



**City of Apopka
Planning Commission
Meeting Agenda
November 13, 2018
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 meeting held October 23, 2018.

IV. PUBLIC HEARING:

Administrative Future Land Use Amendments/Change of Zoning:

1. Legislative – Administrative Comprehensive Plan – Small Scale – Future Land Use Amendment –From “County” Low Density Residential to “City” Residential Very Low Suburban (0-2 du/ac) for the property owned by Douglas and Jeri Bankson and located at 585 East Sandpiper Street. (Parcel Number: 03-21-28-0000-00-068)
2. Quasi-Judicial – Administrative Change of Zoning – From “County” A-2 (ZIP) to “City” RCE-1 (Residential Country Estate) for the property owned by Douglas and Jeri Bankson and located at 585 East Sandpiper Street. (Parcel Number: 03-21-28-0000-00-068)
3. Legislative – Administrative Comprehensive Plan – Small Scale – Future Land Use Amendment –From “County” Low Density Residential to “City” Residential Very Low Suburban (0-2 du/ac) for the property owned by William D. Cook and Robyn D. Cook Revocable Trust and located at 1163 Oakpointe Circle. (Parcel Number: 02-21-28-9090-00-010)
4. Quasi-Judicial – Administrative Change of Zoning – From “County” R-CE (ZIP) to “City” RCE-1 (Residential Country Estate) for the property owned by William D. Cook and Robyn D. Cook Revocable Trust and located at 1163 Oakpointe Circle. (Parcel Number: 02-21-28-9090-00-010)
5. Legislative – Administrative Comprehensive Plan – Small Scale – Future Land Use Amendment –From “County” Low Density Residential to “City” Residential Very Low Suburban (0-2 du/ac) for the property owned by Bryan and Debbie Nelson and located at 1157 Oakpointe Circle. (Parcel Number: 02-21-28-9090-00-020)
6. Quasi-Judicial – Administrative Change of Zoning – From “County” R-CE (ZIP) to “City” RCE-1 (Residential Country Estate) for the property owned by Bryan and Debbie Nelson and located at 1157 Oakpointe Circle. (Parcel Number: 02-21-28-9090-00-020)

7. Legislative – Administrative Comprehensive Plan – Small Scale – Future Land Use Amendment –From Mixed Use to Commercial for the property owned by Renuka Prasad and located north of West Orange Blossom Trail, west of S.R. 429. (Parcel Number: 01-21-27-0000-00-037)
8. Quasi-Judicial – Administrative Change of Zoning – From “County” C-2 (ZIP) to “City” C-2 (General Commercial) for the property owned by Renuka Prasad and located north of West Orange Blossom Trail, west of S.R. 429. (Parcel Number: 01-21-27-0000-00-037)
9. Legislative – Administrative Comprehensive Plan – Small Scale – Future Land Use Amendment –From “County” Low Density Residential to “City” Residential Very Low Suburban (0-2 du/ac) for the property owned by Carlos Verduzco and located at 1175 Oakpointe Circle. (Parcel Number: 02-21-28-7328-00-080)
10. Quasi-Judicial - Administrative Change of Zoning – From “County” R-CE (ZIP) to “City” RCE-1 (Residential Country Estate) for the property owned by Carlos Verduzco and located at 1175 Oakpointe Circle. (Parcel Number: 02-21-28-7328-00-080)

Large Scale Future Land Use Amendments:

11. Legislative – Comprehensive Plan – Large Scale – Future Land Use Amendment – From Rural Settlement to Mixed Use – Interchange for property owned by Cantero Holdings LLC and located west of Golden Gem Road and south of West Kelly Park Road. (Parcel ID Numbers: 13-20-27-0000-00-054; 24-20-27-0000-00-097).
12. Legislative – Comprehensive Plan – Large Scale – Future Land Use Amendment – From Residential Estates to Residential Very Low Suburban for property owned By Carrol M. and Patricia A. Hamrick and located north of West Ponkan Road and west of Mount Sterling Avenue. (Parcel ID Numbers: 20-20-28-0000-00-022; 20-20-28-0000-00-019).
13. Legislative – Comprehensive Plan – Large Scale – Future Land Use Amendment – From Residential Low and Residential Low Suburban to Residential Medium Low for the property owned by Radam Investment, LLC and located north of South Apopka Boulevard and west of South Lake Pleasant Road. (Parcel Numbers: 23-21-28-0000-00-029; 23-21-28-0000-00-030; 23-21-28-0000-00-043)

V. SITE PLANS:

1. Quasi-Judicial – Master Sign Plan – Amending the Master Sign Plan for property owned by Adventist Health System/Sunbelt Inc. and located at 2100 Ocoee Apopka Road.
2. Quasi-Judicial – Final Development Plan – Special Ops Tactical Site Plan – Property owned by Property Industrial Enterprises, LLC, c/o Michael R. Cooper and located in the Lake Gem Commercial Industrial Park, Lot 8 - 655 Gem Commerce Court.

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.

MINUTES OF THE PLANNING COMMISSION MEETING HELD ON OCTOBER 23, 2018, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Linda Laurendeau, Robert Ryan, and Butch Stanley

ABSENT: John Sprinkle, Orange County Public Schools (Non-voting)

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

OTHERS PRESENT: Craig Cornelison, Stephen Allen, Christopher Allen, David Boers, Andrew Klein, Ed Burchett, Marcella Burchett, Theresa Sargeant – Apopka Chief

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

APPROVAL OF MINUTES: Chairperson Greene asked if there were any additional corrections or additions to the regular meeting minutes of September 11, 2018, at 5:30 p.m.

Motion: Robert Ryan made a motion to approve the Planning Commission minutes from the regular meeting held on September 11, 2018, at 5:30 p.m. and seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and Butch Stanley (4-0).

QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – 7-ELEVEN REBUILD - Chairperson Greene stated this is a request to find the 7-Eleven Rebuild Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the Condition of Approval and the findings of the staff report for the property owned by 7-Eleven Inc. c/o Craig Cornelison, P.E., and located at 2229 East Semoran Boulevard.

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

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

Mr. Ryan stated that he had visited the site.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the 7-Eleven Rebuild Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the Condition of Approval and the findings of the staff report for the property owned by 7-Eleven Inc., and located at 2229 East Semoran Boulevard. The engineer is Cornelison Engineering & Design, Inc., c/o Craig Cornelison, P.E. The future land use is Commercial and the zoning is C-2 (General Commercial). The existing and proposed use is a service station and convenience store. The proposed building size is 4,799 square feet (3,519 square feet existing; 1,280 square feet additional proposed). The floor area ratio is 0.086 (0.25 Maximum). The tract size is 1.279 +/- acres.

This is a request to approve the 7-Eleven Rebuild – Final Development Plan/Site Plan that includes an additional square footage of 1,280 to an existing building area of 2,655 square feet for convenience store. The car wash area will remain the same with the existing area of 884 square feet. This project has been determined as a redevelopment plan based on Section 6.07(A) Hardship Waiver of the Land Development Code (LDC) as it meets the following criteria:

1. Existing structure ten years of age or greater.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON OCTOBER 23, 2018, AT 5:30 P.M.

2. The proposed improvements enhance the economic value of the property.
3. The proposed improvements enhance the esthetics of the project site.
4. The developer/owner demonstrates to the satisfaction of the Development Review Committee (DRC) the proposed improvements would not adversely impact any surrounding properties.
5. Proposed improvements are less than 50 percent of the value of the property improvements.

A total of 33 parking spaces will be provided as required by Code, one of which is reserved as a handicap accessible parking spaces.

This project has full access to SR 436 (Semoran Boulevard).

The height of the proposed building is 22 feet, below the maximum allowable height of 35 feet. As a part of the rebuild, applicant has proposed amendments to the façade of the build and Staff has found the proposed building façade elevations to be in accordance with the City's Development Design Guidelines.

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

As part of the development plan approval, existing landscaping that are decayed will be removed and replaced. Landscaping will meet the current Code to the greatest extent possible. As this is a redevelopment plan, the required 10-foot wide landscaped buffer adjacent to a right-of-way has been reduced to the existing width of 5-feet adjacent to Wekiwa Springs Road Springs Road and Semoran Boulevard. Oak trees on the western perimeter are to be preserved and red maple trees are added to the north boundary abutting Wekiva Riverwalk Shopping Plaza. Wax myrtles and crape myrtles are placed along the corner perimeter adjacent to Wekiwa Springs Road and Semoran Boulevard.

The Development Review Committee recommends approval of the 7-Eleven Rebuild – Final Development Plan, subject to the findings of this staff report.

Staff recommended the Planning Commission find the 7-Eleven Rebuild – Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of the Final Development Plan, subject to the findings of this 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 Mr. Ryan, Craig Cornelison, Cornelison Engineering & Design, Inc., 38039 Old 5th Ave, Zephyrhills, stated the entrance and handicapped parking will be relocated to face east or front Wekiva Springs Road. He said the existing door located on the south side of the building will be removed.

Mr. Ryan expressed his dismay with the incorrect directional labeling on the site plan. He stated it was very confusing.

In response to a question by Chairperson Greene, Mr. Cornelison stated he did not have a presentation and

was available to answer questions.

Motion: **Robert Ryan made a motion to Table the 7-Eleven Rebuild Final Development Plan due to inconsistencies of directional labeling on the site plan causing confusion as to how the building and handicapped parking will be placed on the property.**

The motion died due to a lack of a Second.

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

Motion: **Butch Stanley made a motion to find the 7-Eleven Rebuild – Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of the Final Development Plan, subject to the findings of the staff report and the condition that the applicant provide corrected plans prior to it going to City Council, for the property owned by 7-Eleven Inc., and located at 2229 East Semoran Boulevard. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, and Butch Stanley. Robert Ryna voted No. (3-1). (Vote taken by poll.)**

QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – APOPKA BUSINESS COMPLEX ADDITION - Chairperson Greene stated this is a request to find the Apopka Business Complex Addition – Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of Final Development Plan, subject to the findings of this staff report and the public hearing findings for VAR18-02 Little Brownie Property for the property owned by Brownie Properties, Inc. and located at 1350 Sheeler Avenue.

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

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

Staff Presentation: Ms. Sanchez stated this is a request to find the Apopka Business Complex Addition Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of Final Development Plan, subject to the findings of this staff report and the public hearing findings for VAR18-02 Little Brownie Property for the property owned by Brownie Properties, Inc. and located at 1350 Sheeler Avenue. The engineer is CivilCorp Engineering, Inc. c/o Stephen Allen, P.E. The future land use is Industrial and the zoning is I-1 (Restricted Industrial). The existing use is industrial in nature and the proposed use is light industrial and flex space for product storage and private offices. The proposed building size is 30,050 sq. ft. with a floor area ratio of 0.36 (0.60 Maximum). The overall tract size is 21.15 +/- acres with the area of construction/development being 1.79 +/- acres.

This is a request to approve the Apopka Business Complex – Final Development Plan that comprises of development approximately 1.8 acres of area on the southern portion of a tract of over 21 acres of existing light industrial uses. The proposed building is 30,050 square in size dedicated to light industrial flexible use space that includes product storage with private offices. The proposed building replaces two smaller existing buildings onsite to be demolished.

The City's Land Development Code addressing parking requirements is broad with regard to industrial land uses. In the case of this project, the closest category, Industrial, would require 75 total parking spaces. The applicant believes the LDC over generates the number of parking spaces required for the activities that will occupy the new buildings and would like the number of parking spaces reduced to 42. To substantiate this, an Alternative Parking Analysis was submitted to support a reduction in the required number of parking spaces for this project from approximately .25 parking spaces/1,000 square feet GFA (calculated using the requirements in the City's Land Development Code) to .14 parking spaces/1,000

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON OCTOBER 23, 2018, AT 5:30 P.M.

square feet GFA. The analysis used a methodology and data from the *Institute of Transportation Engineers Parking Generation Manual, 4th Edition* as allowed by the City's Land Development Code. Based on this analysis, 39 parking spaces (.13 parking spaces/1,000 square feet GFA) would sufficiently serve this development. Staff finds the analysis supports the reduction of parking spaces from 75 to 42.

Access to the site will remain via Sheeler Road, Modifications to the access connection are not required.

The new development is estimated to generate 209 Daily trips and 29 PM Peak Hour trips. After subtracting the estimated trip generation for the 2 buildings being demolished, the net new trip generation estimate is 178 Daily trips and 24 PM Peak hour trips.

Because this project generates less than 400 Daily trips, a Traffic Impact Analysis was not required. Staff reviewed the existing traffic volumes on Sheeler Road in the vicinity and verified sufficient capacity is available to accommodate this slight increase in Daily and PM Peak Hour traffic.

Per the City Engineer, no impervious surface is increasing or added, therefore, no stormwater system is required.

As part of the development plan approval, understory trees and a hedge are lined along the southern boundary. Sabal Palms, Ligustrum Trees and Holly Trees will be used due to the restrictions created by the 15-foot wide power easement adjacent to the existing access easement being utilized by homeowners adjacent to the southern boundary of the project site. In addition to the landscaping, the site plan shows a wall buffer adjacent to the existing residential subdivision on the south at the length of the area of development.

Based on the following arbor assessment, the applicant will be providing 94.5 tree inches onsite and 13 inches of non-specimen inches will be removed:

| <u>Arbor Assessment</u> | |
|---|-------|
| Total inches on area of development (before removal): | 127 |
| Total specimen inches removed | 0 |
| Total non-specimen inches removed | 13 |
| Total inches retained: | 114 |
| Total inches added: | 94.5 |
| Total inches post development: | 208.5 |

At the Planning Commission meeting on April 10, 2018, a variance, VAR18-02 Little Brownie Properties, was approved for the subject property allowing a 20 foot reduction from the required 50-foot wide landscape buffer approximately 764 linear feet along the southern property line, measured westward from the Sheeler Avenue right-of-way.

The Development Review Committee recommends approval of the Apopka Business Complex Addition – Final Development Plan, subject to the findings of this staff report and the public hearing findings for VAR18-02 Little Brownie Property.

Staff recommended the Planning Commission find the Apopka Business Complex Addition – Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of Final Development Plan, subject to the findings of this staff report and the public hearing findings for VAR18-02 Little Brownie Property.

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

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

In response to a question by Chairperson Greene, Steve Allen, CivilCorp Engineering, Inc., 630 North Wymore Road, Suite 310, Maitland, stated they were in agreement with the staff report and he was available to answer any questions.

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

Motion: Linda Laurendeau made a motion to find the Apopka Business Complex Addition Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the findings of this staff report and the public hearing findings for VAR18-02 Little Brownie Property for the property owned by Brownie Properties, Inc. and located at 1350 Sheeler Avenue.. Motion seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and Butch Stanley (4-0). (Vote taken by poll.)

QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – MEADOW VIEW APARTMENTS - Chairperson Greene stated this is a request to find the Meadow View Apartments Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the findings of the staff report for the property owned by Allonde Development, LLC and located at 1611 Vick Road.

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

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

Staff Presentation: Pamela Richmond, AICP, Senior Planner, stated this is a request to find the Meadow View Apartments Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the findings of the staff report for the property owned by Allonde Development, LLC and located at 1611 Vick Road. The engineer is CivilCorp Engineering, Inc. c/o Stephen Allen, P.E. The future land use is Residential Medium and the zoning is R-3. The current use is vacant land and the proposed use is a luxury apartment complex. The tract size is 4.314 +/- acres.

This is a request to approve Meadow View Apartments Final Development Plan. This project is proposed as a five building, 43 unit, two-story luxury apartment complex. There will be 4 one-bedroom units, 30 two-bedroom units, and 9 three-bedroom units. The one-bedroom units will be 771 square feet; the two-bedroom units will be 977 square feet; and the three-bedroom units will be 1,133 square feet. There are two building types. Building Type “A”, of which there are three, is 18,953 square feet and will house nine units each. Building Type “B”, of which there are two, is 8,088 square feet and will house eight units each.

Meadow View Apartments will have additional amenities that distinguish it as a luxury apartment complex. The Final Development Plan includes development conditions that amenities will include wireless internet access, balcony/porches, a fitness center, a resort style swimming pool and clubhouse, walk-in shower, walk-in closets, full size washer and dryer in each unit, granite counter tops and 9 foot ceilings.

The site is significantly sloped from south to north. On the northwest side, the property slopes down approximately 16 feet over a 10 foot distance. Ten-foot retaining walls are required to support the buildings on the west side of the property.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON OCTOBER 23, 2018, AT 5:30 P.M.

The Land Development Code requires 2 parking spaces per apartment for a total of 86 parking spaces, including 5 handicapped parking. This project is providing 98 parking spaces plus 5 handicapped parking spaces for a total of 103 parking spaces to ensure accommodation of overflow parking when needed.

Access to the site is provided through a single entrance on Vick Road, north of Welch Road. A site distance issue exists due to the curve and elevation of Vick Road north of the entrance. To ensure the safety of residents entering and exiting the site as well as northbound and southbound traffic traveling on Vick Road, a condition of approval has been placed on the plan, requiring the developer and future property owner to trim back the trees and shrubs located in the City's right-of-way on the east side of the road, approximately 280 feet north of the site entrance.

A Traffic Impact Analysis (TIA) was submitted for this project that assessed the impacts on the transportation facilities within one mile of the site. The project is anticipated to generate 384 Daily trips and 26 PM Peak Hour net new trips. The following roadway segments were analyzed for capacity in the study: Welch Road from Vick Road to Rock Springs Road; Lester Road from Vick Road to Rock Springs Road and Vick Road to Schopke Lester Road; and Vick Road from Old Dixie Highway to Martin Street, Martin Street to Welch Road, Welch Road to Lake Francis Drive, Lake Francis Drive to Lester Road, and Lester Road to Ponkan Road. The roadway segment analysis demonstrates sufficient capacity exists on both roadways to accommodate the addition of trips generated by this project.

The intersection of Vick Road and Welch Road was analyzed for existing and future conditions for the PM Peak Hour. The analysis shows that the intersection is currently operating satisfactorily and will continue to operate at satisfactory LOS in the projected conditions.

Warrants for left and right turn deceleration lanes on Vick Road at the Meadow View driveway were conducted to determine if auxiliary turn lanes are necessary to maintain the integrity of traffic flow and capacity of the road during the peak hours. Neither turn lanes were warranted, however, for safety purposes, the applicant has agreed to install a left turn lane at the site entrance.

The height of the proposed two-story buildings is 31 feet, falling below the maximum allowable height of 35'. Staff finds the proposed building elevations meet the intent of the City's Development Design Guidelines.

Stormwater will be captured and attenuated through an underground exfiltration system.

The applicant is required to trim back the trees and shrubs located in the City's right-of-way on the east side of Vick Road and ensure the future property owner maintains a clear line of site from the project entrance. Also, the applicant is required to install a left turn lane on Vick Road at the site entrance.

The landscape buffers and site landscaping will be artfully arranged with Sabal Palms, Podocarpus Shrubs, Walter's Viburnum, Drift Rose, Gold mound Duranta, Dwarf Yaupon Holly, and Dwarf Asiatic Jasmine. All plant materials will be "Florida Friendly".

As part of the development plan approval, 22 Live Oaks, 24 Magnolias, 19 Red Cedars, 25 Crepe Myrtles, and 19 Eagleston Holly trees will be planted on the site. Tree mitigation is required for 469 inches dbh. The proposed Tree Bank payment is \$4,960.00 (496 inches X \$10.00/inch).

Arbor Assessment

| | |
|--------------------------------|-------|
| Total inches on-site: | 1,922 |
| Total inches removed | 1,384 |
| Total inches retained: | 494 |
| Total inches added: | 372 |
| Total inches post development: | 866 |

The Development Review Committee recommends approval of the Meadow View Apartments Final Development Plan, subject to the findings of this staff report.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON OCTOBER 23, 2018, AT 5:30 P.M.

Staff recommended the Planning Commission find the Meadow View Apartments Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of Final Development Plan, subject to the findings of this staff report.

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

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

In response to concerns raised by Mr. Ryan, Mr. Cornelison stated they would add a handicapped parking space in front of Building 1 and Building 5 for a total of two additional handicapped spaces.

In response to a question by Chairperson Greene, Mr. Cornelison stated he did not have a presentation and was available to answer questions.

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

Motion: **Linda Laurendeau made a motion to find the Meadow View Apartments Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the findings of the staff report and the condition to add a handicapped parking space in front of Building 1 and Building 5 for a total of two additional handicapped parking spaces for the property owned by Allonde Development, LLC and located at 1611 Vick Road. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and Butch Stanley (4-0). (Vote taken by poll.)**

QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – STERLING TITLE - Chairperson Greene stated this is a request to find the Sterling Title Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the findings of the staff report for the property owned by Prograde Homes, Inc. c/o Bryan Blake and located at 217 South Highland Avenue.

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

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

Staff Presentation: Ms. Sanchez stated this is a request to find the Sterling Title Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and recommend approval of Final Development Plan, subject to the findings of the staff report for the property owned by Prograde Homes, Inc. c/o Bryan Blake and located at 217 South Highland Avenue. The engineer is Linn Engineering and Design c/o Eric Lagassey, P.E. The future land use is Commercial and the zoning is C-1 (Retail Commercial). The existing use is residential and the proposed use is an office. The proposed building size is 1,337 sq. ft. with a 0.12 (0.25 Maximum) floor area ration. The tract size is 0.26 +/- acres.

This is a request to approve the Sterling Title Redevelopment Final Development Plan that includes conversion of an existing residential structure with 1,337 square feet. A preliminary development plan is not required for development proposing less than 10,000 square feet of building floor area. No square footage will be added to the existing building, which a one being converted from residential use to commercial use. No existing canopy trees are proposed to be removed. This project has been determined as a redevelopment plan based on Section 6.07(A) Hardship Waiver of the Land Development Code (LDC) as it meets the following criteria:

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON OCTOBER 23, 2018, AT 5:30 P.M.

1. Existing structure ten years of age or greater.
2. The proposed improvements enhance the economic value of the property.
3. The proposed improvements enhance the esthetics of the project site.
4. The developer/owner demonstrates to the satisfaction of the Development Review Committee (DRC) the proposed improvements would not adversely impact any surrounding properties.
5. Proposed improvements are less than 50 percent of the value of the property improvements.

Per LDC parking requirements, 5 parking spaces are required and being proposed, one of which is reserved as a handicapped accessible space. As a redevelopment, the applicant is requesting to reduce the required minimum length of a tandem parking space from 18-feet to 16-feet.

The site will have ingress and egress via Highland Avenue. Due to the area restrictions of the site, the applicant is requesting to reduce the required minimum width of a one-way drive aisle from 18-feet to 11-feet, as well as, a request to reduce the required minimum width of a two-way internal drive aisle from 24-feet to 16-feet.

According to LDC Section 6.07(C), adjustments to requirements, parking. The DRC may, in accordance with this site plan application, authorize parking requirements upon demonstration by the developer that the characteristics of the proposed use required a greater or lesser number of parking spaces than that required or proposed.

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

As part of the redevelopment plan approval, four specimen oak trees ranging from 24 inches to 48 inches in diameter at breast height (DBH) will be preserved. A row of Japanese Holly trees will be added to the south façade of the building. Red Bud, King Sago and Crape Myrtle trees will be planted to embellish the entrance and driveway. As no trees will be removed, there is no arbor mitigation fee is due based on the following arbor assessment.

Arbor Assessment

| | |
|--|-----|
| Total inches on-site (before removal): | 124 |
| Total specimen inches removed | 0 |
| Total inches retained: | 124 |
| Total inches added: | 3 |
| Total inches post development: | 127 |

The Development Review Committee recommends approval of the Sterling Title Final Development Plan, subject to the findings of this staff report.

Staff recommended the Planning Commission find the Sterling Title Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of Final Development Plan, subject to the findings of this staff report.

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

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

In response to a question by Chairperson Greene, Eric Lagassey, Linn Engineering and Design, 711

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON OCTOBER 23, 2018, AT 5:30 P.M.

Executive Drive, Winter Park, stated he did not have a presentation.

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

Motion: Butch Stanley made a motion to find the Sterling Title Final Development Plan consistent with the Land Development Code and Comprehensive Plan, and recommend approval of Final Development Plan, subject to the findings of this staff report for the property owned by Prograde Homes, Inc. c/o Bryan Blake and located at 217 South Highland Avenue. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and Butch Stanley (4-0). (Vote taken by poll.)

QUASI-JUDICIAL – PLAT – CARRIAGE HILL, PHASE II, SUBDIVISION - Chairperson Greene stated this is a request to find the proposed Carriage Hill, Phase II, Subdivision Plat consistent with the Land Development Code and PUD Master Plan, and recommend approval of the Carriage Hill Phase II Subdivision – Plat, subject to the findings of the staff report, for the property owned by JTD Land at Rogers Rd. LLC, and located at 1455 West Lester Road.

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

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

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

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

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

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

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

The Development Review Committee finds the Carriage Hill Phase II Subdivision – Plat to be consistent with the Preliminary Development Plan, subject to the findings of the staff report. Staff recommended the Planning Commission to find the proposed plat consistent with the Land Development Code and PUD Master Plan, and recommend approval of the Carriage Hill Phase II Subdivision Plat, subject to the findings of the staff report for the property owned by JTD Land at Rogers

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON OCTOBER 23, 2018, AT 5:30 P.M.

Rd. LLC, and located at 1455 West Lester Road.

The role of the Planning Commission is to advise the City Council to approve or deny the proposed plat for the Carriage Hill Phase II Subdivision Plat based on consistency with the approved Preliminary Development Plan, Comprehensive Plan and Land Development Code and subject to the finding of 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.

In response to a question by Chairperson Greene, Christopher Allen, Dewberry Engineers, Inc. 800 North Magnolia Avenue, Suite 1000, Orlando, stated he did not have a presentation.

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

Motion: Butch Stanley made a motion to find the proposed plat consistent with the Land Development Code and PUD Master Plan, and recommend approval of the Carriage Hill Phase II Subdivision Plat, subject to the findings of the staff report for the property owned by JTD Land at Rogers Rd. LLC, and located at 1455 West Lester Road. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and Butch Stanley (4-0). (Vote taken by poll.)

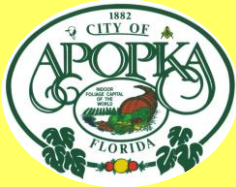
OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 6:09 p.m.

James Greene, Chairperson

James K. Hitt, FRA-RA
Community Development Director



CITY OF APOPKA PLANNING COMMISSION

PUBLIC HEARING
 SITE PLAN
 SPECIAL REPORTS
 OTHER:

MEETING OF: November 13, 2018
FROM: Community Development
EXHIBITS: Land Use Report
Vicinity Map
Future Land Use Map
Zoning Map
Adjacent Uses Map

SUBJECT: COMPREHENSIVE PLAN – SMALL SCALE – ADMINISTRATIVE FUTURE LAND USE AMENDMENT – DOUGLAS AND JERI BANKSON

**REQUEST: RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN – SMALL SCALE – ADMINISTRATIVE FUTURE LAND USE AMENDMENT:
FROM: “COUNTY” LOW DENSITY RESIDENTIAL (0-4 DU/AC)
TO: “CITY” RESIDENTIAL VERY LOW SUBURBAN (0-2 DU/AC)**

SUMMARY:

OWNERS: Douglas and Jeri Bankson

APPLICANT: City of Apopka

LOCATION: 585 E. Sandpiper Street

PARCEL ID NUMBER: 03-21-28-0000-00-068

EXISTING USE: Single Family House

CURRENT ZONING: “County” A-2 (ZIP-Zoning in Progress)

PROPOSED DEVELOPMENT: Single Family House

PROPOSED ZONING: “City” RCE-1 (Note: this Future Land Use amendment request is being processed along with a request to change the zoning classification from “County” A-2 (ZIP) to “City” RCE-1 (Residential Country Estates 1 District).

TRACT SIZE: 1.92 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 7 Dwelling Units
PROPOSED: 3 Dwelling Units

DISTRIBUTION

| | | |
|--------------------------------|------------------|--------------------------|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

ADDITIONAL COMMENTS: The subject parcel was annexed into the city on October 16, 2013 by Ordinance Number 2333. Presently, the subject property is without a “city” future land use and zoning designation. The proposed Future Land Use, “Residential Very Low Suburban” is compatible with the property due to its size and existing uses. In addition, “Residential Very Low Suburban” can be found in the vicinity of the property, including the south-adjacent subdivision, Lakeshore at Wekiva.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is consistent with the Residential Very Low Suburban Future Land Use designation. Site development cannot exceed the density allowed by the Future Land Use policies. Planning & Zoning staff determines that the below policies support a Residential Very Low Suburban FLUM designation at the subject site:

Future Land Use Element

Policy 3.1.c

Very Low Density Suburban Residential

The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include:

- 1) Institutional uses of five acres or less
- 2) High schools
- 3) Supporting infrastructure and public facilities of two acres or more
- 4) Horticultural nurseries as a primary use;

Planned Development uses may include:

- (1) All primary uses
- (2) All special exception uses
- (3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
- (4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

SCHOOL CAPACITY REPORT: The proposed future land use change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 October 9, 2018.

PUBLIC HEARING SCHEDULE:

November 13, 2018 - Planning Commission (5:30 pm)
December 5, 2018 - City Council (1:30 pm) - 1st Reading
December 19, 2018 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

November 2, 2018 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDATION ACTION:

The Development Review Committee: finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Future Land Use Designation of Residential Very Low Suburban for the property owned by Douglas and Jeri Bankson, and located at 585 E. Sandpiper Road.

Planning Commission Recommended Motion: Find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from “County” Low Density Residential to “City” Residential Very Low Suburban, subject to the findings of the Staff Report.

Note: This item is considered legislative and establishes general policy. 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) | “County” Low Density Residential | “County” A-2 | Single Family Home |
| East (County) | “County” Low Density Residential | “County” A-2 | Single Family Home |
| South (City) | “City” Residential Very Low Suburban | “City” PUD | Lakeshore at Wekiva Subdivision |
| West (County) | “County” Low Density Residential | “County” A-2 | Single Family Home |

II. LAND USE ANALYSIS

The subject property currently contains one dwelling unit, which makes the request for a Residential Very Low Suburban 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.

Properties in all four cardinal directions are of a sparse residential nature. The Future Land Use designation, “Residential Very Low Suburban” preserves a sparse residential nature.

The proposed Residential Low Suburban future land use designation is consistent with the general future land use character 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 “Core Area” of the JPA. The proposed FLUM Amendment request for a change from “County” Low Density Residential to “City” Residential Very Low Suburban (0-2 DU/AC) is consistent with the terms of the JPA (Second Amendment). Douglas and Jeri Bankson are the property owners of the proposed future land use amendment and proposed change of zoning for the property, and have been notified of the hearing schedule.

Transportation: Road access to the site is from E. Sandpiper Street

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

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

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

Analysis of the character of the Property: The current use of the Property is a single family home.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Residential Very Low Suburban (0-2 DU/AC). Based on the housing element of the City's Comprehensive Plan, this amendment will not increase the City's future population.

CALCULATIONS:

ADOPTED: 7 Unit(s) x 2.659 p/h = 18 persons

PROPOSED: 3 Unit(s) x 2.659 p/h = 7 persons

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

Habitat for species listed as endangered, threatened or of special concern: A habitat study is not required for developments less than ten (10) acres in size.

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 GPD/Capita ; 81 GPD / Capita

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

2. Projected total demand under existing designation: 196 GPD
3. Projected total demand under proposed designation: 392 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 1,372 GPD/Capita
6. Projected LOS under proposed designation: 588 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 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: 3,178 GPD
3. Projected total demand under proposed designation: 1,362 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: 72 lbs/ day
4. Projected LOS under proposed designation: 28 lbs / 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): 9.353 MGD

Total design capacity of the water treatment plant(s): 33.696 MGD

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: Lake Prevatt
2. Projected LOS under existing designation: 25 year – 96 hour design storm
3. Projected LOS under proposed designation: 25 year – 96 hour design storm
4. Improvement/expansion: On site retention / detention ponds

Recreation

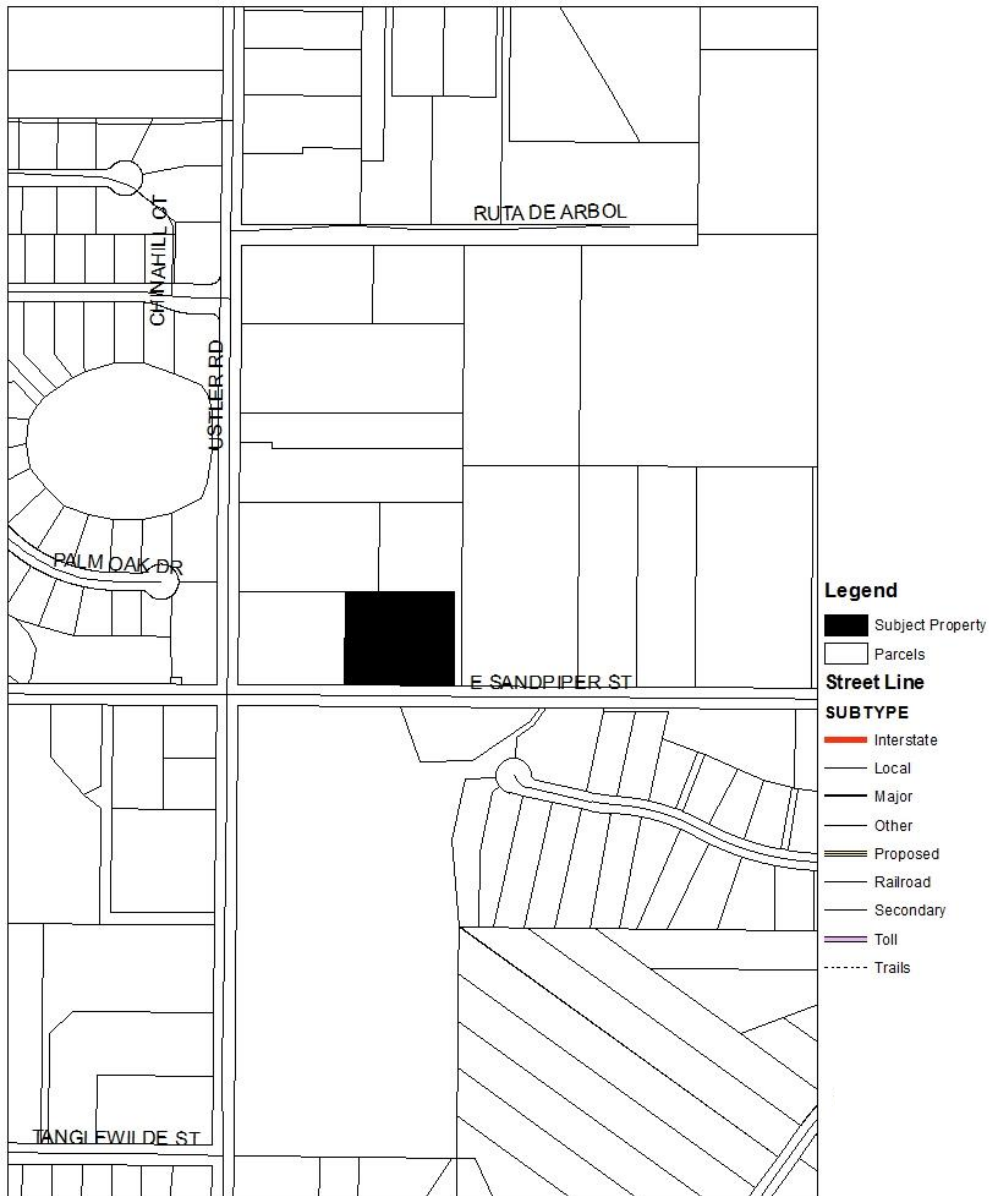
1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0.054 acres
3. Projected facility under proposed designation: 0.021 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

Standards set forth in the City's Land Development Code will require any development plans to provide parkland and recreation facilities and open space for residents residing with the new development. This initial review does not preclude conformance with concurrency requirements at the time of development approval.



