to ensure future development is designed around that principle. Even though Florida Hospital was included in this zone, due to the scale, nature and function of the site should have a different set of standards.

Figures 14a and b depict two alternative scenarios for the New Market Area. Scenario 1 shows the core area (Village Center) concentrated at the northeast corner of Ocoee-Apopka Road and Keene Road. This site was chosen as an ideal location for the Village Center because it is easily accessible from the existing and proposed residential neighborhoods to the east.

The second scenario shows the Village Center area centered above Medicine Lake between Ocoee-Apopka Road and SR 429. This site garnered consensus at the Stakeholder workshop as an appropriate location for the new Village Center. With improvements to Medicine Lake and implementation of the green space and trail system which includes a linear park north of the lake, there are valuable opportunities for quality mixed use development on this site. Pedestrian connections across Ocoee-Apopka Road between Harmon Road and Keene Road make the site accessible to residents in Emerson Park and developments to the East.

VILLAGE CENTER:

Intended to act as the core of the study area, the village center will include a mix of retail, office and residential uses. However, the focus on the ground floor will be retail and restaurants. For this area to develop as intended, site aggregation will need to occur. The location on the east or west side of Ocoee-Apopka Road should be determined based on market conditions (first-come basis).



Backup material for agenda item:

2. COMPREHENSIVE PLAN – SMALL SCALE AMENDMENT – “County” Industrial to “City” Industrial (Max 0.6 Far), Adams Brothers Construction; property located south of East 13th Street and west of Sheeler Avenue (Parcel Id. Nos.: 15-21-28-0000-00-044;-073;-142;-210).



CITY OF APOPKA PLANNING COMMISSION

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	January 10, 2016
<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: ADAMS BROTHERS CONSTRUCTION – COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT

PARCEL ID NUMBERS: 15-21-28-0000-00-044;-073;-142;-210

Request: COMPREHENSIVE PLAN - SMALL SCALE
FUTURE LAND USE AMENDMENT
FROM: “COUNTY” INDUSTRIAL
TO: “CITY” INDUSTRIAL (MAX 0.6 FAR)

SUMMARY

OWNER/APPLICANT: Adams Brothers Construction

LOCATION: South of E 13th Street, west of Sheeler Avenue.

EXISTING USE: Modular office, single-family residential and vacant commercial

CURRENT ZONING: “County” C-3 (ZIP)

PROPOSED ZONING: “City” I-1 (Restricted Industrial) (Note: this Future Land Use Map amendment request is being processed along with a request to change the Zoning Map designation from “County” C-3 (ZIP) to “City” I-1 (Restricted Industrial).

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

TRACT SIZE: 3 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 78,408 Sq. Ft.
PROPOSED: 78,408 Sq. Ft.

DISTRIBUTION

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

ADDITIONAL COMMENTS: The subject parcel was annexed into the City of Apopka on November 16, 2016, through the adoption of Ordinances No. 2528. 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 (Restricted 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 3 acres, exceeding the minimum development site area of 15,000 sq. ft. The property owner owns the property immediately adjacent to the east of the subject properties, and intends to use the recently-annexed parcels for light industrial as part of their existing construction business.

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 December 9, 2016.

PUBLIC HEARING SCHEDULE:

January 10, 2016 – Planning Commission (5:30 pm)
February 1, 2016 - City Council (1:30 pm) - 1st Reading
February 15, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

December 23, 2016 – Public Notice and Notification
February 3, 2016 – Ordinance Heading & 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” Industrial to “City” Industrial (0.6 FAR) for the property owned Adams Brothers Construction.

Recommended Motion: Find the future land use amendment consistent with the Comprehensive Plan and recommend adoption of the small scale future land use amendment from “County” Industrial to “City” Industrial (max 0.60 FAR), for properties owned by Adams Brothers Construction.

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

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	Industrial	R-T-2	Single-family homes
East (City)	Annex	A-1 (ZIP)	Warehousing
South (County & City)	Industrial	IND/4 & I-1	Railway ROW & Warehousing/light industrial (Apopka Business Center)
West (City)	Industrial	I-1	Warehousing

II. LAND USE ANALYSIS

The general character of the area surrounding the subject property is industrial. Lands to the north, south and west are assigned either a City or County Industrial land use designation. Adjacent existing development to the east, west and south are light industrial in nature, making the proposed future land use designation of Industrial consistent and compatible with the land use designations in the surrounding area.

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

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The subject property is located within the “Core Area” of the JPA. The proposed FLUM Amendment from “County” Industrial to City “Industrial” is consistent with the intent of the Core 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 storm water run-off through the following policies:

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

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 local roadway (E 13th Street) and a freight rail line. The subject lots contain a single-family residential home and a modular office. The vegetative communities present are urban; the soils present are Candler Fine Sand with a 0-5 percent slope.

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): 0 Unit(s) x 2.659 p/h = 0 persons

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

Housing Needs: Since the properties are currently non-residential and are being proposed for non-residential development, the proposed future land use designation will not adversely impact the City's future needs.

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 properties have access from E 13th Street, which is a designated a local street.

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: 11,761 GPD
3. Projected total demand under proposed designation: 11,761 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: 15,682 GPD
3. Projected total demand under proposed designation: 15,682 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: 157 lbs./person/day
4. Projected LOS under proposed designation: 157 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: No

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: N/A AC

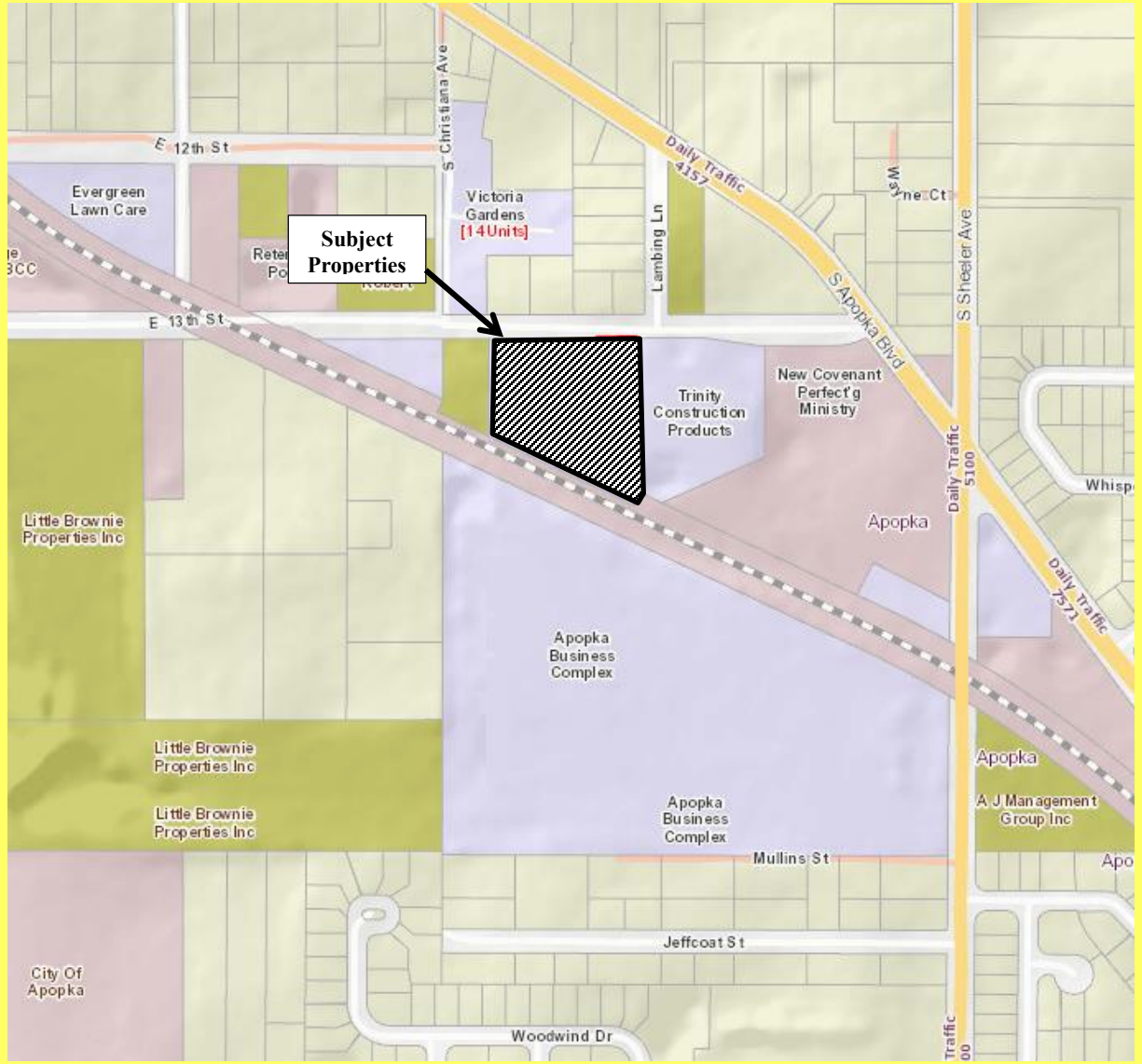
3. Projected facility under proposed designation: N/A AC
4. Improvement/expansions already programmed or needed as a result of the proposed amendment:
None

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

Adams Brothers Construction, Inc.
Property Owner
3 +/- Acres
Proposed Small Scale Future Land Use Amendment:
From: "County" Industrial
To: Industrial (max 0.6 FAR)
Proposed Change of Zoning:
From: "County" C-3 (Commercial)
To: "City" I-1 (Restricted Industrial)
Parcel ID #s: 15-21-28-0000-00-044; -073; -142; -210

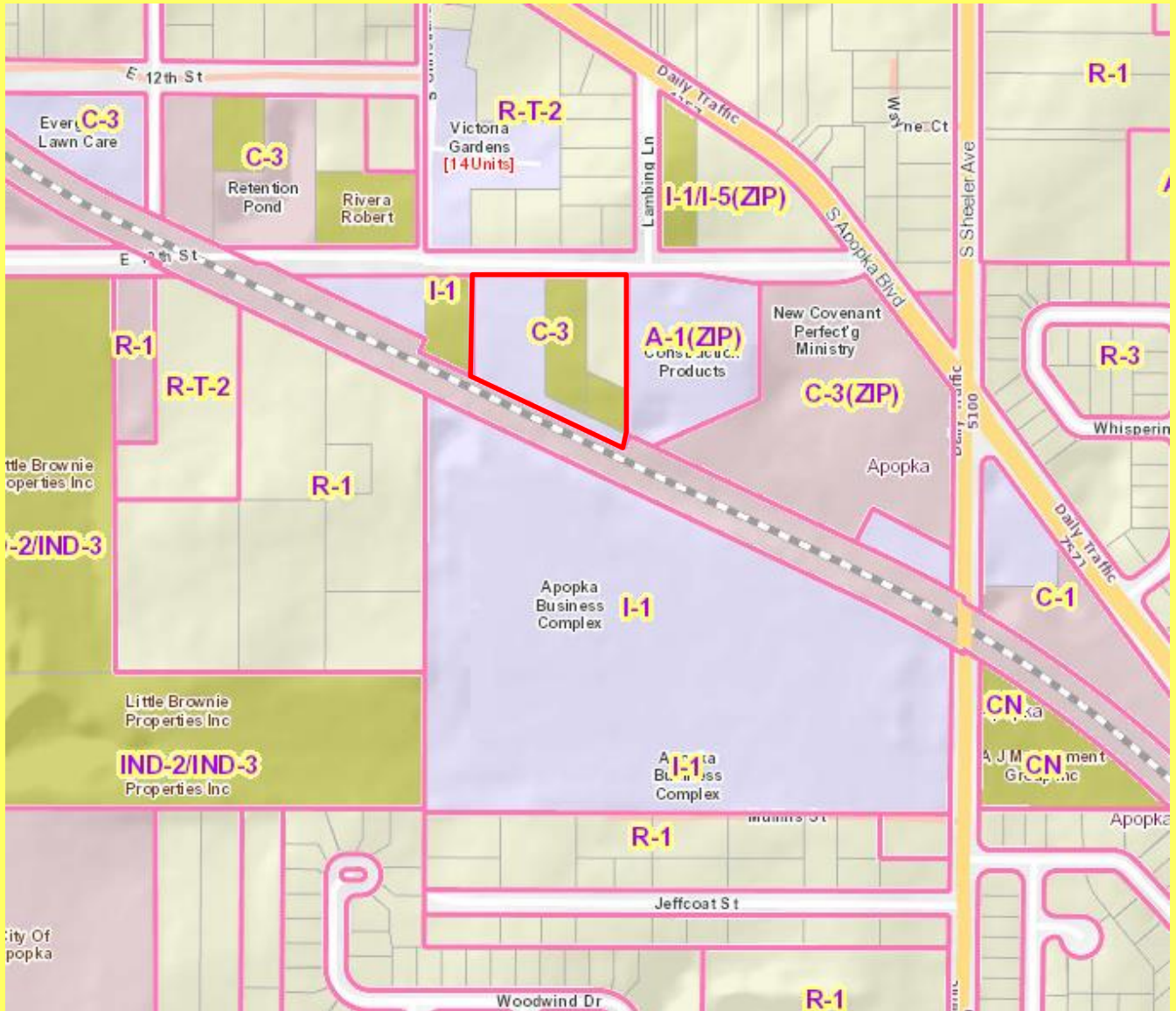


VICINITY MAP



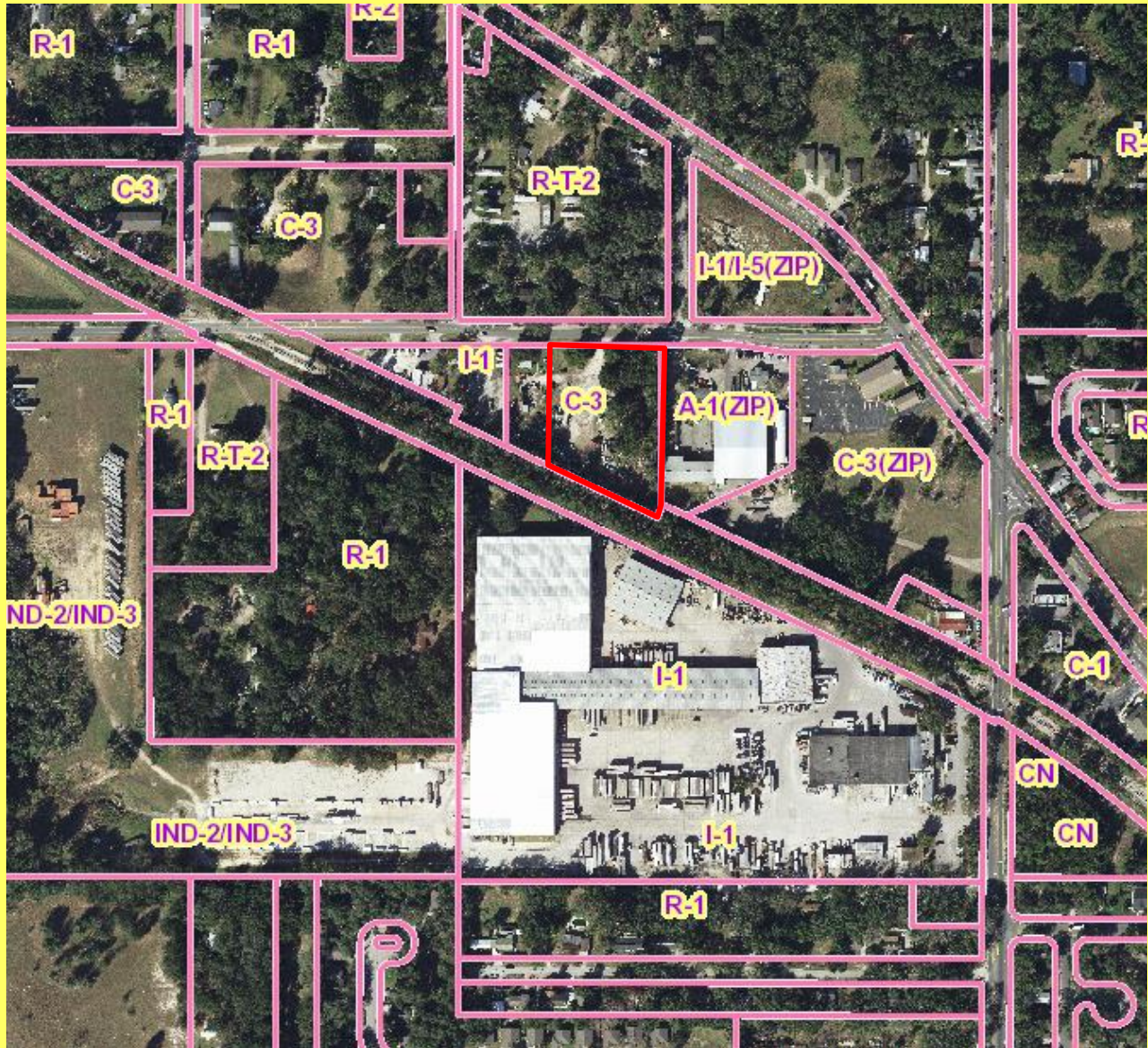


ADJACENT ZONING



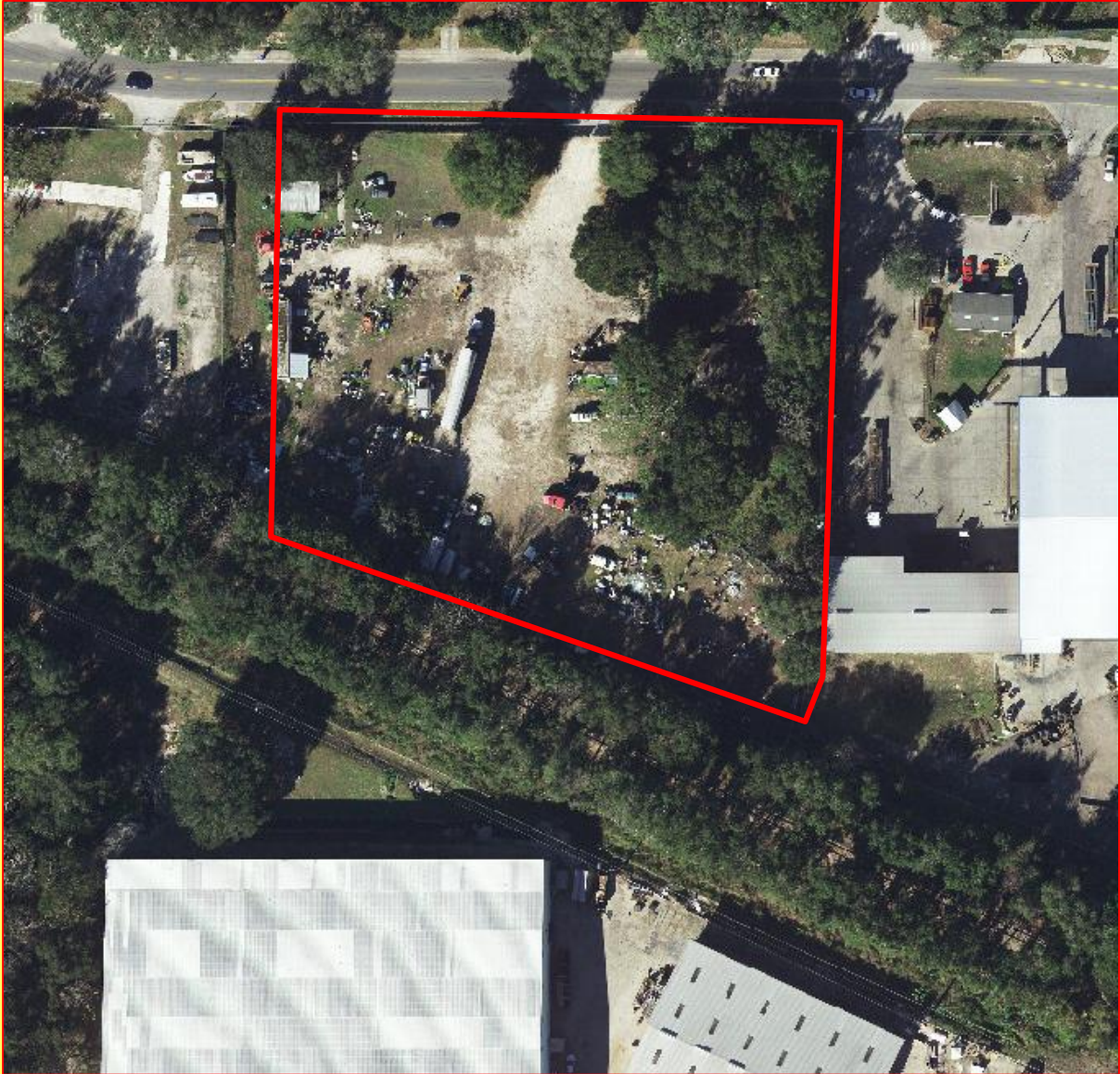


ADJACENT USES





EXISTING USES



Backup material for agenda item:

3. CHANGE OF ZONING – from “County” C-3 (ZIP) TO “City” I-1 (Restricted Industrial), Adams Brothers Construction; property located south of East 13th Street and west of Sheeler Avenue (Parcel Id. Nos.: 15-21-28-0000-00-044;-073;-142;-210).