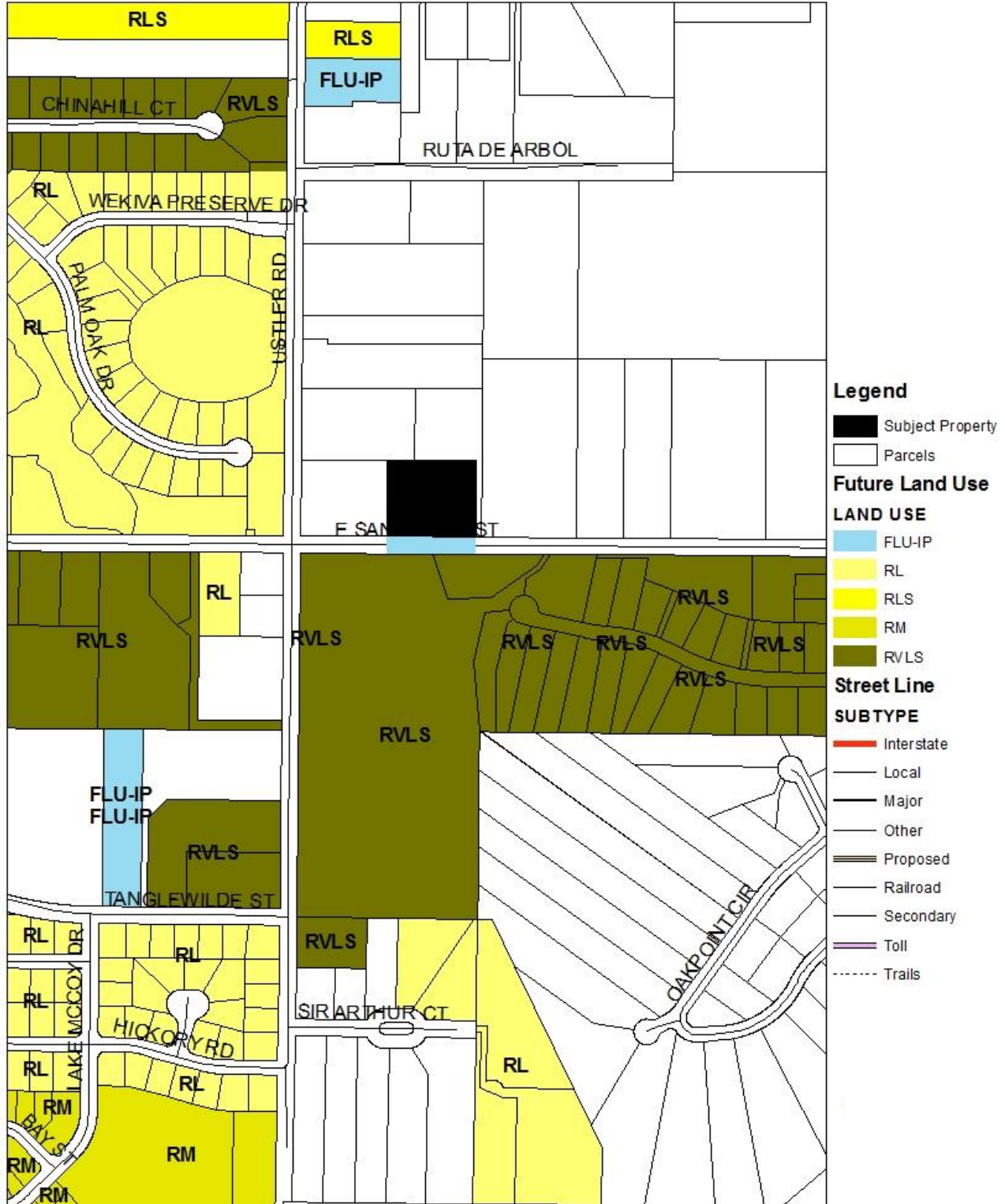
Douglas and Jeri Bankson
1.92 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: "County" Low Density Residential
To: "City" Residential Very Low Suburban
Proposed Change of Zoning:
From: "County" A-2 (ZIP)
To: "City" RCE-1
Parcel ID #: 03-21-28-0000-00-068

VICINITY MAP



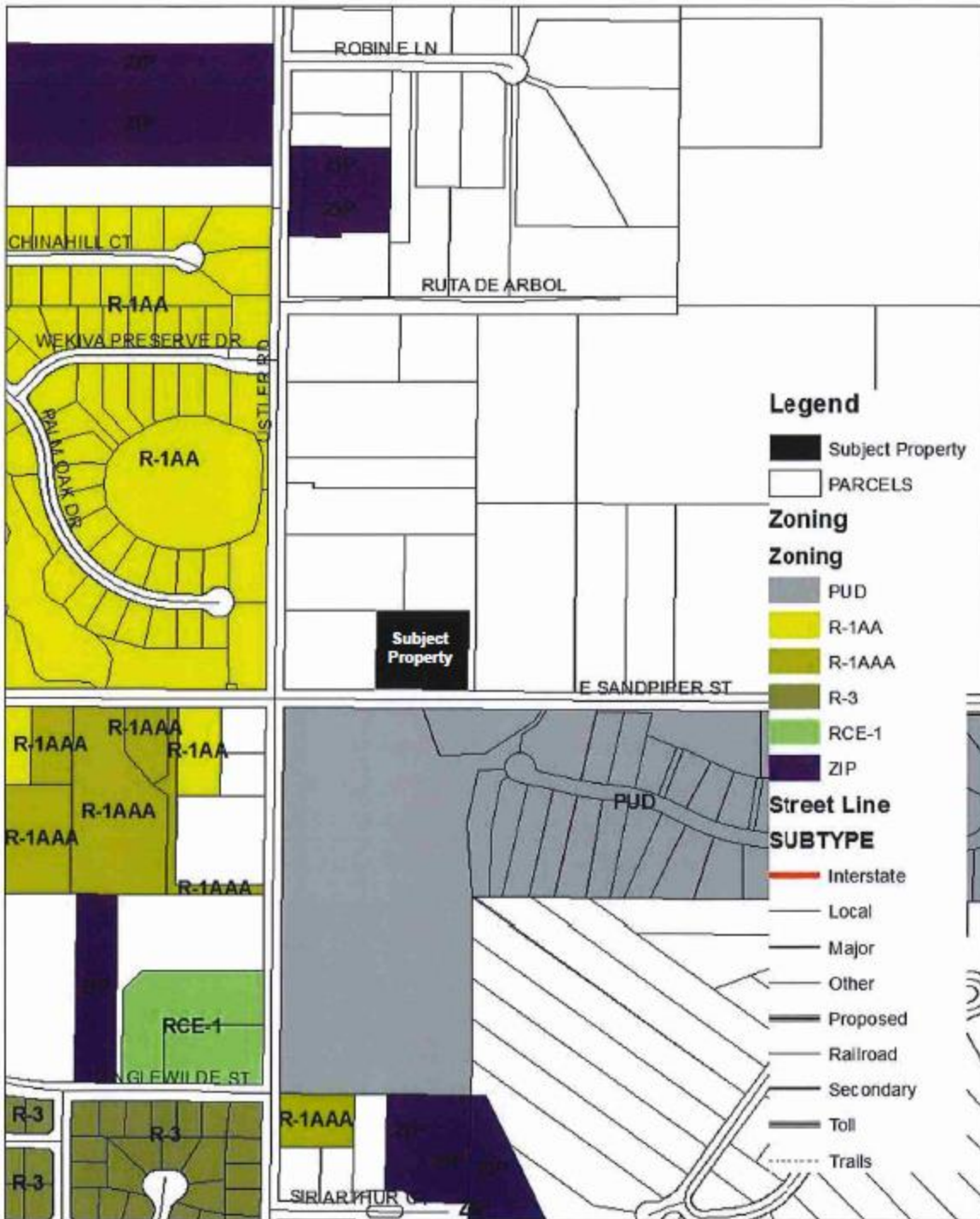


FUTURE LAND USE MAP



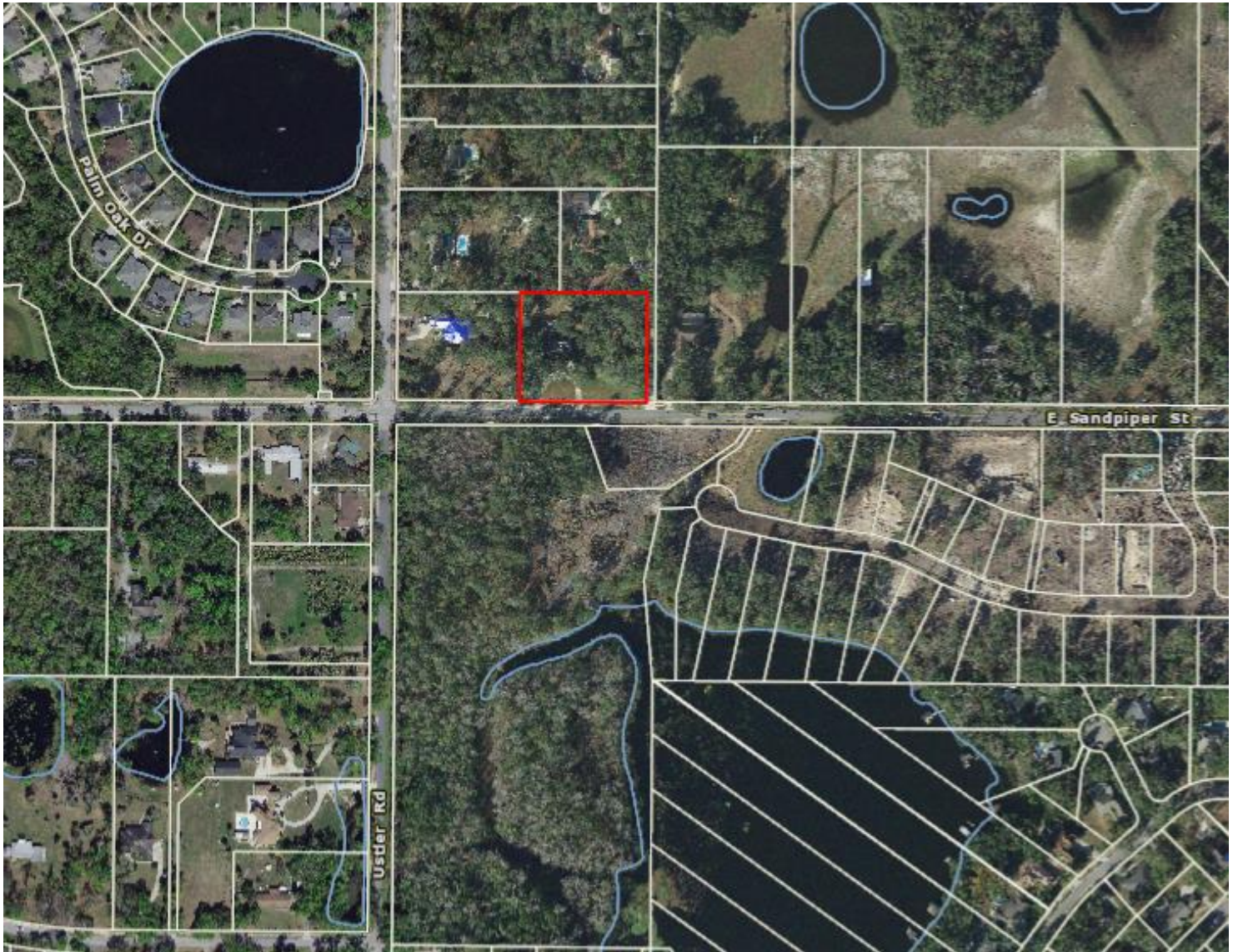


ADJACENT ZONING

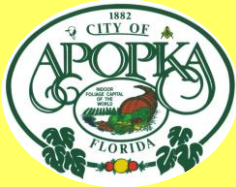




ADJACENT USES



Source: Orange County Property Appraiser Aerial, January 2018



CITY OF APOPKA PLANNING COMMISSION

PUBLIC HEARING
 SITE PLAN
 SPECIAL REPORTS
 OTHER:

MEETING OF: November 13, 2018
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Zoning Map
Adjacent Uses Map

SUBJECT: ADMINISTRATIVE CHANGE OF ZONING – DOUGLAS AND JERI BANKSON

**REQUEST: RECOMMEND APPROVAL OF THE ADMINISTRATIVE CHANGE OF ZONING:
FROM: “COUNTY” A-2 (ZIP)
TO: “CITY” RCE-1 (RESIDENTIAL COUNTRY ESTATE)**

SUMMARY:

OWNERS: Douglas and Jeri Bankson
APPLICANT: City of Apopka
LOCATION: 585 E. Sandpiper Street
PARCEL ID NUMBER: 03-21-28-0000-00-068
EXISTING USE: Single Family House
CURRENT ZONING: “County” A-2 (ZIP)
PROPOSED ZONING: “City” RCE-1 (Note: this Change of Zoning request is being processed along with a request to change the Future Land Use from “County” Low Density Residential (4 du/ac) to “City” Residential Very Low Suburban (0-2 du/ac).
TRACT SIZE: 1.92 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 3 Dwelling Units
PROPOSED: 1 Dwelling Units

DISTRIBUTION

| | | |
|--------------------------------|------------------|--------------------------|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

ADDITIONAL COMMENTS: Presently, the subject property has not yet been assigned a “City” zoning category. The subject parcel was annexed into the city on October 16, 2013 by Ordinance Number 2333.

A request to assign a change of zoning to RCE-1 is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The RCE-1 zoning is compatible with the property due to the size and uses. The change of zoning request is being processed in conjunction with a future land use amendment from “County” Low Density Residential to “City” Residential Very Low Suburban.

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed use of the property is consistent with the proposed Residential Very Low Suburban (0-2 DU/Acre) Future Land Use designation and the City’s RCE-1 Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: The proposed future land use change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 October 9, 2018.

PUBLIC HEARING SCHEDULE:

- November 13, 2018 - Planning Commission (5:30 pm)
- December 5, 2018 - City Council (1:30 pm) - 1st Reading
- December 19, 2018 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

November 2, 2018 -- Public Notice and Notification- (Apopka Chief, letter to property owner)

RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from “County” A-2 (ZIP) to “City” RCE-1 for the property owned by Douglas and Jeri Bankson, and located at 585 E. Sandpiper Road.

Recommended Motion: Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning from “County” A-2 to “City” RCE-1 for the property owned by Douglas and Jeri Bankson, and located at 585 E. Sandpiper Road.

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) | “County” Low Density Residential | “County” A-2 | Single Family Home |
| East (County) | “County” Low Density Residential | “County” A-2 | Single Family Home |
| South (City) | “City” Residential Very Low Suburban | “City” PUD | Lakeshore at Wekiva Subdivision |
| West (County) | “County” Low Density Residential | “County” A-2 | Single Family Home |

**LAND USE & TRAFFIC
 COMPATIBILITY:**

The property is currently accessed from E. Sandpiper Road. The subject property, along with other properties in the vicinity, are of a large-lot, residential nature. The requirements found in RCE-1 zoning, along with the Residential Very Low Suburban Future Land Use can assist in maintaining a large-lot, sparse density nature.

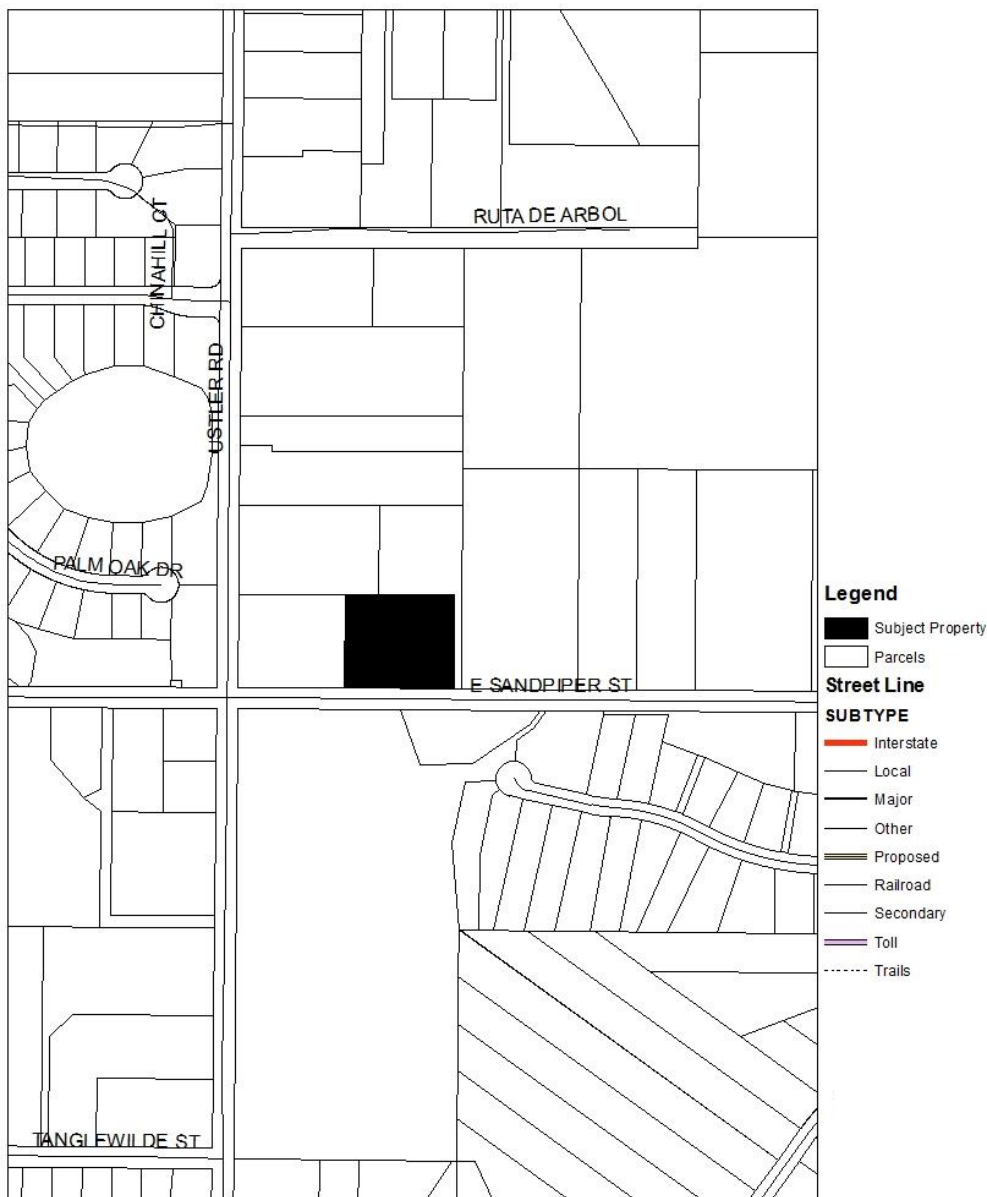
**COMPREHENSIVE PLAN
 COMPLIANCE:**

The proposed RCE-1 zoning is consistent with the proposed Future Land Use designation, “Residential Very Low Suburban” (0-2 DU/AC) and with the character of the surrounding area and future proposed development. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.



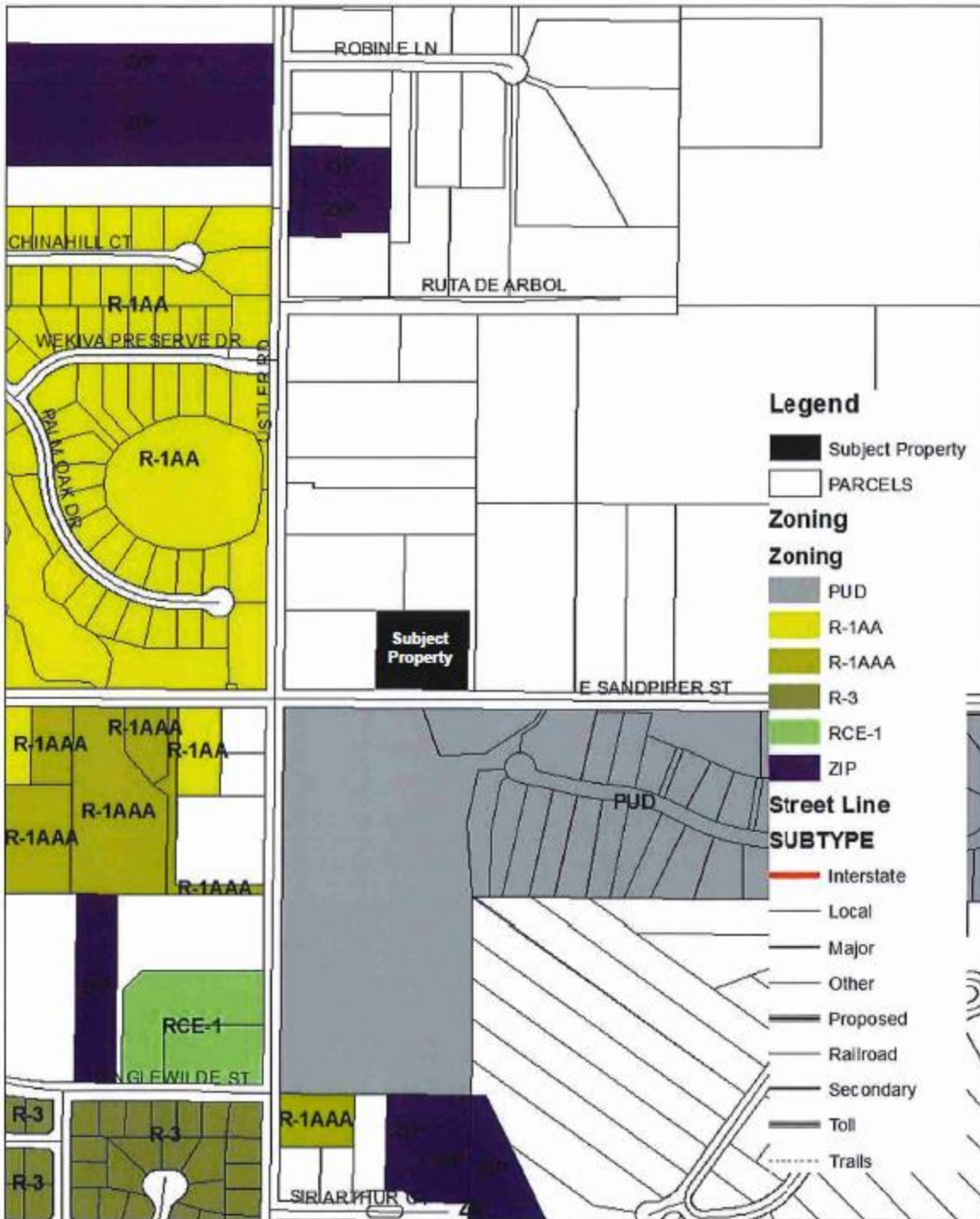
Douglas and Jeri Bankson
1.92 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: "County" Low Density Residential
To: "City" Residential Very Low Suburban
Proposed Change of Zoning:
From: "County" A-2 (ZIP)
To: "City" RCE-1
Parcel ID #: 03-21-28-0000-00-068

VICINITY MAP



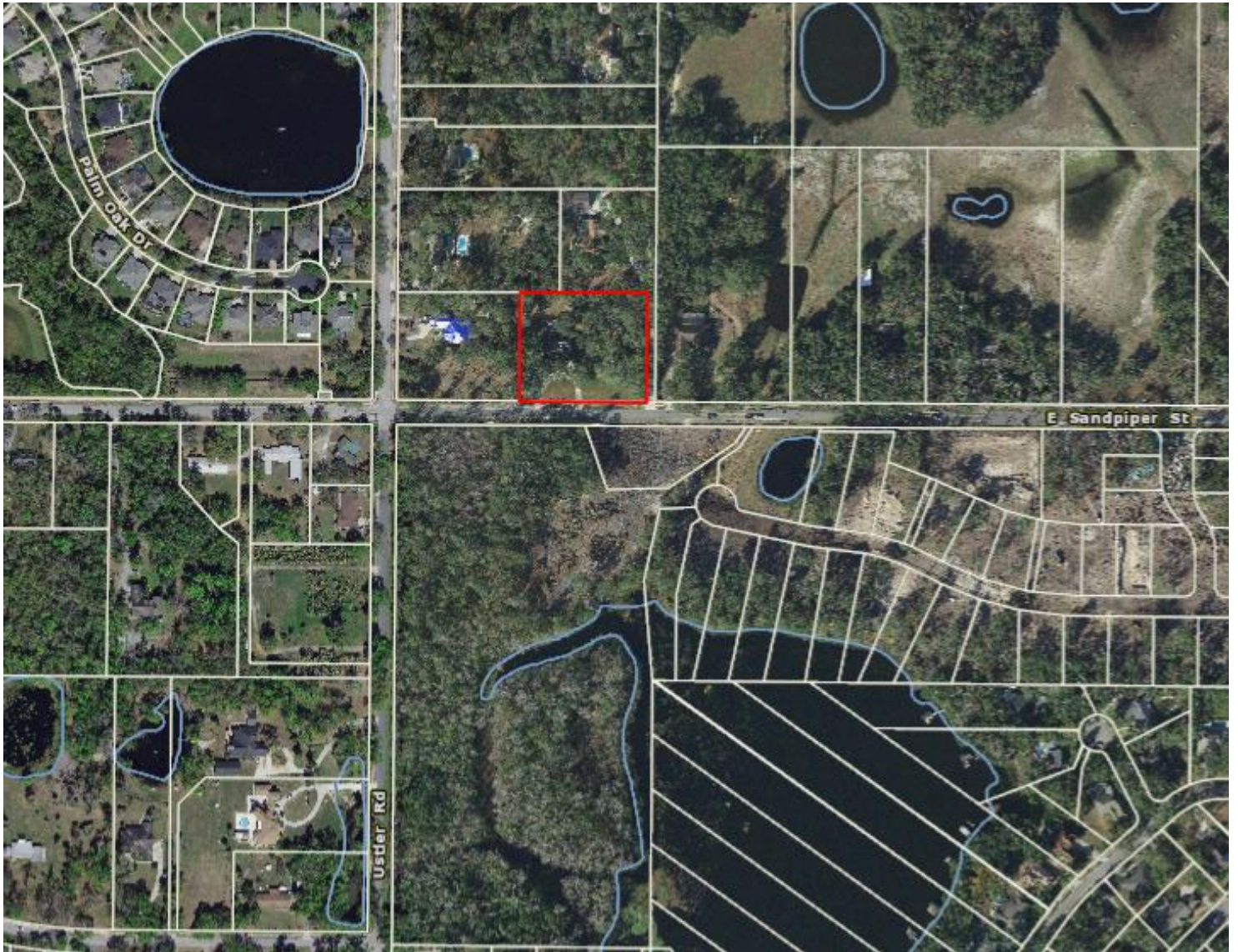


ADJACENT ZONING

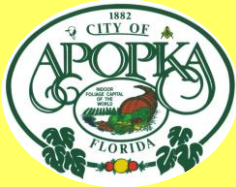




ADJACENT USES



Source: Orange County Property Appraiser Aerial, January 2018



CITY OF APOPKA PLANNING COMMISSION

PUBLIC HEARING
 SITE PLAN
 SPECIAL REPORTS
 OTHER:

MEETING OF: November 13, 2018
FROM: Community Development
EXHIBITS: Land Use Report
Vicinity Map
Future Land Use Map
Zoning Map
Adjacent Uses Map

SUBJECT: COMPREHENSIVE PLAN – SMALL SCALE – ADMINISTRATIVE FUTURE LAND USE AMENDMENT – WILLIAM D. COOK AND ROBYN D. COOK REVOCABLE TRUST

REQUEST: RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN – SMALL SCALE – ADMINISTRATIVE FUTURE LAND USE AMENDMENT:
FROM: “COUNTY” LOW DENSITY RESIDENTIAL (0-4 DU/AC)
TO: “CITY” RESIDENTIAL VERY LOW SUBURBAN (0-2 DU/AC)

SUMMARY:

OWNERS: William D. Cook and Robyn D. Cook Revocable Trust

APPLICANT: City of Apopka

LOCATION: 1163 Oakpoint Circle

PARCEL ID NUMBER: 02-21-28-9090-00-010

EXISTING USE: Single Family House

CURRENT ZONING: “County” R-CE (ZIP)

PROPOSED DEVELOPMENT: Single Family House

PROPOSED ZONING: “City” RCE-1 (Note: this Future Land Use amendment request is being processed along with a request to change the zoning classification from “County” R-CE (ZIP) to “City” RCE-1 (Residential Country Estates 1 District).

TRACT SIZE: 1.27 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 5 Dwelling Units
PROPOSED: 2 Dwelling Units

DISTRIBUTION

| | | |
|--------------------------------|------------------|--------------------------|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

ADDITIONAL COMMENTS: The subject parcel was annexed into the city on September 21, 2016 by Ordinance Number 2516. Presently, the subject property is without a “city” future land use and zoning designation. The proposed Future Land Use, “Residential Very Low Suburban” is compatible with the property due to its size and existing uses. In addition, “Residential Very Low Suburban” can be found in the vicinity of the property, including the north-adjacent subdivision, Lakeshore at Wekiva.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is consistent with the Residential Very Low Suburban Future Land Use designation. Site development cannot exceed the intensity allowed by the Future Land Use policies. Planning & Zoning staff determines that the below policies support a Residential Very Low Suburban FLUM designation at the subject site:

Future Land Use Element

Policy 3.1.c

Very Low Density Suburban Residential

The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include:

- 1) Institutional uses of five acres or less
- 2) High schools
- 3) Supporting infrastructure and public facilities of two acres or more
- 4) Horticultural nurseries as a primary use;

Planned Development uses may include:

- (1) All primary uses
- (2) All special exception uses
- (3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
- (4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

SCHOOL CAPACITY REPORT: The proposed future land use change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement

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 October 9, 2018.

PUBLIC HEARING SCHEDULE:

November 13, 2018 - Planning Commission (5:30 pm)
December 5, 2018 - City Council (1:30 pm pm) - 1st Reading
December 19, 2018 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

November 2, 2018 – Public Notice and Notification (Apopka Chief and letter to property owner)

RECOMMENDATION ACTION:

The **Development Review Committee**: finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Future Land Use Designation of Residential Very Low Suburban for the property owned by William D. Cook and Robyn D. Cook Revocable Trust and located at 1163 Oakpoint Road.

Planning Commission Recommended Motion: Find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from “County” Low Density Residential to “City” Residential Very Low Suburban, subject to the findings of the Staff Report.

Note: This item is considered legislative and establishes general policy. 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” RVLS and “County” LDR | “City” PUD and “County” RCE | Vacant Subdivision Lot (Lakeshore at Wekiva) and Single Family Home |
| East | “County” Low Density Residential (FLU-IP) | “County” RCE (ZIP) | Single Family Home |
| South | “County” Low Density Residential | “County” RCE | Single Family Home |
| West | “County” Low Density Residential | “County” RCE | Single Family Home |

II. LAND USE ANALYSIS

The subject property currently contains one dwelling unit, which makes the request for a Residential Very Low Suburban 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.

Properties in all four cardinal directions are of a sparse residential nature. The Future Land Use designation, “Residential Very Low Suburban” preserves a sparse residential nature.

The proposed Residential Low Suburban future land use designation is consistent with the general future land use character 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 “Core Area” of the JPA. The proposed FLUM Amendment request for a change from “County” Low Density Residential to “City” Residential Very Low Suburban (0-2 DU/AC) is consistent with the terms of the JPA (Second Amendment). William D. Cook and Robyn D. Cook Revocable Trust are the property owners of the proposed future land use amendment and proposed change of zoning for the property, and have been notified of the hearing schedule.

Transportation: Road access to the site is from Oakpoint Circle

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

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

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

Analysis of the character of the Property: The current use of the Property is a single family home.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Residential Very Low Suburban (0-2 DU/AC). Based on the housing element of the City's Comprehensive Plan, this amendment will not increase the City's future population.

CALCULATIONS:

ADOPTED: 5 Unit(s) x 2.659 p/h = 13 persons

PROPOSED: 2 Unit(s) x 2.659 p/h = 5 persons

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

Habitat for species listed as endangered, threatened or of special concern: A habitat study is not required for developments less than ten (10) acres in size.

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 GPD/Capita ; 81 GPD / Capita

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

2. Projected total demand under existing designation: 196 GPD

3. Projected total demand under proposed designation: 392 GPD

4. Capacity available: Yes

5. Projected LOS under existing designation: 980 GPD/Capita

6. Projected LOS under proposed designation: 392 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 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: 2,270 GPD
3. Projected total demand under proposed designation: 908 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: 52 lbs/ day
4. Projected LOS under proposed designation: 20 lbs / 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): 9.353 MGD

Total design capacity of the water treatment plant(s): 33.696 MGD

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

1. Facilities serving the site: None

2. Projected LOS under existing designation: 100 year – 24 hour design storm
3. Projected LOS under proposed designation: 100 year – 24 hour design storm
4. Improvement/expansion: On site retention / detention ponds

Recreation

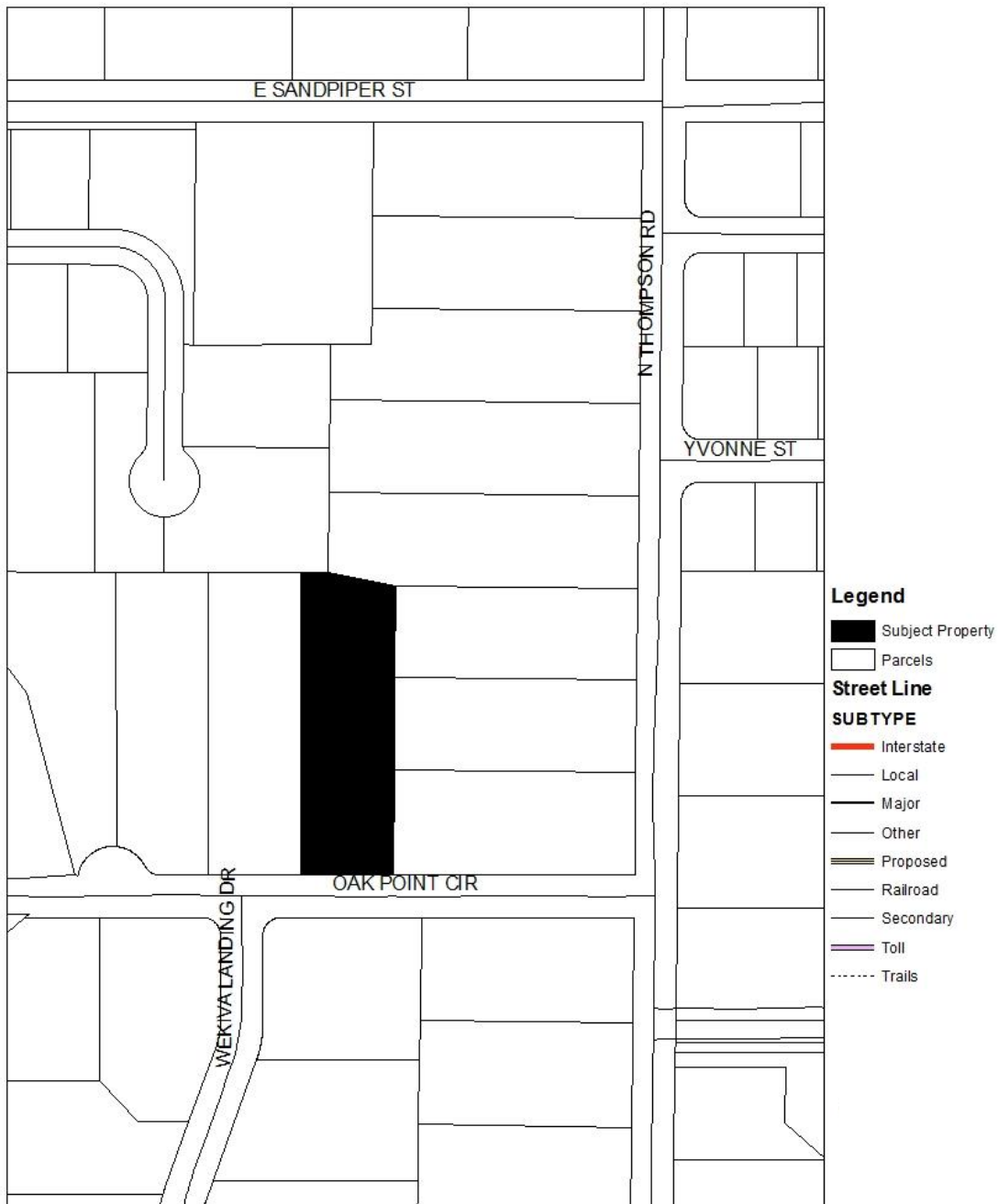
1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0.039 acres
3. Projected facility under proposed designation: 0.015 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

Standards set forth in the City's Land Development Code will require any development plans to provide parkland and recreation facilities and open space for residents residing with the new development. This initial review does not preclude conformance with concurrency requirements at the time of development approval.



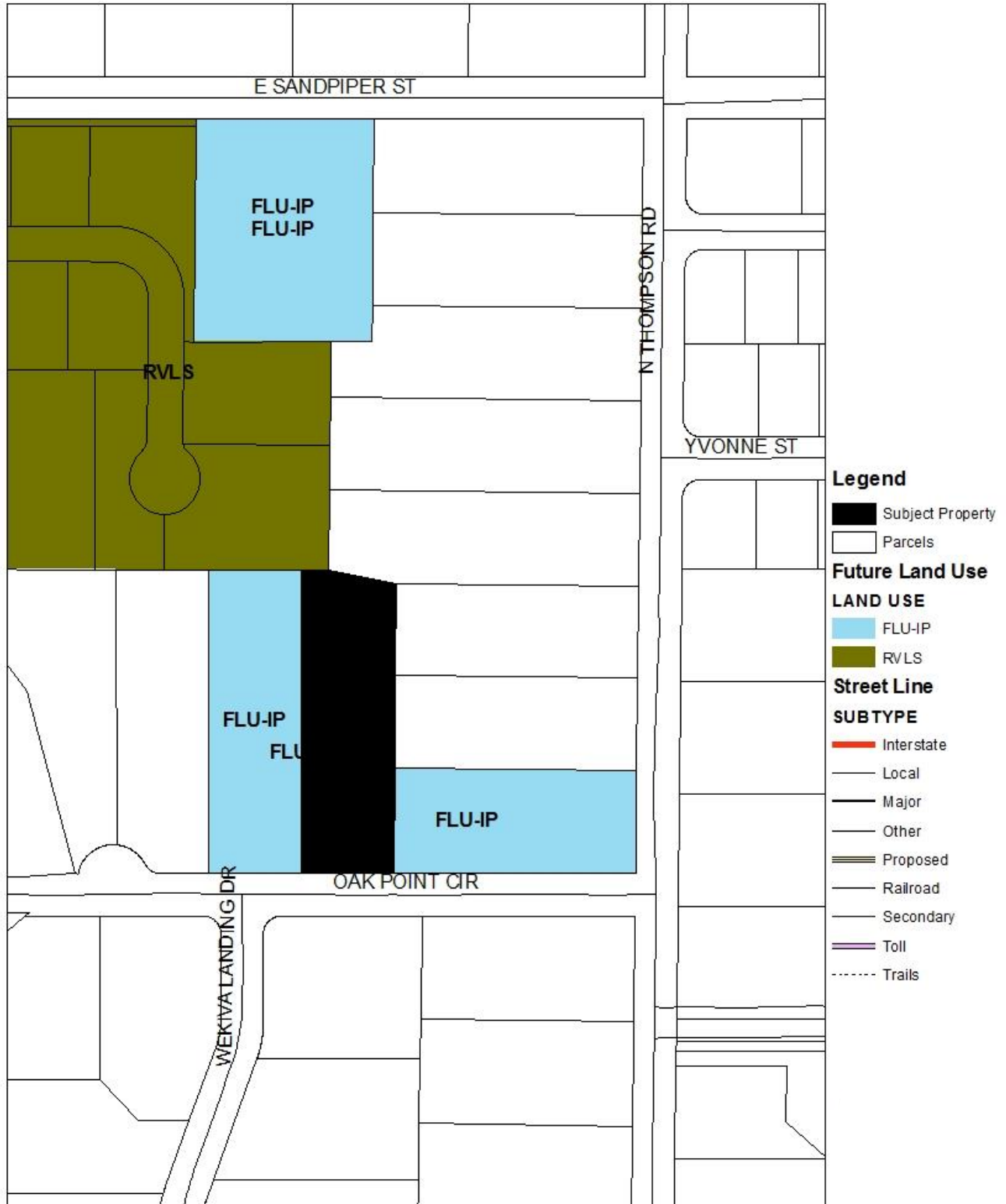
William D. Cook and Robyn D. Cook Revocable Trust
1.27 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: "County" Low Density Residential
To: "City" Residential Very Low Suburban
Proposed Change of Zoning:
From: "County" RCE (ZIP)
To: "City" RCE-1
Parcel ID #: 02-21-28-9090-00-010

VICINITY MAP





FUTURE LAND USE MAP



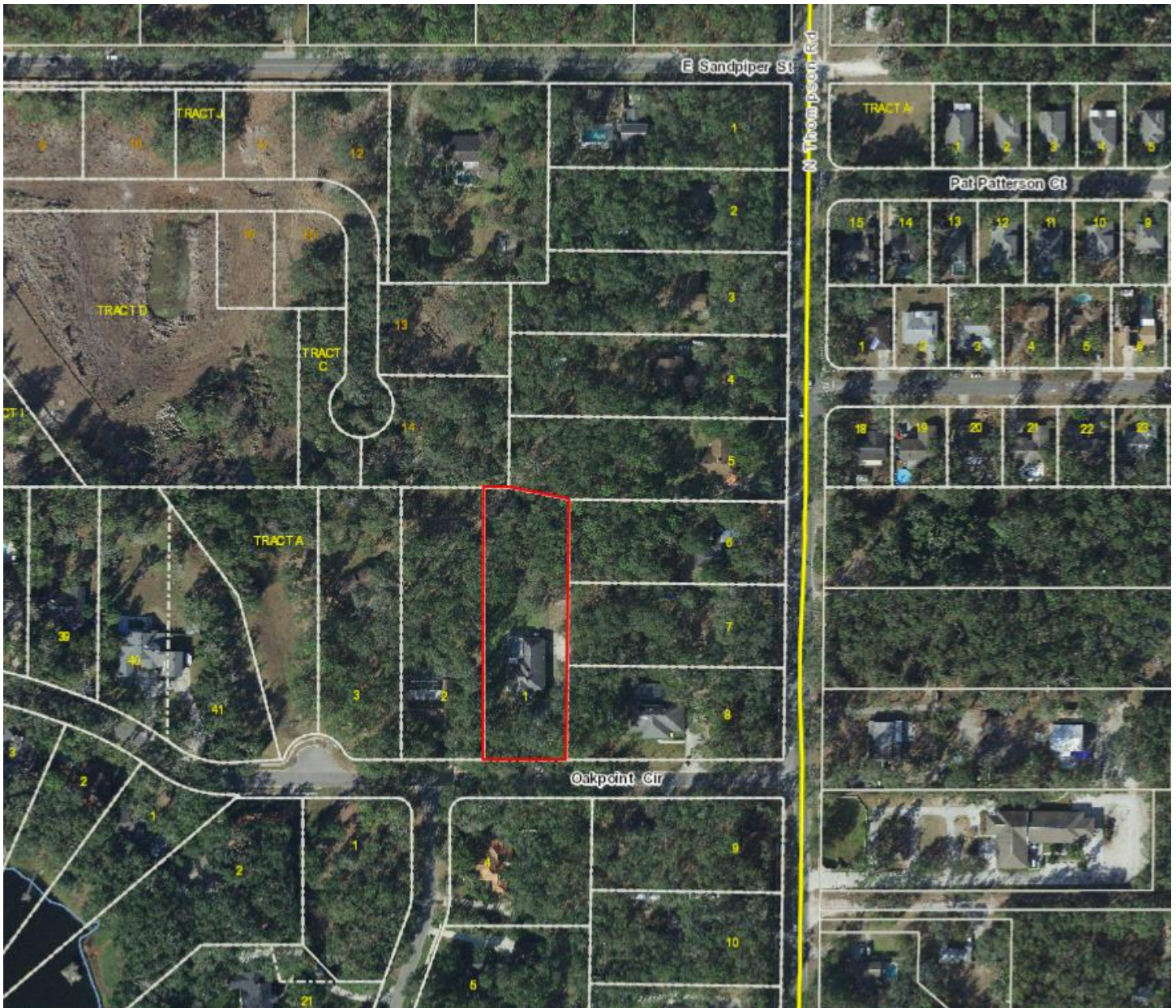


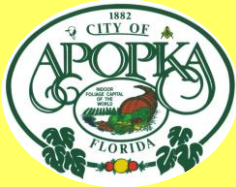
ADJACENT ZONING





ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

PUBLIC HEARING
 SITE PLAN
 SPECIAL REPORTS
 OTHER:

MEETING OF: November 13, 2018
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Zoning Map
Adjacent Uses Map

SUBJECT: ADMINISTRATIVE CHANGE OF ZONING – WILLIAM D. COOK AND ROBYN D. COOK REVOCABLE TRUST

**REQUEST: RECOMMEND APPROVAL OF THE ADMINISTRATIVE CHANGE OF ZONING:
FROM: “COUNTY” R-CE (ZIP)
TO: “CITY” RCE-1 (RESIDENTIAL COUNTRY ESTATE)**

SUMMARY:

OWNERS: William D. Cook and Robyn D. Cook Revocable Trust

APPLICANT: City of Apopka

LOCATION: 1163 Oakpoint Circle

PARCEL ID NUMBER: 02-21-28-9090-00-010

EXISTING USE: Single Family House

CURRENT ZONING: “County” R-CE (ZIP)

PROPOSED ZONING: “City” RCE-1 (Note: this Change of Zoning request is being processed along with a request to change the Future Land Use from “County” Low Density Residential (4 du/ac) to “City” Residential Very Low Suburban (0-2 du/ac).

TRACT SIZE: 1.27 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 2 Dwelling Units
PROPOSED: 1 Dwelling Units

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

ADDITIONAL COMMENTS: Presently, the subject property has not yet been assigned a “City” zoning category. The subject parcel was annexed into the city on September 21, 2016 by Ordinance Number 2516.

A request to assign a change of zoning to RCE-1 is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The RCE-1 zoning is compatible with the property due to the size and uses. The change of zoning request is being processed in conjunction with a future land use amendment from “County” Low Density Residential to “City” Residential Very Low Suburban.

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed use of the property is consistent with the proposed Residential Very Low Suburban (0-2 DU/Acre) Future Land Use designation and the City’s RCE-1 Zoning classification. Site development cannot exceed the density allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: The proposed future land use change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 October 9, 2018.

PUBLIC HEARING SCHEDULE:

Planning Commission, November 13, 2018 (5:30 pm)
City Council, December 5, 2018 (1:30 pm) - 1st Reading
City Council, December 19, 2018 (7:00 pm) - 2nd Reading

DULY ADVERTISED:

November 2, 2018 -- Public Notice and Notification- (Apopka Chief, letter to property owner)

RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from “County” R-CE (ZIP) to “City” RCE-1 for the property owned by William D. Cook and Robyn D. Cook Revocable Trust, and located at 1163 Oakpoint Circle.

Recommended Motion: Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning from “County” A-2 to “City” RCE-1 for the property owned by William D. Cook and Robyn D. Cook Revocable Trust, and located at 1163 Oakpoint Circle.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

| <i>Direction</i> | <i>Future Land Use</i> | <i>Zoning</i> | <i>Present Use</i> |
|------------------|---|-----------------------------|---|
| North | “City” RVLS and “County” LDR | “City” PUD and “County” RCE | Vacant Subdivision Lot (Lakeshore at Wekiva) and Single Family Home |
| East | “County” Low Density Residential (FLU-IP) | “County” RCE (ZIP) | Single Family Home |
| South | “County” Low Density Residential | “County” RCE | Single Family Home |
| West | “County” Low Density Residential | “County” RCE | Single Family Home |

**LAND USE & TRAFFIC
 COMPATIBILITY:**

The property is currently accessed from Oakpoint Circle. The subject property, along with other properties in the vicinity, are of a large-lot, residential nature. The requirements found in RCE-1 zoning, along with the Residential Very Low Suburban Future Land Use can assist in maintaining a large-lot, sparse density nature.