CITY OF APOPKA PLANNING COMMISSION

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	January 10, 2016
<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
		Existing Uses

SUBJECT: ADAMS BROTHERS CONSTRUCTION – CHANGE OF ZONING

PARCEL ID NUMBER: 15-21-28-0000-00-044;-073;-142;-210

Request: CHANGE OF ZONING
FROM: “COUNTY” C-3 (ZIP)
TO: “CITY” I-1 (RESTRICTED INDUSTRIAL)

SUMMARY

OWNER/APPLICANT: Adams Brothers Construction

LOCATION: South of E 13th Street, west of Sheeler Avenue

EXISTING USE: Modular office, single-family residential and vacant commercial

PROPOSED LAND USE: Industrial (max 0.60 FAR)

CURRENT ZONING: “County” C-3 (ZIP)

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

TRACT SIZE: 3 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: N/A (No max. FAR for “County” Industrial FLUM)

PROPOSED: 58,806 Sq. Ft.

DISTRIBUTION

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

ADDITIONAL COMMENTS: The subject parcels were annexed into the City of Apopka on November 16, 2016 through the adoption of Ordinances No. 2528.

The proposed change of zoning is being requested by the owner/applicant. Presently, the subject property has not yet been assigned a “City” zoning category. Applicant is requesting the City to assign a zoning classification of I-1 (Restricted Industrial) to the property.

A request to assign a change of zoning to I-1 (Restricted Industrial) is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The property owner is requesting the I-1 zoning classification to accommodate the use of the property for light industrial, commercial or office development allowed under the I-1 zoning district. This use is consistent with the proposed Industrial Future Land Use Designation, proposed zoning district and compatible with the general character of surrounding zoning and uses.

The change of zoning application covers approximately 3 acres.

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 Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is consistent with the Industrial (max 0.60 FAR) Future Land Use designation and the City’s proposed I-1 (Restricted Industrial) Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: The proposed rezoning is to a non-residential zoning district and, therefore, a capacity enhancement agreement with OCPS is not necessary.

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

PUBLIC HEARING SCHEDULE:

January 10, 2016 – Planning Commission (5:30 pm)
February 1, 2016 - City Council (1:30 pm) - 1st Reading
February 15, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

December 23, 2016 – Public Notice and Notification
February 3, 2016 – Ordinance Heading & ¼ Page w/Map Ad

RECOMMENDED ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and the Land Development Code recommends adoption of the change in Zoning from “County” C-3 (ZIP) to “City” I-1 (Restricted Industrial), subject to the adoption of the associated small scale future land use amendment, for the property owned by Adams Brothers Construction.

Recommended Motion: Find the proposed rezoning consistent with the Comprehensive Plan and Land Development Code and to recommend a change of zoning from “County” C-3 (ZIP) to “City” I-1 (Restricted Industrial), for property owned by Adams Brothers Construction, subject to the adoption of the associated small scale future land use amendment.

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 (County)	Industrial	R-T-2	Single-family homes
East (City)	Annex	A-1 (ZIP)	Warehousing
South (County & City)	Industrial	IND/4 & I-1	Railway ROW & Warehousing/light industrial (Apopka Business Center)
West (City)	Industrial	I-1	Warehousing

LAND USE &

TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (E 13th Street) and a freight railway line. The proposed I-1 (Restricted Industrial) zoning district is consistent and compatible with the adjacent zoning classifications and uses within the surrounding area. Property owned by the same owner to east is used currently for light industrial use, and properties to the south and west have “City” I-1 (Restricted Industrial) zoning classifications, as well as existing uses consistent with light industrial.

**COMPREHENSIVE
 PLAN COMPLIANCE:**

The proposed I-1 zoning is consistent with the City’s Industrial (max 0.60 FAR) Future Land Use designation and with the character of the surrounding area and future proposed development. The I-1 zoning classification is one of the acceptable zoning categories allowed within the Industrial Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

**I-1 DISTRICT
 REQUIREMENTS:**

Minimum Living Area:	NA
Minimum Site Area:	15,000 sq. ft.
Minimum Lot Width	100 ft.
Setbacks:	Front: 25 ft.
	Rear: 10 ft. (30 ft. to residential)
	Side: 10 ft.
	Corner 25 ft.

Based on the above zoning standards, the subject parcels comply with code requirements for the I-1 district.

**BUFFERYARD
 REQUIREMENTS:**

1. Areas adjacent to all road rights-of-way shall provide a minimum 25-foot landscaped bufferyard.
2. Areas adjacent to agricultural uses or districts shall provide a minimum of ten feet abutting the property line with landscaping and a six-foot-high masonry wall.
3. Areas adjacent to residential uses or districts shall provide a six-foot

masonry wall within a minimum of 50-foot landscaped bufferyard.

4. Industrial uses adjacent to nonresidential, nonindustrial uses or districts shall provide one of the following:
 - a. A minimum of 25 feet abutting the property with landscaping and an earth berm, measuring three feet with a 3:1 slope; or
 - b. A minimum six-foot-high masonry wall within a minimum of ten-foot landscaped bufferyard.

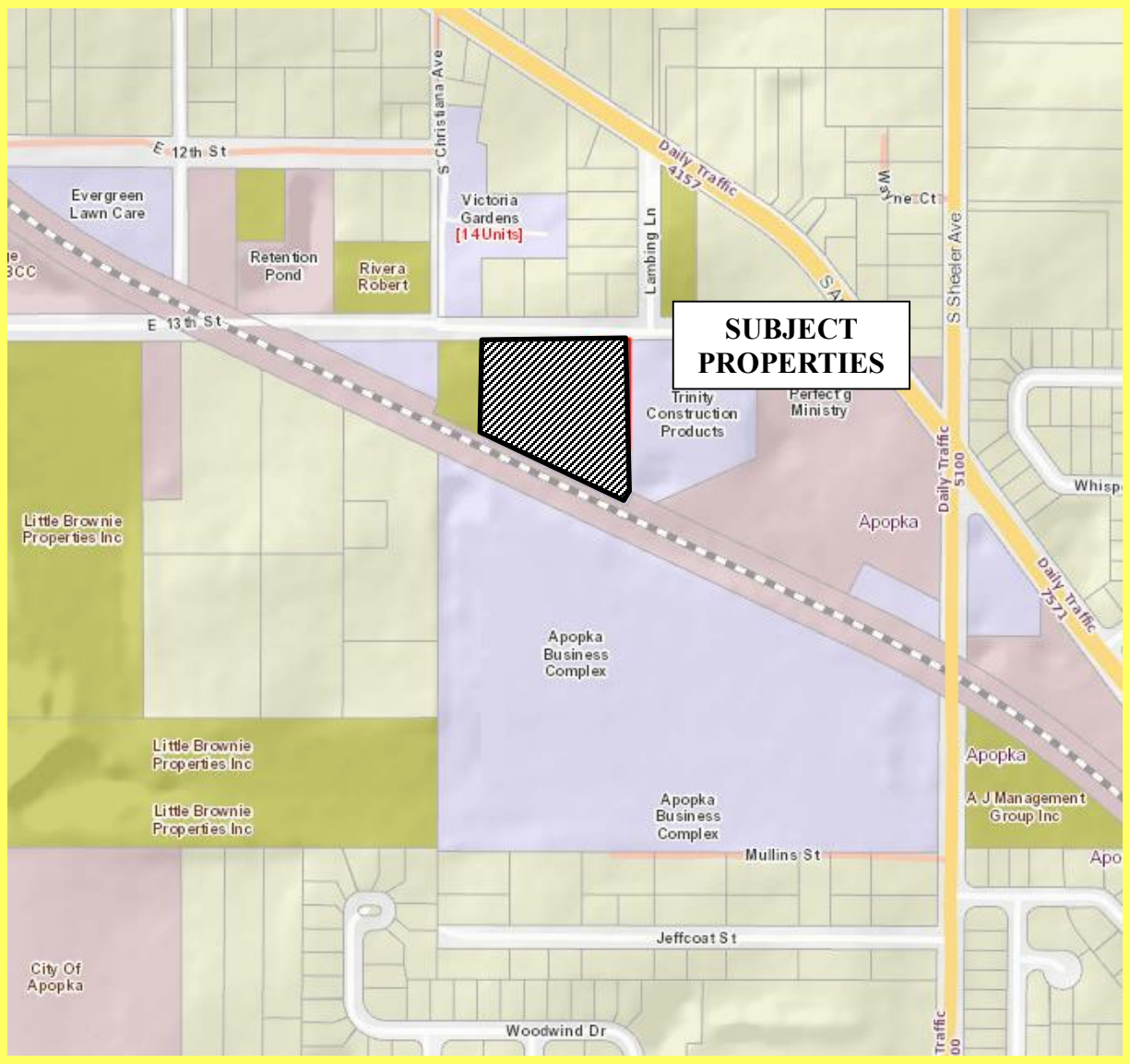
**ALLOWABLE
USES:**

Any C-3 Commercial District permitted use and wholesale distribution, storage and light manufacturing, including: manufacture and processing of novelties, bakery and confectionary products, garments, scientific, electrical, instruments or equipment. Bus, cab and truck repair. Dyeing, dry cleaning and laundering. Machinery sales and machine shops. Cold storage and frozen food lockers. All other uses not prohibited, and similar and compatible to those within the I-1 Restricted Industrial Zoning District.

Adams Brothers Construction, Inc.
Property Owner
3 +/- Acres
Proposed Small Scale Future Land Use Amendment:
From: "County" Industrial
To: Industrial (max 0.6 FAR)
Proposed Change of Zoning:
From: "County" C-3 (Commercial)
To: "City" I-1 (Restricted Industrial)
Parcel ID #s: 15-21-28-0000-00-044; -073; -142; -210