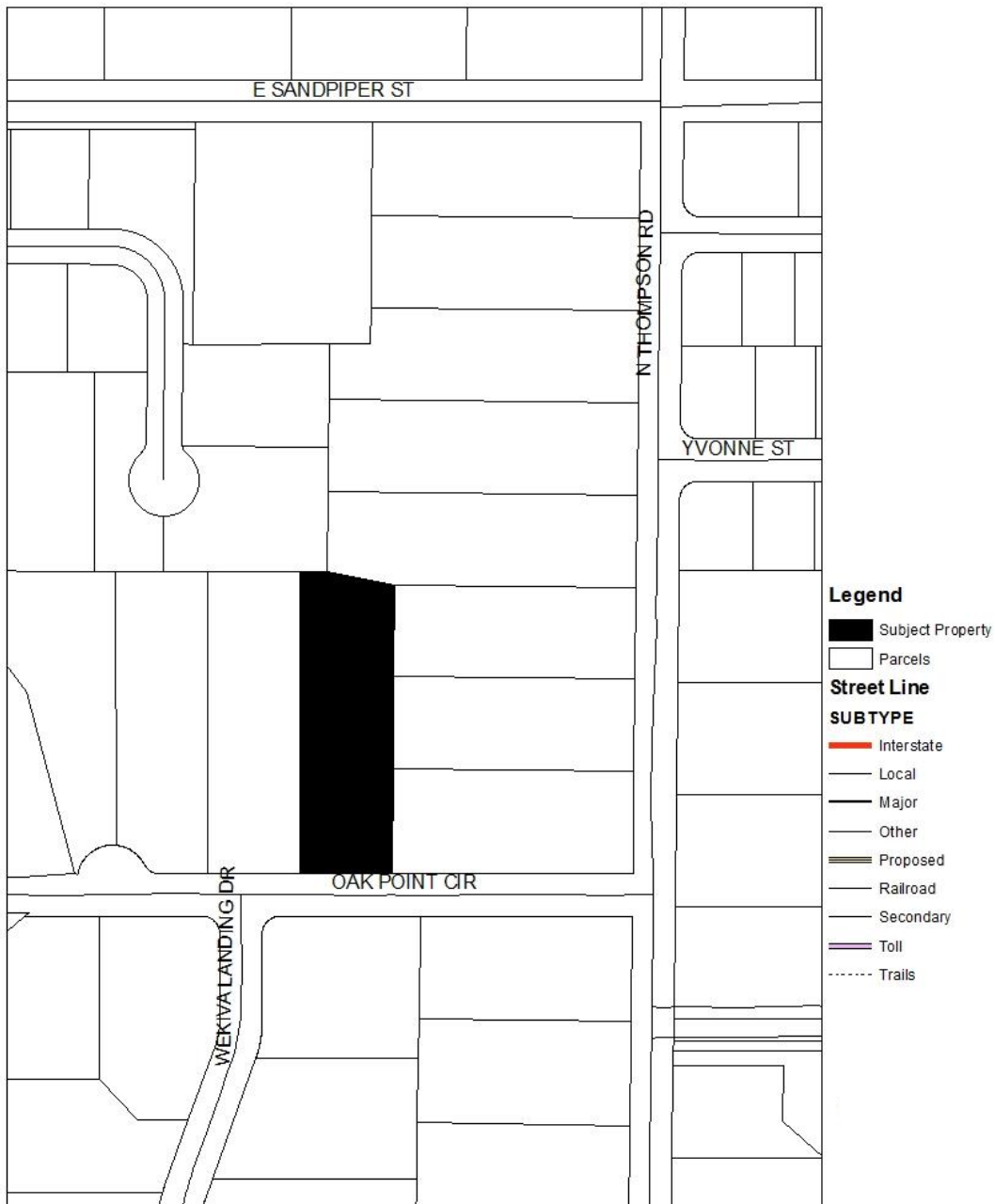
**COMPREHENSIVE PLAN
 COMPLIANCE:**

The proposed RCE-1 zoning is consistent with the proposed Future Land Use designation, “Residential Very Low Suburban” (0-2 DU/AC) and with the character of the surrounding area and future proposed development. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.



William D. Cook and Robyn D. Cook Revocable Trust
1.27 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: "County" Low Density Residential
To: "City" Residential Very Low Suburban
Proposed Change of Zoning:
From: "County" RCE (ZIP)
To: "City" RCE-1
Parcel ID #: 02-21-28-9090-00-010

VICINITY MAP



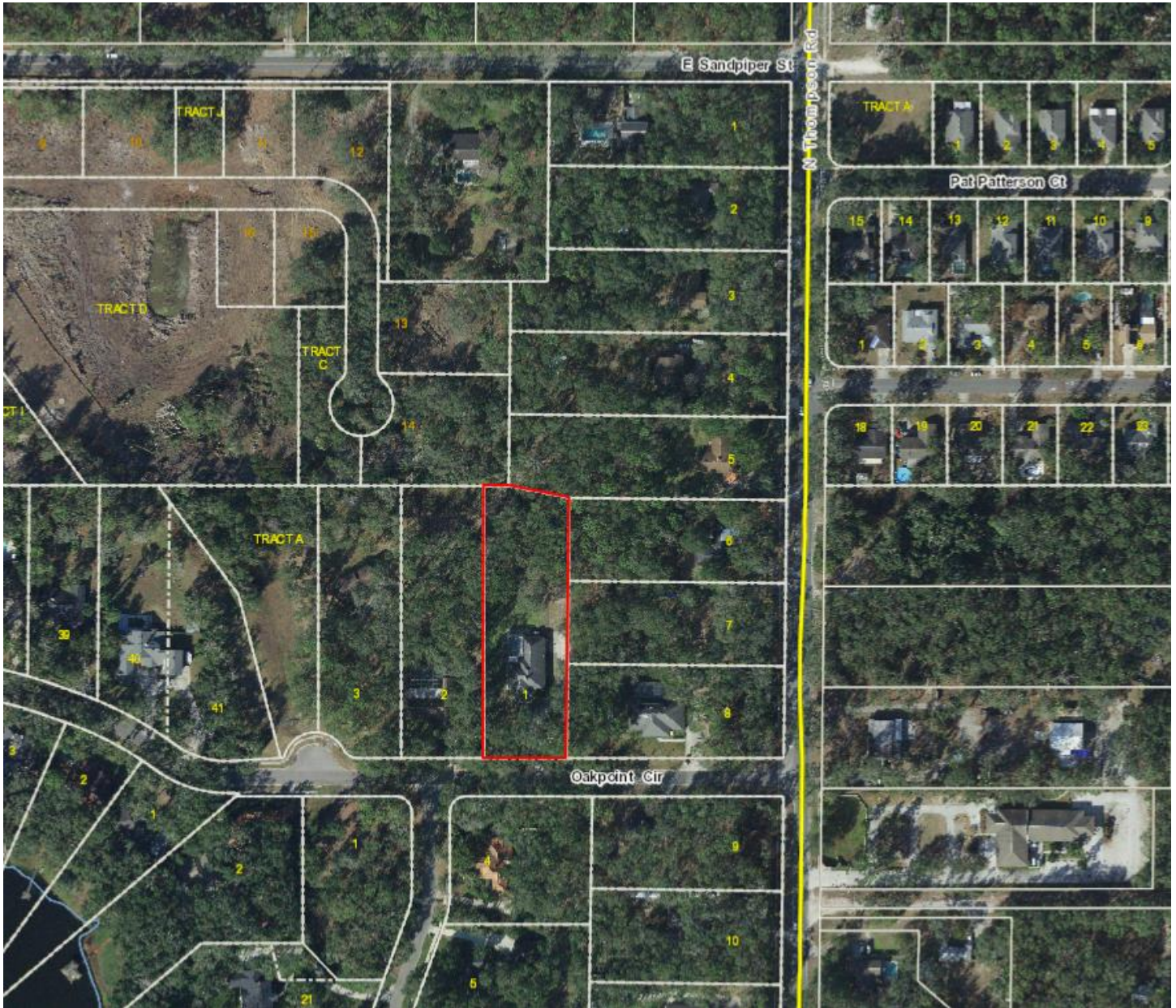


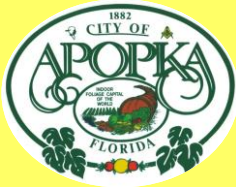
ADJACENT ZONING





ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

PUBLIC HEARING
 SITE PLAN
 SPECIAL REPORTS
 OTHER:

MEETING OF: November 13, 2018
FROM: Community Development
EXHIBITS: Land Use Report
Vicinity Map
Future Land Use Map
Zoning Map
Adjacent Uses Map

SUBJECT: COMPREHENSIVE PLAN – SMALL SCALE – ADMINISTRATIVE FUTURE LAND USE AMENDMENT – BRYAN AND DEBBIE NELSON

REQUEST: RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN – SMALL SCALE – ADMINISTRATIVE FUTURE LAND USE AMENDMENT:
FROM: “COUNTY” LOW DENSITY RESIDENTIAL (0-4 DU/AC)
TO: “CITY” RESIDENTIAL VERY LOW SUBURBAN (0-2 DU/AC)

SUMMARY:

OWNERS: Bryan and Debbie Nelson

APPLICANT: City of Apopka

LOCATION: 1157 Oakpoint Circle

PARCEL ID NUMBER: 02-21-28-9090-00-020

EXISTING USE: Single Family House

CURRENT ZONING: “County” R-CE (ZIP)

PROPOSED DEVELOPMENT: Single Family House

PROPOSED ZONING: “City” RCE-1 (Note: this Future Land Use amendment request is being processed along with a request to change the zoning classification from “County” R-CE (ZIP) to “City” RCE-1 (Residential Country Estates 1 District).

TRACT SIZE: 1.27 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 5 Dwelling Units
PROPOSED: 2 Dwelling Units

DISTRIBUTION

| | | |
|--------------------------------|------------------|--------------------------|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

ADDITIONAL COMMENTS: The subject parcel was annexed into the city on September 21, 2016 by Ordinance Number 2515. Presently, the subject property is without a “city” future land use and zoning designation. The proposed Future Land Use, “Residential Very Low Suburban” is compatible with the property due to its size and existing uses. In addition, “Residential Very Low Suburban” can be found in the vicinity of the property, including the north-adjacent subdivision, Lakeshore at Wekiva.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is consistent with the Residential Very Low Suburban Future Land Use designation. Site development cannot exceed the intensity allowed by the Future Land Use policies. Planning & Zoning staff determines that the below policies support a Residential Very Low Suburban FLUM designation at the subject site:

Future Land Use Element

Policy 3.1.c

Very Low Density Suburban Residential

The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include:

- 1) Institutional uses of five acres or less
- 2) High schools
- 3) Supporting infrastructure and public facilities of two acres or more
- 4) Horticultural nurseries as a primary use;

Planned Development uses may include:

- (1) All primary uses
- (2) All special exception uses
- (3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
- (4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

SCHOOL CAPACITY REPORT: The proposed future land use change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement

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 October 9, 2018.

PUBLIC HEARING SCHEDULE:

November 13, 2018 - Planning Commission (5:30 pm)
December 5, 2018 - City Council (1:30 pm pm) - 1st Reading
December 19, 2018 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

November 2, 2018 – Public Notice and Notification (Apopka Chief and letter to property owner)

RECOMMENDATION ACTION:

The **Development Review Committee**: finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Future Land Use Designation of Residential Very Low Suburban for the property owned by Bryan and Debbie Nelson and located at 1157 Oakpoint Road.

Planning Commission Recommended Motion: Find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from “County” Low Density Residential to “City” Residential Very Low Suburban, subject to the findings of the Staff Report.

Note: This item is considered legislative and establishes general policy. 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” Residential Very Low Suburban | “City” PUD | Vacant Subdivision Lot (Lakeshore at Wekiva) |
| East | “County” Low Density Residential (FLU-IP) | “County” RCE (ZIP) | Single Family Home |
| South | “County” Low Density Residential | “County” RCE | Single Family Home |
| West | “County” Low Density Residential | “County” RCE | Single Family Home |

II. LAND USE ANALYSIS

The subject property currently contains one dwelling unit, which makes the request for a Residential Very Low Suburban 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.

Properties in all four cardinal directions are of a sparse residential nature. The Future Land Use designation, “Residential Very Low Suburban” preserves a sparse residential nature.

The proposed Residential Low Suburban future land use designation is consistent with the general future land use character 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 “Core Area” of the JPA. The proposed FLUM Amendment request for a change from “County” Low Density Residential to “City” Residential Very Low Suburban (0-2 DU/AC) is consistent with the terms of the JPA (Second Amendment). William D. Cook and Robyn D. Cook Revocable Trust are the property owners of the proposed future land use amendment and proposed change of zoning for the property, and have been notified of the hearing schedule.

Transportation: Road access to the site is from Oakpoint Circle

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

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

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

Analysis of the character of the Property: The current use of the Property is a single family home.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Residential Very Low Suburban (0-2 DU/AC). Based on the housing element of the City's Comprehensive Plan, this amendment will not increase the City's future population.

CALCULATIONS:

ADOPTED: 5 Unit(s) x 2.659 p/h = 13 persons

PROPOSED: 2 Unit(s) x 2.659 p/h = 5 persons

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

Habitat for species listed as endangered, threatened or of special concern: A habitat study is not required for developments less than ten (10) acres in size.

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 GPD/Capita ; 81 GPD / Capita

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

2. Projected total demand under existing designation: 196 GPD

3. Projected total demand under proposed designation: 392 GPD

4. Capacity available: Yes

5. Projected LOS under existing designation: 980 GPD/Capita

6. Projected LOS under proposed designation: 392 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 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: 2,270 GPD
3. Projected total demand under proposed designation: 908 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: 52 lbs/ day
4. Projected LOS under proposed designation: 20 lbs / 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): 9.353 MGD

Total design capacity of the water treatment plant(s): 33.696 MGD

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

1. Facilities serving the site: None

2. Projected LOS under existing designation: 100 year – 24 hour design storm
3. Projected LOS under proposed designation: 100 year – 24 hour design storm
4. Improvement/expansion: On site retention / detention ponds

Recreation

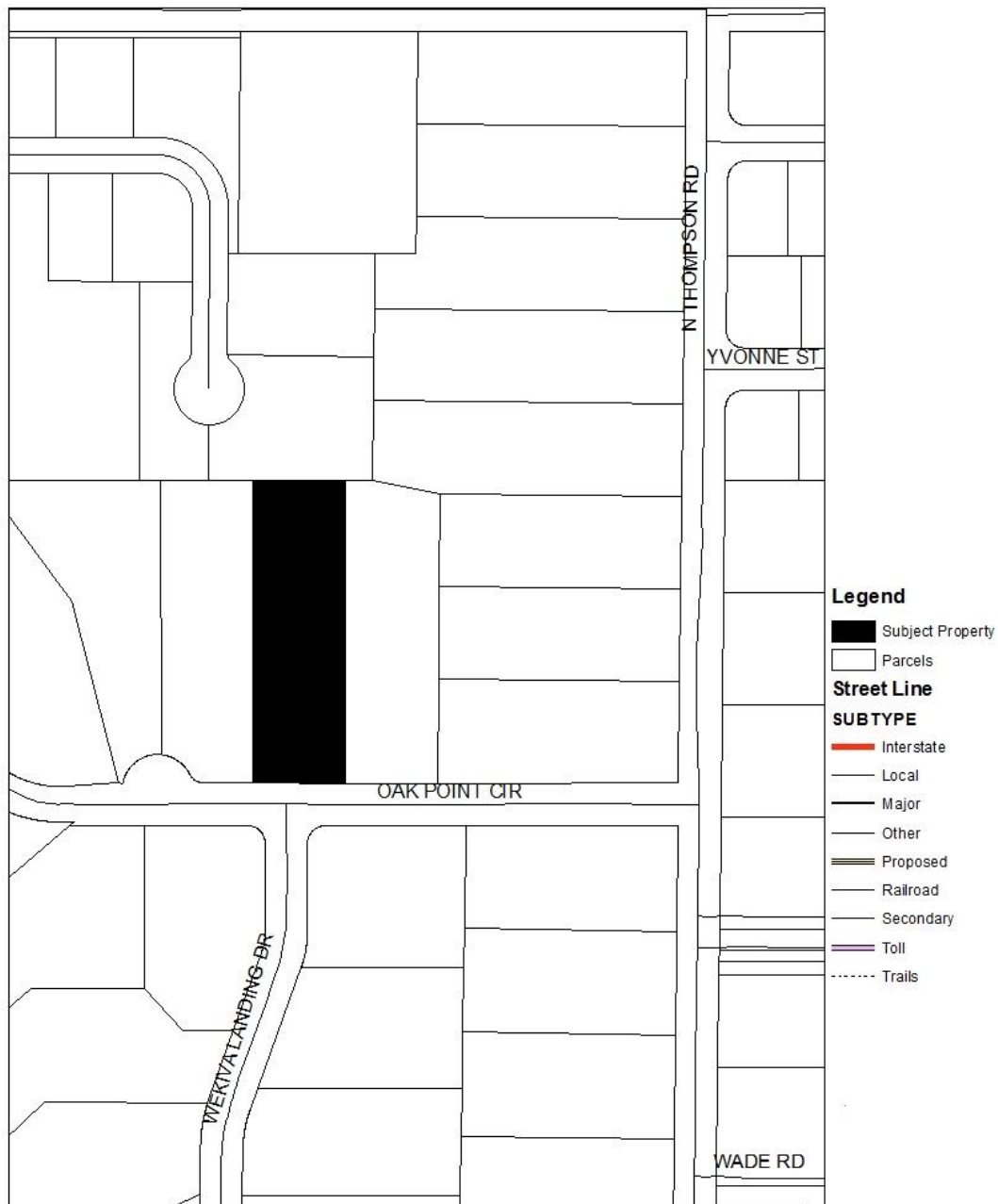
1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0.039 acres
3. Projected facility under proposed designation: 0.015 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

Standards set forth in the City's Land Development Code will require any development plans to provide parkland and recreation facilities and open space for residents residing with the new development. This initial review does not preclude conformance with concurrency requirements at the time of development approval.



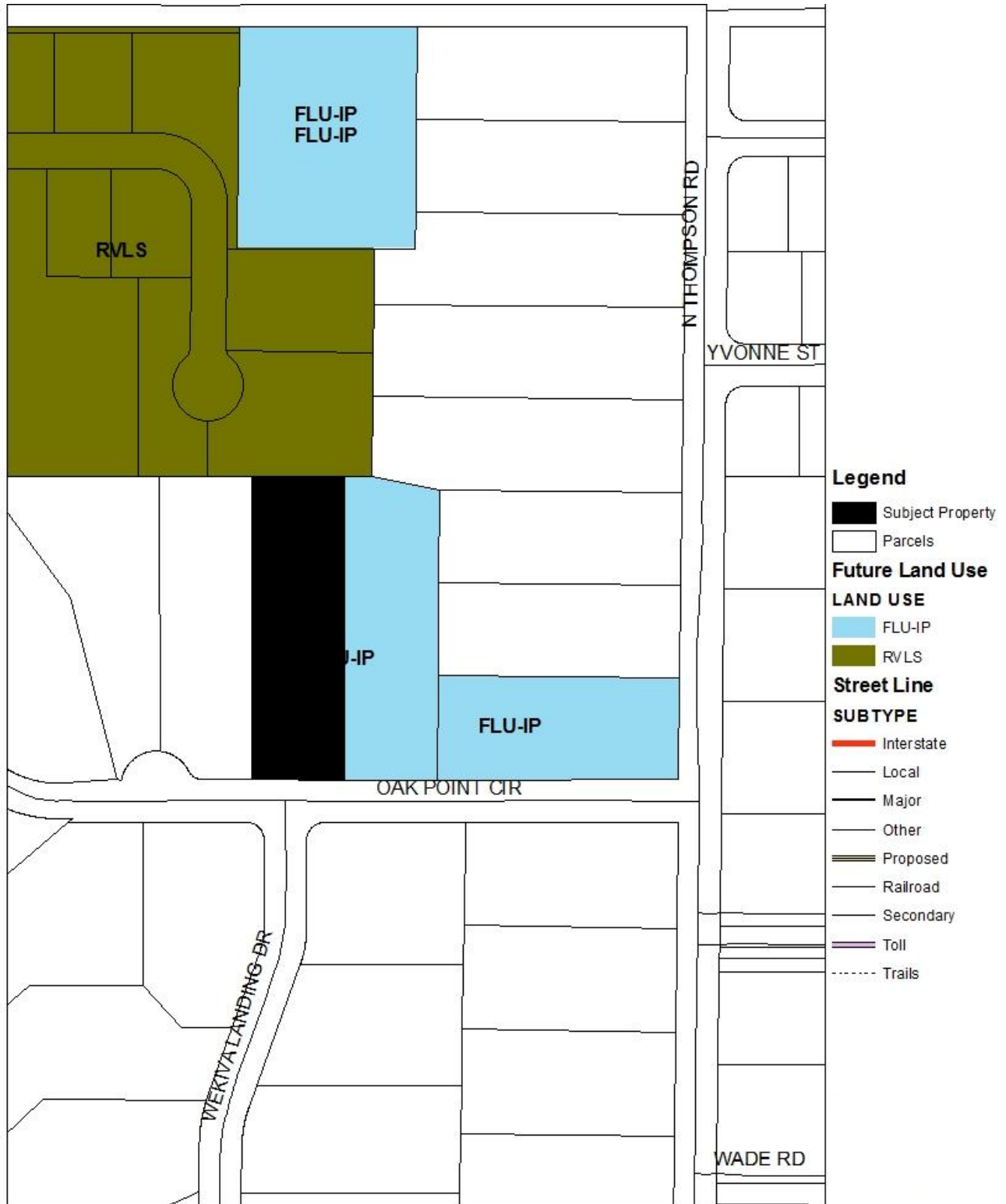
Bryan and Debbie Nelson
1.27 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: "County" Low Density Residential
To: "City" Residential Very Low Suburban
Proposed Change of Zoning:
From: "County" RCE (ZIP)
To: "City" RCE-1
Parcel ID #: 02-21-28-9090-00-020

VICINITY MAP



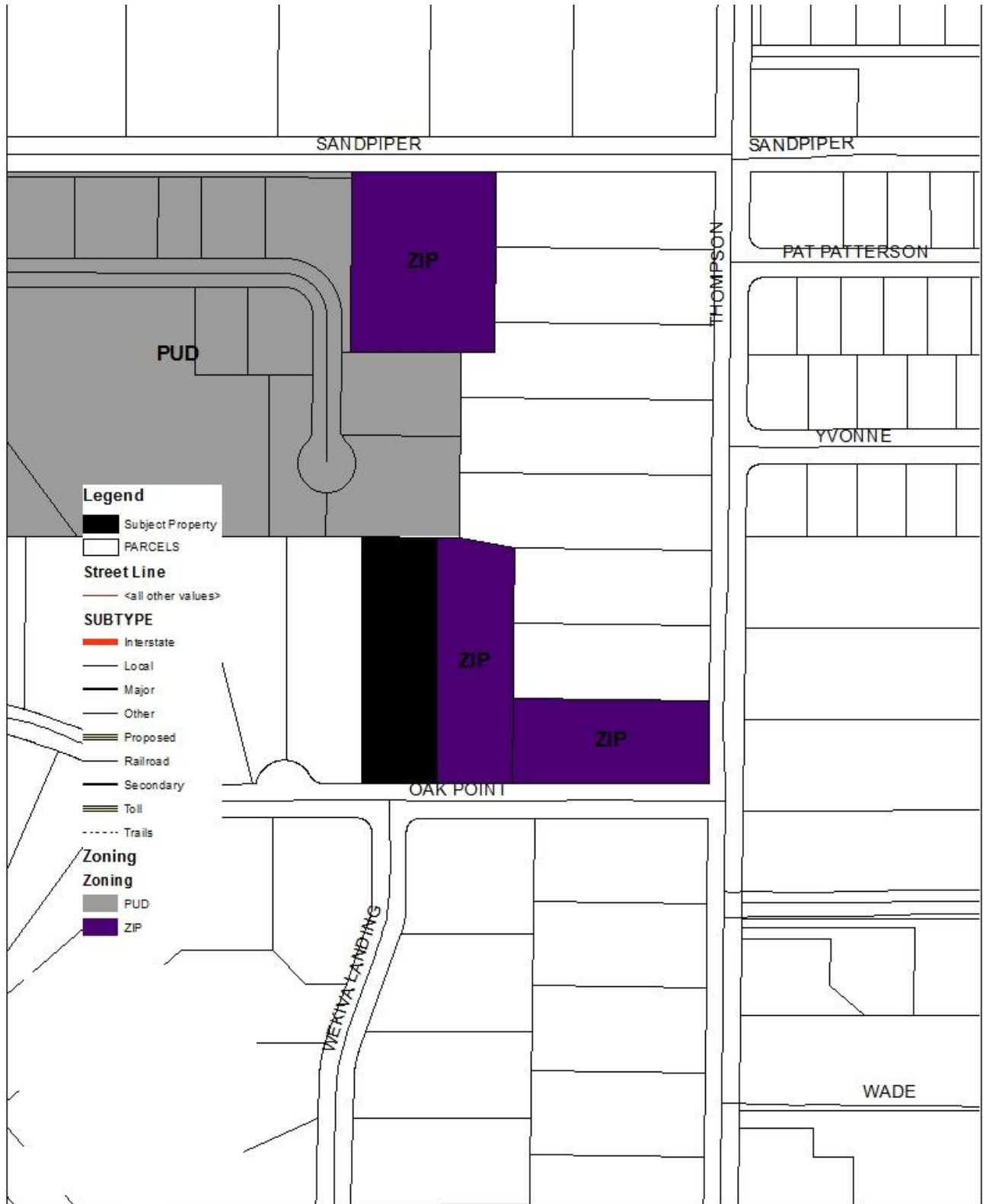


FUTURE LAND USE MAP



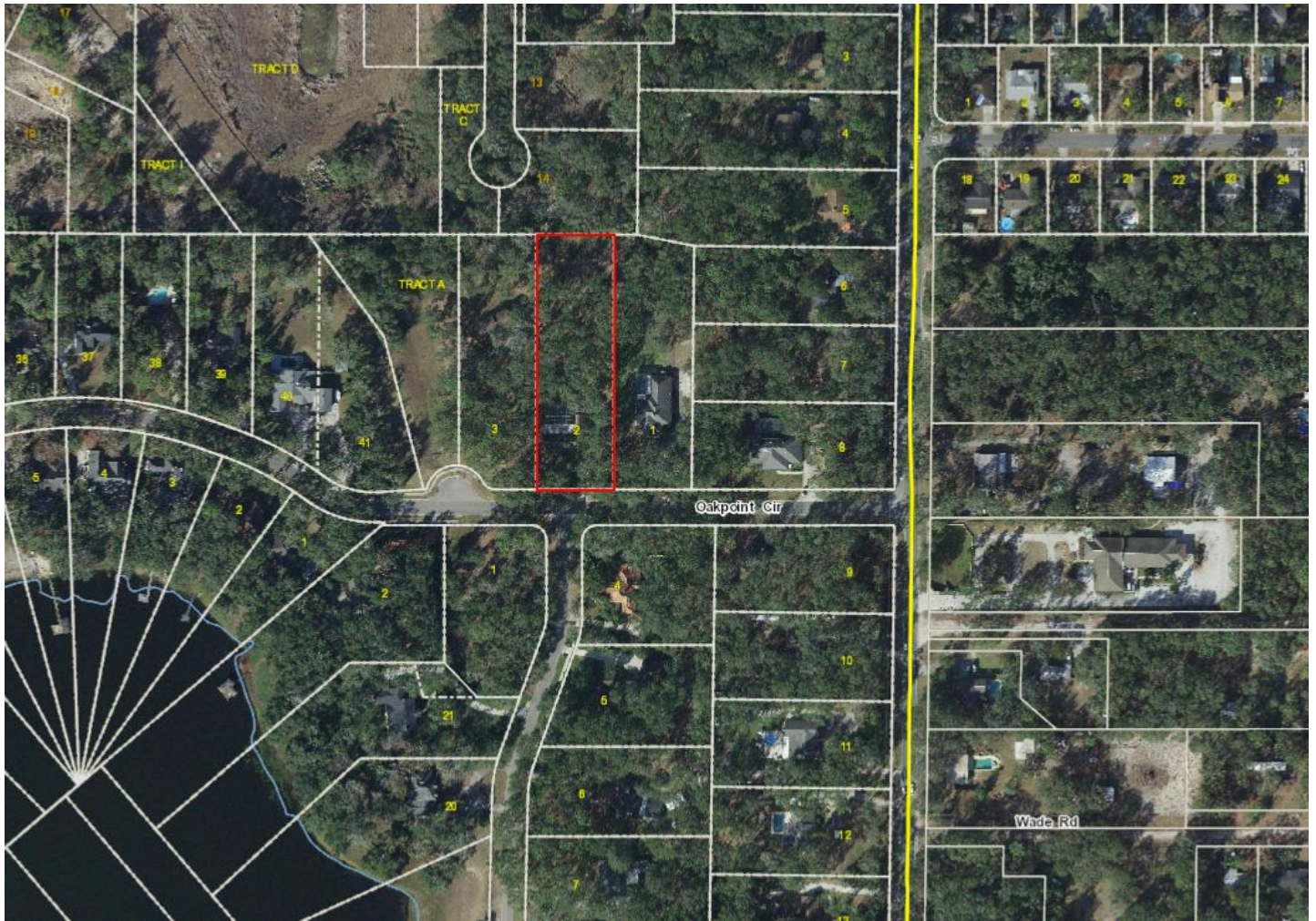


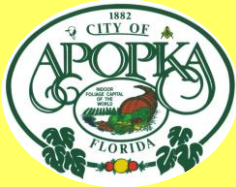
ADJACENT ZONING





ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

PUBLIC HEARING
 SITE PLAN
 SPECIAL REPORTS
 OTHER:

MEETING OF: November 13, 2018
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Zoning Map
Adjacent Uses Map

SUBJECT: ADMINISTRATIVE CHANGE OF ZONING – BRYAN AND DEBBIE NELSON

**REQUEST: RECOMMEND APPROVAL OF THE ADMINISTRATIVE CHANGE OF ZONING:
FROM: “COUNTY” R-CE (ZIP)
TO: “CITY” RCE-1 (RESIDENTIAL COUNTRY ESTATE)**

SUMMARY:

OWNERS: Bryan and Debbie Nelson

APPLICANT: City of Apopka

LOCATION: 1157 Oakpoint Circle

PARCEL ID NUMBER: 02-21-28-9090-00-020

EXISTING USE: Single Family House

CURRENT ZONING: “County” R-CE (ZIP)

PROPOSED ZONING: “City” RCE-1 (Note: this Change of Zoning request is being processed along with a request to change the Future Land Use from “County” Low Density Residential (4 du/ac) to “City” Residential Very Low Suburban (0-2 du/ac).

TRACT SIZE: 1.27 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 2 Dwelling Units
PROPOSED: 1 Dwelling Units

DISTRIBUTION

| | | |
|--------------------------------|------------------|--------------------------|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

ADDITIONAL COMMENTS: Presently, the subject property has not yet been assigned a “City” zoning category. The subject parcel was annexed into the city on September 21, 2016 by Ordinance Number 2515.

A request to assign a change of zoning to RCE-1 is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The RCE-1 zoning is compatible with the property due to the size and uses. The change of zoning request is being processed in conjunction with a future land use amendment from “County” Low Density Residential to “City” Residential Very Low Suburban.

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed use of the property is consistent with the proposed Residential Very Low Suburban (0-2 DU/Acre) Future Land Use designation and the City’s RCE-1 Zoning classification. Site development cannot exceed the density allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: The proposed future land use change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 October 9, 2018.

PUBLIC HEARING SCHEDULE:

Planning Commission, November 13, 2018 (5:30 pm)
City Council, December 5, 2018 (1:30 pm) - 1st Reading
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DULY ADVERTISED:

November 2, 2018 -- Public Notice and Notification- (Apopka Chief, letter to property owner)

RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from “County” R-CE (ZIP) to “City” RCE-1 for the property owned by Bryan and Debbie Nelson, and located at 1157 Oakpoint Circle.

Recommended Motion: Finding the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning from “County” A-2 to “City” RCE-1 for the property owned by Bryan and Debbie Nelson, and located at 1157 Oakpoint Circle.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

| <i>Direction</i> | <i>Future Land Use</i> | <i>Zoning</i> | <i>Present Use</i> |
|------------------|---|--------------------|---|
| North | “City” RVLS and “County” LDR | “City” PUD | Vacant Subdivision Lot (Lakeshore at Wekiva) |
| East | “County” Low Density Residential (FLU-IP) | “County” RCE (ZIP) | Single Family Home |
| South | “County” Low Density Residential | “County” RCE | Single Family Home |
| West | “County” Low Density Residential | “County” RCE | Single Family Home |

**LAND USE & TRAFFIC
 COMPATIBILITY:**

The property is currently accessed from Oakpoint Circle. The subject property, along with other properties in the vicinity, are of a large-lot, residential nature. The requirements found in RCE-1 zoning, along with the Residential Very Low Suburban Future Land Use can assist in maintaining a large-lot, sparse density nature.

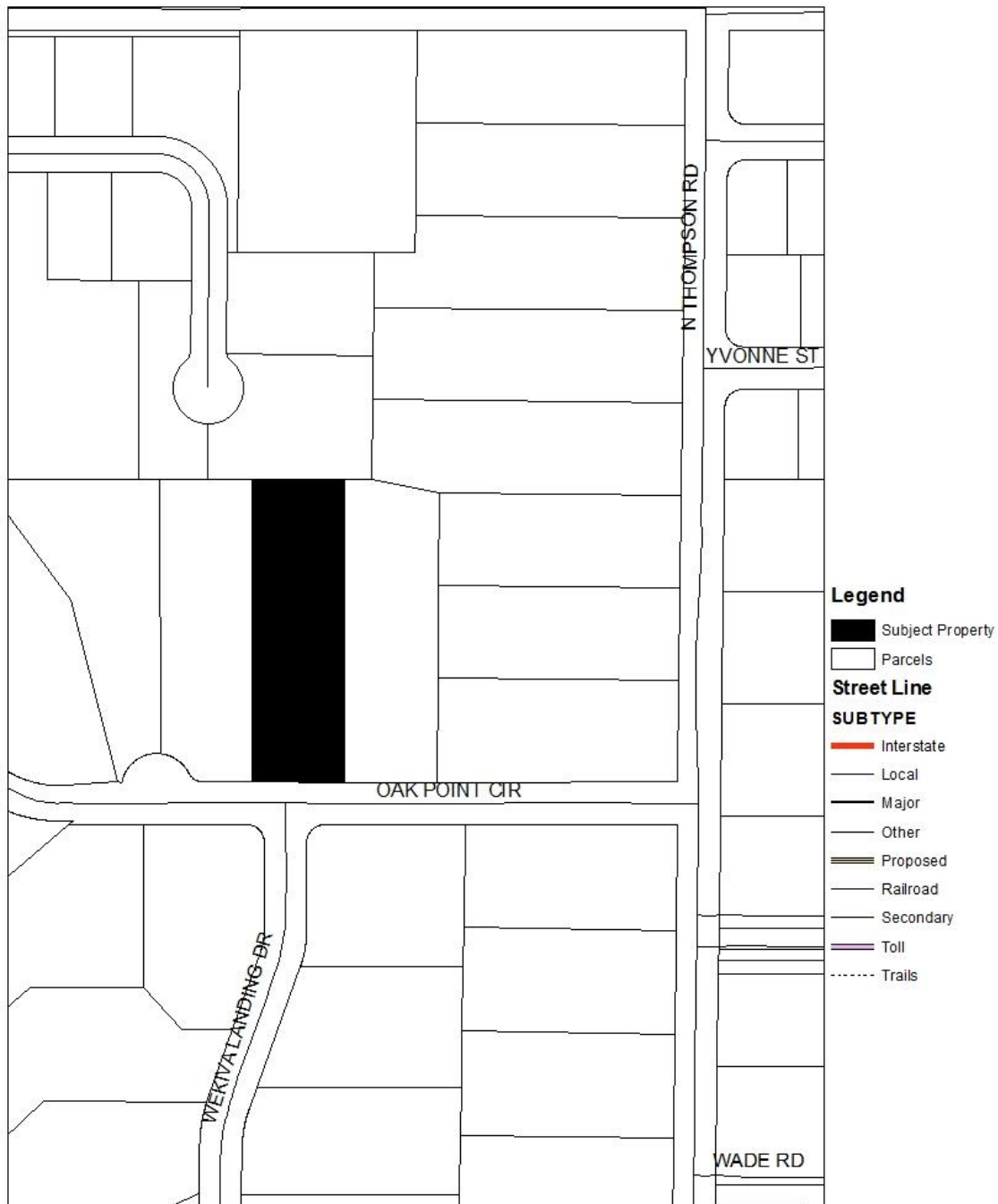
**COMPREHENSIVE PLAN
 COMPLIANCE:**

The proposed RCE-1 zoning is consistent with the proposed Future Land Use designation, “Residential Very Low Suburban” (0-2 DU/AC) and with the character of the surrounding area and future proposed development. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.



Bryan and Debbie Nelson
1.27 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: "County" Low Density Residential
To: "City" Residential Very Low Suburban
Proposed Change of Zoning:
From: "County" RCE (ZIP)
To: "City" RCE-1
Parcel ID #: 02-21-28-9090-00-020

VICINITY MAP



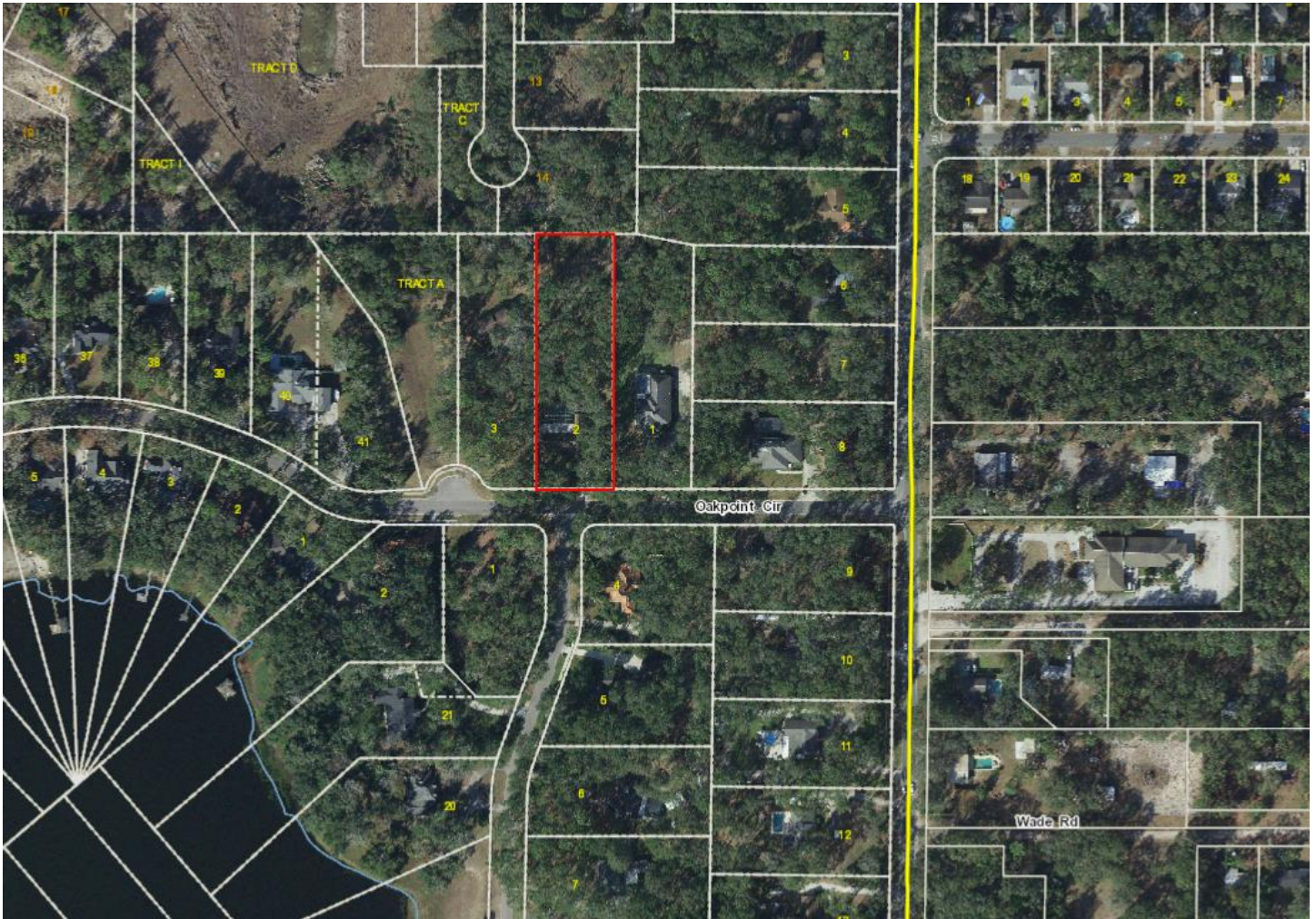


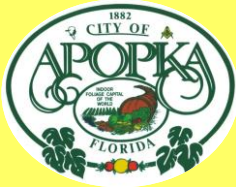
ADJACENT ZONING





ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

- PUBLIC HEARING
- SITE PLAN
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 13, 2018
 FROM: Community Development
 EXHIBITS: Land Use Report
 Vicinity Map
 Future Land Use Map
 Zoning Map
 Adjacent Uses Map

SUBJECT: COMPREHENSIVE PLAN – SMALL SCALE – ADMINISTRATIVE FUTURE LAND USE AMENDMENT – RENUKA PRASAD

REQUEST: RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN – SMALL SCALE – ADMINISTRATIVE FUTURE LAND USE AMENDMENT:
FROM: MIXED USE
TO: COMMERCIAL (MAX. 0.25 FAR)

SUMMARY:

OWNER: Renuka Prasad

APPLICANT: City of Apopka

LOCATION: North of West Orange Blossom Trail, west of S.R. 429

PARCEL ID NUMBER: 01-21-27-0000-00-037

EXISTING USE: Tire and Automotive Services

CURRENT ZONING: “County” C-2 (ZIP)

PROPOSED DEVELOPMENT: Tire and Automotive Services

PROPOSED ZONING: “City” C-2 (Note: this Future Land Use amendment request is being processed along with a request to change the zoning classification from “County” C-2 (ZIP) to “City” C-2 (General Commercial).