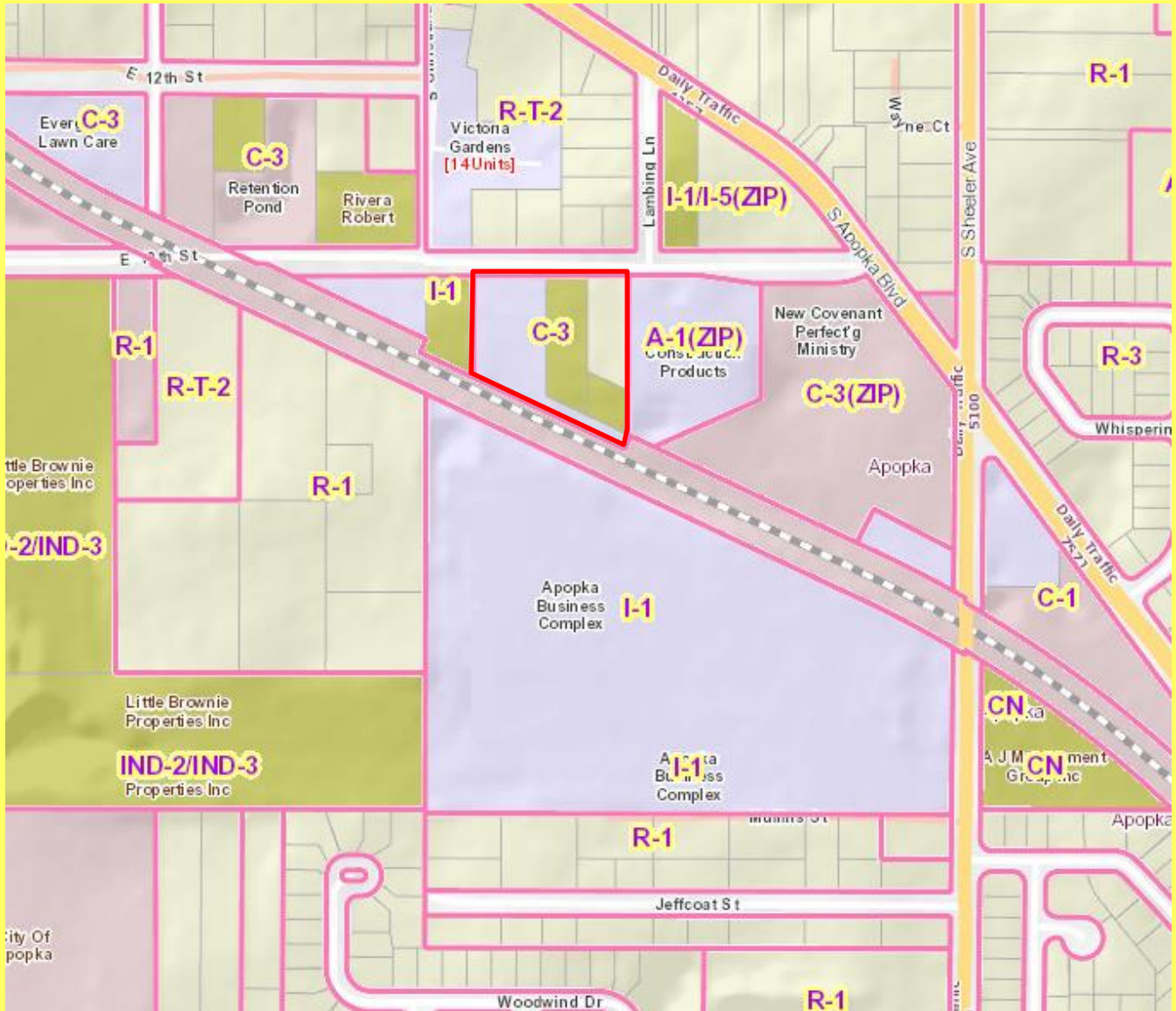


VICINITY MAP



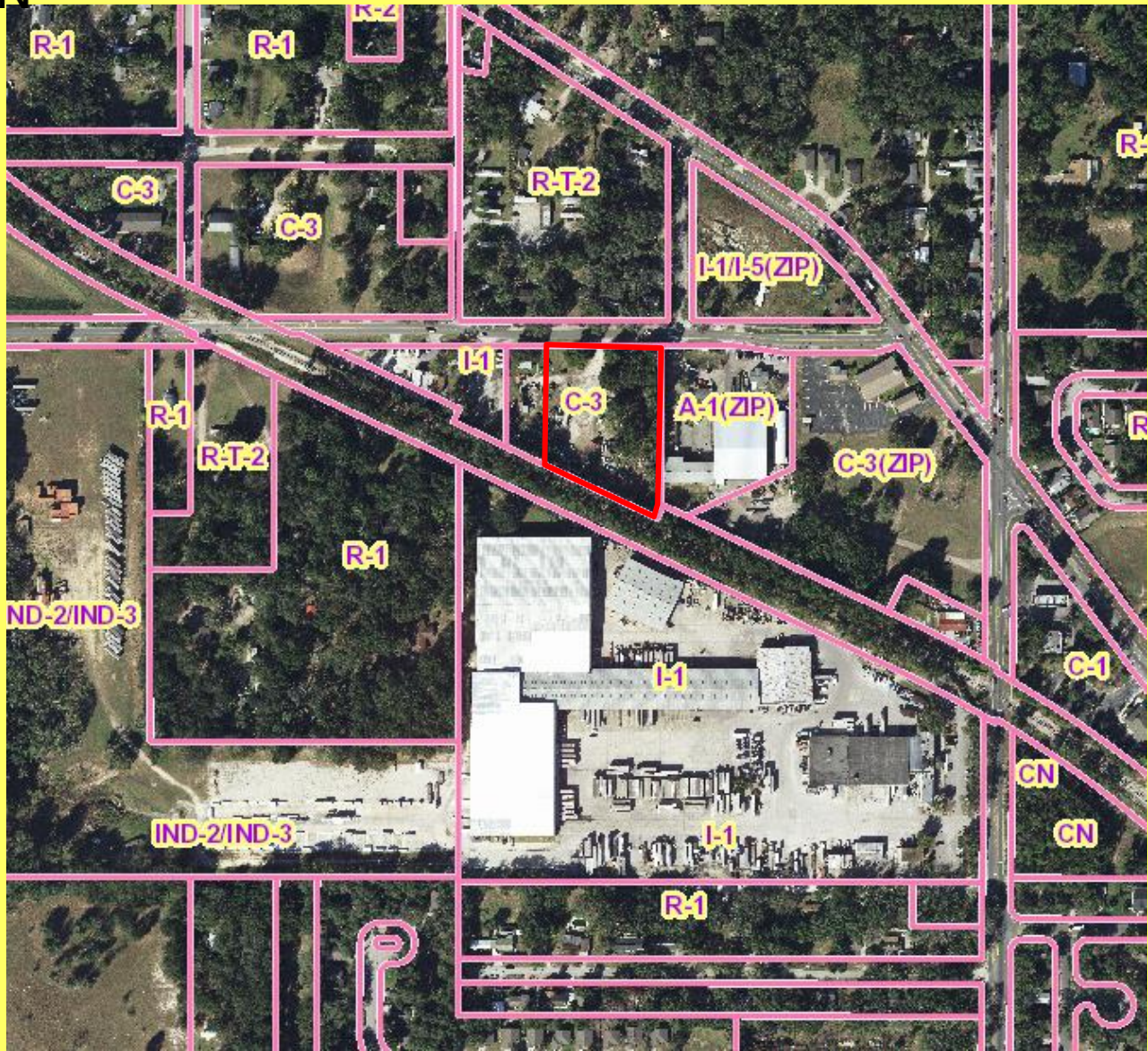


ADJACENT ZONING



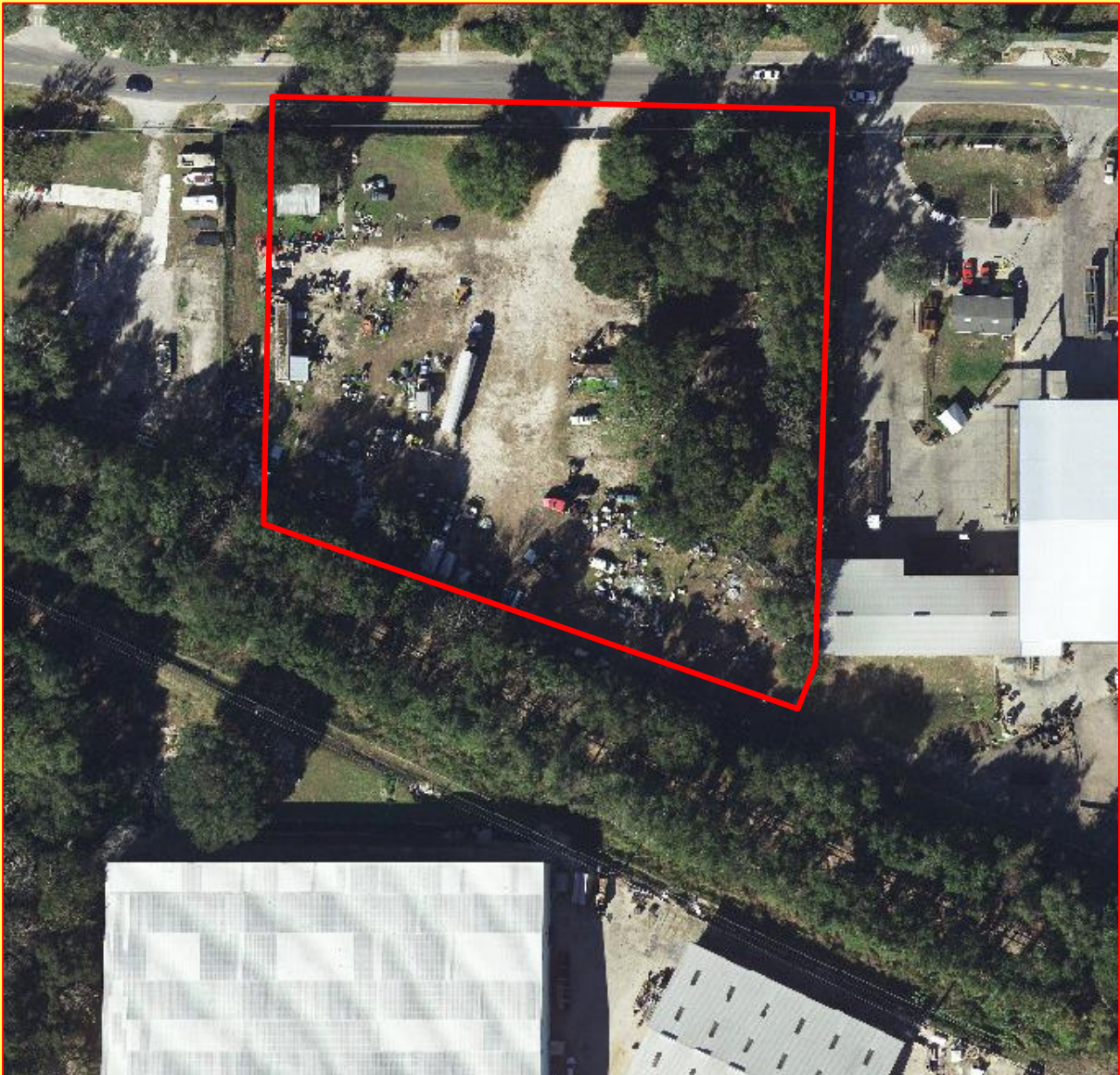


ADJACENT USES





EXISTING USES



Backup material for agenda item:

1. FINAL DEVELOPMENT PLAN\PLAT -- Magnolia Commerce Center Final Development Plan (Site Plan), property located north of 1st Street and east of Bradshaw Road (Parcel ID #: 09-21-28-7552-03-010)



CITY OF APOPKA PLANNING COMMISSION

<input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ANNEXATION <input checked="" type="checkbox"/> PLAT APPROVAL <input checked="" type="checkbox"/> OTHER: Final Development Plan	MEETING OF: January 10, 2017 FROM: Community Development EXHIBITS: Vicinity/Aerial Map Site/Landscape Plans
---	--

PROJECT: MAGNOLIA COMMERCE CENTER FINAL DEVELOPMENT PLAN AND PLAT

**REQUEST: RECOMMEND APPROVAL OF THE FINAL DEVELOPMENT PLAN AND PLAT
FOR MAGNOLIA COMMERCE CENTER.**

SUMMARY:

OWNER: Property Industrial Enterprises, LLC

APPLICANT: Michael R. Cooper

ENGINEER: Kenneth H. Ehlers, P.E.