TRACT SIZE: 3.17 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 34,479 Sq. Ft.
 PROPOSED: 34,479 Sq. Ft.

DISTRIBUTION

| | | |
|--------------------------------|------------------|--------------------------|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

ADDITIONAL COMMENTS: The subject parcel was annexed into the city on October 7, 2009 by Ordinance Number 2124. Presently, the subject property has a “city” future land use designation of Mixed Use, however, no “city” zoning classification has been assigned. Based on a letter from the property owner’s attorney, the property owner is requesting a Commercial Future Land Use Designation and C-2 Zoning. The property owner’s intent is to retain similar property rights/ permitted uses that were granted to the property when in unincorporated Orange County.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is consistent with the Commercial Future Land Use designation. Site development cannot exceed the intensity allowed by the Future Land Use policies. Planning & Zoning staff determines that the below policies support a Commercial FLUM designation at the subject site:

Future Land Use Element

1. **Policy 3.1.i**

Commercial

Primary uses shall be for business, commerce, and convenience shopping which may be neighborhood or community oriented. The maximum floor area ratio shall be .25 gross floor area. Institutional land uses of less than five acres; and public facilities or utilities of less than five acres.

Planned Unit Development uses may include: (Policy 3.1.i)

1. All primary uses
2. All Special Exception uses
3. Multifamily Development of up to fifteen dwelling units per acre, when located within a primary use structure
4. Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

SCHOOL CAPACITY REPORT: Because this request represents a change to a non-residential future land use designation and zoning classification, school capacity determination by 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 October 9, 2018.

PUBLIC HEARING SCHEDULE:

November 13, 2018 - Planning Commission (5:30 pm)

December 5, 2018 - City Council (1:30 pm pm) - 1st Reading

December 19, 2018 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

November 2, 2018 – Public Notice and Notification (Apopka Chief and letter to property owner)

RECOMMENDATION ACTION:

The Development Review Committee: finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Future Land Use Designation of Commercial for the property owned by Renuka Prasad, and located at 3349 W. Orange Blossom Trail.

Planning Commission Recommended Motion: Find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from Mixed Use to Commercial, subject to the findings of the Staff Report.

Note: This item is considered legislative and establishes general policy. 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) | “County” Rural | “County” A-1 | Morrison’s Subdivision |
| East (County) | “County” Rural | “County” A-1 | Woodlands and Single Family Homes |
| South (City) | “City” Industrial | “City” I-1 | Copart Automotive |
| West (County) | “County” Rural | “County” A-1 | Woodlands |

II. LAND USE ANALYSIS

The subject property is located on a site that is ideal for commercial use, which makes the request for a Commercial 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.

Properties to the south, on the south side of U.S. 441, are developed as industrial properties, with properties to the north developed as residential properties. The proposed Commercial Future Land Use will act as a transition between the residential and industrial properties. Furthermore, the property is accessed from the arterial road, West Orange Blossom Trail, with close access to the State Route 429 Interchange.

The proposed Residential Low Suburban future land use designation is consistent with the general future land use character 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 “West Area” of the JPA. The proposed FLUM Amendment request for a change from Mixed Use to Commercial (Max. 0.25 FAR) is consistent with the terms of the JPA (Second Amendment). Renuka Prasad is the property owner of the proposed future land use amendment and proposed change of zoning for the property, and has been notified of the hearing schedule.

Transportation: Road access to the site is from West Orange Blossom.

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

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

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

Analysis of the character of the Property: The current use of the Property is an Auto Repair Facility and an Auto Parts Vendor.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Commercial (max FAR 0.25). Based on the housing element of the City's Comprehensive Plan, this amendment will not increase the City's future population

CALCULATIONS:

ADOPTED: 1 Unit(s) x 2.659 p/h = 3 persons

PROPOSED: N/A, no residential

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

Habitat for species listed as endangered, threatened or of special concern: 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 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: 5,172 GPD
3. Projected total demand under proposed designation: 5,172 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 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: 6,896 GPD
3. Projected total demand under proposed designation: 6,896 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: 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: 69 lbs/ day
4. Projected LOS under proposed designation: 69 lbs / 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): 9.353 MGD

Total design capacity of the water treatment plant(s): 33.696 MGD

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

1. Facilities serving the site: None
2. Projected LOS under existing designation: 100 year – 24 hour design storm
3. Projected LOS under proposed designation: 100 year – 24 hour design storm
4. Improvement/expansion: On site retention / detention ponds

Recreation

1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: N/A acres
3. Projected facility under proposed designation: N/A acres

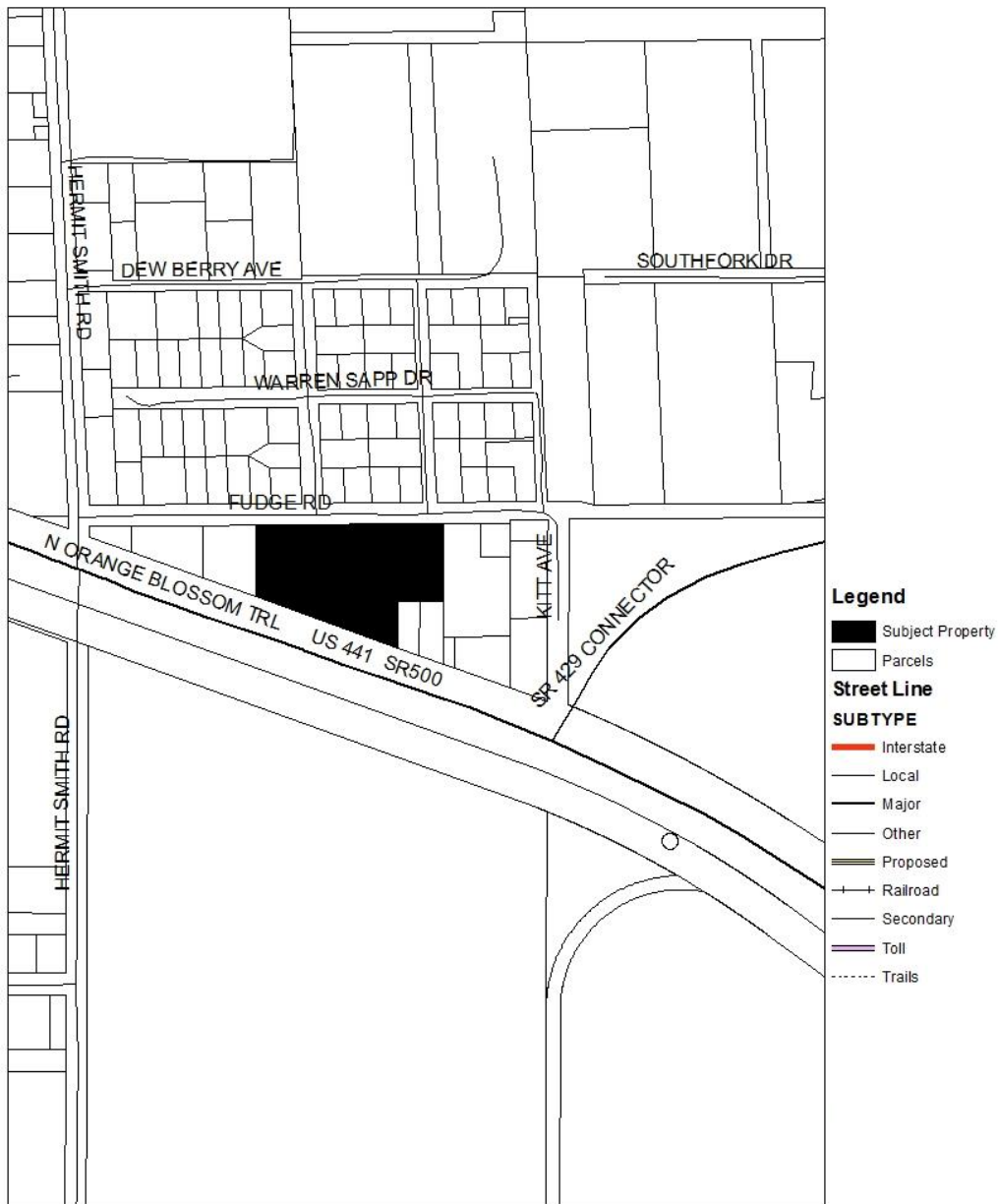
Improvement/expansions already programmed or needed as a result of the proposed amendment: None

Standards set forth in the City's Land Development Code will require any development plans to provide parkland and recreation facilities and open space for residents residing with the new development. This initial review does not preclude conformance with concurrency requirements at the time of development approval.



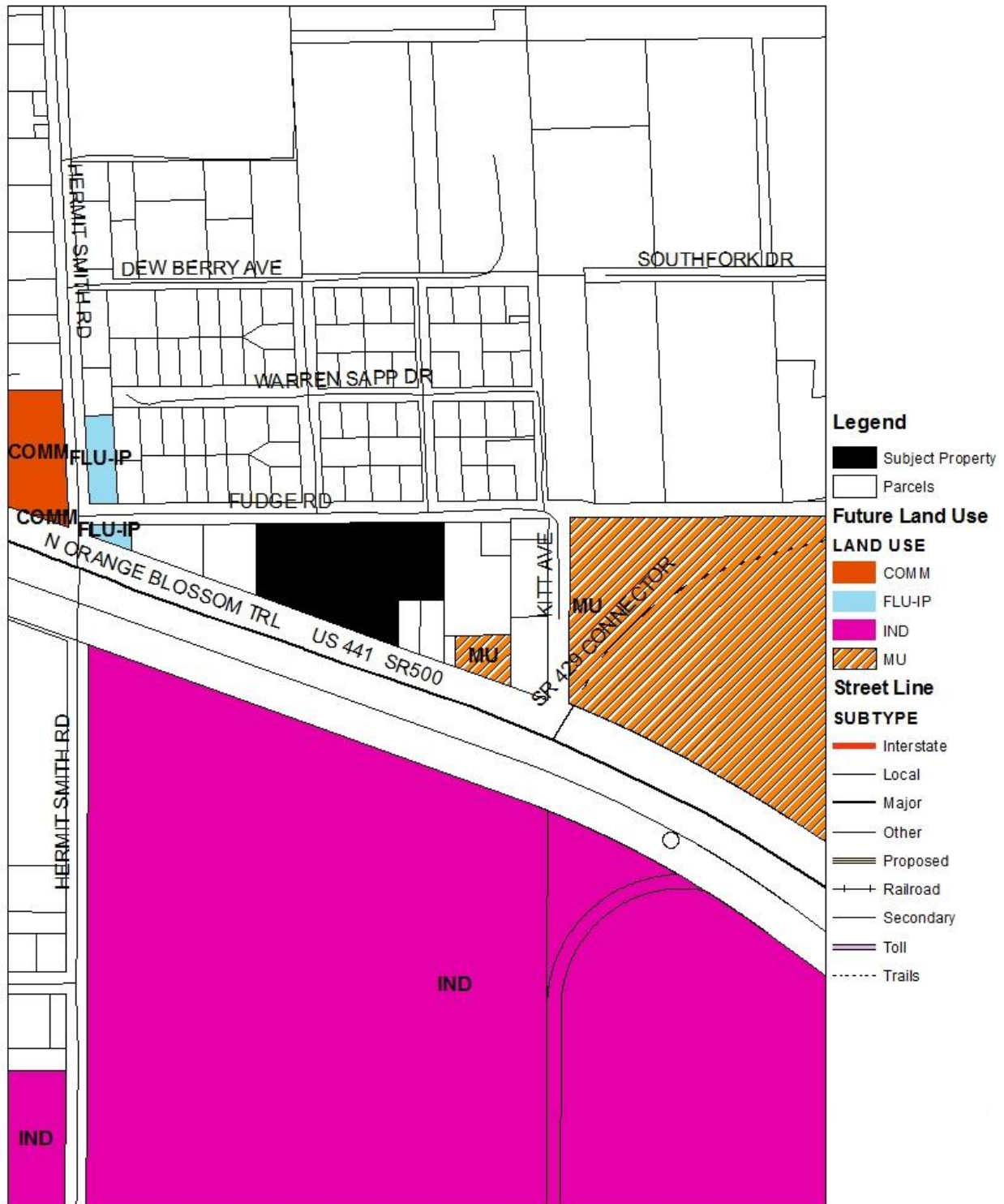
Renuka Prasad
3.17 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: Mixed Use
To: Commercial
Proposed Change of Zoning:
From: "County" C-2 (ZIP)
To: "City" C-2
Parcel ID #: 01-21-27-0000-00-037

VICINITY MAP





FUTURE LAND USE MAP





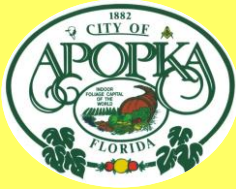
ADJACENT ZONING





JACENT USES





CITY OF APOPKA PLANNING COMMISSION

PUBLIC HEARING
 SITE PLAN
 SPECIAL REPORTS
 OTHER:

MEETING OF: November 13, 2018
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Zoning Map
Adjacent Uses Map

SUBJECT: ADMINISTRATIVE CHANGE OF ZONING – RENUKA PRASAD

**REQUEST: RECOMMEND APPROVAL OF THE ADMINISTRATIVE CHANGE OF ZONING:
FROM: “COUNTY” C-2 (ZIP)
TO: “CITY” C-2 (GENERAL COMMERCIAL)**

SUMMARY:

OWNER: Renuka Prasad

APPLICANT: City of Apopka

LOCATION: North of West Orange Blossom Trail, west of S.R. 429

PARCEL ID NUMBER: 01-21-27-0000-00-037

EXISTING USE: Tire and Automotive Services

CURRENT ZONING: “County” C-2 (ZIP)

PROPOSED DEVELOPMENT: Tire and Automotive Services

PROPOSED ZONING: “City” C-2 (Note: this Change of Zoning request is being processed along with a request to amend the Future Land Use from Mixed Use to Commercial (Max. 0.25 FAR).

TRACT SIZE: 3.17 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 34,479 Sq. Ft.
PROPOSED: 34,479 Sq. Ft.

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

ADDITIONAL COMMENTS: Presently, the subject property has not yet been assigned a “City” zoning category. The applicant is requesting the City to assign a zoning classification of C-2 (General Commercial District) to the property. The intent for requesting “City” C-2 zoning is to retain the permitted uses that were once granted to the property when in Orange County, with “County” C-2 zoning. At the time the property annexed into the City of Apopka, the property was used for an automobile repair business, which remains the current use of the property. Automobile repair is the present use.

The subject parcel was annexed into the city on October 7, 2009 by Ordinance Number 2124.

A request to assign a change of zoning to C-2 is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The change of zoning request is being processed in conjunction with a future land use amendment from “County” Mixed Use to “City” Commercial.

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed use of the property is consistent with the proposed Commercial (Max. 25% Floor Area Ratio) Future Land Use designation and the City’s C-2 Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: Because this request represents a change to a non-residential future land use designation and zoning classification, school capacity determination by 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 October 9, 2018.

PUBLIC HEARING SCHEDULE:

November 13, 2018 - Planning Commission (5:30 pm)

December 5, 2018 - City Council (1:30 pm pm) - 1st Reading

December 19, 2018 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

November 2, 2018 – Public Notice and Notification (Apopka Chief and letter to property owner)

RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from “County” C-2 (ZIP) to “City” C-2 for the property owned by Renuka Prasad, and located at 3349 W. Orange Blossom Trail.

Recommended Motion: Finding the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning from “County” C-2 to “City” C-2 for the property owned by Renuka Prasad, and located at 3349 W. Orange Blossom Trail.

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) | “County” Rural | “County” A-1 | Morrison’s Subdivision |
| East (County) | “County” Rural | “County” A-1 | Woodlands and Single Family Homes |
| South (City) | “City” Industrial | “City” I-1 | Copart Automotive |
| West (County) | “County” Rural | “County” A-1 | Woodlands |

LAND USE & TRAFFIC COMPATIBILITY:

The property is currently accessed from the arterial road, West Orange Blossom Trail. In the vicinity is the S.R. 429 interchange. With the given infrastructure, C-2 zoning is an adequate zoning designation for the subject property.

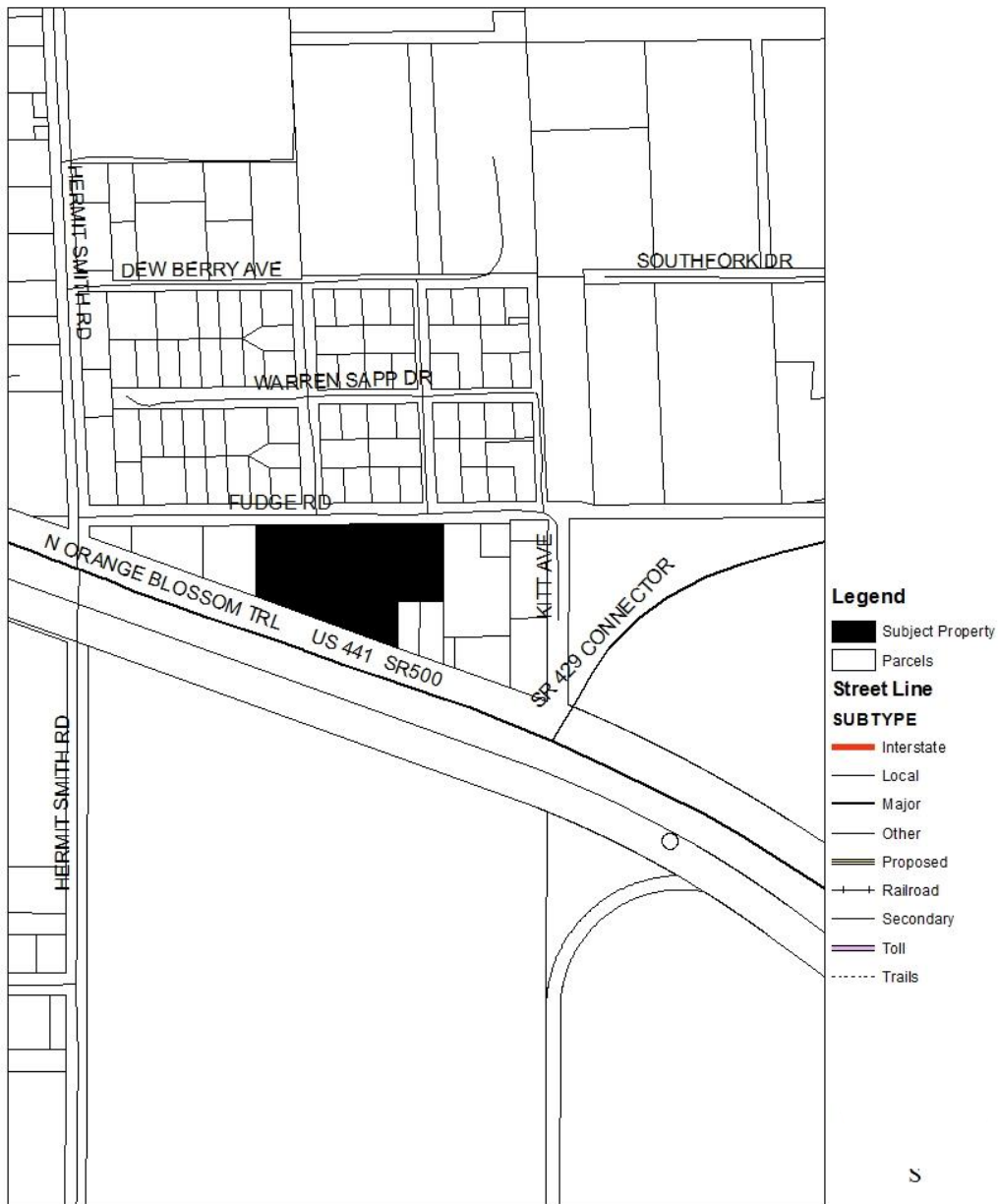
COMPREHENSIVE PLAN COMPLIANCE:

The proposed C-2 zoning is consistent with the proposed Future Land Use designation, “Commercial” (Max. 25% FAR) and with the character of the surrounding area and future proposed development. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.



Renuka Prasad
3.17 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: Mixed Use
To: Commercial
Proposed Change of Zoning:
From: "County" C-2 (ZIP)
To: "City" C-2
Parcel ID #: 01-21-27-0000-00-037

VICINITY MAP



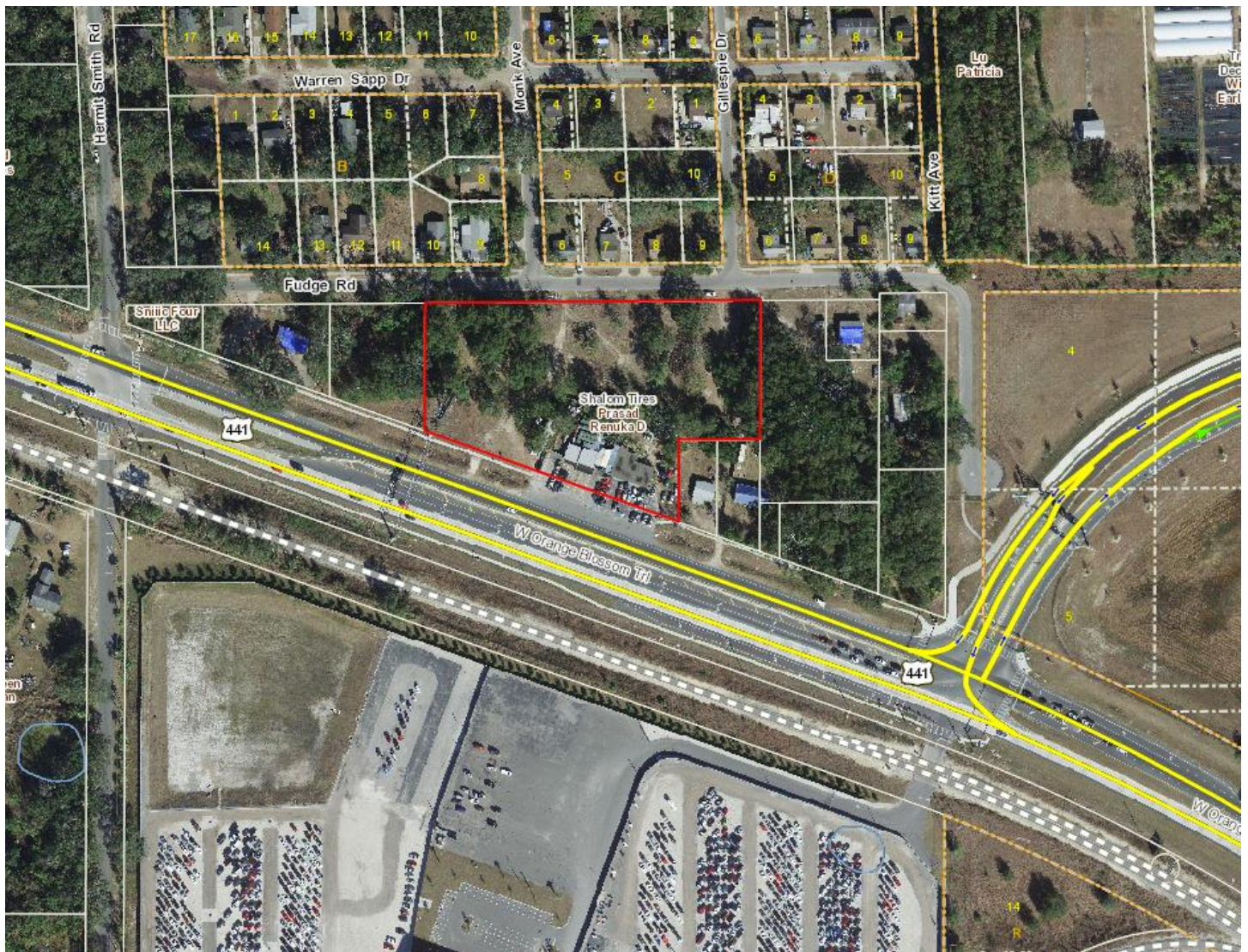


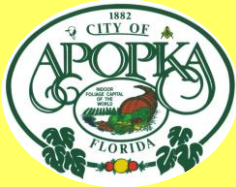
ADJACENT ZONING





JACENT USES





CITY OF APOPKA PLANNING COMMISSION

- PUBLIC HEARING
- SITE PLAN
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 13, 2018
 FROM: Community Development
 EXHIBITS: Land Use Report
 Vicinity Map
 Future Land Use Map
 Zoning Map
 Adjacent Uses Map

SUBJECT: COMPREHENSIVE PLAN – SMALL SCALE – ADMINISTRATIVE FUTURE LAND USE AMENDMENT – CARLOS VERDUZCO

**REQUEST: RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN – SMALL SCALE – ADMINISTRATIVE FUTURE LAND USE AMENDMENT:
 FROM: “COUNTY” LOW DENSITY RESIDENTIAL (0-4 DU/AC)
 TO: “CITY” RESIDENTIAL VERY LOW SUBURBAN (0-2 DU/AC)**

SUMMARY:

OWNERS: Carlos Verduzco

APPLICANT: City of Apopka

LOCATION: 1175 Oakpoint Circle

PARCEL ID NUMBER: 02-21-28-9090-00-080

EXISTING USE: Single Family House

CURRENT ZONING: “County” R-CE (ZIP)

PROPOSED DEVELOPMENT: Single Family House

PROPOSED ZONING: “City” RCE-1 (Note: this Future Land Use amendment request is being processed along with a request to change the zoning classification from “County” R-CE (ZIP) to “City” RCE-1 (Residential Country Estates 1 District).

TRACT SIZE: 1.14 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 4 Dwelling Units
 PROPOSED: 2 Dwelling Units

DISTRIBUTION

| | | |
|--------------------------------|------------------|--------------------------|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

ADDITIONAL COMMENTS: The subject parcel was annexed into the city on September 21, 2016 by Ordinance Number 2517. Presently, the subject property is without a “city” future land use and zoning designation. The proposed Future Land Use, “Residential Very Low Suburban” is compatible with the property due to its size and existing uses. In addition, “Residential Very Low Suburban” can be found in the vicinity of the property, including the north-adjacent subdivision, Lakeshore at Wekiva.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is consistent with the Residential Very Low Suburban Future Land Use designation. Site development cannot exceed the intensity allowed by the Future Land Use policies. Planning & Zoning staff determines that the below policies support a Residential Very Low Suburban FLUM designation at the subject site:

Future Land Use Element

Policy 3.1.c

Very Low Density Suburban Residential

The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include:

- 1) Institutional uses of five acres or less
- 2) High schools
- 3) Supporting infrastructure and public facilities of two acres or more
- 4) Horticultural nurseries as a primary use;

Planned Development uses may include:

- (1) All primary uses
- (2) All special exception uses
- (3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
- (4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

SCHOOL CAPACITY REPORT: The proposed future land use change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement

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 October 9, 2018.

PUBLIC HEARING SCHEDULE:

November 13, 2018 - Planning Commission (5:30 pm)
December 5, 2018 - City Council (1:30 pm pm) - 1st Reading
December 19, 2018 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

November 2, 2018 – Public Notice and Notification (Apopka Chief and letter to property owner)

RECOMMENDATION ACTION:

The **Development Review Committee**: finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Future Land Use Designation of Residential Very Low Suburban for the property owned by Carlos Verduzco and located at 1175 Oakpoint Road.

Planning Commission Recommended Motion: Find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from “County” Low Density Residential to “City” Residential Very Low Suburban, subject to the findings of the Staff Report.

Note: This item is considered legislative and establishes general policy. 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” Residential Very Low Suburban | “City” PUD | Single Family Home |
| East | “County” Low Density Residential (FLU-IP) | “County” RCE (ZIP) | Single Family Home |
| South | “County” Low Density Residential | “County” RCE | Single Family Home |
| West | “County” Low Density Residential | “County” RCE | Single Family Home |

II. LAND USE ANALYSIS

The subject property currently contains one dwelling unit, which makes the request for a Residential Very Low Suburban 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.

Properties in all four cardinal directions are of a sparse residential nature. The Future Land Use designation, “Residential Very Low Suburban” preserves a sparse residential nature.

The proposed Residential Low Suburban future land use designation is consistent with the general future land use character 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 “Core Area” of the JPA. The proposed FLUM Amendment request for a change from “County” Low Density Residential to “City” Residential Very Low Suburban (0-2 DU/AC) is consistent with the terms of the JPA (Second Amendment). William D. Cook and Robyn D. Cook Revocable Trust are the property owners of the proposed future land use amendment and proposed change of zoning for the property, and have been notified of the hearing schedule.

Transportation: Road access to the site is from Oakpoint Circle

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

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

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

Analysis of the character of the Property: The current use of the Property is a single family home.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Residential Very Low Suburban (0-2 DU/AC). Based on the housing element of the City's Comprehensive Plan, this amendment will not increase the City's future population.

CALCULATIONS:

ADOPTED: 4 Unit(s) x 2.659 p/h = 10 persons

PROPOSED: 2 Unit(s) x 2.659 p/h = 5 persons

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

Habitat for species listed as endangered, threatened or of special concern: A habitat study is not required for developments less than ten (10) acres in size.

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 GPD/Capita ; 81 GPD / Capita

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

2. Projected total demand under existing designation: 196 GPD

3. Projected total demand under proposed designation: 392 GPD

4. Capacity available: Yes

5. Projected LOS under existing designation: 784 GPD/Capita

6. Projected LOS under proposed designation: 392 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 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: 1,816 GPD
3. Projected total demand under proposed designation: 908 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: 40 lbs/ day
4. Projected LOS under proposed designation: 20 lbs / 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): 9.353 MGD

Total design capacity of the water treatment plant(s): 33.696 MGD

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

1. Facilities serving the site: None

2. Projected LOS under existing designation: 100 year – 24 hour design storm
3. Projected LOS under proposed designation: 100 year – 24 hour design storm
4. Improvement/expansion: On site retention / detention ponds

Recreation

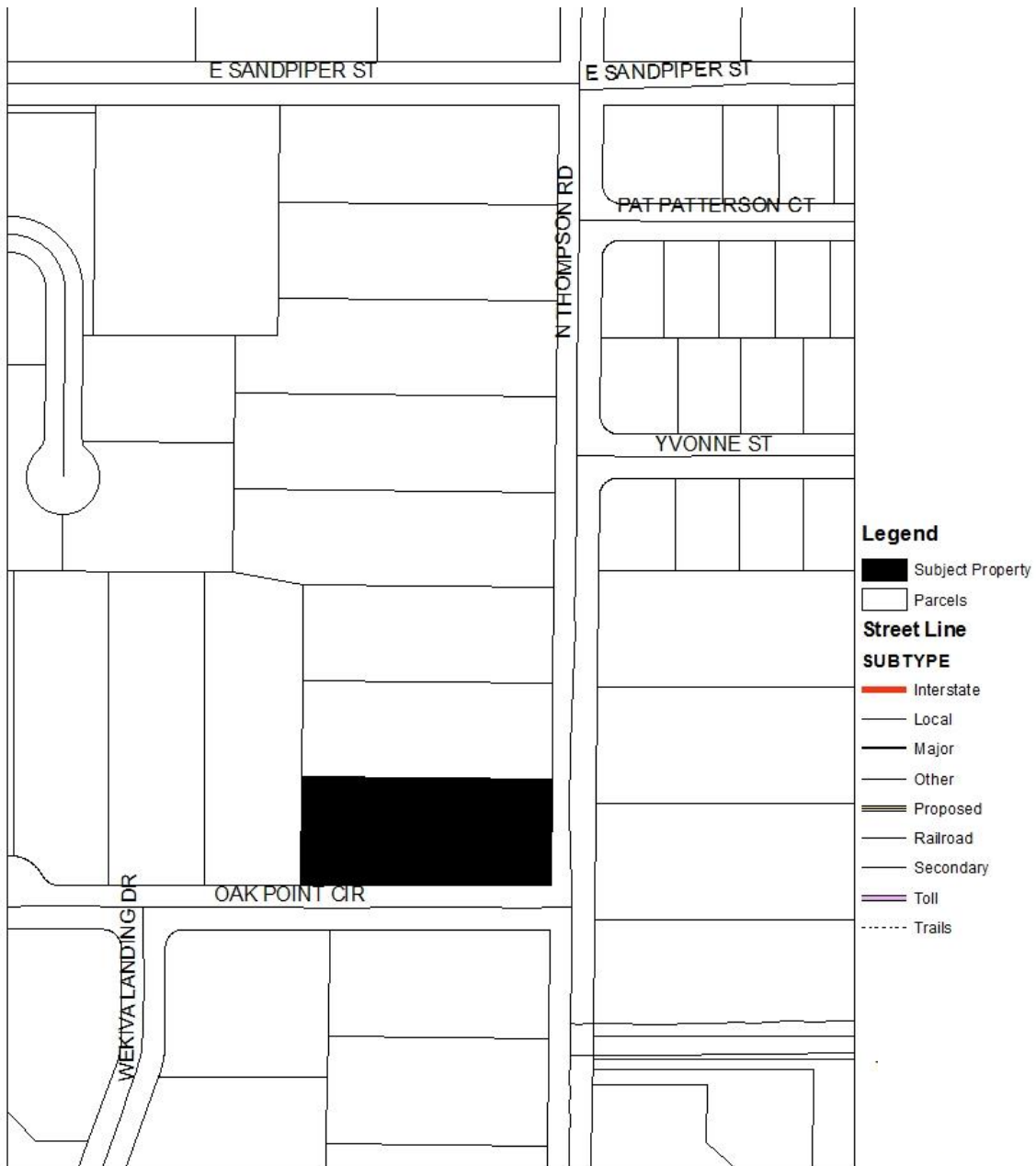
1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0.030 acres
3. Projected facility under proposed designation: 0.015 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

Standards set forth in the City's Land Development Code will require any development plans to provide parkland and recreation facilities and open space for residents residing with the new development. This initial review does not preclude conformance with concurrency requirements at the time of development approval.



Carlos Verduzco
1.14 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: "County" Low Density Residential
To: "City" Residential Very Low Suburban
Proposed Change of Zoning:
From: "County" RCE (ZIP)
To: "City" RCE-1
Parcel ID #: 02-21-28-7328-00-080

VICINITY MAP





FUTURE LAND USE MAP



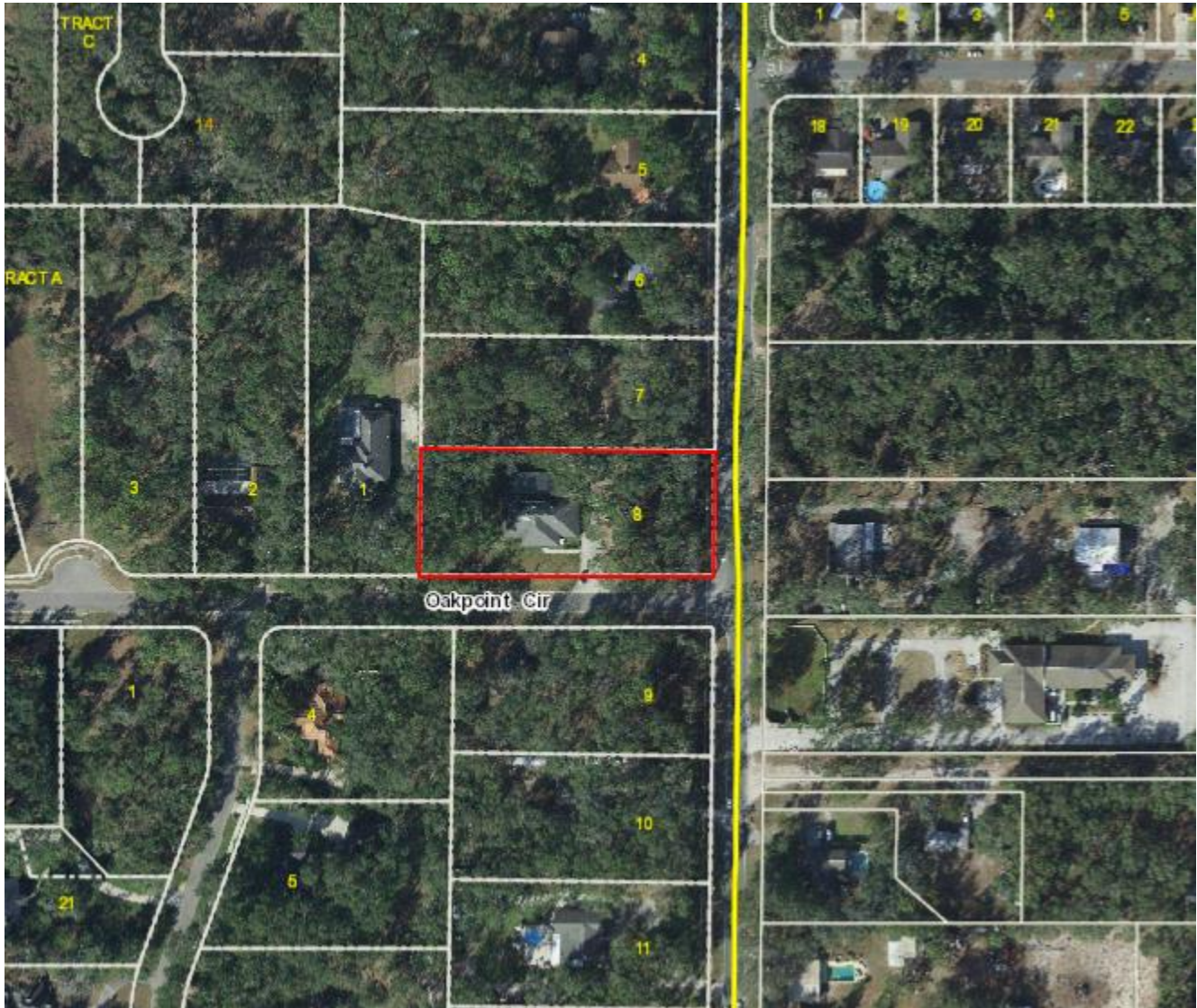


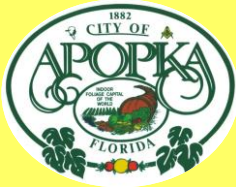
ADJACENT ZONING





ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

PUBLIC HEARING
 SITE PLAN
 SPECIAL REPORTS
 OTHER:

MEETING OF: November 13, 2018
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Zoning Map
Adjacent Uses Map

SUBJECT: ADMINISTRATIVE CHANGE OF ZONING - CARLOS VERDUZCO

**REQUEST: RECOMMEND APPROVAL OF THE ADMINISTRATIVE CHANGE OF ZONING:
FROM: "COUNTY" R-CE (ZIP)
TO: "CITY" RCE-1 (RESIDENTIAL COUNTRY ESTATES)**

SUMMARY:

OWNERS: Carlos Verduzco

APPLICANT: City of Apopka

LOCATION: 1175 Oakpoint Circle

PARCEL ID NUMBER: 02-21-28-9090-00-080

EXISTING USE: Single Family House

CURRENT ZONING: "County" R-CE (ZIP)

PROPOSED DEVELOPMENT: Single Family House

PROPOSED ZONING: "City" RCE-1 (Note: this Change of Zoning request is being processed along with a request to amend the Future Land Use from "County" Low Density Residential (4 du/ac) to "City" Residential Very Low Suburban (0-2 du/ac).

TRACT SIZE: 1.14 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 2 Dwelling Units
PROPOSED: 1 Dwelling Units

DISTRIBUTION

| | | |
|--------------------------------|------------------|--------------------------|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

ADDITIONAL COMMENTS: Presently, the subject property has not yet been assigned a “City” zoning category. The subject parcel was annexed into the city on September 21, 2016 by Ordinance Number 2517.

A request to assign a change of zoning to RCE-1 is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The RCE-1 zoning is compatible with the property due to the size and uses. The change of zoning request is being processed in conjunction with a future land use amendment from “County” Low Density Residential to “City” Residential Very Low Suburban.

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed use of the property is consistent with the proposed Residential Very Low Suburban (0-2 DU/Acre) Future Land Use designation and the City’s RCE-1 Zoning classification. Site development cannot exceed the density allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: The proposed future land use change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement

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 October 9, 2018.

PUBLIC HEARING SCHEDULE:

November 13, 2018 - Planning Commission (5:30 pm)
December 5, 2018 - City Council (1:30 pm pm) - 1st Reading
December 19, 2018 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

November 2, 2018 – Public Notice and Notification (Apopka Chief and letter to property owner)

RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from “County” R-CE (ZIP) to “City” RCE-1 for the property owned by Carlos Verduzco, and located at 1175 Oakpoint Circle.

Recommended Motion: Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning from “County” A-2 to “City” RCE-1 for the property owned by Carlos Verduzco, and located at 1175 Oakpoint Circle.

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” Low Density Residential | “County” RCE | Single Family Home |
| East | “County” Low Density Residential | “County” A-1 | Single Family Home |
| South | “County” Low Density Residential | “County” RCE | Single Family Home |
| West | “County” Low Density Residential (FLU-IP) | “County” RCE (ZIP) | Single Family Home |

**LAND USE & TRAFFIC
 COMPATIBILITY:**

The property is currently accessed from Oakpoint Circle. The subject property, along with other properties in the vicinity, are of a large-lot, residential nature. The requirements found in RCE-1 zoning, along with the Residential Very Low Suburban Future Land Use can assist in maintaining a large-lot, sparse density nature.