LOCATION: 445 West 1st Street
(North of 1st Street and east of Bradshaw Road)

PARCEL ID #: 09-21-28-7552-03-010

LAND USE: Commercial

ZONING: C-3

EXISTING USE: Vacant Land

PROPOSED USE: Commercial Warehouses (20,000 S.F.) w/ Office Space (2,455 S.F.)

TRACT SIZE: 2.43 +/- acres

BUILDING SIZE: 22,445 sq. ft. (Three (3) 7,485 S.F. Buildings)

FLOOR AREA RATIO: 0.21

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 (County)	Industrial	IND-4	CSX Railroad
East (County)	Industrial	IND-4	CSX Railroad
South (City)	Industrial	I-1	Cooper Palms Sports Complex
West (City)	Industrial	I-1	Vacant Property

ADDITIONAL COMMENTS: The Magnolia Commerce Center - Final Development Plan proposes to construct three (3) 7485 S.F. buildings for a total of 22,445 square feet of warehouse and office space. A re-plat of the property will occur to eliminate any future potential conflict with the current antiquated plat and the previously vacated public right-of-way abutting the railroad track.

PARKING AND ACCESS: A total of 53 parking spaces are provided of which 3 are reserved as a handicapped parking spaces. Access to the site is provided by a driveway cut along Bradshaw Road and 1st Street.

EXTERIOR ELEVATIONS: The design of the building exterior shall be consistent with Section 4.2.1 of the Development Design Guidelines Commercial Design Standards.

STORMWATER: Stormwater run-off and drainage will be accommodated by an on-site retention pond through a cross access easement agreement. The off-site stormwater management system will be designed according to standards set forth in the Land Development Code.

BUFFER/TREE PROGRAM: A ten-foot landscape buffer is provided along Bradshaw Road and West 1st Street. 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:	162
Total inches replaced:	162
Total inches post development:	162

PUBLIC HEARING SCHEDULE:

January 10, 2017 - Planning Commission (5:30 pm)

January 18, 2017 - City Council (1:30 pm)

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the Magnolia Commerce Center – Final Development Plan and plat, subject to the findings of this staff report.

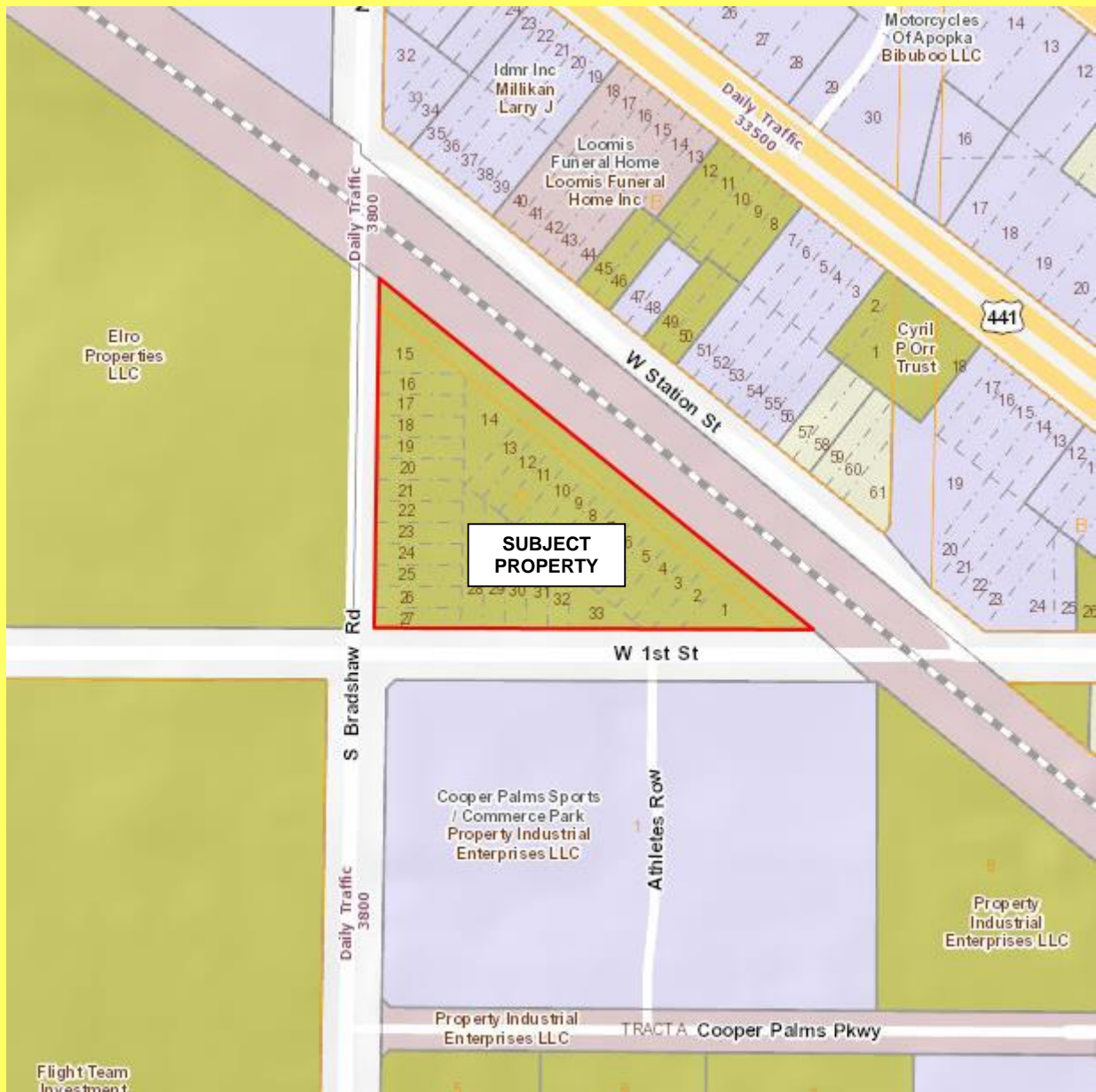
Planning Commission: Recommend approval of the Magnolia Commerce Center – Final Development Plan and plat, subject to the findings of this staff report.

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: Magnolia Commerce Center - Final Development Plan and Plat
Owner: Property Industrial Enterprises, LLC
Engineer: Kenneth H. Ehlers, P.E.
Parcel I.D. No: 09-21-28-7552-03-010
Location: 445 West 1st Street
Total Acres: 2.43 +/- Acres



VICINITY MAP



Application: Magnolia Commerce Center - Final Development Plan and Plat
Owner: Property Industrial Enterprises, LLC
Engineer: Kenneth H. Ehlers, P.E.
Parcel I.D. No: 09-21-28-7552-03-010
Location: 445 West 1st Street
Total Acres: 2.43 +/- Acres



AERIAL MAP



FINAL SITE DEVELOPMENT PLAN

MAGNOLIA COMMERCE CENTER 445 W. FIRST STREET APOPKA, FLORIDA 32703

NOVEMBER 10, 2016

ENGINEER

KENNETH H. EHLERS, P.E.
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
(352) 383-2537 FAX (352) 383-2537, CELL (407) 448-3412
E-MAIL: KEHLERS@COMCAST.NET

OWNER

PROPERTY INDUSTRIAL ENTERPRISES, LLC
ATTN: MICHAEL R. COOPER
564 COOPER COMMERCE DRIVE, SUITE 500
APOPKA, FLORIDA 32703-1229
(407) 889-2510, FAX (407) 889-9993
E-MAIL: COOPERDAT@AOL.COM

SURVEYOR

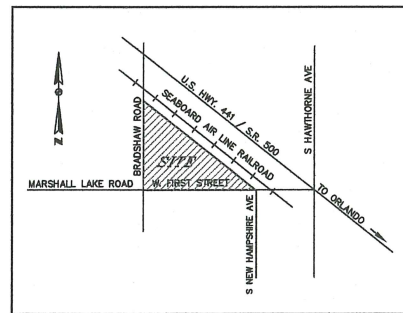
NIETO WHITTAKER SURVEYING LLC
ATTN: RALPH A. NIETO, PLS
562 W. SPRINGTREE WAY
LAKE MARY, FLORIDA 32746
(386) 668-7332, FAX (386) 668-7337
E-MAIL: R.NIETO6025@BELLSOUTH.NET

UTILITY LOCATIONS:

PRIOR TO EXCAVATION CALL
ONE CALL UTILITY LOCATION SYSTEM
PHONE (800) 432-4770

REAL PROPERTY DESCRIPTION:

LOTS 1 THROUGH 33, BLOCK C AND VACATED PORTION OF RUTH STREET LYING ALONG NE LINE OF BLOCK C, ROBINSON AND SAMUEL'S ADDITION TO APOPKA, ACCORDING TO THE PLAT THE [63] RECORDED IN PLAT BOOK 106, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



LOCATION MAP

NOT TO SCALE
SEC. 09, TWN. 21 S, RNG. 28 E
PARCEL ID # 09-21-28-7552-03-010

CONTACT LIST:

GEOTECHNICAL/SOIL ENGINEER:

ARDAMAN AND ASSOCIATES, INC.
8700 S. ORANGE AVENUE
ORLANDO, FLORIDA 32859-3003
ATTN: JASON M. PARKER, P.E.
(407) 855-3860, FAX (407) 859-8121

GEOTECHNICAL/SOIL ENGINEER:

YOVAISH ENGINEERING SERVICES, LLC
953 SUNSHINE LANE
ALTA MONTE SPRINGS, FLORIDA 32714
ATTN: DOUGLAS J. YOVAISH, P.E., PRINCIPAL ENGINEER
(407) 774-9383, FAX (407) 478-8978
E-MAIL: DOUG@YOVAISH.COM

TELEPHONE:

CENTURY LINK
P.O., BOX 770339
WINTER GARDEN, FLORIDA 34746
ATTN: JOHN PIPKIN
(407) 814-5246; FAX (407) 814-5320

ELECTRIC:

DUKE ENERGY OF FLORIDA, INC.
452 EAST CROWN POINT
WINTER GARDEN, FLORIDA 34746
ATTN: LORI HERRING
DISTRIBUTION DEPARTMENT
(407) 646-8364 OR (407) 905-3365

GAS:

LAKE APOPKA NATURAL GAS
1320 S. VINELAND ROAD
WINTER GARDEN, FLORIDA 34778-3007
ATTN: RICHARD W. GUILLETT
MANAGER OF OPERATIONS
(866) 656-2734, FAX (407) 877-3893

CABLE:

BRIGHTHOUSE NETWORKS
1670 E. HIGHWAY 50, SUITE 200
CLERMONT, FLORIDA 34711
MARVIN L. USRY, JR.
(866) 309-3279

WATER AND WASTEWATER SYSTEMS:

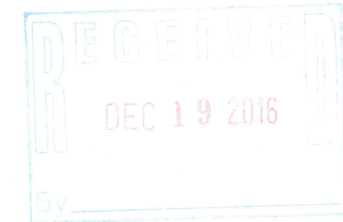
CITY OF APOPKA
748 CLEVELAND STREET
APOPKA, FLORIDA 32703
ATTN: R. JAY DAVOLL, P.E., PUBLIC SERVICES DIRECTOR/CITY ENGINEER
(407) 703-1731, FAX (407) 343-42648
E-MAIL: JDAVOLL@APOPKA.COM

STORMWATER MANAGEMENT SYSTEM

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
601 SOUTH LAKE DESTINY ROAD, SUITE 200
MAITLAND, FLORIDA 32751
ATTN: ALEX ABOODI, ENGINEER III
(407) 659-4853
E-MAIL: ABOODI@SRWMD.COM

UTILITY LOCATIONS:

PRIOR TO EXCAVATION CALL
ONE CALL UTILITY LOCATION SYSTEM
(800) 432-4770



INDEX OF DRAWINGS:

1. GENERAL NOTES
2. DEMOLITION AND EROSION CONTROL PLAN
3. SITE GEOMETRY PLAN
- 3A. SITE DISTANCE TRIANGLES
4. GRADING AND DRAINAGE PLAN
5. SITE UTILITY PLAN
- 5A. TYPICAL CROSS SECTIONS
6. STANDARD DETAILS
7. DRAINAGE DETAILS
8. GENERAL WATER DETAILS
9. GENERAL WATER DETAILS
10. WASTEWATER MAIN DETAILS
11. WATER METER DETAILS
12. WATER METER AND BACKFLOW DETAILS
13. WATER METER AND BACKFLOW DETAILS
14. MISCELLANEOUS DETAILS
15. PHOTOMETRIC PLAN
16. BOUNDARY AND TOPOGRAPHICAL SURVEY
17. LANDSCAPE PLAN
18. LANDSCAPE PLAN
19. IRRIGATION PLAN
20. IRRIGATION PLAN

12/25/16

KENNETH H. EHLERS, P.E. REG #18243
ENGINEER'S PROJECT (COOPER)

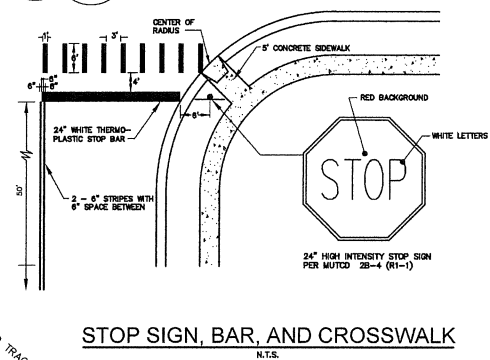
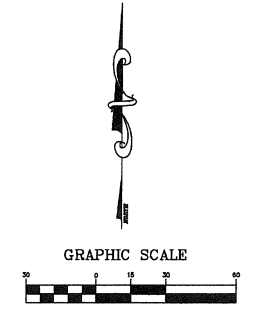
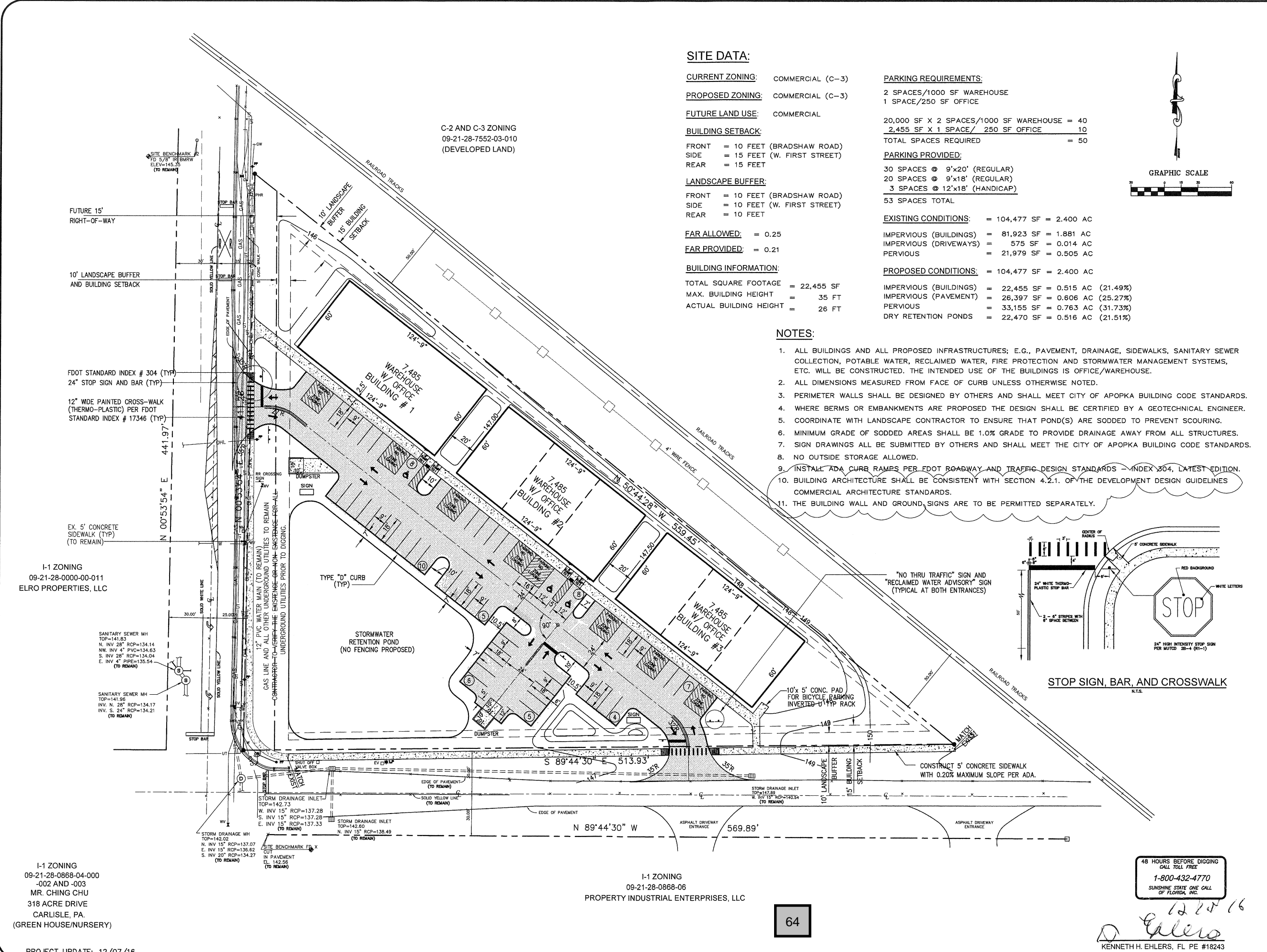
NO.	REVISION	DATE
1	PER CITY COMMENT	12/7/16
2		
3		
4		
5		
6		
7		

KEN EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-352-363-2537
Fax 1-352-363-2537

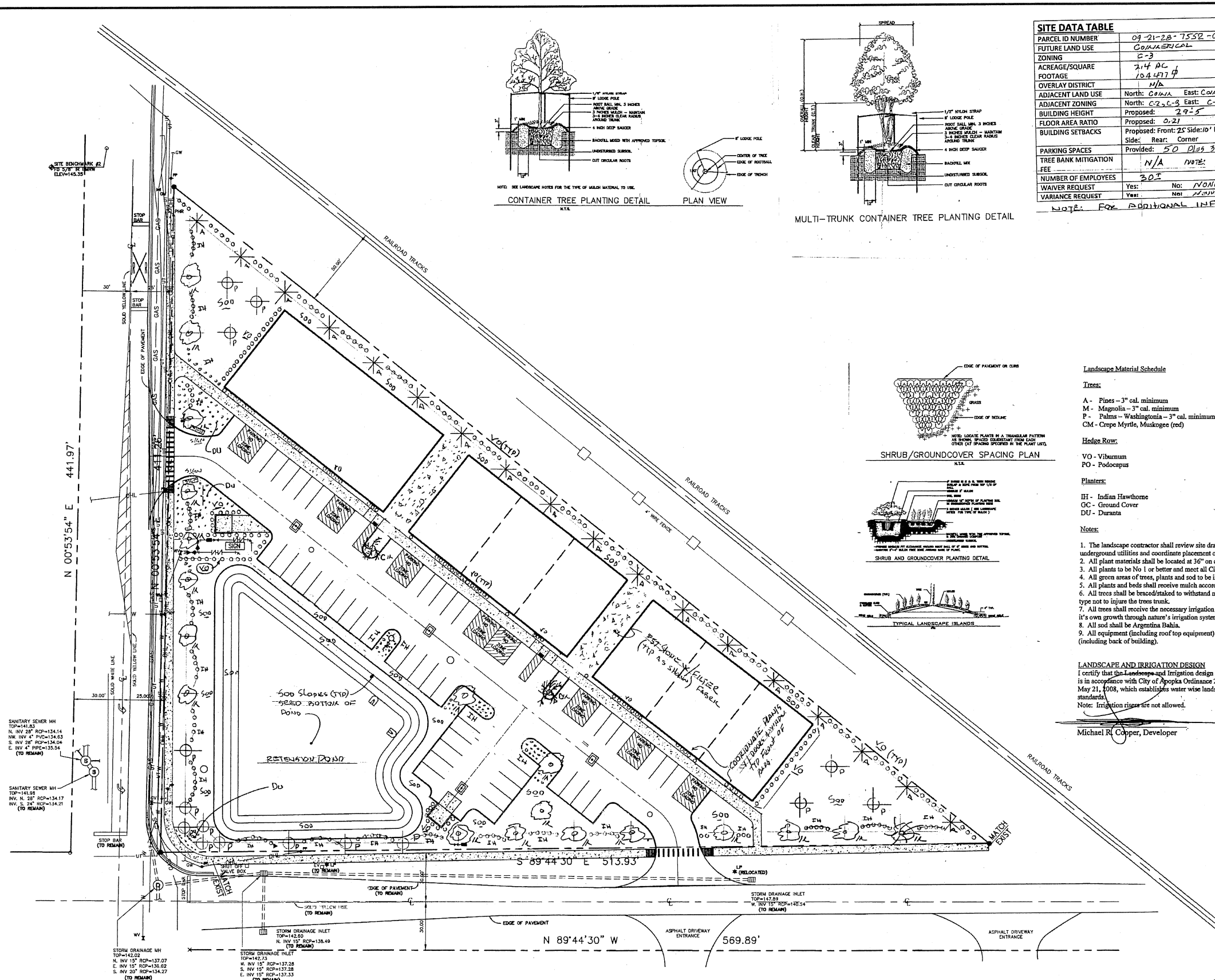
SITE GEOMETRY PLAN

MAGNOLIA COMMERCE CENTER DEVELOPMENT
PARCEL ID #09-21-28-7552-03-010
APOPKA, FLORIDA

DRAWING NO. **3**
JOB NO. 02006



12/24/16
K. Ehlers
KENNETH H. EHLERS, FL PE #18243



COOPER CONSTRUCTION CO
564 COOPER COMM. DR
APOPKA, FL 32703

LANDSCAPE PLAN

MAGNOLIA COMMERCE CENTER
DEVELOPMENT

PARCEL ID #09-21-28-7552-03-010
APOPKA, FLORIDA

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

DRAWING NO.
1-1
JOB # 16001

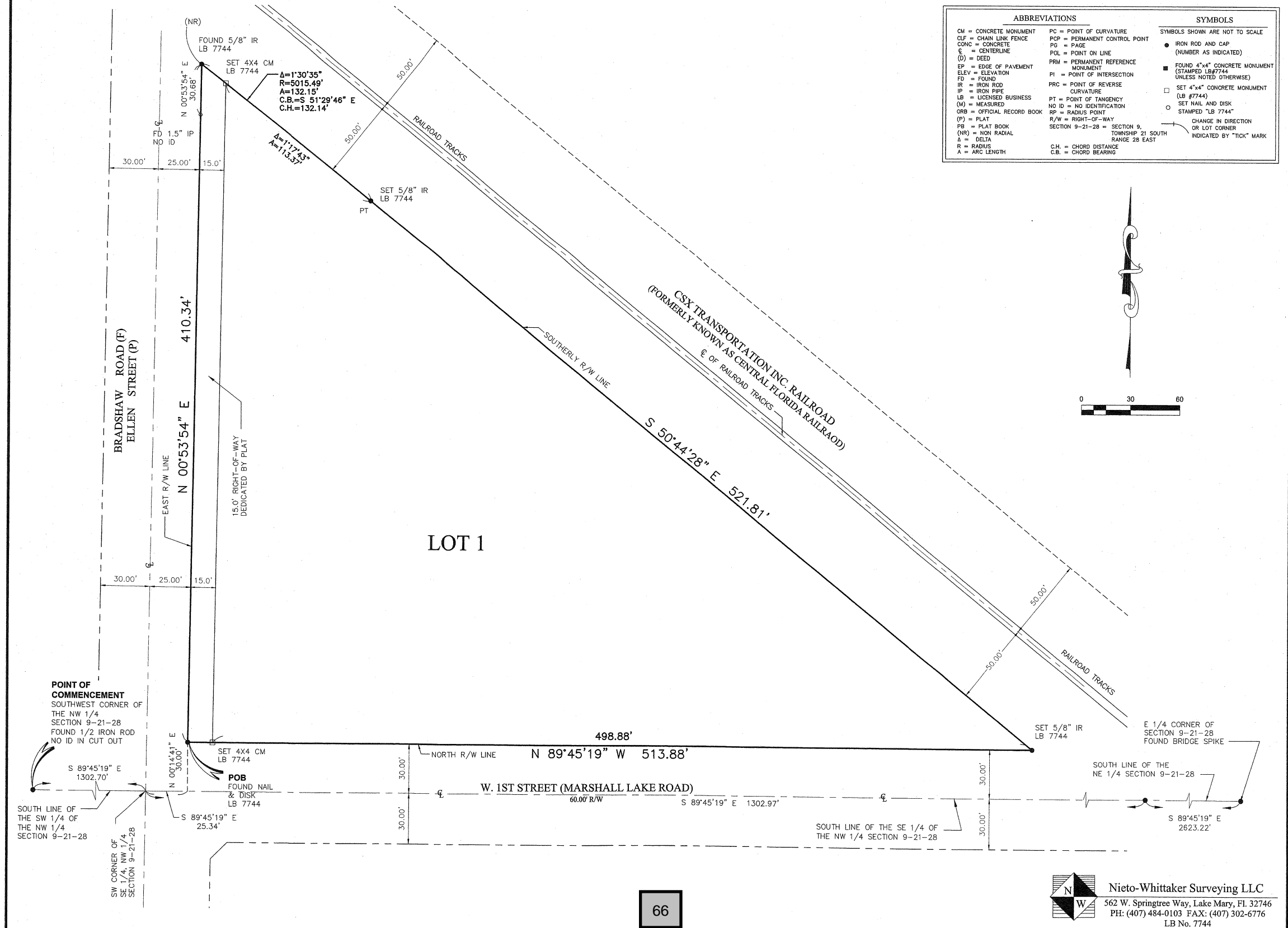
MAGNOLIA COMMERCE CENTER

SHEET 2 OF 2

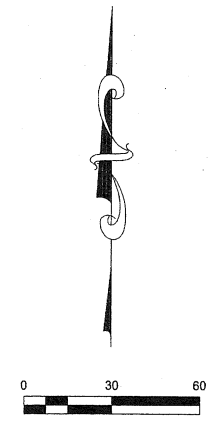
PLAT BOOK

PAGE

A REPLAT OF LOTS 1 THROUGH 33, BLOCK "C" AND VACATED PORTION OF RUTH STREET LYING ALONG NE LINE OF BLOCK "C", ROBINSON AND SAMUEL'S ADDITION TO APOPKA, PLAT BOOK "K", PAGE 105, ORANGE COUNTY, FLORIDA LYING IN SECTION 9, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA



ABBREVIATIONS		SYMBOLS
CM = CONCRETE MONUMENT	PCP = POINT OF CURVATURE	SYMBOLS SHOWN ARE NOT TO SCALE
CLF = CHAIN LINK FENCE	PCP = PERMANENT CONTROL POINT	● IRON ROD AND CAP (NUMBER AS INDICATED)
CONC = CONCRETE	PG = PAGE	■ FOUND 4"x4" CONCRETE MONUMENT (STAMPED LB#7744 UNLESS NOTED OTHERWISE)
CL = CENTERLINE	POL = POINT ON LINE	□ SET 4"x4" CONCRETE MONUMENT (LB #7744)
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LB = LICENSED BUSINESS	SECTION 9-21-28 = SECTION 9, TOWNSHIP 21 SOUTH, RANGE 28 EAST	
(M) = MEASURED		
ORB = OFFICIAL RECORD BOOK		
(P) = PLAT		
PB = PLAT BOOK		
(NR) = NON RADIAL		
Δ = DELTA		
R = RADIUS		
A = ARC LENGTH		
	C.H. = CHORD DISTANCE	
	C.B. = CHORD BEARING	



Backup material for agenda item:

2. PLAT – Cooper Palms Lot 10 & 11 Plat, property located south of West 2nd Street and west of South Hawthorne Avenue (Parcel ID #s: 09-21-28-0868-01-260, 09-21-28-0868-01-250, 09-21-28-0868-01-240, 09-21-28-0868-01-230, 09-21-28-1675-00-110 and 09-21-28-1675-00-120)



CITY OF APOPKA PLANNING COMMISSION

PUBLIC HEARING
 ANNEXATION
 PLAT APPROVAL
 OTHER:

MEETING OF: January 10, 2017
FROM: Community Development
EXHIBITS: Vicinity/Aerial Map
Plat

PROJECT: COOPER PALMS LOTS 10 AND 11 PLAT

REQUEST: RECOMMEND APPROVAL OF THE COOPER PALMS LOTS 10 AND 11 PLAT

SUMMARY:

OWNER: Property Industrial Enterprises, LLC

APPLICANT: Michael R. Cooper

SURVEYOR: Nieto-Whittaker Surveying, LLC c/o Ralph A. Nieto, P.S.M.

LOCATION: South of West 2nd Street and west of South Hawthorne Avenue

PARCEL ID #: 09-21-28-0868-01-260, 09-21-28-0868-01-250, 09-21-28-0868-01-240,
09-21-28-0868-01-230, 09-21-28-1675-00-110 and 09-21-28-1675-00-120

LAND USE: Industrial

ZONING: I-1

EXISTING USE: Vacant Land

PROPOSED USE: Industrial Warehouses

TRACT SIZE: 2.81 +/- acres

DISTRIBUTION

Mayor Kilsheimer
Commissioners (4)
City Administrator Irby
Community Dev. Director

Finance Director
HR Director
IT Director
Police Chief

Public Ser. Director
City Clerk
Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	Industrial	IND-4	CSX Railroad
East (City)	Commercial	C-2	Church
South (County)	Low Medium Density	R-2	Single Family Residential
West (City)	Industrial	I-1	Industrial Warehouse

ADDITIONAL COMMENTS: The Cooper Palms Lots 10 & 11 is proposing to combine lots 23, 24, 25 & 26 of Block “A” Bradshaw and Thompson’s addition into two individual parcels being incorporated into the Cooper Palms Plat. The applicant will be bring forth a Final Development Plan in the upcoming months for the construction of an industrial warehouses with offices.

PUBLIC HEARING SCHEDULE:

January 10, 2017 - Planning Commission (5:30 pm)
January 18, 2017 - City Council (1:30 pm)

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the Cooper Palms Lots 10 & 11 – Plat, subject to the findings of this staff report.

Planning Commission: Recommend approval of the Cooper Palms Lots 10 & 11 – Plat, 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: Cooper Palms Lots 10 & 11 - Plat
Owner: Property Industrial Enterprises, LLC
Surveyor: Nieto-Whittaker Surveying, LLC c/o Ralph A. Nieto, P.S.M.
Parcel I.D. No's: 09-21-28-0868-01-260, 09-21-28-0868-01-250, 09-21-28-0868-01-240,
09-21-28-0868-01-230, 09-21-28-1675-00-110 and 09-21-28-1675-00-120
Location: South of West 2nd Street and west of South Hawthorne Avenue
Total Acres: 2.81 +/- Acres



VICINITY MAP



Application: Cooper Palms Lots 10 & 11 - Plat
Owner: Property Industrial Enterprises, LLC
Surveyor: Nieto-Whittaker Surveying, LLC c/o Ralph A. Nieto, P.S.M.
Parcel I.D. No's: 09-21-28-0868-01-260, 09-21-28-0868-01-250, 09-21-28-0868-01-240,
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Location: South of West 2nd Street and west of South Hawthorne Avenue
Total Acres: 2.81 +/- Acres