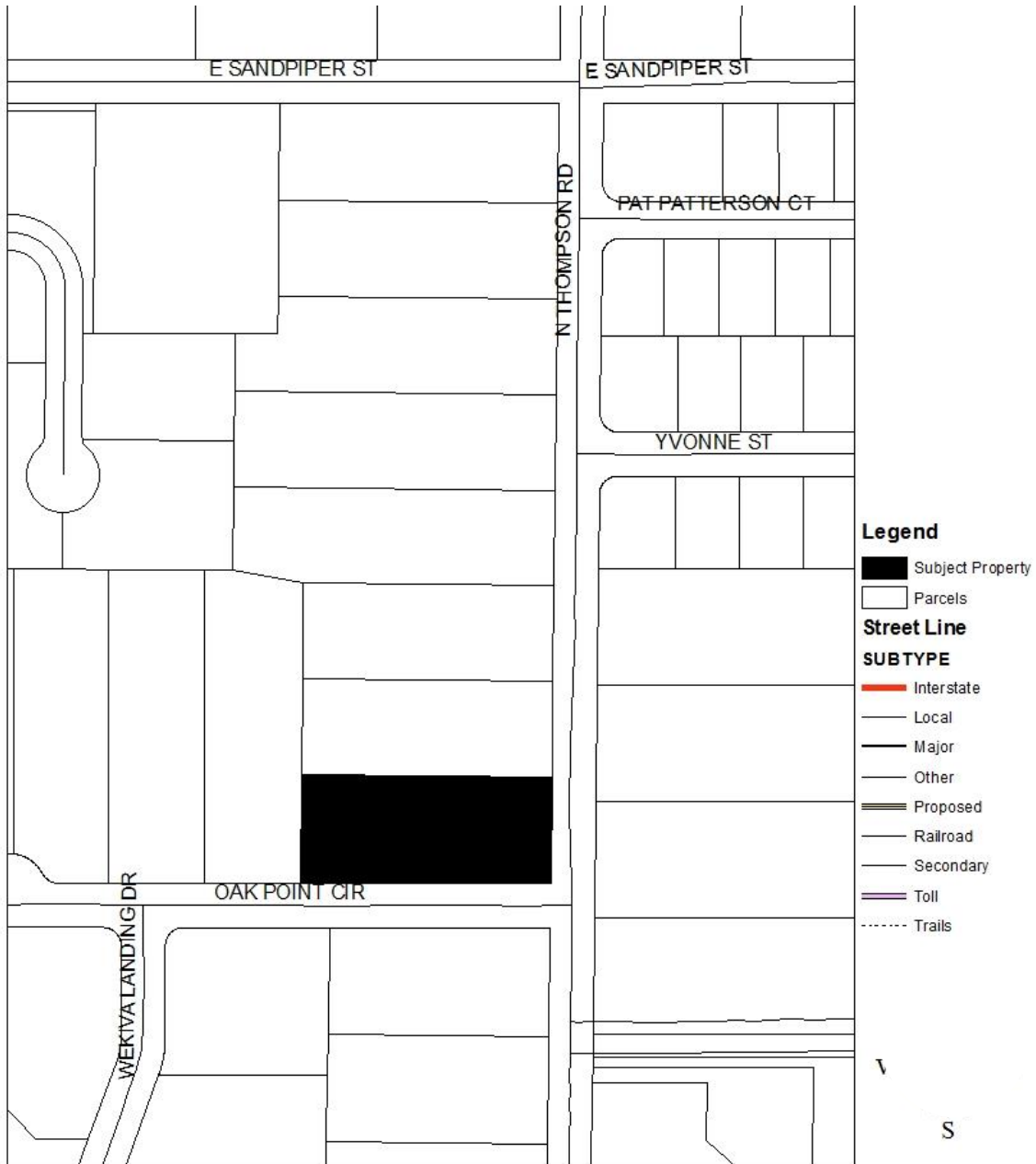
**COMPREHENSIVE PLAN
 COMPLIANCE:**

The proposed RCE-1 zoning is consistent with the proposed Future Land Use designation, “Residential Very Low Suburban” (0-2 DU/AC) and with the character of the surrounding area and future proposed development. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.



Carlos Verduzco
1.14 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: "County" Low Density Residential
To: "City" Residential Very Low Suburban
Proposed Change of Zoning:
From: "County" RCE (ZIP)
To: "City" RCE-1
Parcel ID #: 02-21-28-7328-00-080

VICINITY MAP



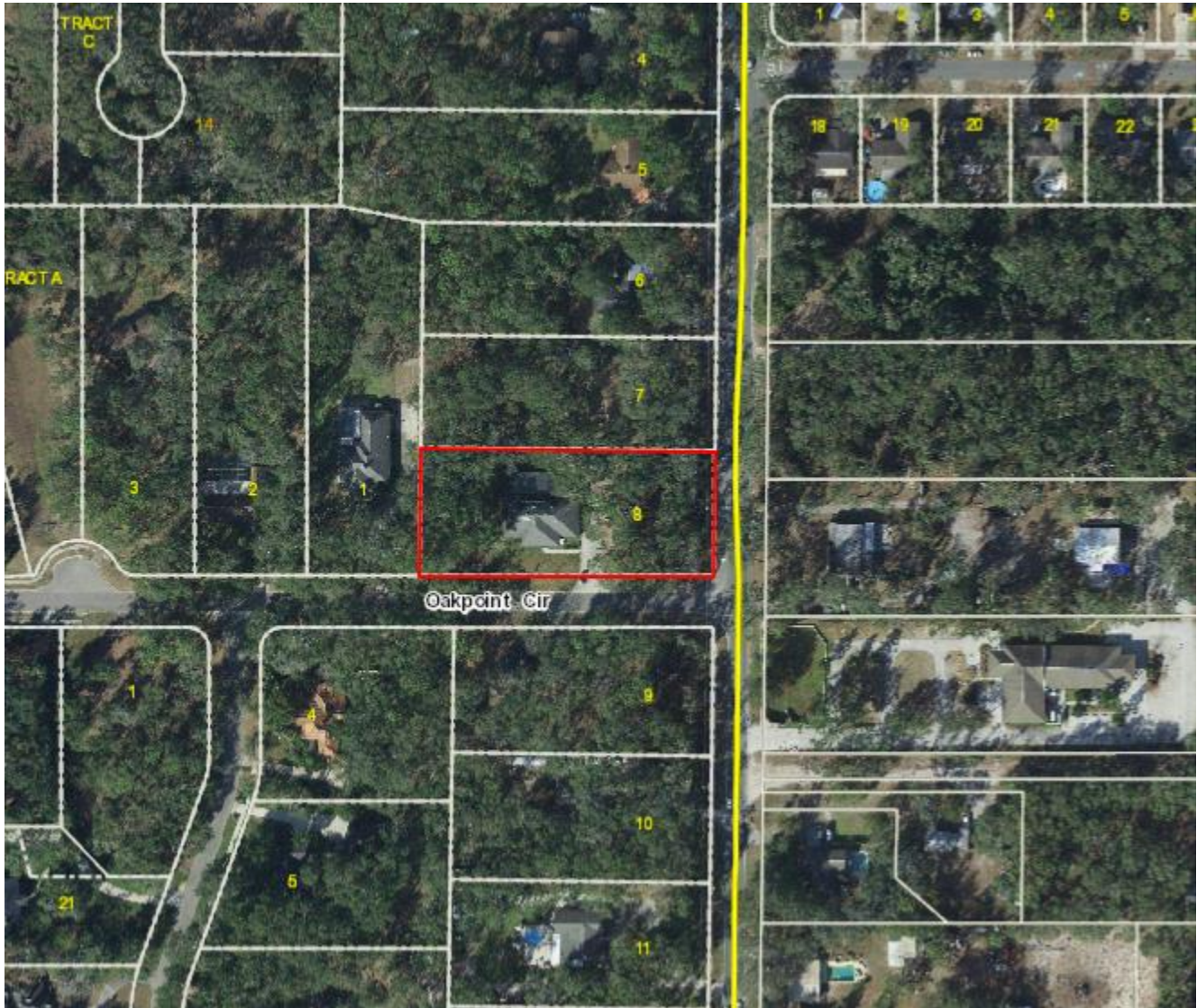


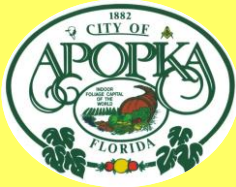
ADJACENT ZONING





ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

PUBLIC HEARING
 SITE PLAN
 SPECIAL REPORTS
 OTHER:

MEETING OF: November 13, 2018
FROM: Community Development
EXHIBITS: Land Use Report
Vicinity Map
Future Land Use Map
Zoning Map
Aerial Map
Kelly Park Interchange Area
WPIVP¹ Character Districts
Comp Plan Objectives
JPA Amendment No. 2

SUBJECT: COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – CANTERO HOLDINGS, LLC

REQUEST: RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT:

FROM: RURAL SETTLEMENT (0-1 DU/AC) AND “COUNTY” RURAL (1 DU/5 AC)
TO: MIXED USE INTERCHANGE

SUMMARY:

OWNER: Cantero Holdings, LLC
APPLICANT: Jimmy D. Crawford, Esq.
LOCATION: 3845 & 4011 Golden Gem Road
PARCEL ID NUMBERS: Parcel 1: 13-20-27-0000-00-054
Parcel 2: 24-20-27-0000-00-097
EXISTING USE: Vacant
CURRENT ZONING: “City” Agriculture Estates (81 ac +/-) and
“County” A-1 (Zoning in Progress) (10.5 ac +/-)
PROPOSED ZONING: Mixed Use - Interchange Zoning District with Neighborhood Overlay Zone (0-5 du/ac)
TRACT SIZES: 91.57 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:
EXISTING: Parcel 1 – One residential home
Parcel 2 -- Approved residential subdivision plan (with 12, five-acre lots), Golden Gem Estates
PROPOSED: Max. 457 residential units

DISTRIBUTION

| | | |
|--------------------------------|------------------|--------------------------|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

¹ WPIVP = Wekiva Parkway Interchange Vision Plan

ADDITIONAL COMMENTS: The applicant requests a future land use designation of “City” Mixed Use Interchange for two parcels along the east side of Golden Gem Road. Parcel 1 (10.5 ac +/-) annexed into the City on August 5, 2015 but has not had a “city” future land use designation or zoning assigned to it. Parcel 2 annexed into the City on December 1, 2004.

Parcel 1 (10.5 ac +/-) has planted pine on the western third of the parcel and vacant land on the eastern two-thirds of the parcel. The eastern portion of the parcel is a former horticultural nursery operation. Parcel 1 is not included within the boundaries of the Golden Gem Estates Preliminary Development Plan., which is described below for Parcel 2.

Parcel 2 (81 ac +/-) was approved with a Preliminary Development Plan (called Golden Gem Estates) for a 12-lot residential subdivision in August 2015. Typical lot size in Golden Gem Estates is five acres. A Mass Grading Plan was approved by the City Council on August 5, 2015¹⁶ as a phased portion of the Final Development Plan application. Clearing and grading occurred to allow the transfer of excess fill off site.

The parcel straddles the boundaries of the Wekiva Parkway Interchange Vision Plan Area, as depicted in the Future Land Use Element of the City’s Comprehensive Plan, and the Kelly Park Interchange Form-Based Code

Policy 20.9, Future Land Use Element of the Comprehensive Plan, requires that a Mixed Use-Interchange future a land use designation must be assigned to the property.

The subject parcels are located within the one-mile radius from the Wekiva Parkway interchange at Kelly Park Road; and therefore is required to adhere to the Kelly Park Crossing Form Based Code. The properties are located within the Wekiva Parkway Interchange Vision Plan Area. Therefore, the property must comply with Objectives 18 – 20 and related policies within the Future Land Use Element of the Comprehensive Plan and the recently adopted Kelly Park Crossing Form-Based Code. The applicant’s request is consistent with the Mixed Use Interchange future land use designation and the Overlay District covering the property within the Vision Plan.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is compatible with the character of the surrounding area, is within one mile of the SR 429/Kelly Park Road interchange, and is consistent with the Mixed Use Interchange 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 Wekiva Parkway Interchange Vision Plan a (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 and public facilities uses to serve the residential and non-residential needs of special areas of the City. The mix of land uses may occur on a single parcel or multiple parcels ...

The designation of a mixed use category may occur only in certain areas of the city, including “land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan...” These properties are within the 1-mile radius of the Wekiva Parkway Interchange depicted on the Wekiva Parkway Interchange Vision Plan Map located within the Future Land Use Element of the Apopka Comprehensive Plan.

2. **Policy 18.1** The City shall implement the Wekiva Parkway Interchange Vision Plan, which guides the location of a range of uses, such as residential, office, commercial, industrial, recreation, public and institutional, at various densities and intensities around the proposed interchange.

The proposed Mixed Use Future Land Use Designation allows for residential densities and non-residential uses and intensities to implement the Wekiva Parkway Interchange Vision Plan, consistent with Objective 18 and related policies.

3. **Policy 18.2** Prior to rezoning any property within a one-mile radius of the interchange Study Area, the City shall amend its LDC to incorporate development standards that will implement the Vision Plan.

This future land use amendment does not include a corresponding proposed zoning category because the City has yet to adopt development standards or form-based code consistent with this policy. Future densities/intensities and design character for the subject properties will be regulated at the time of rezoning once Wekiva Parkway Interchange Vision Plan design standards and form-based code are adopted.

4. **Policy 20.4** Prior to approving the first development plan with the Wekiva Parkway Interchange vision Plan Area, the City shall adopt the Wekiva Parkway Interchange Form-Based Cod establishing the design and development standards for the Wekiva Parkway Interchange Vision Plan Area.

The subject properties will be required to comply with the above policy should the development submit a development plan to ensure consistency with the Comprehensive Plan and Wekiva Parkway Interchange Vision Plan.

5. **Policy 20.9** Development within the Wekiva Parkway Interchange Plan Area shall be assigned a Mixed-Use Interchange future land use designation and shall accomplish an overall mix of residential and non-residential uses as outline in Policy 3.1.r. Assignment of the Mixed-Use Interchange Land Use future land use designation shall require an amendment to the Comprehensive Plan.

The applicant's request for a Mixed Use future land use designation is consistent with this policy, as well as the intent of the Wekiva Parkway Interchange Vision Plan area, which intends to concentrate a mixture of land uses with varying densities and intensities within one mile of the Wekiva Parkway Interchange.

6. **Policy 20.3.** The annexation, land use change, and subsequent development of lands located within the Wekiva Parkway Interchange Plan Area for Apopka and the Wekiva Interchange Land Use Plan Overlay for the County shall be consistent with the adopted Interlocal Agreement between Orange County and the City of Apopka regarding Wekiva Interchange Land Use Plan Overlay.
7. **Objective 19 and 20, and their associated policies.** See objectives and policies within the supporting information.

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, short trip lengths and balanced trip demand.

The Mixed Use future land use designation allows for a mixture of land use types such as residential and non-residential, which promotes shorter trip lengths, concentrated development to reduce travel demand.

2. **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.

3. **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.
4. **Objective 20 and associated Policies, Future Land Use Element.** Provided with the Supporting Information.

Kelly Park Interchange Form-Based Code.

1. Page 1 – “Therefore, if a site, or any portion of a site, is within the 1-mile radius [of the Kelly Park Interchange], the entire site is included within the vision plan and is subject to the standards.” And Page 2, “Where a property straddles the line, the subject property owner may select to bring the portion outside the property into the Form-Base Code area.”

VISIONING AND SPECIAL STUDIES: The properties are located within the boundaries of the Wekiva Parkway Interchange Vision Plan Area, making it subject to the Kelly Park Crossing Form-Based Code, Mixed- Use Interchange Zoning District and Neighborhood Overlay District. A copy of the Wekiva Parkway Interchange Vision Plan is provided with the support material.

SCHOOL CAPACITY REPORT: An executed capacity enhancement agreement with Orange County Public Schools will be required prior to rezoning hearings, as density occurring on a property located within the Wekiva Parkway Interchange Vision Plan Area (aka Kelly Park Interchange Area) is not determined until the zoning and master plan, per Policy 20.12 of the Future Land Use Element, Comprehensive Plan.

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 October 9, 2018. Notification has already occurred through the Second Amendment to the Joint Planning Agreement with Orange County government. The second amendment acknowledges that the City will assign a land use designation similar to the overlay district illustrated in the Wekiva Parkway Interchange Vision Plan.

PUBLIC HEARING SCHEDULE:

November 13, 2018 – Planning Commission (5:30 pm)
December 5 – City Council (1:30 pm) - 1st Reading & Transmittal

DULY ADVERTISED:

November 2, 2018 – Public Notice and Notification (Apopka Chief, posting, letters)

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval to transmit a change in Future Land Use to Mixed Use Interchange for the property owned by Cantero Holdings, LLC, subject to the information and findings in the staff report.

Recommended Motion: Find the Future Land Use Designation consistent with the Comprehensive Plan and recommend a change in Future Land Use Designation to Mixed Use Interchange for the properties owned by Cantero Holdings, 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 Interchange and “County” Rural | “County” A-1 (ZIP) | Greenhouse, pine forests, and grasslands |
| East | “City” Rural Settlement and Mixed Use Interchange | “City” Agriculture | Mobile Home and Vacant |
| South | “City” Rural Settlement | “City” Agriculture and “County” A-1 (ZIP) | Pine forests and City of Apopka stormwater retention pond |
| West | “County” Rural | “County” A-1 | Private Landfill |

II. LAND USE ANALYSIS

Analysis for the Future Land Use Designation was performed as part of the adopted Wekiva Parkway Interchange Vision Plan. This Vision Plan has been incorporated into the Comprehensive Plan. The subject property straddles the one-mile radius from the interchange, and the property owner has selected to pull the entire property into the Kelly Park Crossing Form-Based Code Area (aka Wekiva Parkway Interchange Vision Plan Area).

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

- Wekiva Parkway Interchange Vision Plan Area: Yes
- 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 and amended the JPA in October 19, 2010 to address the Wekiva Parkway Interchange Vision Plan. The subject property is consistent with the Vision Plan incorporated into Amendment 2 of the Wekiva Parkway Interchange Vision Plan.

Transportation: Road access to the site is from Golden Gem Road.

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; Objective 19, 20.
- Infrastructure Element, Policies 1.5.5, 4.2.7, 4.4, 4.4.1, 4.4.2 and 4.4.3
- Conservation Element, Policy 3.18

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that the parcels appear to occur within an area having a potential for karst features.

Analysis of the character of the Property: The current use of the property is vacant. The property straddles the Wekiva Parkway Interchange Vision Plan Area, and the property is eligible to be part of the Kelly Park Interchange Form-Based Code. As such, a master plan must be provided with the zoning application, and road and pedestrian systems must be connected to an integrated with other lands within the Form-Based

Code area. Property to the south is a retention pond owned by the City of Apopka and a single family home parcel. Lands to the north and northeast are located within the Kelly Park Crossing Development of Regional Impact and the Kelly Park Interchange Form-Base Code.

Analysis of the relationship of the amendment to the population projections: Based on the adoption of the JPA, the size of the property, and the proposed land use change, the amendment will increase the population by as many as 994 residents. The applicant proposes to develop the property as single family residential subdivision. Land use analysis was conducted as part of the Wekiva Parkway Interchange Vision Plan.

CALCULATIONS:

ADOPTED: 83 Unit(s) x 2.659 p/h = 220 persons
PROPOSED: 457 Unit(s) x 2.659 p/h = 1,215 persons

Housing Needs: The housing need is demonstrated through the Wekiva Parkway Interchange Vision Plan Area Study.

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. The road system shall be consistent with the intent of the Kelly Park Crossing Form-Based Code.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 81 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: 16,268 GPD

3. Projected total demand under proposed designation: 89,572 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 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: 17,430 GPD

3. Projected total demand under proposed designation: 95,970 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: 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: 880 lbs/ day
4. Projected LOS under proposed designation: 4,860 lbs / 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): 9.353 MGD

Total design capacity of the water treatment plant(s): 33.696 MGD

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

1. Facilities serving the site: None
2. Projected LOS under existing designation: 100 year – 24 hour design storm
3. Projected LOS under proposed designation: 100 year – 24 hour design storm
4. Improvement/expansion: On site retention / detention ponds

Recreation

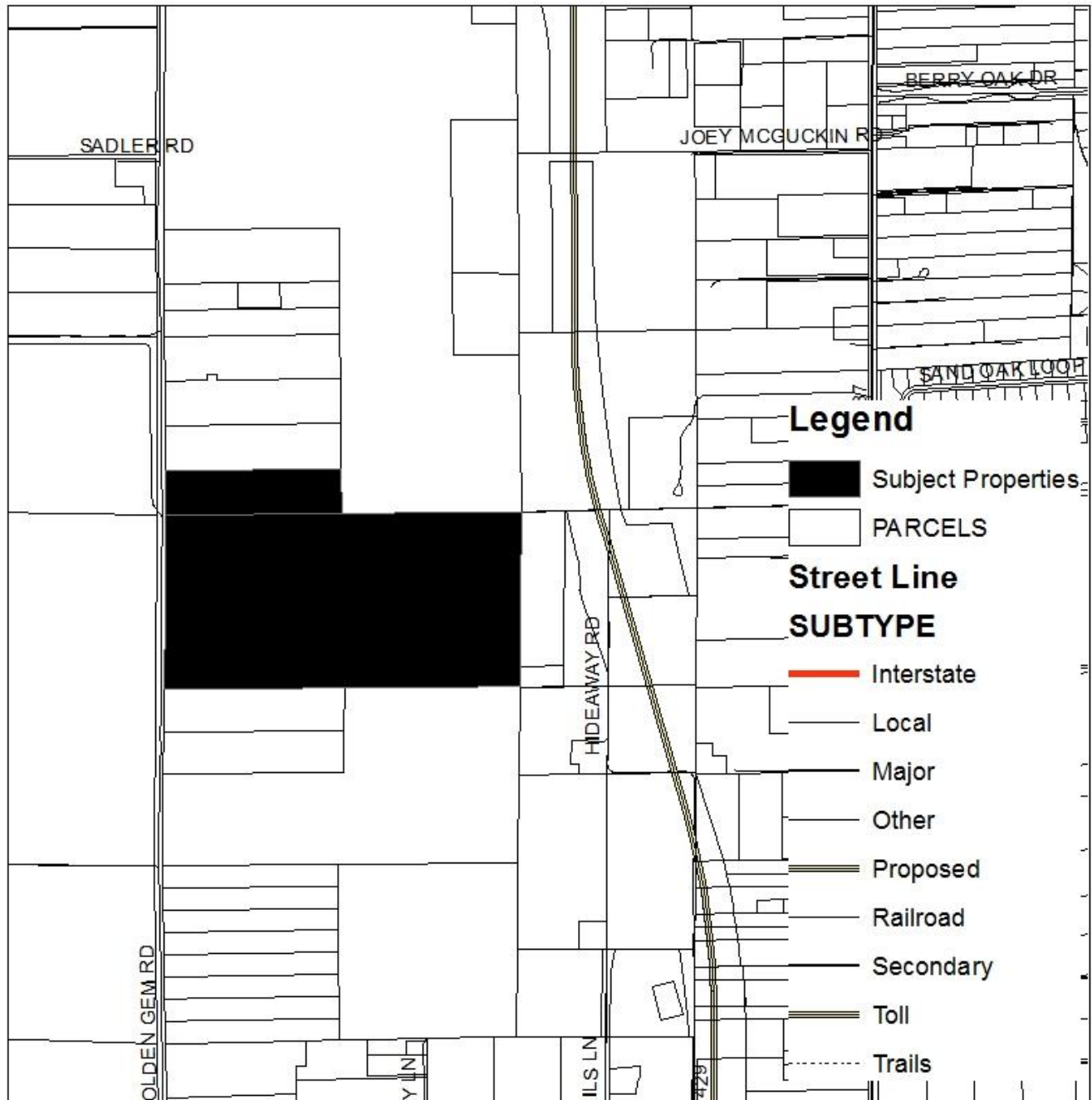
1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0.660 acres
3. Projected facility under proposed designation: 3.645 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

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



Cantero Holdings, LLC
91.57 +/- Acres
Proposed Large Scale Future Land Use Amendment:
From: Rural Settlement and Rural
To: Mixed Use Interchange
Parcel ID #: 13-20-27-0000-00-054 & 24-20-27-0000-00-097

VICINITY MAP





FUTURE LAND USE MAP





AERIAL MAP



construction, whereas larger pipes are constructed from ductile iron. Improvements to the distribution/transmission system have generally followed the recommendations outlined in the most recent master plan, with the timing of specific projects dependent on development patterns. **Map 10** shows the extent of the system within the interchange study area.

E. Public Schools

The area is currently served by Wolf Lake and Zellwood elementary schools, Wolf Lake Middle School and Apopka High School. According to the Orange County Public Schools (OCPS), all four schools are projected to be deficient by FY 2011-12. The OCPS current 10-year plan includes a relief elementary school for Wolf Lake and Zellwood, and a relief middle school for Wolf Lake. **Maps 11 to 13** show the attendance zones for these schools.

IV. Community Involvement

In conjunction with the County, the City conducted two public workshops to discuss the future growth around the proposed Wekiva Parkway Interchange. The first public workshop was conducted on February 25, 2010, and the second workshop was conducted on March 25, 2010. **Appendices B and C** contain the workshop summaries and the list of attendees. It should be noted that for the purpose of the Community Workshops an enlarged study area was reviewed, which included the area north of West Ponkan Road.

Additionally, the City held a public hearing before the City of Apopka Planning Commission on April 27, 2010 and the City Council on May 19, 2010.

V. Wekiva Parkway Interchange Vision Plan

The Wekiva Parkway will complete the outer beltway around Metro Orlando area. The completion of this outer ring, along with the proposed interchange, will result in added growth and development pressure within the Wekiva Study Area.

The Interchange Vision Plan was developed with a goal to accommodate new development that: (1) supports regional markets that depend on the Wekiva Parkway's function to move people and goods (light industry and warehousing, hotels/motels, restaurants, gas stations, truck stops, and convenience stores)¹; (2) is designed to complement the surrounding areas; and (3) manages and protects water and wildlife resources.

A. Land Use Vision

Even though the area is currently rural in character and the adopted land use categories for the area reinforce that character, the introduction of a highway interchange at Kelly Park Road will create development pressure in the area. The City, County and most area residents realize a need and have a desire for a plan for that future growth. The main goal of planning for growth is to situate it within an appropriate area around the interchange, and to allow sufficient density

¹ Guidelines for Preparing Comprehensive Plan Amendments for the Wekiva Study Area

and intensity to maximize sustainability and minimize environmental impacts on the Wekiva Study Area. The City also wants to take advantage of the opportunity this location provides to create a setting that will attract new quality employment to the area. The higher densities and intensities expected to accompany the interchange should transition into lower densities/intensities to ensure compatibility with the surrounding areas. Well thought-out, coordinated development is, therefore, a driving element of the interchange land use plan. Coordinated, transitional development at the interchange will protect meaningful tracts of connected open space, and preserve rural land outside of the interchange study area while allowing for carefully planned growth.

As shown on **Map 8**, potential Karst features are indicated proximate to the proposed interchange. For that reason, the vision plan proposes a measured approach to intensive development in the area immediately adjacent to the interchange, and instead create two nodes of development at the closest intersections to the parkway: Kelly Park Road/Golden Gem Road and Kelly Park Road/Plymouth Sorrento Road (see **Map 14**). The most dense and intense uses will be located within a 1/3-mile radius of the two proposed nodes. Between these nodes and the one-mile study area boundary, land uses will provide a transition to the existing lower densities, and less intense development character will be respected beyond the one-mile radius.

Map 15 shows the proposed interchange vision plan, which includes both City and unincorporated land. As shown on the map, the area within a 1-mile radius of the proposed interchange is proposed to be urban in character, with uses such as industrial, commercial, office, institutional/public, and medium and high-density residential uses. The highest intensity of use will be clustered around the two nodes as village centers. The area between the nodes and the one-mile radius will contain uses that will ensure the smooth transition to the less intense areas outside the one-mile radius.

The following is a description of the proposed character districts for the vision plan area.

1. Village Center (residential and commercial mix)

As noted above, the vision plan intends to concentrate the most intensive development within the two major intersection nodes. The type of development envisioned for these two nodes includes mixed-use buildings with retail uses on the ground floor and offices or residential spaces above. The Village Center character district will comprise approximately 5 to 15% of the area.

2. Edge Employment(employment uses)

Office uses may appear within the village center nodes as part of mixed-use buildings, or as stand-alone uses in the Edge Employment character district along the Wekiva Parkway. Other uses that would be appropriate for the Edge Employment area include industrial developments (clean industry), or large institutional uses (hospitals, educational facilities), which would provide much needed jobs in the area. Limited residential

will also be allowed. Both office and industrial uses will benefit from the visibility and access from the highway. Within the [EdgeEmployment](#) character district, greater attention will be applied to ensure protection of the potential Karst features and to allow for adequate setbacks from the highway. This area will not focus on the pedestrian environment as the village center, but would adopt a campus-like environment. Approximately 5 to 10% of the area is shown as [EdgeEmployment](#) on the vision plan map.

3. Interchange (highway-dependent uses)

The area between the proposed village centers and the parkway will be the most accessible to traffic exiting the highway. Therefore, the intended character for those areas will be a mix between Village Center and a more “suburban” type setting. It is expected that this is the area where gas stations would be located. There will be form-based standards adopted to ensure the transition from the fast-moving traffic in the highway to the more walkable environment expected to develop in the village centers. The Interchange character district will contain predominantly stand-alone uses (as opposed to mixed-use buildings) with less intensity of development than in the Village Center. [EdgeEmployment](#) character district type uses, including limited high density residential, may also occur in this character district. The area to be dedicated to Interchange uses comprises approximately 5 to 10% of the entire vision plan area.

4. Transitional (office, medium density residential uses)

Uses within the transitional areas will be regulated to minimize the impact of the most intensive areas (Village Center, [EdgeEmployment](#) and Interchange) on the existing lower density neighborhoods surrounding the study area. Medium densities in the form of town houses, apartments and condominiums, and office uses will be allowed within the Transitional district. The vision plan shows that approximately 10 to 20% of the total area will be dedicated to the Transitional character district. The expected density in the Transitional character district would accommodate between 5 to 15 dwelling units per acre depending on their location respective to neighborhood areas.

5. Neighborhood (residential)

The Neighborhood character district is intended to be primarily a single-family residential area. This district will have lower density residential than the Transitional district, allowing for a smooth transition into the existing lower density neighborhoods outside the 1-mile radius. The character of the area will be regulated through form-based standards to ensure that single-family homes are designed with front porches and that garages are located in the back with access from alleyways. The neighborhood area comprises over 50% of the vision plan area.

6. Recreation and Institutional

The Vision Plan shows an area as Recreation, consistent with the adopted Northwest Small Area Plan. This, however, does not mean that there will only be one area designated for recreation/open space. As properties develop (especially large tracts), the City will consider dedication of land for open space. Institutional uses (schools, churches, etc.) will also be defined as the area develops. It is anticipated that a minimum of 15% of the land within the area will eventually be used for open space/recreation purposes.

B. Vision Plan Holding Capacity

Based on the land uses and densities proposed in the vision plan, holding capacities were calculated to identify the amount of development that could potentially occur in the area. **Table 3** demonstrates that the vision plan area could accommodate approximately 15,873 residential units and 22,587,535 square feet of non-residential development.

Table 3: Vision Plan Holding Capacity

| Proposed Land Use | Total Acres | % of Total | Max. Intensity (FAR) | Max. Density (UPA) | Density/ Intensity Factor | Total Dwelling Units | Non-Residential Square Feet |
|---|--------------|--------------|----------------------|--------------------|---------------------------|----------------------|-----------------------------|
| Village Center Core (assumes 1st floor non-resid. + resid above) | 80 | 2.1 | 0.5 | 12 | 0.75 | 720 | 1,306,800 |
| Village Center balance (assumes 1st floor non-resid. + resid above) | 248 | 6.4 | 0.35 | 12 | 0.75 | 2,232 | 2,835,756 |
| Interchange (assumes 10% residential) | 175 | 4.5 | 1.0 | 15 | 0.70 | 184 | 4,811,875 |
| Edge Employment (assumes 10% residential) | 260 | 6.7 | 0.5 | 7.5 | 0.60 | 117 | 3,052,231 |
| Transitional (assumes 70% resid.; 30% non) | 581 | 14.9 | 1.0 | 15 | 0.85 | 5,185 | 6,453,276 |
| Neighborhood (assumes 90% residential) | 2,360 | 60.7 | 0.5 | 5 | 0.70 | 7,435 | 3,598,699 |
| Parks/Recreation | 121 | 3.1 | 0.2 | | 0.50 | 0 | 528,897 |
| Wekiva Parkway ROW | 63 | 1.6 | | | | | |
| TOTAL | 3,889 | 100.0 | | | | 15,873 | 22,587,535 |

Note: Acreages and yields are approximations only.

Based on the total acres of the area and the potential for residential and non-residential development noted above, an overall density of 4 du/ac and an overall FAR of 0.14 could be achieved.

Revised 9-7-10

**SECOND AMENDMENT TO
JOINT PLANNING AREA AGREEMENT
BETWEEN ORANGE COUNTY AND
THE CITY OF APOPKA**

THIS SECOND AMENDMENT TO JOINT PLANNING AREA AGREEMENT (Amendment) is made and entered into as of the ____ day of OCT 19 2010, 2010, by and between **ORANGE COUNTY, FLORIDA**, a political subdivision of the State of Florida (the County), and the **CITY OF APOPKA**, a Florida municipal corporation (the City).

RECITALS

WHEREAS, the Wekiva Parkway and Protection Act was enacted by the Florida Legislature in 2004, was amended in 2005, and is currently found at Part III, Chapter 369, Florida Statutes (specifically sections 369.314 – 369.324, Florida Statutes); and

WHEREAS, the Act requires those local governments hosting an interchange on the Wekiva Parkway to adopt amendments to their comprehensive plans within one year after the establishment of an interchange location to address issues relating to appropriate land uses, compatible development, secondary road access, access management, right of way protection, vegetation protection, water conserving landscape, and height and appearance of structures and signage; and

WHEREAS, the County and the City entered into a certain Settlement Interlocal Agreement between the City of Apopka and Orange County Florida, approved October 26, 2004, amended August 2, 2005 and on (insert this date) (hereafter "JPA"); and

WHEREAS, in the JPA the parties agreed, among other things, on a joint planning area boundary, a joint land use map, and the framework for establishing standards and requirements for the Wekiva Parkway interchange area; and

WHEREAS, the County and the City will share jurisdictional authority over the area within the Wekiva Parkway interchange and wish to commit to certain goals and objectives for that area in a separate Interlocal Agreement; and

WHEREAS, lands depicted within a one mile radius from the approved Wekiva Parkway interchange are included in this area and constitute the Study Area Boundary; and

WHEREAS, in order to accomplish the objectives of the Act and the Interlocal Agreement for the Study Area Boundary, the County and the City have determined that certain provisions of

the JPA, including Exhibit F as it pertains to the Study Area Boundary, are outdated or will become outdated by the adoption the Interlocal Agreement; and

WHEREAS, both the County and the City desire to amend the existing JPA to ensure consistency between the JPA and the Interlocal Agreement for the area described as the Study Area Boundary; and

WHEREAS, pursuant to Section 163.3171(3), Florida Statutes, this Amendment has been approved by the Orange County Board of County Commissioners and the Apopka City Council at advertised public hearings.

NOW THEREFORE, in consideration of the covenants made by each party to the other and of the mutual advantages to be realized by the parties hereto, the receipt and sufficiency of which is hereby acknowledged, the County and the City hereby agree as follows:

Section 1. Recitals. The above Recitals are true and correct and are incorporated herein by reference.

Section 2. Authority. This Amendment is entered into pursuant to (1) Chapters 125, 163 and 166, Florida Statutes, (2) the general authority of Section 163.01, Florida Statutes, relating to interlocal agreements, (3) the Charters of the County and City, and (4) the Joint Planning Area Agreement.

Section 3. Map Amendment.

“Exhibit F” to the JPA is hereby deleted and replaced with a new “Exhibit F”, which is attached hereto and incorporated herein by reference. For purposes of interpreting the JPA, the parties agree that the area described in “Exhibit F” is unaffected by this amendment except as to the Study Area Boundary, which is described in “Exhibit F1” hereto and the Interlocal Agreement.

“Exhibit F1”, is attached hereto and incorporated herein by reference, and describes the future land uses of those parcels located within the Study Area Boundary and agreed upon by the City and the County and is typified in Exhibit B to the Interlocal Agreement. The parties agree that, as to the parcels located in the Study Area Boundary, to the extent of any conflict between the JPA and the Interlocal Agreement, the Interlocal Agreement will control and shall supersede the JPA unless otherwise indicated in the Interlocal Agreement. (Exhibit “F1” hereto and Exhibit “B” to the Interlocal Agreement are identical exhibits.)

Revised 9-7-10

Section 4. Text Amendment. A new paragraph (4) is added to Subsection (c), "Small Area Study Areas" of Section 3, Joint Land Use Plan, to read as follows:

(4) Pursuant to the Interlocal Agreement approved by the parties the parties agree that, as to the parcels located in the Study Area Boundary and as described in "Exhibit F1" to the JPA, the terms of the Interlocal Agreement will control and that the Interlocal Agreement supersedes the JPA to the extent of any conflict between the Interlocal Agreement and the JPA, unless otherwise indicated in the Interlocal Agreement.

Section 5. Except as expressly set forth herein, all other provisions of the JPA, as amended, remain unchanged and in full force and effect.

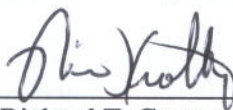
Section 6. Severability. Should any section, subsection, sentence, clause, phrase or provision of this Amendment is held invalid or unconstitutional by a court of competent jurisdiction such invalidity or unconstitutionality shall not be construed to render the remaining portions of this Amendment invalid or unconstitutional.

Section 7. Effective Date. This Second Amendment to the JPA shall become effective upon the date of approval by the Board of County Commissioners or the date of approval by the City Council, whichever date is later.

IN WITNESS WHEREOF, the County and City have executed this Second Amendment to the JPA on the dates inscribed below.

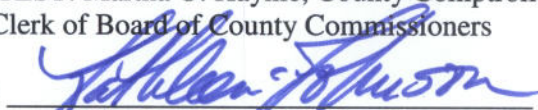


ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: 
Richard T. Crotty
Orange County Mayor

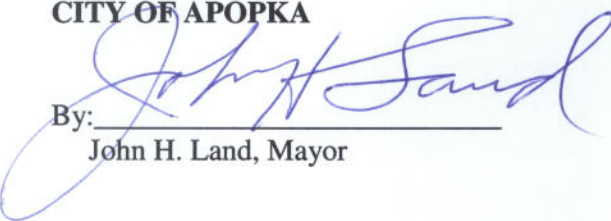
DATE: OCT 19 2010

ATTEST: Martha O. Haynie, County Comptroller
as Clerk of Board of County Commissioners


By: 
Deputy Clerk

Revised 9-7-10

CITY OF APOPKA

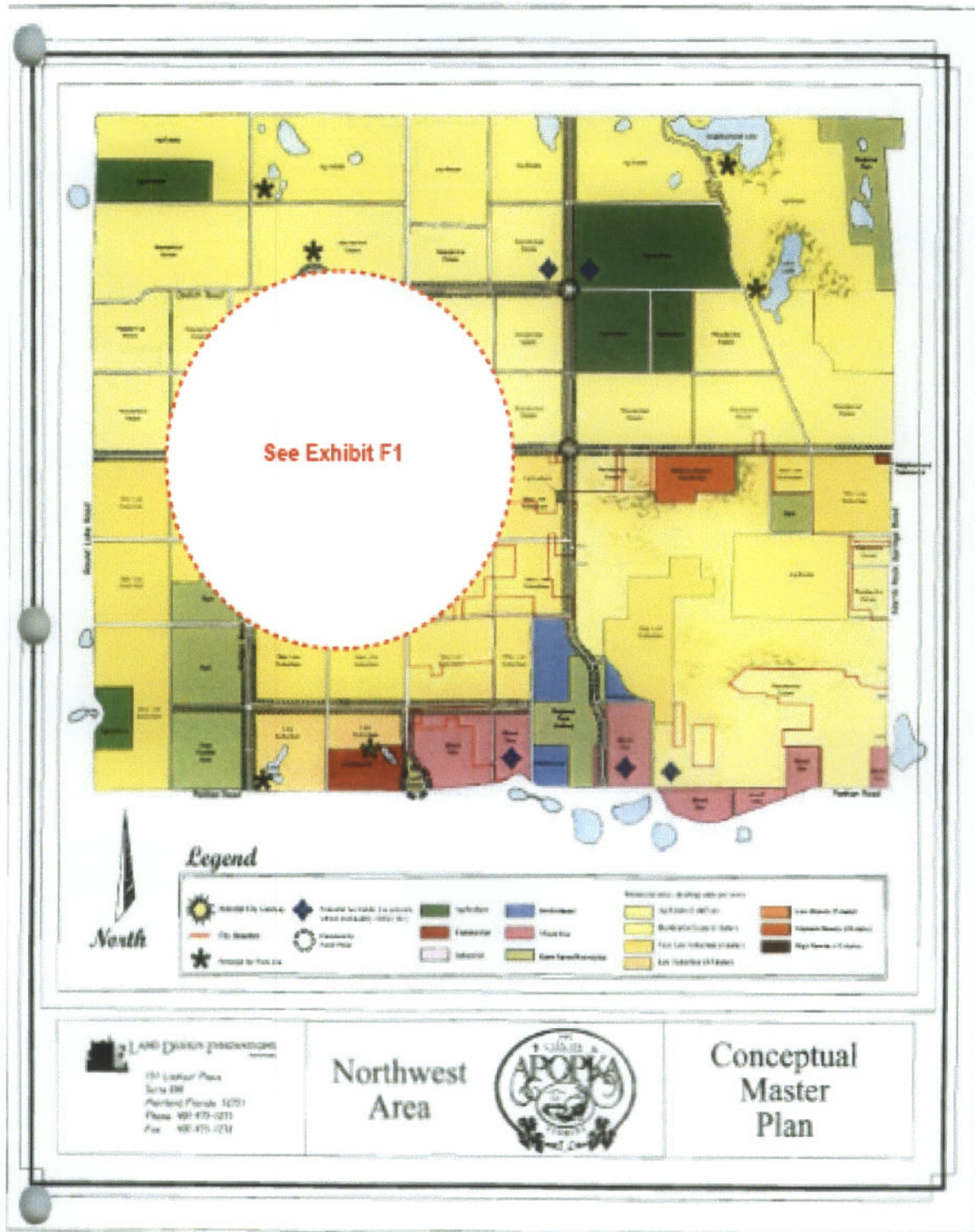

By: _____
John H. Land, Mayor

ATTEST: Janice G. Goebel
City Clerk

By: 
Date: 9-17-10

S:\Dcrosby\AGRMNT\Apopka\2d amend Apopka JPA D4

Exhibit 'F'



Legend

| | | | | | |
|-----------------------|------------------------------|-------------|-------------|----------------------------|--------------------------|
| Proposed by Park Inc. | Proposed by Park Inc. (2002) | Residential | Commercial | High Density Residential | Low Density Residential |
| Proposed by Park Inc. | Community Center | Industrial | Special Use | Medium Density Residential | High Density Residential |
| | | Open Space | Water | Low Density Residential | High Density Residential |

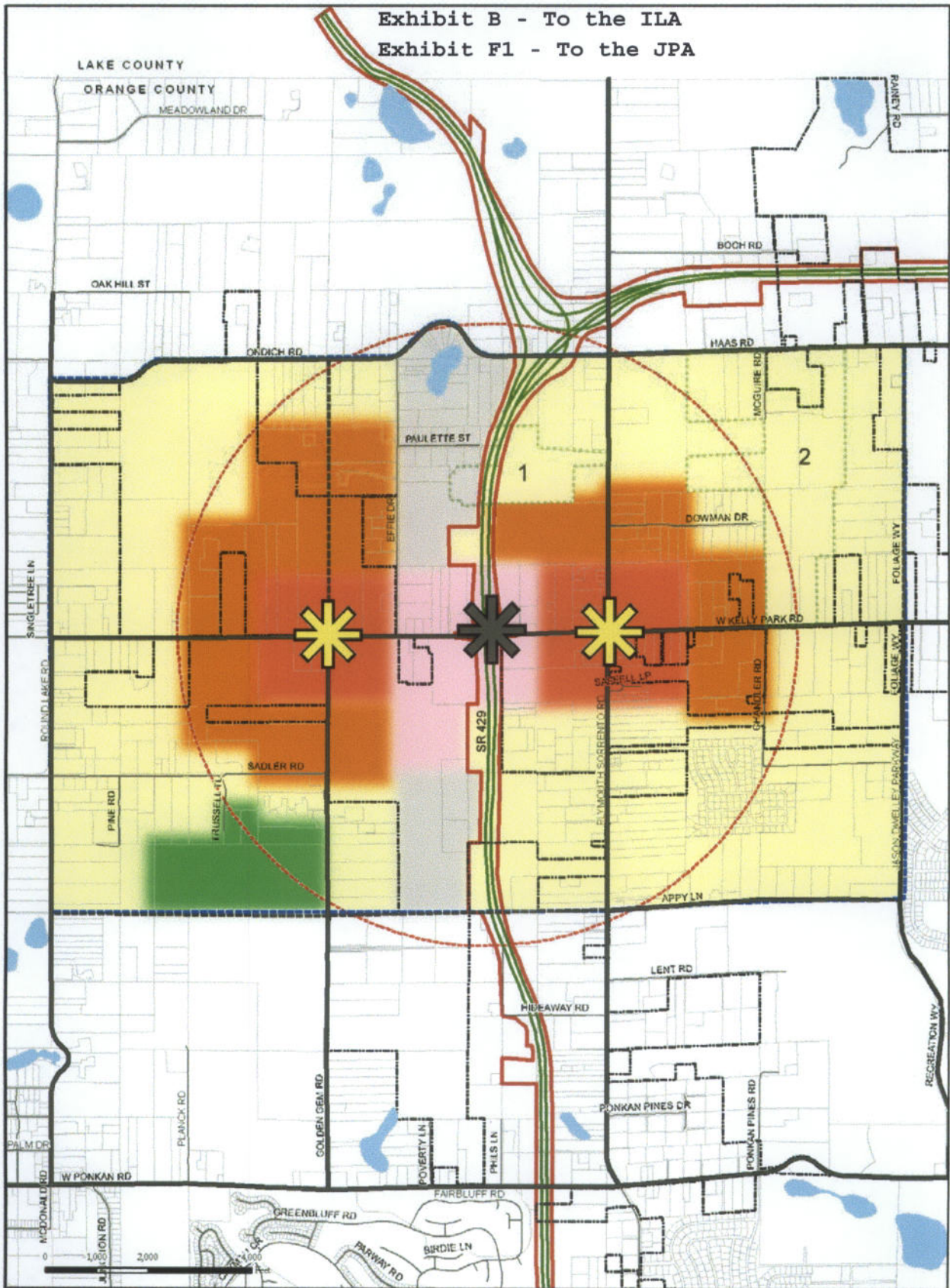
LAND DESIGN PROFESSIONALS
 151 Lakewood Place
 Suite 100
 Apopka, Florida 32711
 Phone: 407-475-1211
 Fax: 407-475-1211

Northwest
 Area



Conceptual
 Master
 Plan

Exhibit B - To the ILA
 Exhibit F1 - To the JPA



| | | |
|--|---|--|
| <p>Proposed Districts</p> <ul style="list-style-type: none"> Village Center Employment Interchange Transition Neighborhood Recreation | <ul style="list-style-type: none"> Interchange Study Area Boundary City of Apopka Boundary Existing Roads 1 Mile Radius ✱ | <ul style="list-style-type: none"> 1. Bridle Path Rural Settlement 2. Rainbow Ridge Rural Settlement |
|--|---|--|



LAND DESIGN INNOVATIONS
INCORPORATED

1718 Fernald Street, Suite 100
 Apopka, Florida 32711
 Phone 407-923-1213
 Fax 407-923-1218
 www.landi.com

Note: Map is for graphical representation only. Actual data must be verified by City staff. September 2010

factors are taken into account, that there is no increase in nitrate/nitrogen loading to groundwater and surface water.

Objective 18

The City shall implement the Wekiva Parkway Interchange Land Use Plan adopted on September 15, 2010, which addresses the requirements of Section 369.321(1) F.S. as it relates to coordinated planning within the Wekiva area.

Policy 18.1

The City shall implement the Wekiva Parkway Interchange Vision Plan, which guides the location of a range of uses, such as residential, office, commercial, industrial, recreation, public and institutional, at various densities and intensities around the proposed interchange.

Policy 18.2

Prior to rezoning any property within a one-mile radius of the interchange Study Area, the City shall amend its LDC to incorporate development standards that will implement the Vision Plan. These standards shall address creative planning solutions to protect environmentally sensitive lands, such as:

Open Space

Standards will be developed for appropriate percentages of open space for single parcels and/or for the entire Interchange Study Area.

Clustering:

Standards will be developed to allow multiple land owners to aggregate parcels for the purpose of calculating density/intensity and developing cohesive clusters of higher density/intensity in the area closest to the interchange and major intersections in the study area.

Transfer of Development Rights (TDR):

A TDR system shall be developed to allow land owners that have sensitive lands or lands farthest from the interchange, to sell density/intensity rights to owners of lands closest to the interchange. The vision plan will analyze the potential sending and receiving areas.

Form-Based Regulations:

Develop form-based regulations for the study area to ensure the Vision Plan is implemented.

Policy 18.3

The development standards within the Interchange Study Area shall be applied through a zoning overlay, or similar method, that encompasses the study area. Developer agreements may be required.

Policy 18.4

If a parcel is severed by the one-mile radius or is under common ownership, either the entire parcel will be included or excluded from the study area based upon the Vision Plan.

Policy 18.5

In the event that the Wekiva Parkway is not constructed, it is anticipated that the Wekiva Parkway Interchange Plan will be reevaluated and appropriate comprehensive plan amendments adopted to address then-existing development and future land use designations within the Wekiva Parkway Interchange Plan Area.

Policy 18.6

Before any development can occur within the Project Orlando LLC site (further identified as parcels 11-20-27-0000-00-003, 11-20-27-0000-00-013, 11-20-27-0000-00-036, 11-20-27-0000-00-042, 11-20-27-0000-00-057, 12-20-27-0000-00-060, 11-20-27-0000-00-030, 13-20-27-0000-00-023, 13-20-27-0000-00-005, 13-20-27-0000-00-061, 13-20-27-0000-00-026, 13-20-27-0000-00-032), the proposed development must be processed and approved as a Development of Regional Impact (DRI) as defined in Chapter 380.06, Florida Statutes and Chapter 28-24, Florida Administrative Code.

Policy 18.7

Public school capacities and facilities serving the Project Orlando site shall be addressed with the rezoning and DRI processes. No increase in density above the vested 67 dwelling units shall be permitted by the City until it is demonstrated that adequate public school facilities are available to meet the increased demand.

Policy 18.8

Prior to the completion of the interchange, but following the official designation of the interchange location by the Expressway Authority, a development program may be permitted by the City which shall not exceed 17,907 average daily vehicle trips external to the Project Orlando project, subject to rezoning and a traffic study.

(Revised - Ord. No. 2317, 10-02-2013)

Policy 18.9

A parcel assigned a land use designation during the 2010-1 or 2010-2 large-scale comprehensive plan amendment cycles, shall not be assigned a city residential zoning category or obtain a rezoning for residential uses until Orange County Public Schools has either issued a finding of school capacity or a school capacity enhancement agreement to the applicable property owner, excepting those parcels having a diminimus impact on public schools as defined in the Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Objective 19

New development in the City shall comply with "Smart Growth" principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City's LDC prior to the next required Evaluation and Appraisal Report.

Policy 19.1

Development in the mixed-use categories, and where appropriate in other land use categories, shall provide pedestrian-friendly street design.

Policy 19.2

New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

Policy 19.3

New infill development in the mixed-use categories shall provide shops, offices and homes within neighborhoods, including mixed uses in one structure, to offer opportunities to encourage walking and/or live and work environments.

Objective 20

Ensure development within the City of Apopka surrounding the Wekiva Parkway interchange will occur in a predictable, yet flexible manner consistent with the intent of the Wekiva Parkway and Protection Act, the community vision, and the City's economic development goals, and which will provide a balanced land use scenario that can accommodate economic and residential growth in the context of the environmental concerns identified within the Wekiva Parkway and Protection Act, and that can serve as the primary targeted area for greenfield development within the Wekiva Study Area.

Policy 20.1

The Wekiva Parkway Interchange Plan is composed of three elements: the *Wekiva Parkway Interchange Vision Plan*, the *Wekiva Parkway Interchange Land Use Plan*, and the *Wekiva Parkway Interchange Goal, Objectives, and Policies*. The *Wekiva Parkway Interchange Vision Plan*, adopted as part of the Future Land Use Overlay Series found in Appendix 1-2 of the Future Land Use Element, represents a conceptual scenario that demonstrates the intent of the Wekiva Parkway Interchange Plan and will guide the development of lands located within the Wekiva Parkway Interchange Vision Plan Area. The *Wekiva Parkway Interchange Land Use Plan* and the *Wekiva Parkway Interchange Goal, Objectives, and Policies* shall represent the regulatory elements of the Wekiva Parkway Interchange Plan. The land use configuration and distribution demonstrated on the *Wekiva Parkway Interchange Vision Plan* are intended to illustrate the potential application of the adopted *Wekiva Parkway Interchange Vision Plan* policies; however, the specific details for each development phase will be established through the approval of development plans consistent with the *Wekiva Parkway Interchange Goal, Objectives & Policies*, the *Wekiva Parkway Interchange Land Use Plan*, and the regulations established in the *Wekiva Parkway Interchange Form-Based Code*.

Policy 20.2

The Wekiva Parkway Interchange Vision Plan shall be applicable within Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Vision Plan Area is generally comprised of a one-mile radius emanating from the anticipated Wekiva Parkway Interchange. The exact configuration is based upon a logical, parcel-specific boundary consistent with the intent of capturing a one-mile radius.

Policy 20.3

The annexation, land use change, and subsequent development of lands located within the Wekiva Parkway Interchange Plan Area for Apopka and the Wekiva Interchange Land use Plan Overlay for the County shall be consistent with the adopted Interlocal Agreement between Orange County and the City of Apopka regarding Wekiva Interchange Land Use Plan Overlay.

Policy 20.4

Prior to approving the first development plan within the Wekiva Parkway Interchange Vision Plan Area, the City shall adopt the Wekiva Parkway Interchange Form-Based Code establishing the design and development standards for the Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Form-Based Code shall be based on the criteria contained within the Wekiva Parkway Interchange Goal, Objectives, and Policies.

Policy 20.5

The Wekiva Parkway Interchange Vision Plan identifies the approximate location of the character districts necessary to support the anticipated development program within the Wekiva Parkway Interchange Vision Plan Area. The location and/or boundaries of the character districts shown on the Vision Plan are illustrative only, and it is the intent of the City that locations and boundaries can be refined through an administrative review, except where other review and approval procedures are specified, in either the Comprehensive Plan or the Wekiva Parkway Interchange Form-Based Code. The specific boundaries and locations of character districts will be established through the approval of development plans, as established through the Wekiva Parkway Interchange Form-Based Code procedures.

Policy 20.6

Deviations in the area-wide densities and/or intensities established in the Wekiva Parkway Interchange Land Use Plan, or proposed design elements that are not consistent with the Wekiva Parkway Interchange Goal, Objectives, and Policies shall require a comprehensive plan amendment.

Policy 20.7

The Wekiva Parkway Interchange Form-Based Code shall include regulations governing the following community design elements for the Wekiva Parkway Interchange Plan area:

- An interconnected network of streets and paths designed to encourage pedestrian and bicycle travel, with traffic calming where appropriate;
- A complementary mix of land uses, including residential, employment, recreational, and civic;
- Appropriate densities and intensities of land uses within walking distance of transit stops; and
- Daily activities within walking distance of residences, public uses, streets and open spaces that are safe, comfortable and attractive for the pedestrian, with adjoining buildings open to the street and parking designed so as not to interfere with pedestrian and bicycle travel.

Policy 20.8

The Wekiva Parkway Interchange Form-Based Code shall include provisions requiring that the land uses incorporated into the Wekiva Interchange Vision and Land Use Plans are physically and functionally integrated, including a connected and continuous system of pedestrian facilities.

Policy 20.9

Development within the Wekiva Parkway Interchange Plan Area shall be assigned a Mixed-Use Interchange future land use designation and shall accomplish an overall mix of residential and non-residential uses as outlined in Policy 3.1.r. Assignment of the Mixed-Use Interchange Land Use future land use designation shall require an amendment to the Comprehensive Plan. This policy shall not be construed to remove any existing entitlements upon property within the Wekiva Parkway Interchange Plan Area, nor shall it prevent

development consistent with the existing future land use designations. Development occurring under the existing future land use designations shall comply with the design criteria included in the Wekiva Parkway Interchange Plan to the extent that the criteria does not conflict with the existing future land use designation.

Policy 20.10

The City shall ensure that areas of greatest density and intensity within the Wekiva Parkway Interchange Plan Area are located at and between the two major intersection nodes at Kelly Park Road/Golden Gem Road and Kelly Park Road/Plymouth-Sorrento Road, but not upon areas of Karst formations. The Wekiva Interchange Form-Based Code shall require a mix of uses consistent with Wekiva Interchange Plan and shall establish a system of transfer of development rights to encourage increased density and intensity within Wekiva Parkway Interchange Plan Area. Development at the outer edges of the mixed-use area shall maintain compatibility with the lands adjacent to the Wekiva Interchange Plan Area by reducing density and intensity or by providing substantial buffers, landscaping, height, and lighting controls. The City shall also allow transfer of development rights to maintain 20% open space in the overall Study Area. Densities and intensities allowed within the Wekiva Parkway Interchange Plan Area character districts shall be as shown on **Table 20.10**:

Table 20.10: Wekiva Parkway Interchange Character District Standards

| Character District/ Purpose | Uses | Minimum/ Maximum Acreage* | Density (Units per Acre) | Intensity (FAR) | Open Space (min.) |
|--|---|--|--|--|---|
| Village Center (VC) Safe, vibrant and pedestrian-oriented mixed-use area. Each Village Center may include a Core of up to 40 acres each. | Residential, retail, commercial, office and entertainment uses. Horizontal mixed-uses shall be allowed, but vertically mixed-uses are preferred. | Min: 200 Max: 380 (40 acres max. of VC Core in each village) | Min: 7.5 Max: 25 District Average: 12 | VC Core: Min: 0.3 Max: 1.0 Average: 0.5 Balance of VC: Min: 0.25 Max: 0.7 Average: 0.35 | 10% minimum in the form of public plazas and small park spaces that are urban in character. |
| Interchange Accommodate highway-oriented vehicular service uses and provide a transition between the fast traffic exiting the highway and the pedestrian Village Center. | Highway-oriented uses, such as automobile service & repair, retail, office, and limited high density residential. | Min: 175 Max: 380 | Min: 7.5 Max: 15 | Min: 0.1 Max: 1.0 | 15% minimum in the form of neighborhood parks and common areas |
| Employment (formerly Edge District) Accommodate corporate office development and foster the development of a campus-like corporate park. | Office, hospitality, clean industry, large institutional uses (hospitals, educational facilities), and large scale residential, | Min: 190 Max: 380 | Min: 4 Max: 7.5 | Min: 0.1 Max: 0.5 | 20% minimum in the form of large parks and interconnected wildlife corridors. |

| Character District/ Purpose | Uses | Minimum/ Maximum Acreage* | Density (Units per Acre) | Intensity (FAR) | Open Space (min.) |
|---|---|---------------------------------|--------------------------------|----------------------|---|
| Transition Provide a transition between the high-density/intensity Village Core and the low-density/ intensity areas at the edge of the study area. | Single family home and single or multi-use office/medium-density residential | Min: 380 Max: 770 | Min: 5 Max: 15 | Min: 0.5 Max: 1.0 | 15% minimum in the form of neighborhood parks and larger common areas. |
| Neighborhood Preserve the existing low-density single-family residential neighborhoods and transition to the less intense uses just outside the study area. | Single-family homes and small scale support uses (schools, churches, day care facilities) | Min: 2,360 Max: 3,060 | Min: 1 Max: 5 | Min: .05 Max: 0.5 | 20% minimum in the form of large parks and interconnected wildlife corridors. |

* Calculated based on the entire vision plan area acreage.

Policy 20.11

Maximum allowable development within the Wekiva Parkway Interchange Plan Area shall be allocated among land uses as follows:

Single Family: 7,500 units
Multi Family: 8,500 units
Commercial/Services: 22 million square feet

Policy 20.12

The character district regulations included in the Form-Based Code will ensure densities and intensities are allocated as noted in **Table 20.10** (see **Policy 20.10**). The TDR system will allow increased densities in the Core area (noted as bonus density on the table). The average density/intensity for individual districts and the entire mixed-use area shall not exceed the average allowed. The City shall establish a tracking system to ensure the densities/intensities are kept within the established limits. The tracker will also ensure the acreages of the character districts remain within the parameters set in **Policy 20.10**.

Policy 20.13

Development within the Wekiva Parkway Interchange Vision Plan Area shall be planned in a manner that maximizes internal circulation and does not cause the Florida Strategic Intermodal System (SIS) to exceed its adopted Level of Service Standard without appropriate mitigation.

Policy 20.14

The Wekiva Parkway Interchange Vision Plan Area shall include the following performance targets for transit, bicycle and pedestrian facilities as follows:

- 80% of all the bicycle and pedestrian facilities within the Plan Area shall function at LOS C or better;
- All parcels within $\frac{1}{4}$ mile of a transit stop should be serviced by pedestrian facilities operating at LOS C or better.

LOS standards shall be measured in accordance with the methodology established in the FDOT Multimodal

Transportation Districts and Area wide Quality of Service Handbook (Nov. 2003 or as revised). The City shall coordinate with LYNX and METROPLAN ORLANDO to apply the transit quality of service framework as found in the most recent edition of the Transit Capacity and Quality of Service Manual (TCQSM) and required as part of METROPLAN ORLANDO'S long-range transportation plan where feasible.

Policy 20.15

The City and applicants for development within the Wekiva Parkway Interchange Vision Plan Area shall incorporate transportation demand management strategies into the transportation planning process to alleviate congestion. A range of techniques will be considered, such as vanpool/ridesharing programs, parking management and pricing, transit vouchers, pre-tax incentives, telecommuting, flextime, and/or other appropriate trip reduction strategies.

Policy 20.16

Proposed development within the Wekiva Parkway Interchange Vision Plan Area shall contribute to providing a safe, convenient, comfortable and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use. Appropriate improvements or enhancements to the multimodal network to incorporate into the Wekiva Parkway Interchange Form-Based Code shall include, but not be limited, to the following:

- Accommodations for pedestrian access and movement, including sidewalks, benches and clearly marked crossings;
- Accommodations for bicycles, including lockers, showers, and racks;
- Shared use paths in accordance with the FDOT Bicycle Facilities Planning and Design Guidelines Handbook;
- Accommodations for transfer of passengers at designated transit facilities;
- Preferential parking for rideshare participants;
- Access for motor vehicle passenger drop-offs and pick-ups at designated transit facilities and at commercial and office development sites; and/or
- Accommodation for the mobility impaired, including parking spaces, sidewalks and ramps for handicapped access.

Policy 20.17

Street cross-sections, design standards, and operational measures to ensure streets are safe and convenient for transit, automobile, truck, bicycle and pedestrian travel shall be incorporated into the Wekiva Parkway Interchange Form-Based Code. Strategies will include, but not be limited, to marked crosswalks, wider sidewalks, on-street parking, bus turnouts, traffic calming, raised medians or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway.

Policy 20.18

The Wekiva Parkway Interchange Form-Based Code shall include standards for street intersections to facilitate pedestrian crossings.

Policy 20.19

Developments within the Wekiva Parkway Interchange Plan Area shall provide direct bicycle and pedestrian connections within and between residential areas and supporting community facilities and services, such as shopping areas, employment centers, transit stops, neighborhood parks, and schools. Standards and design criteria shall be established within the Wekiva Parkway Interchange Form-Based Code.

Policy 20.20

The City will include in the Wekiva Parkway Interchange Form-Based Code standards for roadways to be built/improved within the Wekiva Parkway Interchange Overlay District. The regulations will create a hierarchy of streets that equitably serve the needs of the pedestrian, the bicycle, public transit, and the automobile based on a grid network system of roadways. The City will support a multi-modal transportation environment that allows for various transit options.

Policy 20.21

Properties assigned the Mixed-Use Interchange future land use designation shall be rezoned to the Wekiva Parkway Interchange Mixed-Use Zoning District to be established in the Wekiva Parkway Interchange Form-Based Code.

Policy 20.22

The Wekiva Parkway Interchange Mixed-Use Zoning District shall establish a range of allowable lot types to ensure a mix of uses. The District shall also provide the form-based building requirements and range of allowable uses for each lot type. The lot type ranges will establish the development framework and pattern within which uses can locate.

Policy 20.23

Permitted land uses within the Wekiva Parkway Interchange Mixed-Use Zoning District shall be outlined in the Wekiva Parkway Interchange Form-Based Code, consistent with the Mixed-Use Interchange future land use designation and **Policy 20.10**. The Community Development Director shall have the authority to approve uses not listed there if the proposed use is compatible with the listed permitted uses and/or will generate or support the development of employment opportunities and/or an increased tax base.

Policy 20.24

Where feasible, developments within the Wekiva Parkway Interchange Plan Area shall maximize the preservation of open space and promote the clustering of uses to both preserve and enhance the natural environment and to maintain the rural character of areas outside of the Wekiva Parkway Interchange Plan Area. The amount of required open space shall vary by district, with the more intensive districts requiring less than 20% for urban plazas/ parks and the less intensive districts requiring more than 20% for passive/active parks and open space for areas. **Policy 20.10** establishes the minimum required open space per district.

Policy 20.25

The Wekiva Parkway Interchange Area Form-Based Code shall include the following provisions to promote efficient access to and through the area, and to protect the traffic flow along the Wekiva Parkway.

- Prohibit the vacation of rights-of-way to maintain the current grid system and facilitate its expansion;
- Require, as part of development approval, a spacing of 300 to 600 feet for local streets to create walkable

"city" blocks and maintain connectivity in the area and avoid the use of the highway for local traffic;

- Prohibit the use of cul-de-sacs and gated neighborhoods;
- Coordinate with the Expressway Authority to encourage the extension of local roads under the highway to maintain connectivity between the east and west sides;
- Limit the number of driveways along Kelly Park Road, Golden Gem and Plymouth Sorrento Road within the Plan Area, and encourage the use of shared driveways instead;
- Require compliance with Section 6.02.10 of the LDC, which requires a minimum distance separation between driveways and intersections;
- Require internal connectivity between sites, through joint-use driveways or alleys, to keep traffic off main roads;
- The Form-Based Code shall include standards for right-of-way width and cross section design based on street typology; and
- Provide pedestrian/bicycle connections at a maximum separation of 350 feet, through the use of mid-block paths or pedestrian shortcuts.

Policy 20.26

Large developments with 50,000 gross square feet or more and are adjacent to a major street, which is or may be used as a transit route, shall provide access for on-site public transit. The public transit stop shall including a bus pullout and shelter.

Policy 20.27

The City shall coordinate with developers the design and construction of proposed new streets within the plan area in conformance with the design standards contained in the Form-Based code. The following standards shall be followed:

- Specific right-of-way location of streets other than those shown on Map 20 of the ILUP shall be determined through the development review process.
- Continue enforcing Section 6.02.05 of the City's LDC (rights-of-way), which contains measures for the protection and use of rights-of-way, and consider the incorporation of more pedestrian-friendly standards in the Wekiva area form-based code.

Policy 20.28

Sites within the Wekiva Parkway Interchange Plan Area, as well as right-of-way areas, shall be subject to the vegetation protection and water conservation landscaping policies contained in the City's comprehensive plan. The City will include more restrictive vegetation protection standards in the Wekiva Parkway Interchange Form-Based Code to:

- Encourage transplanting and re-vegetation.
- Coordinate, on an as needed basis, with Orange County to update regulations for the protection of unique vegetative communities in both jurisdictions.
- Select and locate plants based on their ultimate growth.

Policy 20.29

In order to ensure that development within the mixed-use district creates a sense of community, the placement and orientation of buildings should be carefully planned. The following standards should be included in the form-based regulations:

- Primary building entrances shall orient toward the street, not to interior blocks or parking lots
- Freestanding single-use buildings should be avoided in all but the neighborhood character district, while mixed and interconnected buildings should be encouraged.
- Green areas or plazas may be used to create a prominent civic component to mixed-use areas. These green areas should be centrally located or placed in between the higher intensity uses.
- Standards for the design of gas stations, and other vehicular service uses, to ensure they fit into the desired pedestrian character. The Code will specify standards for building location, site layout, driveway location, signage and other design elements that will ensure compatibility with other proposed uses in the area.
- Building height regulations shall be established not to exceed the parameters listed for each character district in **Policy 20.30**.

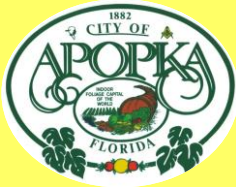
Policy 20.30

Building heights shall be arranged so that the tallest buildings are located in proximity to the Kelly Park Interchange and Kelly Park Road itself between the two Village Center nodes. Building heights shall be stepped down/ reduced as development approaches the periphery of the Interchange Study Area and as development nears the rural lands outside the study area. The form-based code shall establish appropriate building heights for each character district and shall address reduced building heights in proximity to the edges of character districts and the study area itself in order to promote compatibility between districts and protection of the rural character of lands outside the study area. In no case shall building height exceed ten occupied floors within the Interchange Study Area without a Comprehensive Plan amendment.

Policy 20.31

The Wekiva Parkway Interchange Form-Based Code shall include standards for signage within the Wekiva Parkway Interchange Plan Area and shall have the purpose to maintain a pedestrian character within the village centers, but at the same time, allow visibility from the highway. Standards shall at minimum:

- Continue to require a sign master plan for all Mixed Use Developments, per LDC Section 2.02.20
- Ground signs shall not be allowed in the Core Area if buildings are located within 15 feet from the street right of way.
- Ground signs shall not exceed a maximum height of 12 feet. This maximum height may be further reduced in certain character districts.
- No billboards shall be allowed within the Wekiva Parkway Interchange Plan Area
- Building signs shall be designed to complement the architecture rather than obscure it.



CITY OF APOPKA PLANNING COMMISSION

- PUBLIC HEARING
- SITE PLAN
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 13, 2018
 FROM: Community Development
 EXHIBITS: Land Use Report
 Vicinity Map
 Future Land Use Map
 Zoning Map
 Adjacent Uses Map

SUBJECT: COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – CARROL M. HAMRICK

REQUEST: RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT:
FROM: RESIDENTIAL ESTATES (0-1 DU/AC)
TO: RESIDENTIAL VERY LOW SUBURBAN (0-2 DU/AC)

SUMMARY:

OWNER: Carrol M Hamrick
 APPLICANT: PMDW Ventures, LLC
 LOCATION: North of West Ponkan Road, west of Mt. Sterling Avenue
 PARCEL ID #(S): 21-20-28-0000-00-019 & 21-20-28-0000-00-022
 EXISTING USE: Vacant
 DEVELOPMENT POTENTIAL: Up to 70 Single Family Houses
 CURRENT ZONING: R-1AA (Single Family Residential)
 PROPOSED ZONING: R-1AA (Single Family Residential)
 MAXIMUM ALLOWABLE DEVELOPMENT UNDER FLUM: EXISTING FLU: 35 Dwelling Units
 PROPOSED FLU: 70 Dwelling Units
 TRACT SIZE: 35.21 +/- acres

DISTRIBUTION

| | | |
|--------------------------------|------------------|--------------------------|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

ADDITIONAL COMMENTS: The applicant intends to use the subject properties for a single family residential subdivision, and requests the City to assign a future land use designation of Residential Very Low Suburban to the property.

The subject properties were annexed into the City on July 18, 1990 via Ordinance No. 624. Pursuant to Florida law, properties ten acres or more are required to undergo review by State planning agencies.

A request to assign a Future Land Use Designation of Residential Very Low Suburban is compatible with the designations assigned to abutting properties. The FLUM application covers approximately 35.21 acres.

Residential Very Low Suburban Future Land Uses:

“The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.”

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). Based on the findings of the Land Use report, the proposed FLUM amendment is compatible with the surrounding and nearby land uses and the character of the general area.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is consistent with the Residential Very Low Suburban designation. Policy 3.5, Future Land Use Element of the Comprehensive Plan governs the following” “Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.”

SCHOOL CAPACITY REPORT: School Capacity determination must be addressed with Orange County Public Schools prior to adoption of the future land use amendment. Applicant must provide a capacity enhancement agreement or a letter of capacity determination from OCPS prior to the City Council adoption hearing.

PUBLIC HEARING SCHEDULE:

November 13, 2018 - Planning Commission (5:30 pm)
December 5, 2018 - City Council (1:30 pm) - 1st Reading & Transmittal

DULY ADVERTISED:

November 2, 2018 – Public Notice (Apopka Chief) and Notification (letters and posting)

RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends transmittal of the change in Future Land Use from Residential Estates (0-1 du/ac) to Residential Very Low Suburban (0-2 du/ac) for the properties owned by Carrol M Hamrick.

Recommended Motion: Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend transmittal of the Future Land Use Map designation from Residential Estates (0-1 du/ac) to Residential Very Low Suburban (0-2 du/ac) to the Florida Department of Economic Opportunity.

Note: This item is considered legislative and establishes general policy. 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) | Residential Estates (0-1 DU/AC) | PUD | Rock Springs Ridge Subdivision |
| East (City) | Residential Estates (0-1 DU/AC) | PUD | Rock Springs Ridge Subdivision |
| South (City) | Mixed Use | Mixed-CC | Vacant |
| West (County) | Rural | A-1 | Single Family House |

II. LAND USE ANALYSIS

The applicant intends to use this site for a single family residential subdivision.

North: Abutting the subject property to the north is Rock Springs Ridge Phase 2, a single family subdivision.

West: The property to the west is moderately wooded and has one single family house.

South: The property is vacant.

East: To the east is the aforementioned Rock Springs Ridge Phase 2

The proposed future land use designation of Residential Very Low Suburban (0-2 du/ac) is consistent with the surrounding future land use designations and policy 3.5 in the City’s Comprehensive Plan: Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.

Therefore, staff supports the proposed future land use changes.

Other Information:

Wekiva River Protection Area: No

Area of Critical State Concern: No

DRI / FQD: No

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

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

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

Analysis of the character of the Property: The properties abut Mt. Sterling Avenue and Rock Springs Ridge Ph. 2 to the east. City parcels to the north and east have a maximum allowable residential density of 1 dwelling unit per acre. Due to the previously mentioned, Comprehensive Plan, Policy 3.5, the maximum allowable residential density of the south-adjacent Mixed Use parcels is 2 dwelling units per acre. Subsequently, the proposed Residential Very Low Suburban, also allows a maximum density of 2 dwelling units per acre. Thus, staff finds the proposed Residential Very Low Suburban Future Land Use to be compatible with the property, and within the vicinity.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the subject site is Residential Very Low Suburban (0 – 2 du/ac). An amendment to the Future Land Use of Residential Very Low Suburban Density will generate an estimated population increase of up to 93 persons. Based on the housing element of the City's Comprehensive Plan, this amendment will increase the City's future population, but a housing supply is needed to meet the growing population.

CALCULATIONS:

EXISTING: Residential Estates (0-1 DU/AC, 35.21 AC)
35 D/U X 2.659 p/h = 93 persons

PROPOSED: Residential Very Low Suburban (0-2 DU/AC)
70 D/U x 2.659 p/h = 186 persons
Net Increase= 93 Persons

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

Habitat for species listed as endangered, threatened or of special concern: Per policy 4.1 of the Conservation Element, a habitat study is required for developments ten (10) acres or more in size. This site is greater than ten acres. A habitat study will 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.

Potable Water, Reclaimed Water & Sanitary Sewer Analysis: The subject property is located within the City of Apopka service area for potable water, reclaimed water and sanitary service.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 81 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: 6,860 GPD
3. Projected total demand under proposed designation: 13,720 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 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: 7,350 GPD
3. Projected total demand under proposed designation: 14,700 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: 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: 372 lbs/ day
4. Projected LOS under proposed designation: 744 lbs / 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): 9.353 MGD

Total design capacity of the water treatment plant(s): 33.696 MGD

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

1. Facilities serving the site: None
2. Projected LOS under existing designation: 100 year – 24 hour design storm
3. Projected LOS under proposed designation: 100 year – 24 hour design storm
4. Improvement/expansion: On site retention / detention ponds

Recreation

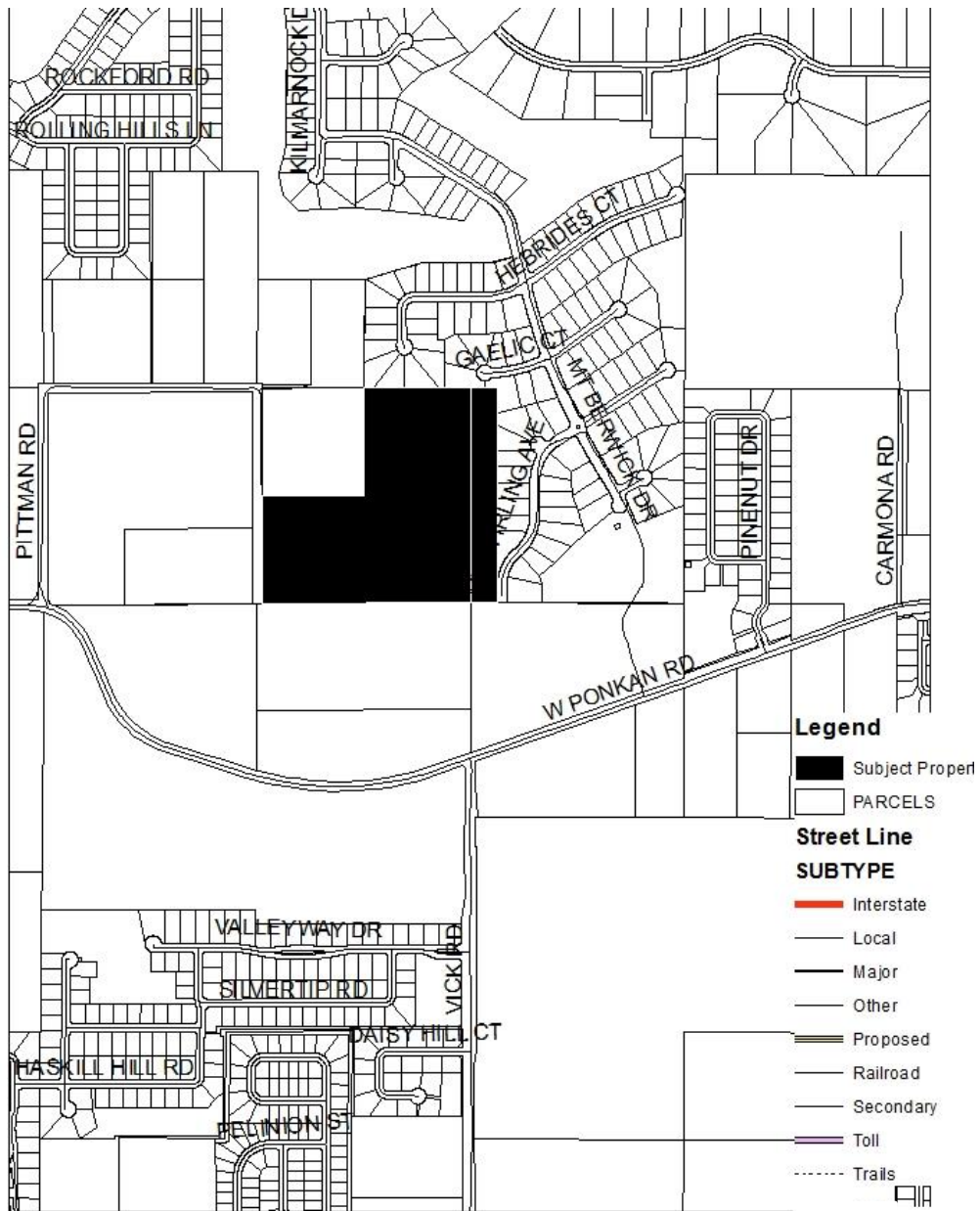
1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0.279 acres
3. Projected facility under proposed designation: 0.558 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

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



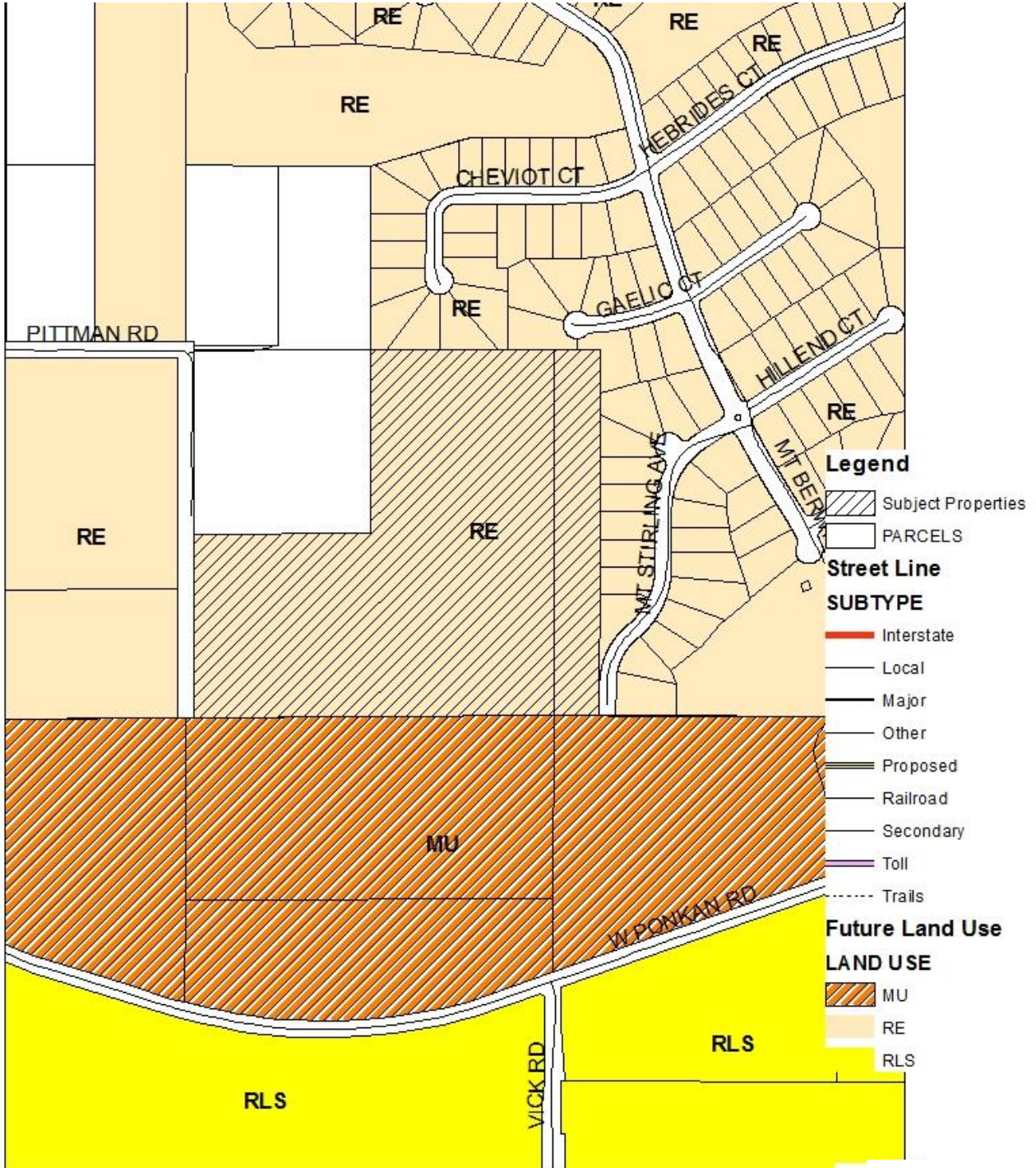
Carrol M. Hamirck
25.21 +/- acres
Proposed Large Scale Future Land Use Amendment:
From: Residential Estates
To: Residential Very Low Suburban (0-2 DU/AC)
Parcel ID #s: 20-20-28-0000-00-022; 21-20-28-0000-00-019