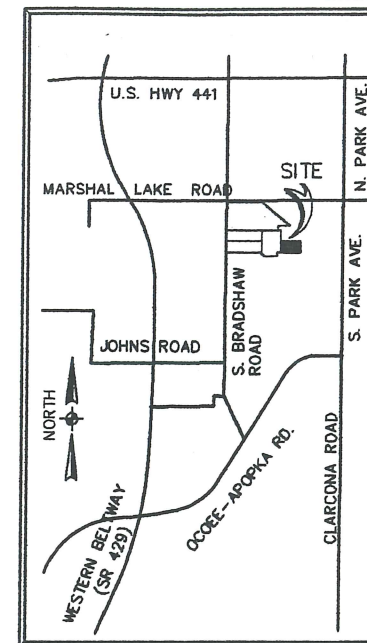
AERIAL MAP



COOPER PALMS LOTS 10 & 11

SHEET 1 OF 2

A REPLAT OF LOT 12 & A PORTION OF LOT 11 COOPER PALMS AS RECORDED IN PLAT BOOK 80, PAGES 110 AND 111 AND A REPLAT OF LOTS 23, 24 & 25 AND A PORTION OF LOT 26 BLOCK "A" BRADSHAW AND THOMPSON'S ADDITION TO APOPKA CITY, PLAT BOOK "B", PAGE 25 LYING IN SECTION 9, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

DESCRIPTION (PER SURVEYOR):

Lot 12 and a portion of Lot 11 Cooper Palms as recorded in Plat Book 80, pages 110 and 111 of the Public Records of Orange County, Florida and Lots 23 through 25, and a portion of Lot 26 Block "A" Bradshaw and Thompson's Addition to Apopka City as recorded in Plat Book "B", Page 25 of the Public Records of Orange County, Florida being more particularly described as follows:

Begin at the Southeast corner of Lot 12 Cooper Palms as recorded in Plat Book 80, pages 110 and 111 of the Public Records of Orange County, Florida, said point lying at the Point of Intersection of the west right-of-way line of South Hawthorne Avenue (a 60.00 foot right-of-way) and the North right-of-way line of W. 3rd Street (a 60.00 foot right-of-way); thence run N 89°48'31" W along the North Right-of-Way line of W. 3rd Street for a distance of 330.07 feet to the East line of Lot 9 Cooper Palm's Lots 7 and 8 as recorded in Plat Book 87, Pages 44 through 45 of the Public Records of Orange County, Florida; thence run N 00°11'29" E along said right-of-way line for a distance of 380.93 feet to a point on the South Right-of-Way line of W. 2nd Street; thence run S 89°48'31" E along said South Right-of-Way line for a distance of 230.64 feet to a point on the Westerly Right-of-Way line of CSX Transportation Inc. Railroad (formerly known as Central Florida Railroad); thence leaving said South Right-of-Way line run S 50°41'13" E along said Westerly Right-of-Way line for a distance of 137.55 feet to a point on the West Right-of-Way line of South Hawthorne Avenue; thence leaving said Westerly Right-of-Way run S 01°36'32" E along said West Right-of-Way line for a distance of 294.24 feet to the Point of Beginning.

Containing 2.819 acres, more or less.

GENERAL NOTES;

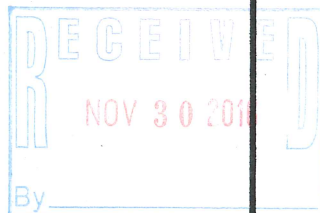
- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF W. 2ND STREET AS BEING S 89°48'31" E, AN ASSUMED DATUM.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES; THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. -FS177.091(28)
- ALL DRAINAGE EASEMENTS RESERVED OR NOTED ON THIS PLAT ARE PRIVATE UNLESS NOTED OTHERWISE.
- THE PROPERTY AS DEPICTED HEREON IS HEREBY SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AT OFFICIAL RECORDS BOOK _____ PAGE _____.
- THE POTABLE WATER, SEWER, RECLAIMED WATER, STORMWATER AND ROADWAY ARE TO BE OWNED, OPERATED AND MAINTAINED BY THE COOPER PALMS PROPERTY OWNERS ASSOCIATION, INC.
- DEVELOPMENT RIGHTS OF THE JURISDICTIONAL WETLAND AREAS SHALL BE DEDICATED TO THE CITY OF APOPKA WITH OWNERSHIP AND MAINTENANCE BY THE COOPER PALMS PROPERTY OWNERS ASSOCIATION, INC.

ABBREVIATIONS

- (C) = CALCULATED
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- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- RP = RADIUS POINT
- R/W = RIGHT-OF-WAY
- REC = RECOVERED

SYMBOLS

- SYMBOLS SHOWN ARE NOT TO SCALE
- FOUND IRON ROD AND CAP (NUMBER AS INDICATED)
 - FOUND 4"x4" CONCRETE MONUMENT (STAMPED LB#7744 UNLESS NOTED OTHERWISE)
 - SET 4"x4" CONCRETE MONUMENT (LB#7744)
 - SET NAIL AND DISK STAMPED "LB 7744"
 - ↖ CHANGE IN DIRECTION OR LOT CORNER INDICATED BY "TICK" MARK
- SECTION 9-21-28 = SECTION 9, TOWNSHIP 21 SOUTH, RANGE 28 EAST



PLAT BOOK

PAGE

COOPER PALMS LOTS 10 & 11

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the limited liability corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be fixed hereto on.....

PROPERTY INDUSTRIAL ENTERPRISES LLC.
517 COOPER OAKS COURT
APOPKA, FL. 32703

By.....
MICHAEL R. COOPER, Managing Member

Signed and sealed in the presence of:

PRINTED NAME: PRINTED NAME:

STATE OF.....FLORIDA.....COUNTY OF.....ORANGE.....

THIS IS TO CERTIFY, That on..... before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared...MICHAEL R. COOPER...MANAGING MEMBER... of the above named limited liability corporation incorporated under the laws of the State of...FLORIDA... to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; and that the said Dedication is the act and deed of said limited liability corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC
PRINTED NAME:
My Commission Expires.....

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and Registered Land Surveyor, does hereby certify that on AUGUST 21, 2015, he completed the survey of the said lands shown in the foregoing plat and said survey was made under his responsible direction and that permanent reference monuments have been placed as required by Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Florida.

Signed: _____ Date _____
Printed Name: Ralph A. Nieto
PSM #6025
Nieto-Whittaker Surveying, LLC
562 W. Springtree Way, Lake Mary, FL 32746
Licensed Business #7744

CERTIFICATE OF REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 of the Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed: _____ Date _____
Printed Name: _____
Registration No. _____

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY that on _____ the foregoing plat was approved by:

Signed: _____
printed name: _____
Chairman

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY that on _____ the foregoing plat was approved

Signed: _____ Attest: _____
Mayor, City of Apopka City Clerk

CERTIFICATE OF APPROVAL BY CITY ENGINEER

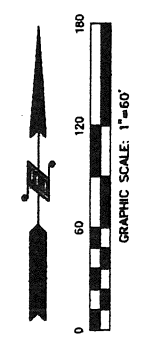
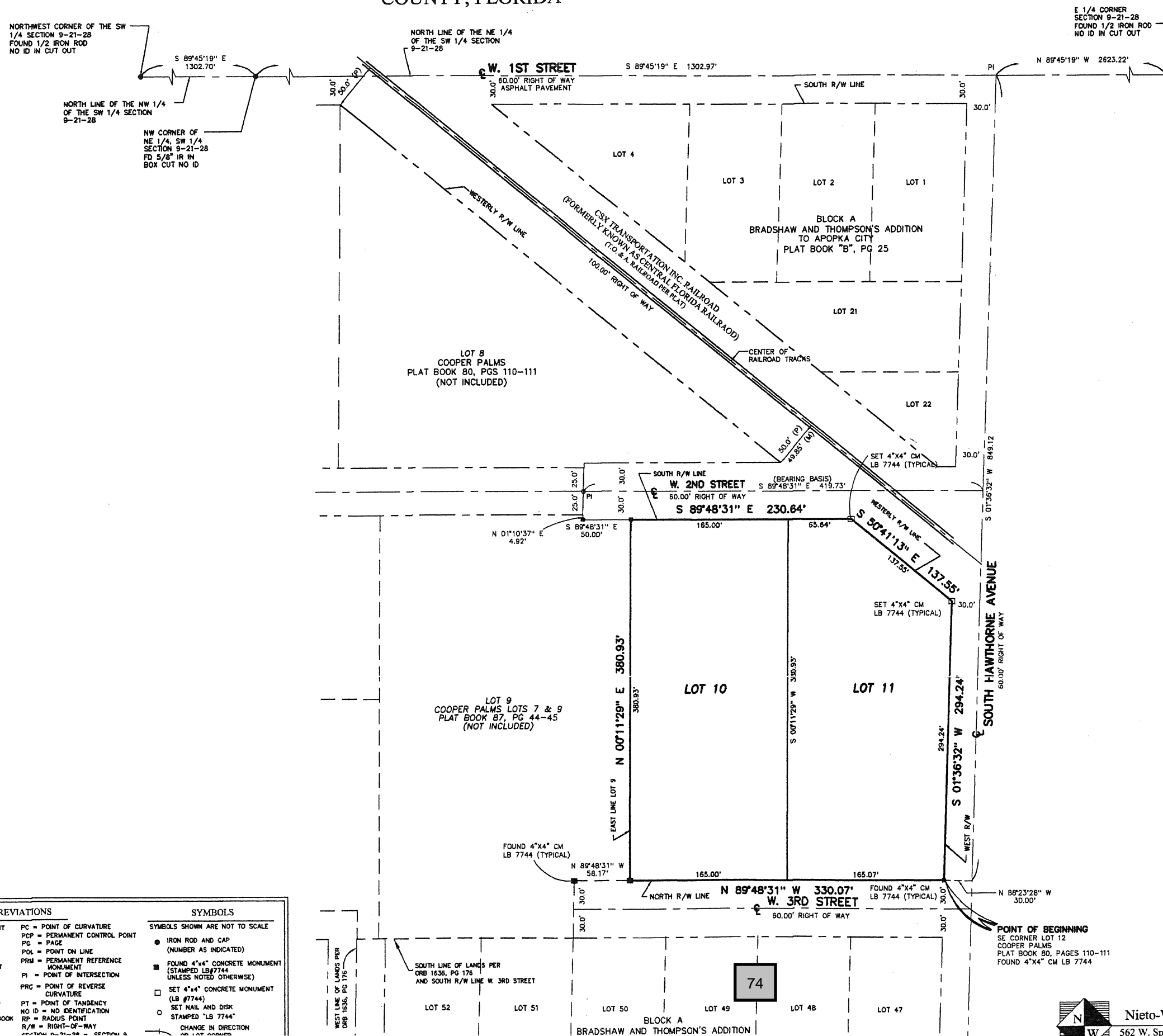
THIS IS TO CERTIFY that on _____ the foregoing plat was examined and approved by:

City Engineer: _____ Date: _____

CERTIFICATE OF APPROVAL BY

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE

A REPLAT OF LOT 12 & A PORTION OF LOT 11 COOPER PALMS AS RECORDED IN PLAT BOOK 80, PAGES 110 AND 111 AND A REPLAT OF LOTS 23, 24 & 25 AND A PORTION OF LOT 26 BLOCK "A" BRADSHAW AND THOMPSON'S ADDITION TO APOPKA CITY, PLAT BOOK "B", PAGE 25 LYING IN SECTION 9, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA



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