VICINITY MAP



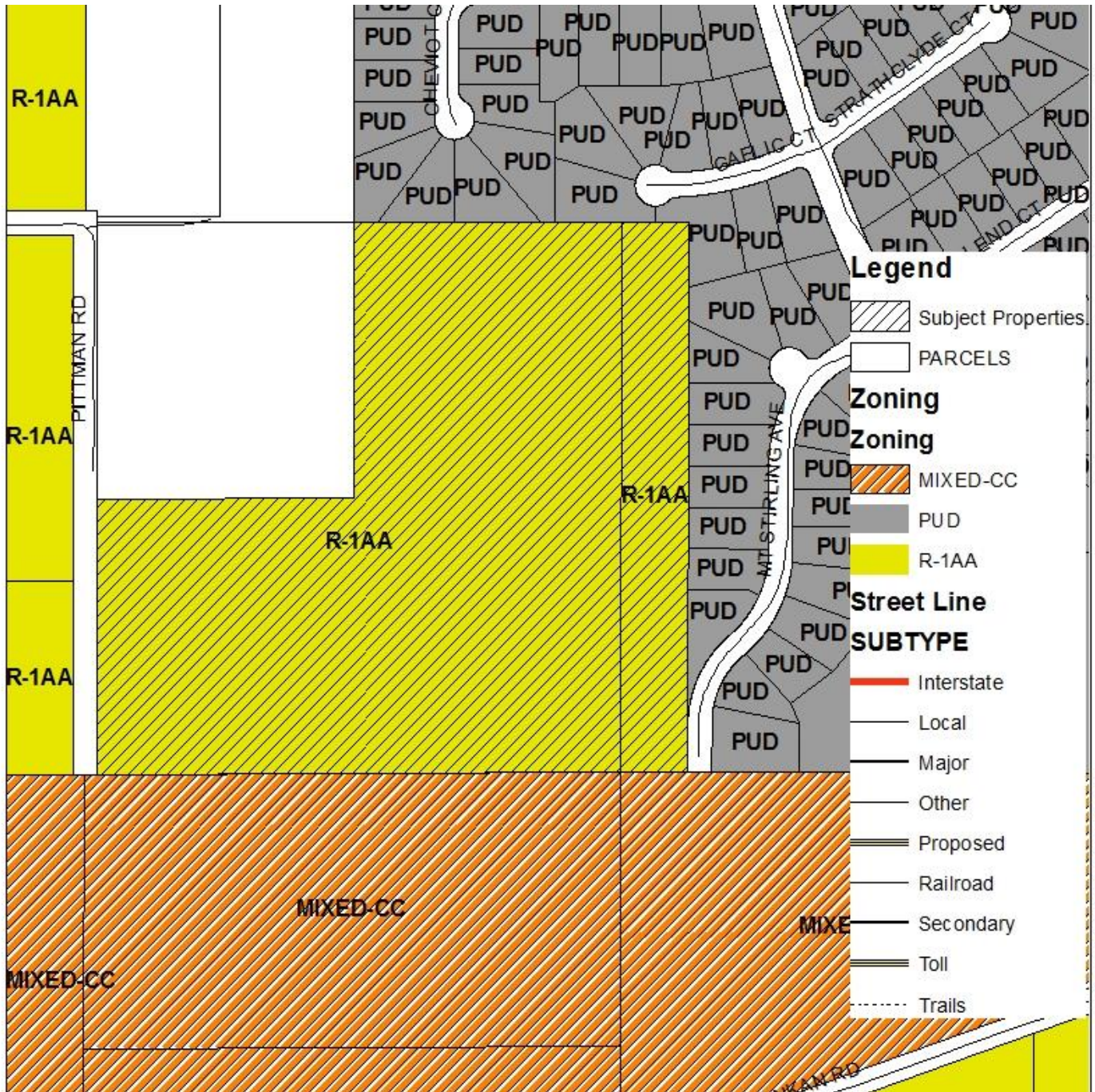


FUTURE LAND USE MAP



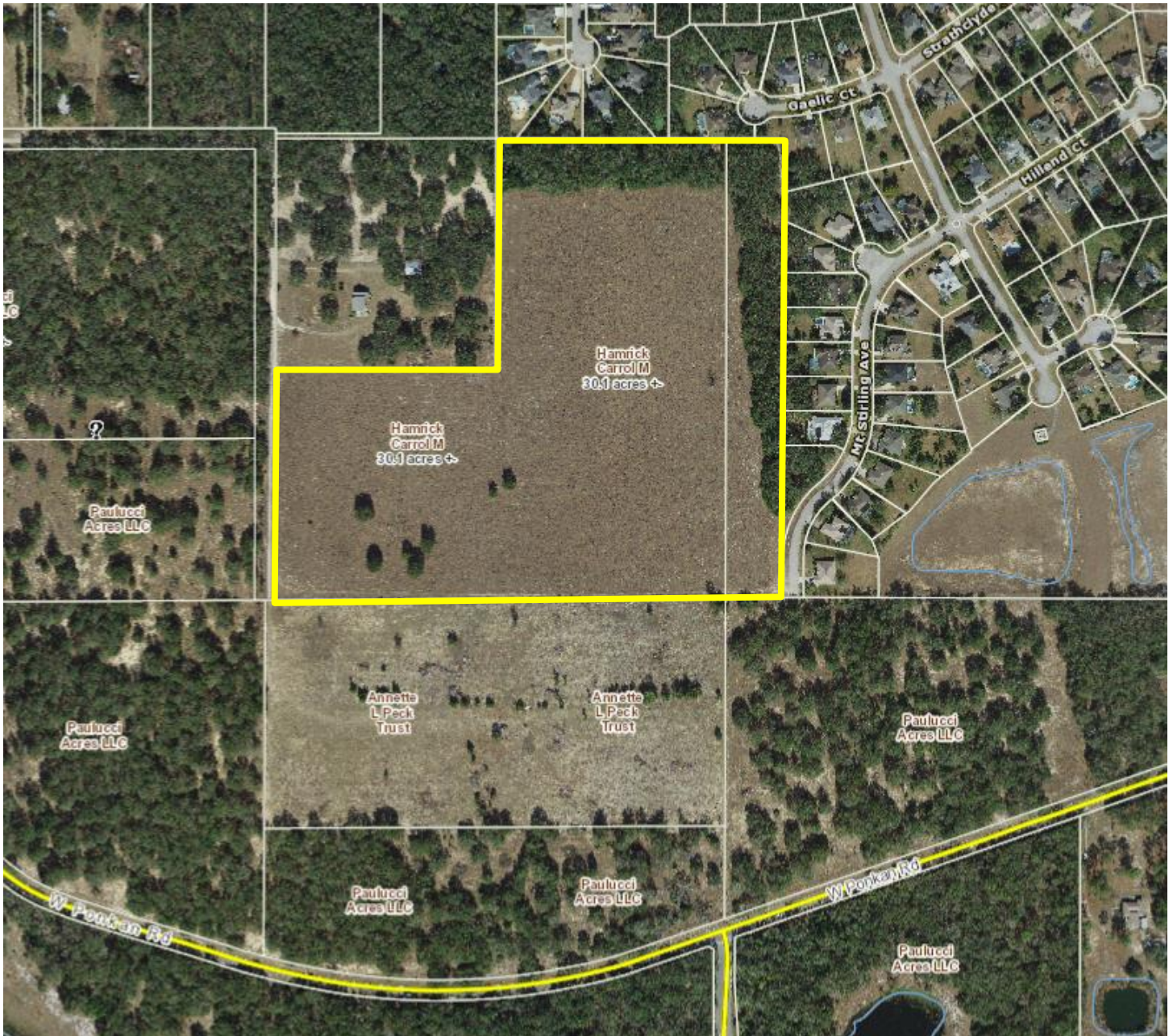


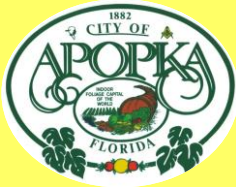
ADJACENT ZONING





ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

PUBLIC HEARING
 SITE PLAN
 SPECIAL REPORTS
 OTHER:

MEETING OF: November 13, 2018
FROM: Community Development
EXHIBITS: Land Use Report
Vicinity Map
Future Land Use Map
Zoning Map
Adjacent Uses Map
Concept Plan

SUBJECT: COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT
– RADAM INVESTMENT, LLC

REQUEST: RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN – LARGE SCALE –
FUTURE LAND USE AMENDMENT:
FROM: RESIDENTIAL LOW AND RESIDENTIAL LOW SUBURBAN
TO: RESIDENTIAL MEDIUM LOW DENSITY (0-7.5 DU/AC)

SUMMARY:

OWNER: Radam Investment, LLC
APPLICANT: Jonathan Huels, Esq.
LOCATION: North of Apopka Boulevard and west of South Lake Pleasant Road
PARCEL ID #(S): 23-21-28-0000-00-029, -030, -043
EXISTING USE: 3 Single Family Homes
DEVELOPMENT
POTENTIAL: Up to 235 Dwelling Units
CURRENT ZONING: R-1AA (Single Family Residential) and ZIP (Zoning in Progress)
PROPOSED ZONING: Planned Unit Development
MAXIMUM ALLOWABLE
DEVELOPMENT UNDER
FLUM: EXISTING FLU: 88 Dwelling Units
PROPOSED FLU: 153 Dwelling Units
TRACT SIZE: 23.52 +/- acres

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

ADDITIONAL COMMENTS: The applicant intends to use the subject properties for a multi-family complex, and requests the City to assign a future land use designation of Residential Medium Low to the property.

The subject properties were annexed into the City on September 17, 2003 via Ordinance No. 1606 and on October 17, 1990 via Ordinance No. 634. The proposed Large Scale Future Land Use Amendment is being requested by the owner/applicant. Pursuant to Florida law, properties ten acres or more are required to undergo review by State planning agencies.

A request to assign a Future Land Use Designation of Residential Medium Low is compatible with the designations assigned to abutting properties. The FLUM application covers approximately 23.52 acres.

Residential Medium Low Future Land Uses:

“The primary use shall be residential dwelling units up to 7.5 dwelling units per acre, elementary schools; middle schools; high schools; supporting infrastructure of less than five 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 Land Use Report). Based on the findings of the Land Use report, the proposed FLUM amendment is compatible with the surrounding and nearby land uses and the character of the general area.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is consistent with the Residential Medium Low designation.

SCHOOL CAPACITY REPORT: An executed capacity enhancement agreement or a letter of capacity determination 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 July 19, 2018.

PUBLIC HEARING SCHEDULE:

November 13, 2018 - Planning Commission (5:30 pm)

December 5, 2018 - City Council (1:30 pm) - 1st Reading & Transmittal

DULY ADVERTISED:

November 2, 2018 – Public Notice (Apopka Chief) and Notification (letters and posting)

RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends transmittal of the change in Future Land Use from Residential Low (0-5 du/ac) and Residential Low Suburban (0-3.5 du/ac) to Residential Medium Low (0-7.5 du/ac) for the properties owned by Radam Investment, LLC.

Recommended Motion: Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend transmittal of the Future Land Use Map designation from Residential Low and Residential Low Suburban to Residential Medium Low to the Florida Department of Economic Opportunity.

Note: This item is considered legislative and establishes general policy. 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) | “County” Low Density Residential | A-1 | Grasslands |
| East (City and County) | “County” Low Density Residential | A-1 | Single Family Home/Retention Pond |
| South (County) | “City” Residential Medium Low | PUD | Chelsea Parc Subdivision (40-foot wide typical lots) |
| West (County) | “City” Residential Low and “County” Low Density Residential | A-1, R-1AA, R-2 | Lake Pleasant; Single Family Homes and Lake Pleasant Cove Subdivision (typical 70-ft. wide lots) |

II. LAND USE ANALYSIS

The applicant intends to use this site for a multi-family complex.

North: Abutting the subject property to the north is a vacant property.

West: The properties to the west are single family homes and Lake Pleasant and Lake Pleasant Cove Subdivision.

South: South Apopka Boulevard and Chelsea Parc Subdivision.

East: To the east is a single family house and Lake Pleasant Road.

The proposed future land use designation of Residential Medium (0-7.5 du/ac) is consistent with the surrounding future land use designations to the west and south, considering the proposed use, and with current uses along Hermit Smith Road.

Therefore, staff supports the proposed future land use changes.

Other Information:

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

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

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

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

Analysis of the character of the Property: The properties abut S. Apopka Boulevard. Across S. Apopka Boulevard is the Chelsea Parc subdivision where the typical lot width is 32', with Residential Medium Low Future Land Use.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the subject site is Residential Medium Low (0 – 7.5 du/ac). A change to a residential land use of Medium Low Density will generate an estimated population increase up to 406 persons. Based on the housing element of the City's Comprehensive Plan, this amendment will increase the City's future population, but a housing supply is needed to meet the growing population.

CALCULATIONS:

EXISTING: Residential Low (0-5 DU/AC, 4.026 AC)
Residential Low Suburban (0-3.5 DU/AC, 19.492 AC)
88 D/U X 2.659 p/h = 233 persons
PROPOSED: Residential Medium Low (0-7.5 DU/AC, 20.52 AC: Developable Area)
7.5 DU/AC x 20.52 = 153 max DU
153 D/U x 2.659 p/h = 624 persons
Net Increase= 406 Persons

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

Habitat for species listed as endangered, threatened or of special concern: Per policy 4.1 of the Conservation Element, a habitat study is required for developments ten (10) acres or more in size. This site is greater than ten acres. A habitat study will 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.

Potable Water, Reclaimed Water & Sanitary Sewer Analysis: The subject property is located within the City of Apopka service area for potable water, reclaimed water and sanitary service.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 81 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: 17,248 GPD
3. Projected total demand under proposed designation: 46,060 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 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: 39,952 GPD
3. Projected total demand under proposed designation: 106,690 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: 932 lbs/ day
4. Projected LOS under proposed designation: 2,496 lbs / 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): 9.353 MGD

Total design capacity of the water treatment plant(s): 33.696 MGD

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: Lake Pleasant
2. Projected LOS under existing designation: 25 year – 96 hour design storm
3. Projected LOS under proposed designation: 25 year – 96 hour design storm
4. Improvement/expansion: On site retention / detention ponds

Recreation

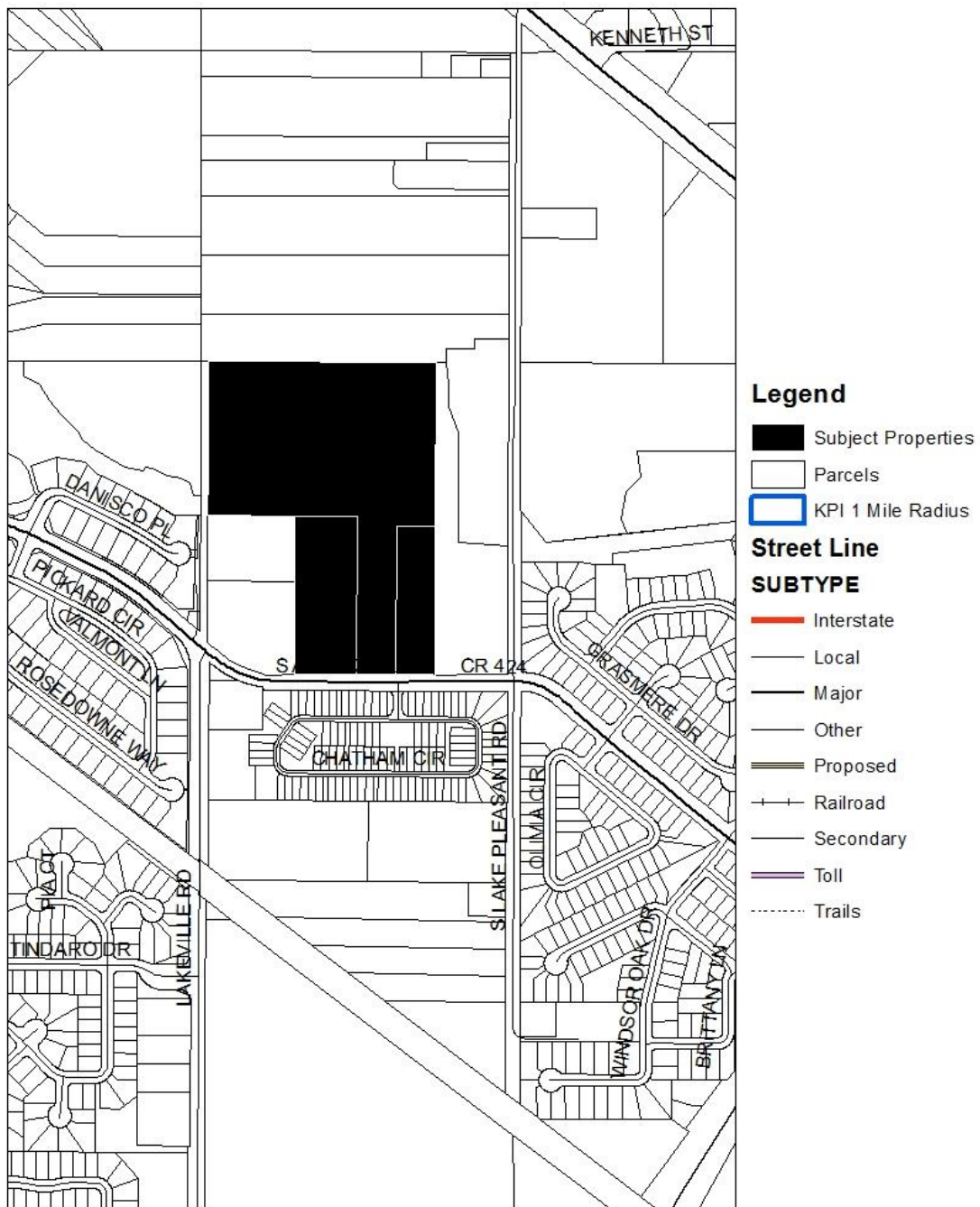
1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0.699 acres
3. Projected facility under proposed designation: 1.872 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

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



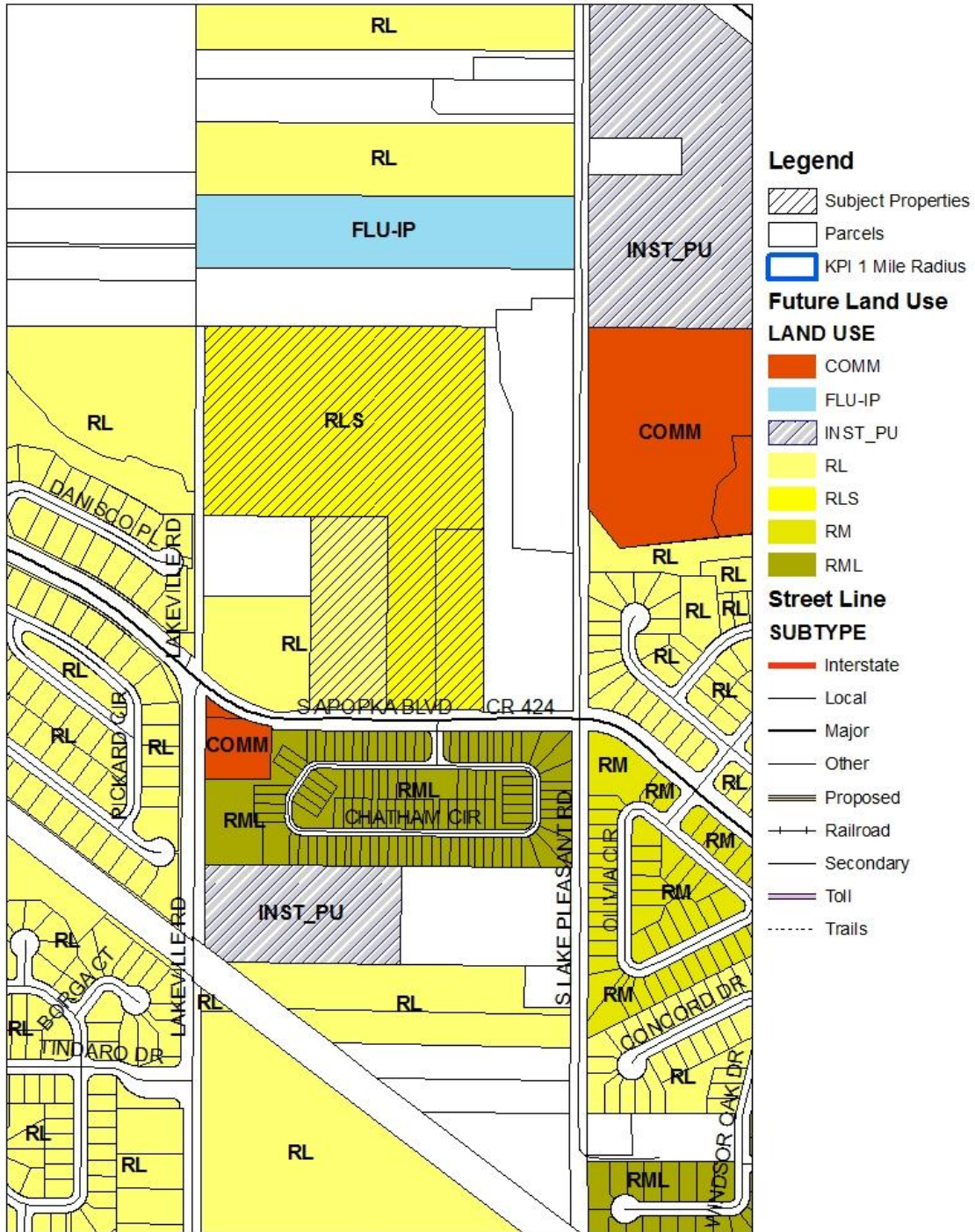
Radam Investment LLC
Proposed Large Scale Future Land Use Amendment:
From: Residential Low and Residential Low Suburban
To: Residential Medium Low (0-7.5 DU/AC)
Proposed Change of Zoning:
From: R-1AA & A-1 (ZIP)
To: Planned Unit Development (PUD)
Parcel ID #s: 23-21-28-0000-00-029, -030, -043

VICINITY MAP



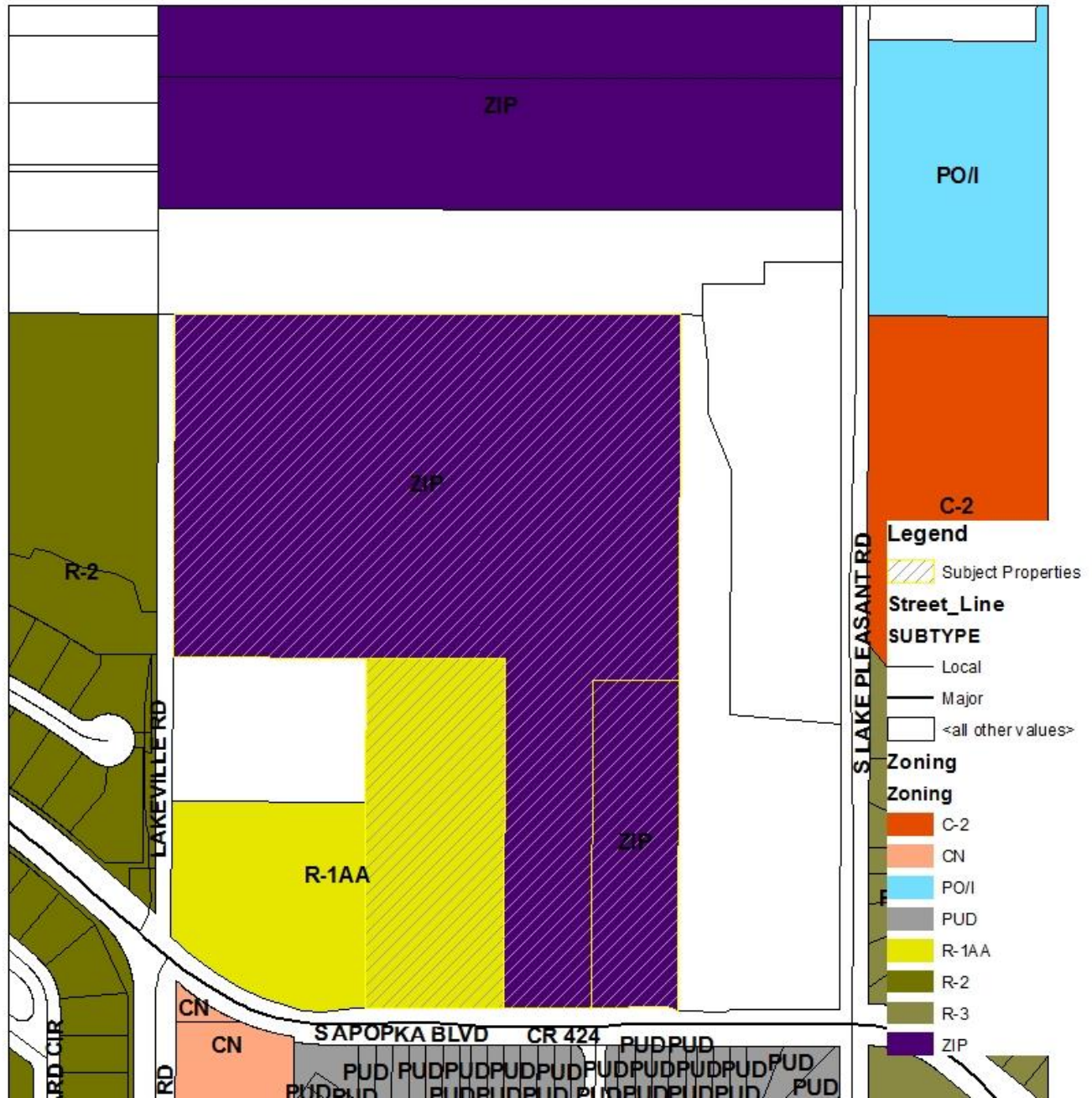


FUTURE LAND USE MAP



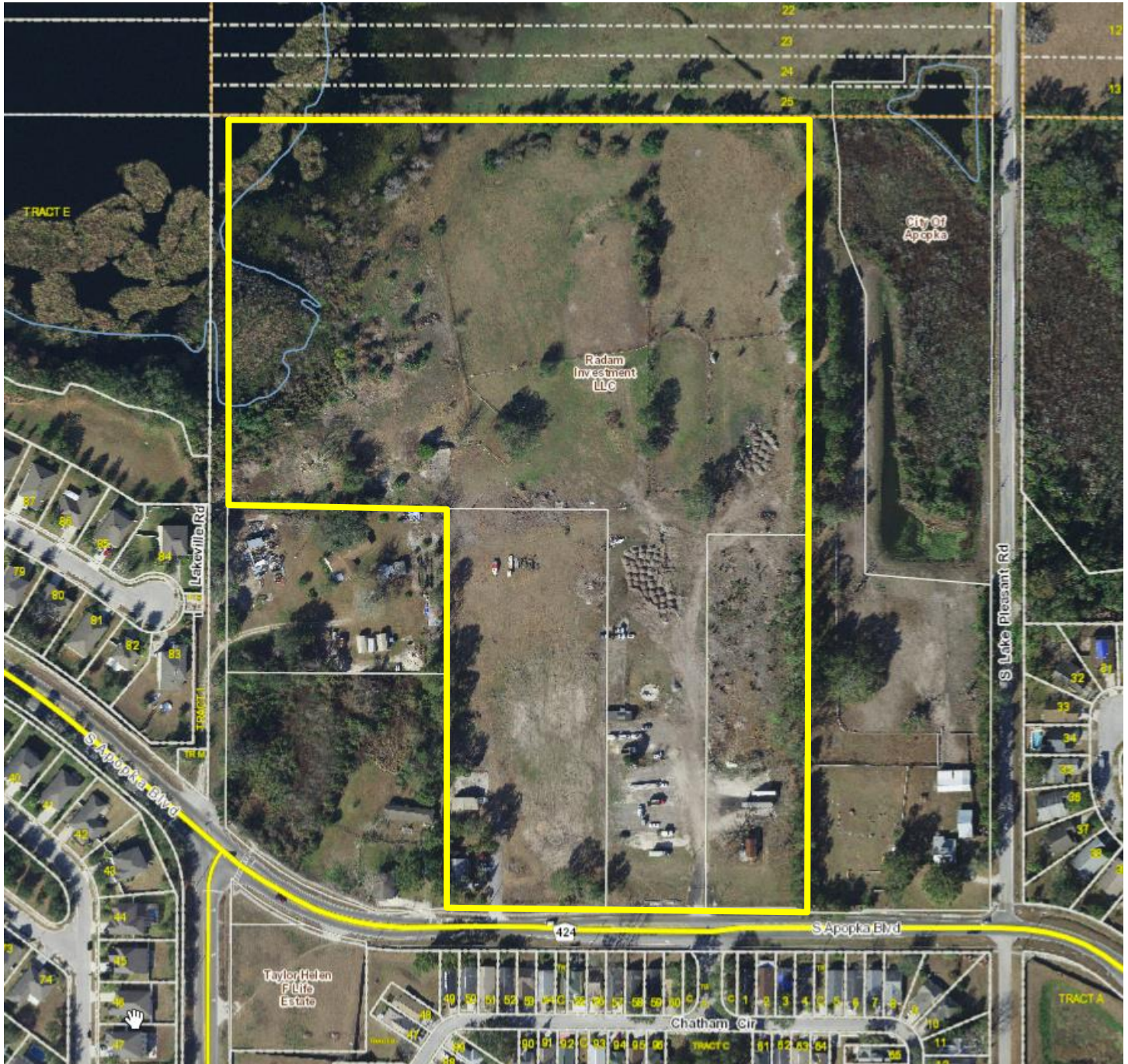


ADJACENT ZONING



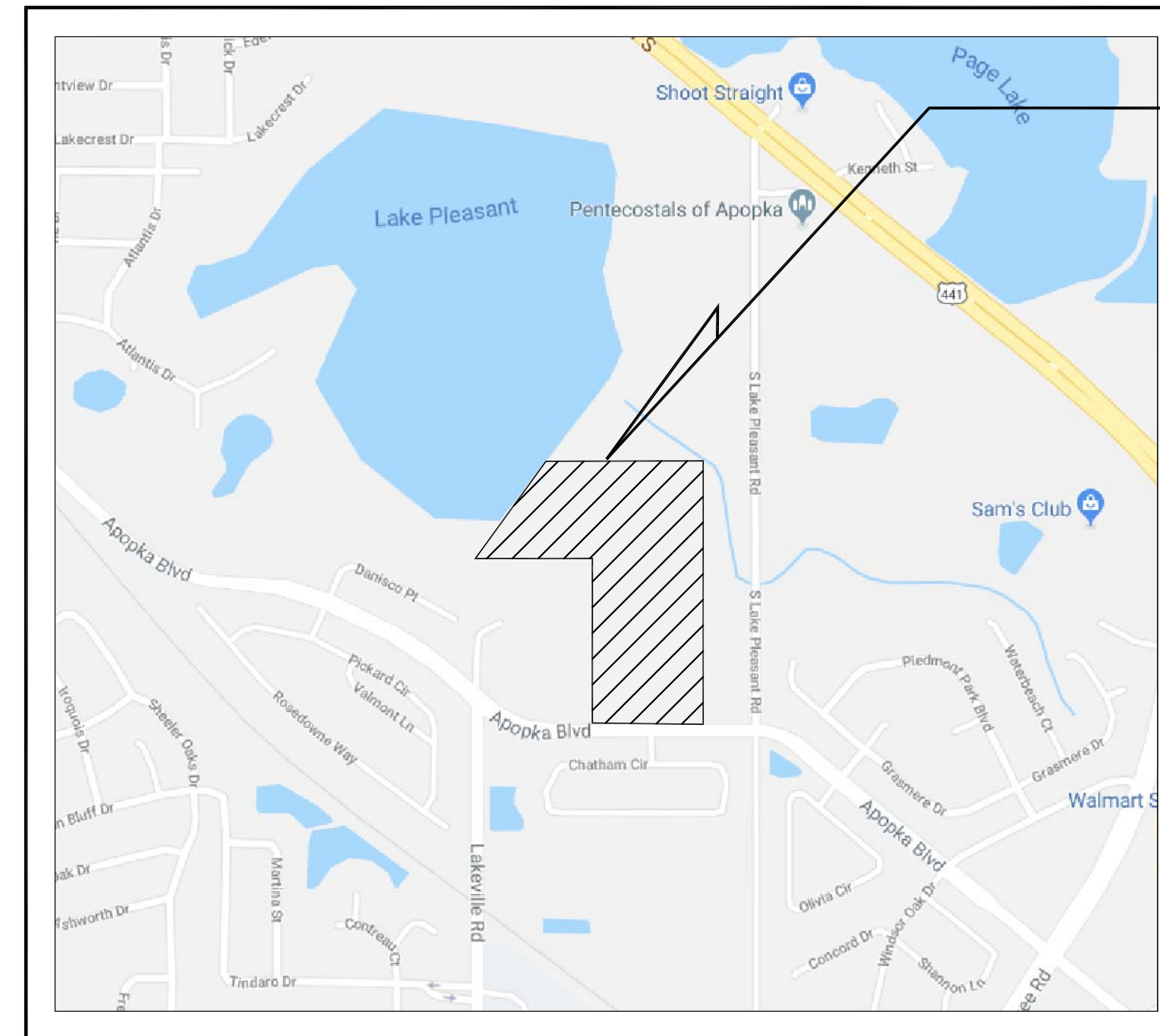


ADJACENT USES



MASTER DEVELOPMENT PLAN FOR TOWER HOUSE RESIDENTIAL

PARCEL ID# 23-21-28-0000-00-028, 23-21-28-0000-00-029
23-21-28-0000-00-043
CITY OF APOPKA, FLORIDA
MAY 2018



LOCATION MAP
SECTION 26, TOWNSHIP 23 S, RANGE 30 E
SCALE : NTS

PROJECT LOCATION

LEGAL DESCRIPTION:

Parcel 1: The East 1/2 of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 28 East in Orange County, Florida.

Parcel 2: The West 1/2 of the Northeast 1/4 of the Northeast 1/4 and the West 1/2 of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 in Section 23, Township 21 South, Range 28 East, Less and Except: From the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 28 East, run North 00 degrees 13 minutes 40 seconds East 418.67 feet along the West line of the said Northeast 1/4 of the Northeast 1/4 for the Point of Beginning of this description: Continue thence North 00 degrees 13 minutes 40 seconds East 275.15 feet along the West line of the aforementioned Northeast 1/4 of the Northeast 1/4 thence run South 89 degrees 49 minutes 00 seconds East 388.98 feet, thence South 00 degrees 06 minutes 40 seconds West 275.15 feet, thence North 89 degrees 49 minutes 00 seconds West 389.53 feet to the Point of Beginning. Less and Except the West 30 feet thereof for road, all in Orange County, Florida, Less and Except, from the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 28 East, run North 00 degrees 13 minutes 40 seconds East 693.82 feet along the West line of the said Northeast 1/4 of the Northeast 1/4, thence run South 89 degrees 49 minutes 00 seconds East 388.98 feet for the Point of Beginning of this description: Continue thence South 89 degrees 49 minutes 00 seconds East 264.00 feet, thence run South 00 degrees 06 minutes 40 seconds West 639.85 feet to the South line of the aforementioned Northeast 1/4 of the Northeast 1/4, thence run North 89 degrees 48 minutes 50 seconds West 264.00 feet along the aforementioned South line of the Northeast 1/4 of the Northeast 1/4, thence run North 00 degrees 06 minutes 40 seconds East 693.84 feet to the Point of Beginning. (Less part line in State Road S-424), Orange County, Florida, Less and Except: Begin at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 28 East, run North 00 degrees 13 minutes 40 seconds East 418.67 feet along the West line of said Northeast 1/4 of the Northeast 1/4, thence run South 89 degrees 49 minutes 00 seconds East 389.53 feet thence South 00 degrees 06 minutes 40 seconds West 418.69 feet to the South line of the aforementioned Northeast 1/4 of the Northeast 1/4, thence run North 89 degrees 48 minutes 50 seconds West 390.10 feet to the Point of Beginning, Less and Except the West 30 feet thereof for road and Less and Except that in part in State Road S-424.

PARCEL 3: From the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 28 East, Orange County, Florida; run North 00 degrees 13 minutes 40 seconds East, 693.82 feet along the West line of the said Northeast 1/4 of the Northeast 1/4; thence run South 89 degrees 40 minutes 00 seconds East 388.98 feet for the point of beginning of this description. Continue thence South 89 degrees 49 minutes 00 seconds East 264.0 feet; thence run South 00 degrees 06 minutes 40 seconds West 693.85 feet to the South line of the aforementioned Northeast 1/4 of the Northeast 1/4; thence run North 89 degrees 48 minutes 50 seconds West 264.0 feet along the aforementioned South line of the Northeast 1/4 of the Northeast 1/4, thence run North 00 degrees 06 minutes 40 seconds East 693.84 feet to the point of beginning. (Less S-424, also known as Apopka Boulevard).

DRAWING INDEX

- | | |
|---------|--------------------------|
| C1 | COVER |
| C2 | EXISTING CONDITIONS PLAN |
| C3 | OVERALL SITE PLAN |
| C4 | SITE PLAN |
| S1 - S2 | SURVEY |

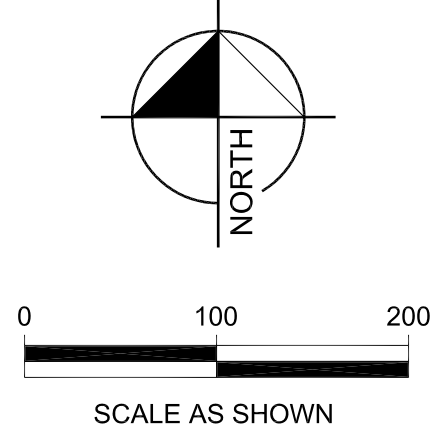
OWNER
RADAM INVESTMENT LLC
2220 KINGS CREST CIR
APOPKA FL, 32712
PHONE: 407-333-7787
EMAIL: radaminvestment@gmail.com

ENGINEER
CHAD S. LINN, P.E.
P.O. BOX 140024
ORLANDO, FL 32814
PHONE: 407-252-6433
EMAIL: clinn@linnengineering.com

| | |
|---|--|
| <p>LINN ENGINEERING & DESIGN P.O. BOX 140024 ORLANDO, FL 32814 PHONE: 407-252-6433 clinn@linnengineering.com CA LIC. NO. 31710</p> | <p>DESIGN ENGINEER: CHAD S. LINN, P.E. FLORIDA REGISTRATION NUMBER: 57524 SEAL</p> |
| <p>DESIGNED BY: CSL DRAWN BY: CSL CHECKED BY: CSL</p> | <p>SCALE: NOTED</p> |
| <p>COVER SHEET</p> | |
| <p>TOWER HOUSE RESIDENTIAL 1711 APOPKA BLVD APOPKA FLORIDA</p> | |
| <p>DATE: 05/16 PROJECT NO.: 8500-16-100 SHEET NUMBER: C1</p> | |

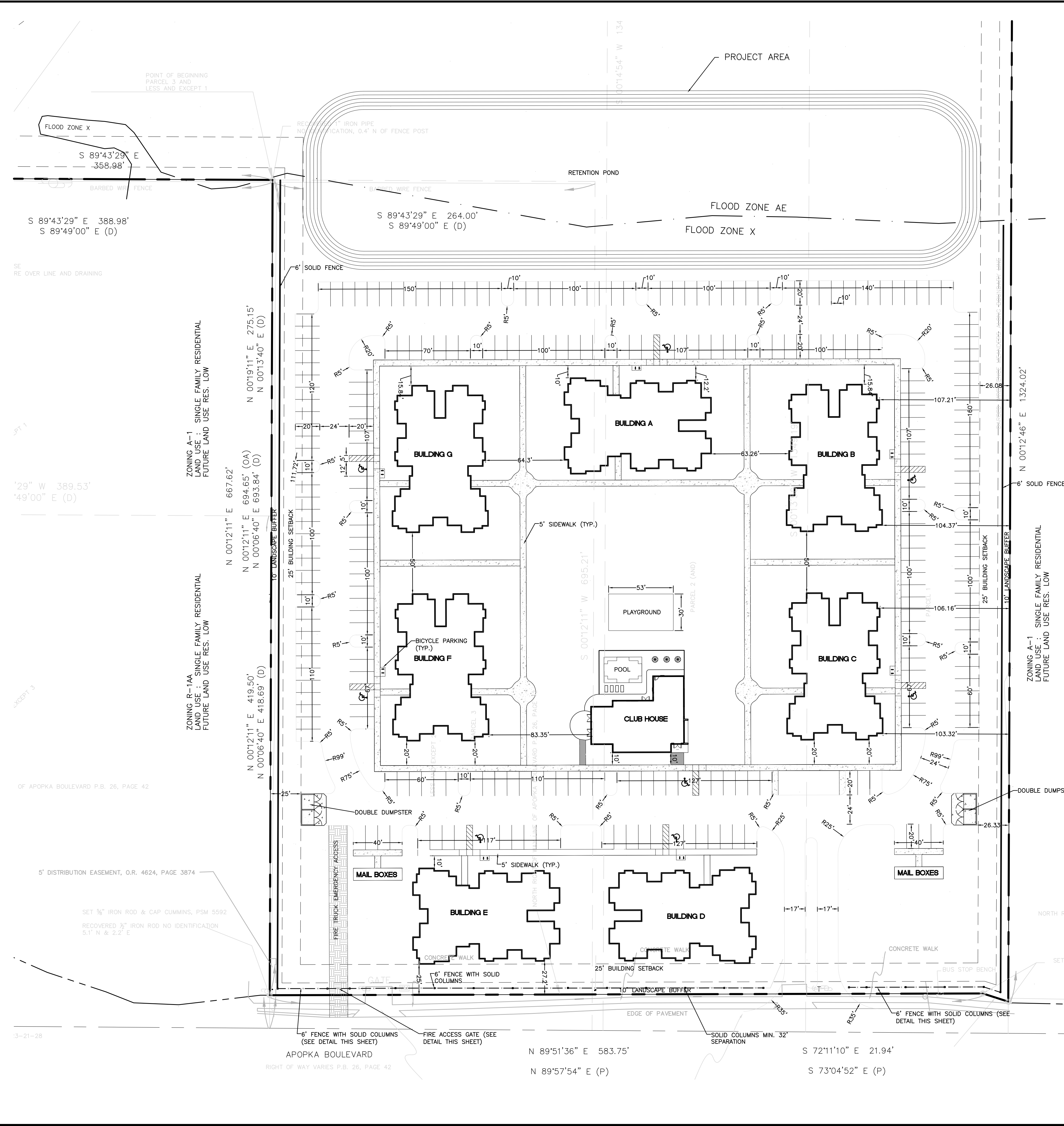
Drawing name: Z:\Projects\4700-Radam Investment\17-100-Apopka\civil\concept\plan #2\CO1 COVER.dwg Layout1 Aug 24, 2018 3:32pm by: Chad Linn

Drawing name: Z:\Projects\4700-Rodam Investment\17-100-Apopka\civil\concept plan #2\02 EXISTING COND.dwg Layout1 Aug 24, 2018 3:30pm by: Chad Linn



| | | | |
|--|--|--|--|
| <p>TOWER HOUSE RESIDENTIAL 1711 APOPKA BLVD APOPKA FLORIDA</p> | | <p>FLORIDA</p> | |
| <p>DATE 05/16</p> | | <p>PROJECT NO. 8500-16-100</p> | |
| <p>SHEET NUMBER C2</p> | | <p>SCALE AS NOTED DESIGNED BY CSL DRAWN BY CSL CHECKED BY CSL</p> | |
| <p>DESIGN ENGINEER: CHAD S. LINN, P.E. FLORIDA REGISTRATION NUMBER: 57524</p> | | <p>SEAL</p> | |
| <p>DESIGNER: CHAD S. LINN, P.E. FLORIDA REGISTRATION NUMBER: 57524</p> | | <p>SCALE AS NOTED DESIGNED BY CSL DRAWN BY CSL CHECKED BY CSL</p> | |
| <p>LINN ENGINEERING & DESIGN P.O. BOX 140024 ORLANDO, FL 32814 PHONE: 407-252-6433 clinn@linnengineering.com CA LIC. NO. 31710</p> | | <p>REVISIONS</p> | |
| <p>NO.</p> | | <p>DATE</p> | |

Drawing name: Z:\Projects\4700-Roadm Investment\17-100-Apopka\civil\concept plan #2\C04 SITE PLAN.dwg C4 Sep 12, 2018 10:34am by: Chad Linn



SITE DATA NOT PLATTED

PARCEL ID: 23-21-28-0000-00-028
 23-21-28-0000-00-029
 23-21-28-0000-00-043

TOTAL AREA: 23.67 ACRES (1,031,193 SF)

EXISTING USE: SINGLE FAMILY
 PROPOSED USE: MULTI-FAMILY
 PROPOSED ZONING: PD PLANNED UNIT DEVELOPMENT
 FUTURE LAND USE: LOW DENSITY RESIDENTIAL
 PROPOSED FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL

ZONING: R-1AA, A-1
 PROPOSED UNITS: 126
 REQUIRED OPEN SPACE: 7.10 AC (30%)
 PROVIDED OPEN SPACE: 10.26 AC (446,967 S.F.)

UNDEVELOPED AREA: 1.58 AC (68,621 S.F. 50% OF TOTAL WETLAND AREA 137,241 SF)
 WETLANDS: 0.91 AC (39,424 S.F. 50% OF TOTAL RETENTION POND AREA 78,848 SF)
 RETENTION POND: 0.01 AC (398 S.F. 25% OF TOTAL RECREATIONAL AREA 1590 SF)
 RECREATIONAL AREAS: 4.20 AC (182,862 SF)
 OPEN SPACE WITHIN DEVELOPED AREA: 16.96 AC (72%)

PROPOSED BUILDING HEIGHT: 31'

FAR PER APARTMENT BUILDING:

| | |
|-----------|-------------|
| 1ST FLOOR | 7,375 SQFT |
| 2ND FLOOR | 7,375 SQFT |
| 3RD FLOOR | 7,375 SQFT |
| TOTAL | 22,125 SQFT |

22,125 SQFT X 7 = 154,875 SQFT
 CLUB HOUSE = 3,532 SQFT

PROPOSED FAR = $\frac{154,875 + 3,532}{158,407} = .15$

BUILDING SETBACKS REQUIRED:

| | |
|---------------|-----|
| FRONT SETBACK | 25' |
| SIDE SETBACK | 25' |
| REAR SETBACK | 25' |

LANDSCAPE BUFFERS

| | |
|--------------|-----|
| FRONT BUFFER | 10' |
| SIDE BUFFER | 10' |
| REAR BUFFER | 10' |

PROPOSED IMPERVIOUS AREA:

| | |
|--------------------------------|----------------------|
| BUILDINGS | 1.27AC (55,155 SF) |
| ASPHALT DRIVE AND PARKING AREA | 2.41 AC (105,152 SF) |
| CONCRETE (SIDEWALKS, ETC.) | 0.53 AC (23,155 SF) |
| TOTAL IMPERVIOUS AREA | 4.21 AC (183,462 SF) |

PARKING

APARTMENTS:

- 2 SPACES PER DWELLING UNIT
- 18 DWELLING UNITS PER BUILDING
- 7 (APARTMENT BUILDINGS) x 18 (DWELLING UNITS PER BUILDING) = 126 DWELLING UNITS

REQUIRED SPACES: 126 X 2 = 252 SPACES

CLUB HOUSE:

- 1 SPACE PER 250 SQFT
- 3,532 SQFT / 250 = 14

TOTAL PARKING REQUIRED = 266 SPACES

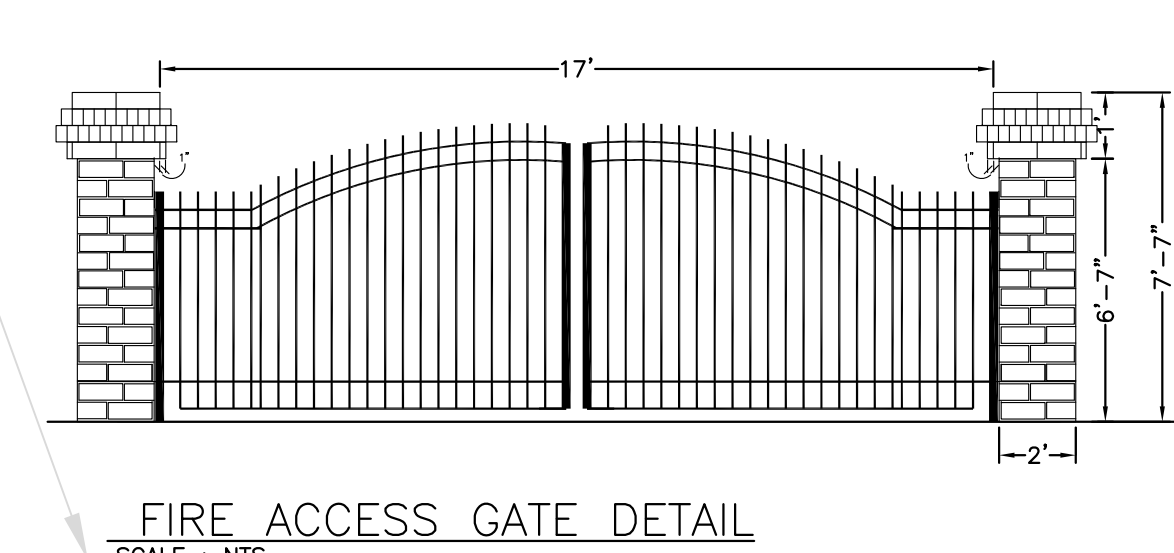
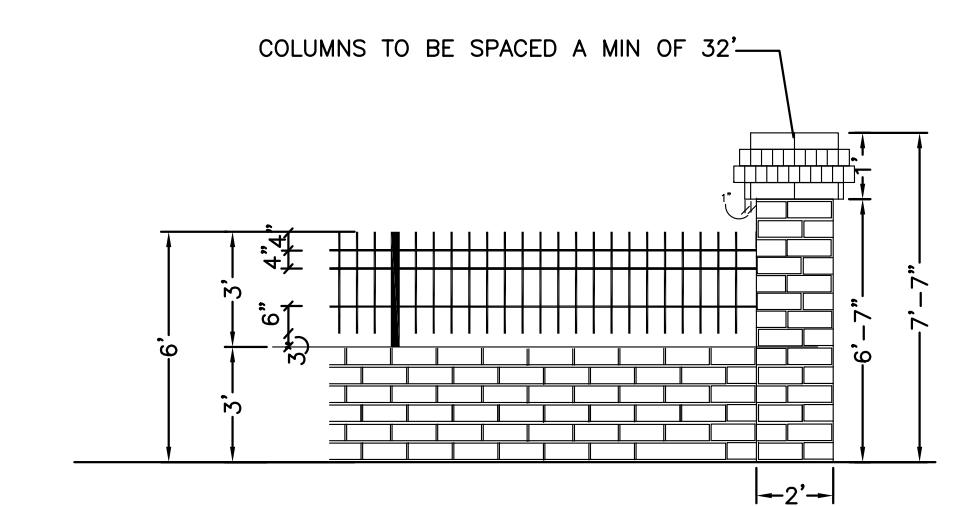
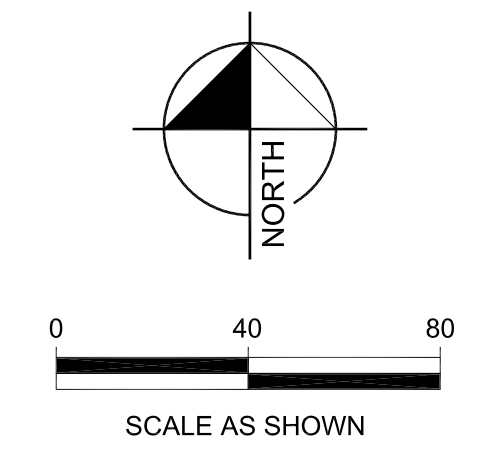
BICYCLE PARKING

- 1 BICYCLE PARKING SPACE PER 50 PARKING SPACES
- 266 / 50 = 6 BICYCLE PARKING SPACES REQUIRED

PARKING PROVIDED:

- STANDARD 90° PARKING: 258
- HANDICAP SPACES: 8
- TOTAL SPACES PROVIDED: 266 SPACES

BICYCLE PARKING = 14



CONCEPTUAL SITE PLAN

TOWER HOUSE RESIDENTIAL
 1711 APOPKA BLVD
 APOPKA FLORIDA

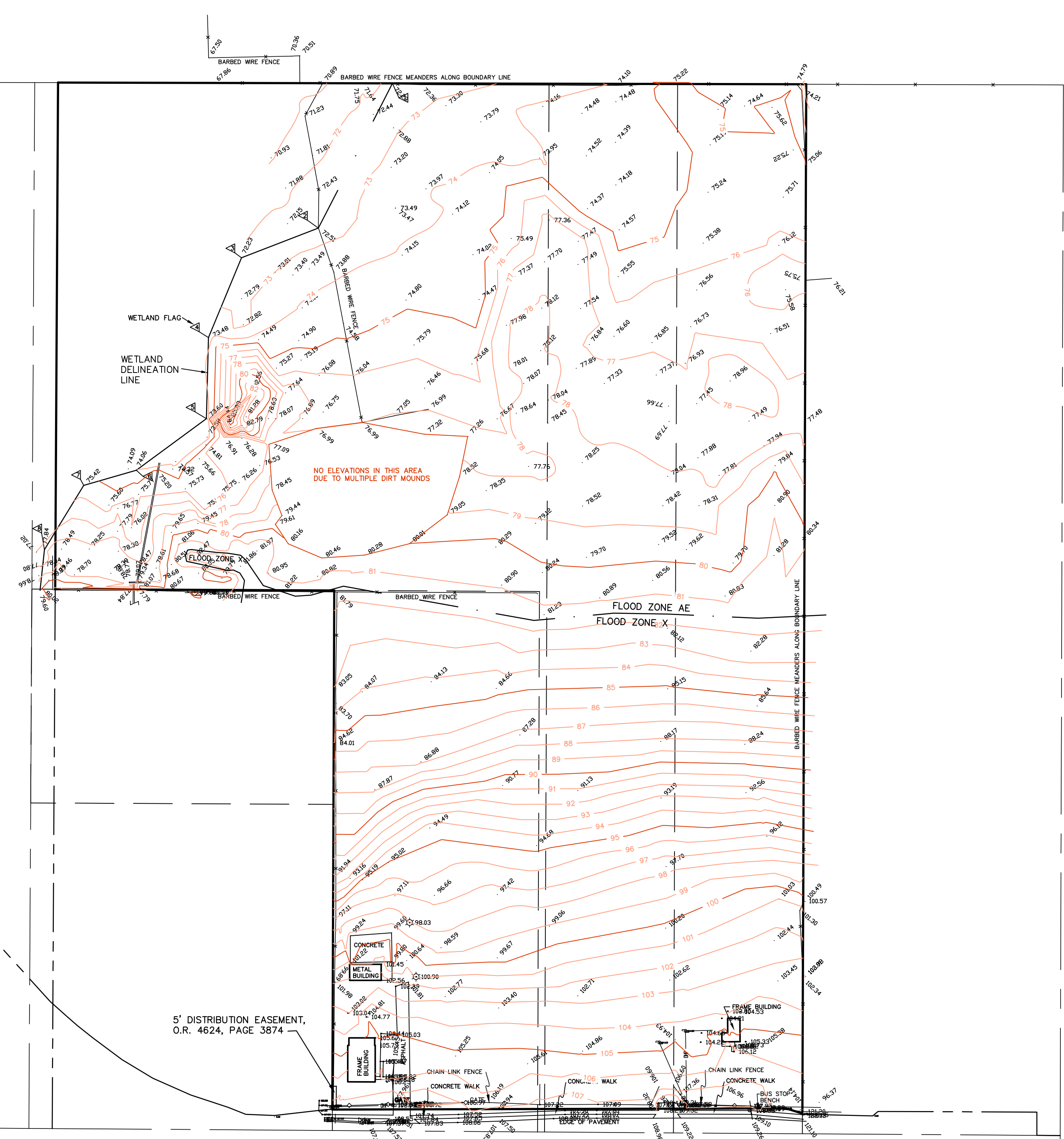
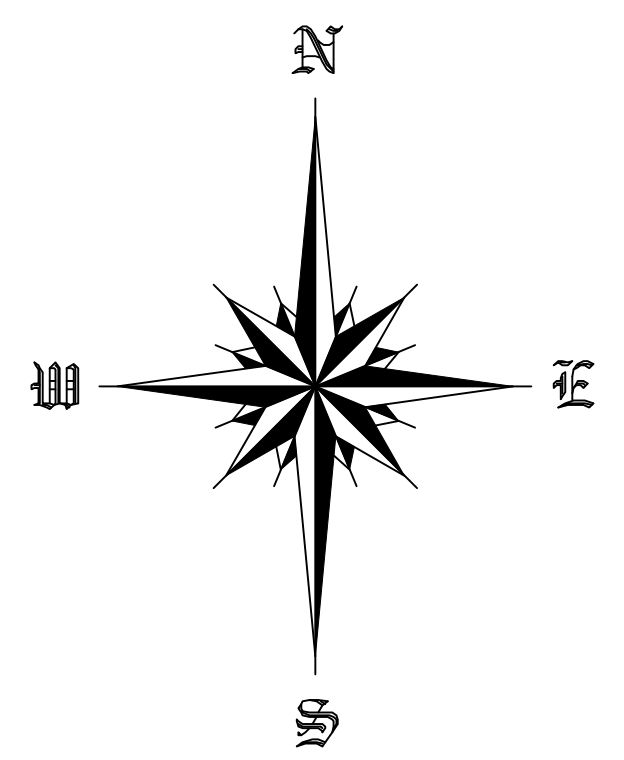
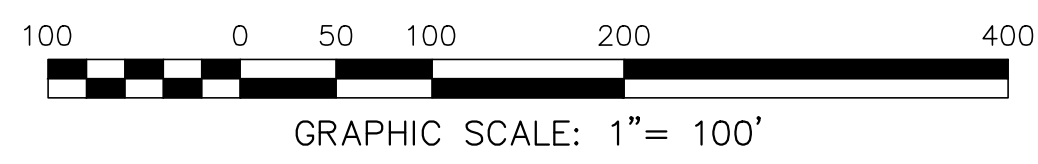
DESIGN ENGINEER: CHAD S. LINN, P.E.
 FLORIDA REGISTRATION NUMBER: 57524

DESIGNED BY: CSL
 DRAWN BY: CSL
 CHECKED BY: CSL

SEAL

DATE: 05/16
 PROJECT NO.: 8500-16-100
 SHEET NUMBER: C4

REVISIONS: [Table with columns for No., Description, and Date]



| LEGEND | |
|--------|----------------------------------|
| | GAS VALVE |
| | SEWER VALVE |
| | IRRIGATION CONTROL VALVE |
| | RECLAIMED WATER VALVE |
| | SANITARY SEWER MANHOLE |
| | DRAINAGE MANHOLE |
| | TELEPHONE MANHOLE |
| | FIRE HYDRANT |
| | CLEANOUT |
| | LIGHT POLE |
| | SIGN |
| | WELL |
| | BOLLARD |
| | DROP INLET |
| | TRAFFIC SIGNAL BOX |
| | BURIED CABLE TELEVISION |
| | OVERHEAD UTILITY LINES |
| | BURIED TELEPHONE |
| | WATER LINE |
| | FORCEMAIN |
| | BURIED POWER |
| | GUY WIRE |
| | CONCRETE UTILITY POLE |
| | WOOD UTILITY POLE |
| | ELECTRIC JUNCTION BOX |
| | UTILITY RISER CABLE TELEVISION |
| | UTILITY RISER ELECTRIC |
| | UTILITY RISER TELEPHONE |
| | WATER METER |
| | WATER VALVE |
| | CALCULATED CENTRAL ANGLE |
| | CENTRAL BEARING |
| | CORRUGATED METAL PIPE |
| | DESCRIPTION |
| | DEED BOOK |
| | ELEVATION |
| | GOVERNMENT INVERT |
| | INVERT |
| | ARC LENGTH |
| | LICENSED BUSINESS MEASURED |
| | NAIL & DISK |
| | OFFICIAL RECORDS |
| | PLAT BOOK |
| | PLAT |
| | PAGE |
| | PERMANENT CONTROL POINT |
| | PERMANENT CONTROL MONUMENT |
| | RADIUS |
| | TANGENT |
| | REINFORCED CONCRETE PIPE SECTION |
| | TEMPORARY BENCH MARK |
| | POINT OF CURVATURE |
| | POINT OF TANGENCY |
| | POINT OF REVERSE CURVATURE |

SURVEYOR & MAPPER IN RESPONSIBLE CHARGE #LS 5592
 MICHAEL D. CUMMINS, JR.
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

| | | | |
|--|--|----------------------|-------------------|
| BOUNDARY & TOPOGRAPHIC SURVEY | CUMMINS SURVEYING AND MAPPING, INC. 2758 Susanday Drive Orlando, Florida 32812 (407) 894-4254 E-mail: mc5592@bellsouth.net Certificate of Authorization LB 6983 | SCALE: 1" = 100' | TECHNICIAN: MDC |
| | | ISSUE DATE: 3-15-18 | PROJECT NO. 17-26 |
| PREPARED FOR: RADAM INVESTMENTS LLC | | SURVEY DATE: 3-10-18 | FIELD BOOK No. 31 |
| | | | SHEET No. 2 OF 2 |



CITY OF APOPKA PLANNING COMMISSION

- PUBLIC HEARING
 SITE PLAN
 SPECIAL REPORTS
 OTHER: Master Sign Plan Amendment

MEETING OF: November 13, 2018
FROM: Community Development
EXHIBITS: Vicinity Map
Aerial Map
Proposed Master Sign Plan

SUBJECT: ADVENT HEALTH MASTER SIGN PLAN AMENDMENT

REQUEST: RECOMMEND APPROVAL OF THE ADVENT HEALTH MASTER SIGN PLAN AMENDMENT

SUMMARY:

OWNER: Adventist Health System/Sunbelt Inc.
APPLICANT: Icon c/o Jessica Stein
LOCATION: 2100 Ocoee Apopka Road
PARCEL ID #: 20-21-28-0000-00-007
ZONING: PUD (Planned Unit Development)
EXISTING USE: Hospital Complex
TRACT SIZE: 33.71 +/- acres/1468407.6 +/- square feet
BUILDING SIZE: 465,904 Gross Floor Area

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation 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 (City) | Mixed Use | A-1(Zoning in Progress) | CFX Right-of-Way (ROW) |
| East (City) | Mixed Use | Mixed-EC (Employment Center) | Emerson Park |
| South (City) | Industrial | I-1 (Restricted Industrial) | Vacant |
| West (City) | Mixed Use | Mixed-EC | CFX ROW |

PROJECT SUMMARY: The Advent Health Master Sign Plan Amendment, previously named Florida Hospital Master Sign Plan includes new proposed signage for the entire complex. Through the proposed amendment to the Master Sign Plan, the applicant is requesting an increase the number of ground signs and wall sign size from one fifteen foot tall ground sign to three ground signs at 15 feet in height and from two 100-square feet of copy area of wall signs to 336 square feet of copy area for each wall sign. The Proposed sign elevations appear within the Master Sign Plan package.

MASTER SIGN PLAN CONDITIONS OF APPROVAL:

1. To meet the intent of the sign ordinance, the Master Sign Plan Amendment for the Florida Hospital (aka Advent Health Systems) site shall be subject to the following conditions:
 - a. An approved variance shall be required to increase the previously approved two wall signs at 100 square feet each to 336 square feet each of copy area.
 - b. Electronic reader boards are not allowed within any monument sign along both frontages. LDC Section. 8.04.08
 - c. No portable trailer signs shall be allowed for any business within Advent Health. LDC Section 8.04.13
 - d. No human signs shall be allowed for any business within Advent Health. LDC Section 8.05.02(F)

APPLICANT REQUEST: Through the Master Sign Plan Amendment, the applicant is requesting approval of the following and the exempt “emergency” wall sign:

1. Three illuminated ground signs at 15 feet in height with a total copy area of 297 square feet.
2. Nine illuminated directional signs at six feet tall. Each sign shall have a copy area of 24.75 square feet for a total of 222.75 square feet.
3. One illuminated directional sign at eight feet tall with a copy area of 33 square feet.
4. One non-illuminated directional sign at a height of five height with a total of 20.63 square feet of copy area.
5. Four non-illuminated directional signs at a height of four feet each for a total of 47.5 square feet of copy area.
6. Two illuminated wall signage each at 336 square feet of copy area. A variance application shall be approved by the Planning Commission to increase previously approved wall signs from 100 square feet for each to 336 square feet of copy area for each sign.

7. The “emergency” sign shall remain exempt per Section 8.02(C) of the Land Development Code (LDC).

FINDINGS: In granting approval of the Master Sign Plan for ADVENT HEALTH, the City of Apopka finds:

1. The Master Sign Plan Amendment application for ADVENT HEALTH, formerly known as Florida Hospital, has been submitted and reviewed by planning staff. Planning Staff does not object to the Master Sign Plan Amendment as proposed subject to the Master Sign Plan Conditions of Approval appearing in the staff report.
2. A variance for the proposed two wall sign must be reviewed at a public hearing before the Planning Commission prior to the wall signs increasing from 100 square feet each to 336 square feet each sign of copy area. The proposed wall signs only become part of the sign master plan if a variance is approved by the Planning Commission.

PUBLIC HEARING SCHEDULE:

November 13, 2018 - Planning Commission, 5:30 p.m.

December 5, 2018 - City Council, 1:30 p.m.

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the Advent Health Master Sign Plan Amendment subject to the findings of this staff report and conditions of approval.

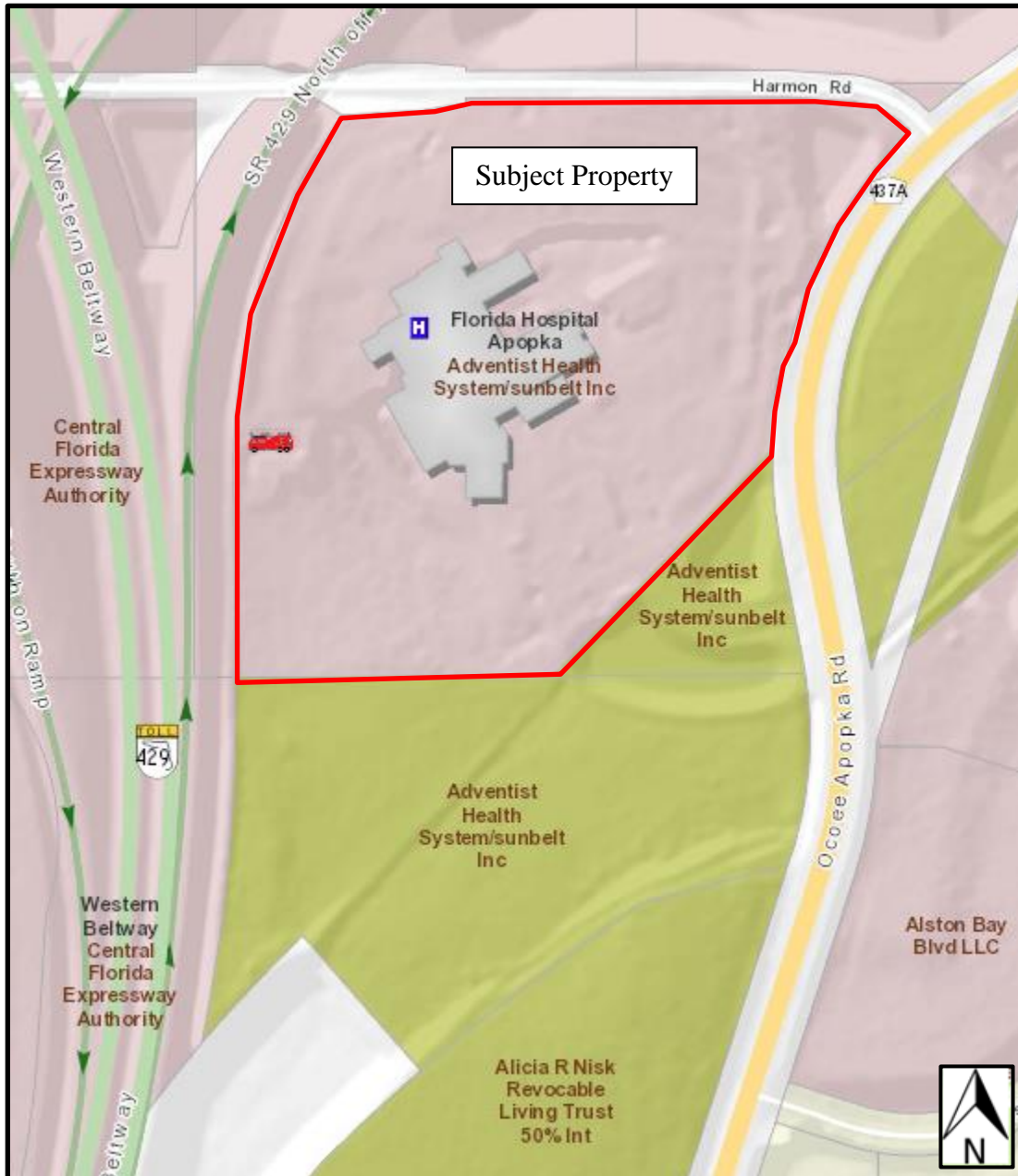
Planning Commission: Find the Advent Health Master Sign Plan amendment consistent with the Land Development Code, and recommend approval of the master sign plan amendment, subject to the findings of this staff report and conditions of approval.

Planning Commission Role: Authority is granted in Article VIII of the Land Development Code to the Planning Commission for final action regarding a Master Sign Plan.

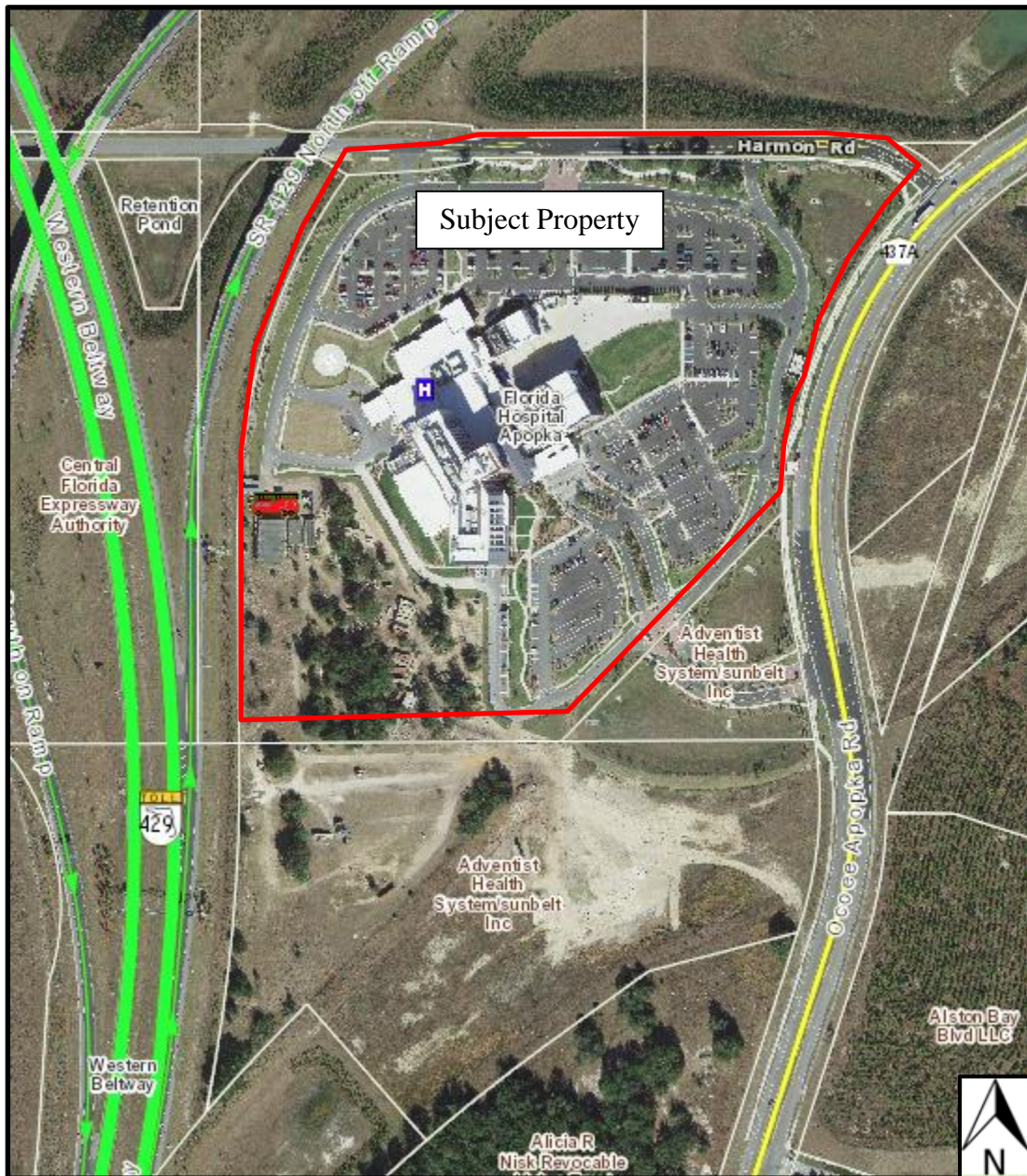
Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Owner: Adventist Health System/Sunbelt Inc.
Applicant: Icon c/o Jessica Stein
Parcel ID Nos.: 20-21-28-0000-00-007
Address: 2100 Ocoee Apopka Road
Total area: 33.71 acre(s) +/-

VICINITY MAP



AERIAL MAP



October 24, 2018

Re: New Signage – Advent Health (Florida Hospital) Apopka

To Whom It May Concern:

Our objective is to obtain an amendment to the Master Sign Plan provided by the City of Apopka that will allow all ground signs being proposed to be approved for installation. Please see architectural rendering file attached of the following signs:

- (3) 15' Illuminated Pylons – 99' (297' total)
- (9) 6' Illuminated Directional w/ER copy – 24.75' (222.75' total)
- (1) 8' Illuminated Directional w/ER copy – 33' (33' total)
- (1) 5' Non-Illuminated Directional – 20.63' (20.63' total)
- (3) 4' Non-Illuminated Directional - 15.83' (47.5' total)
- (1) 8' Non-Illuminated Directional - 33' (33' total)

Total ground sign square footage being proposed: **653.88'**

Sincerely,

Jessica Stein

Project Manager, Icon



Advent Health

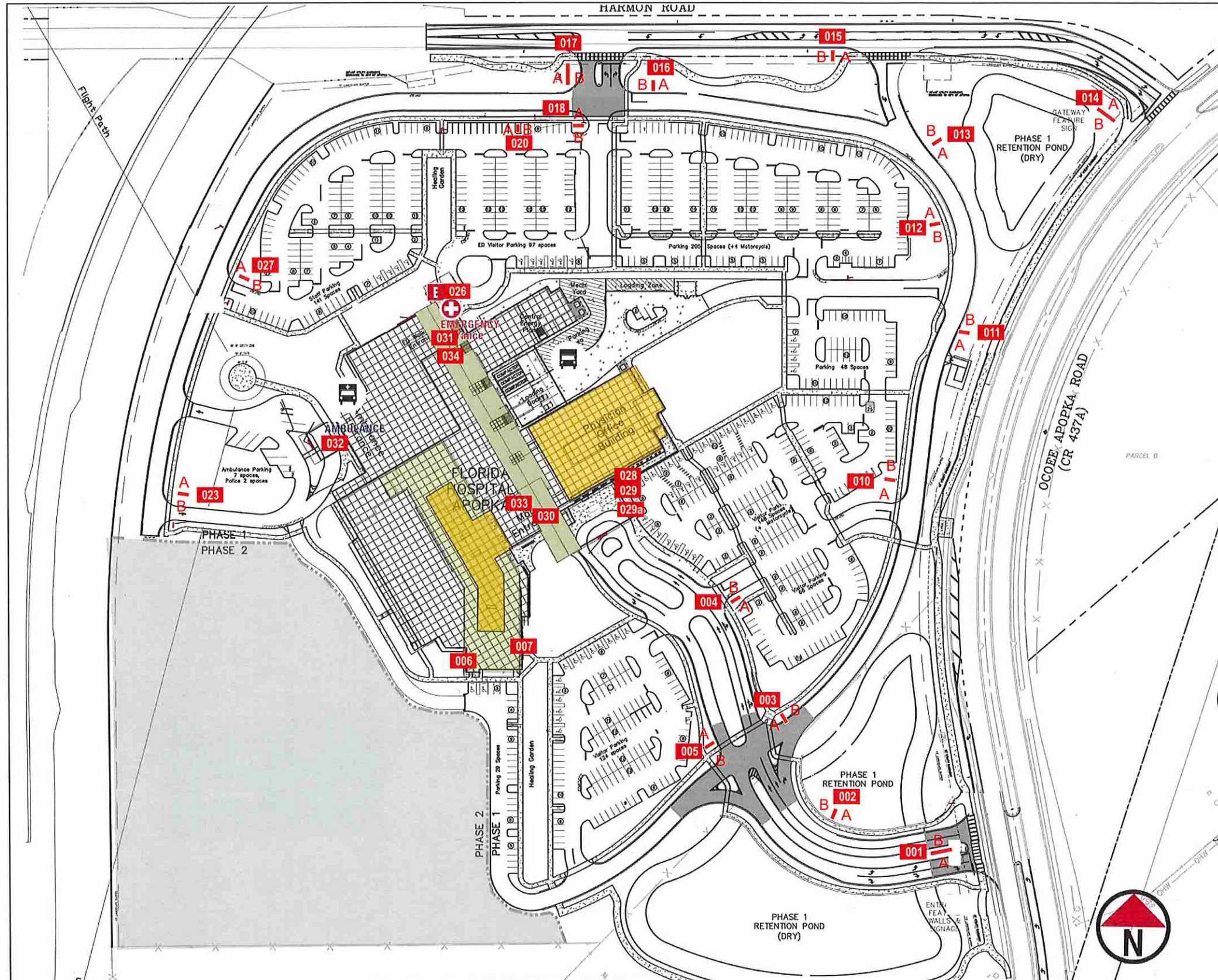
Apopka

Master Sign Plan

Exterior Location Plans and Detail Drawings

Location:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

FHAP-011 - 2100 Ocoee Apopka Rd. Apopka, FL 32703



Address:
 2100 Ocoee Apopka Rd
 Apopka, FL
 32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
 K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |

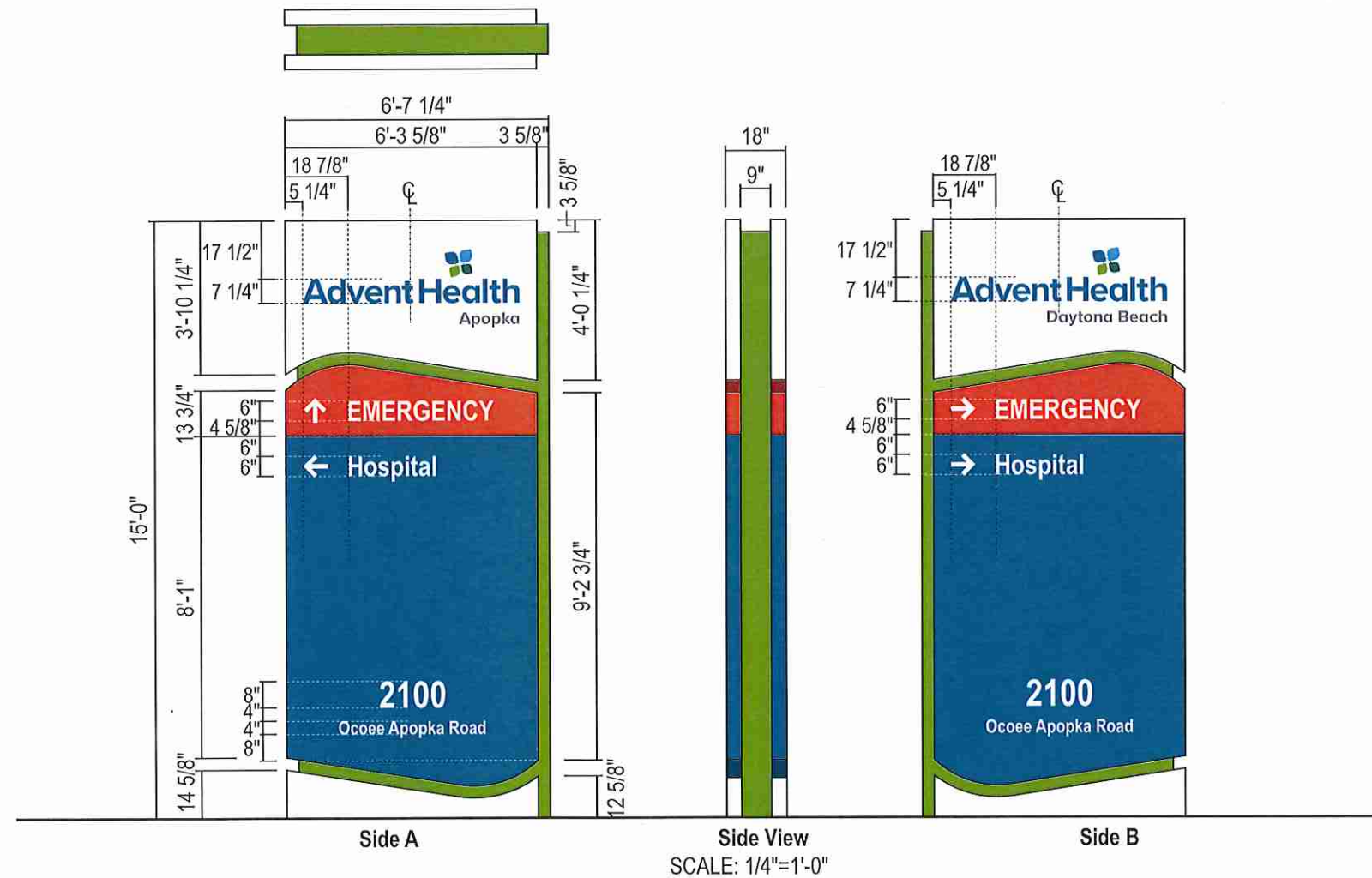
SHEET TITLE
 Site Plan



Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |

Sign #: 1

Sign Type: PE-15-IL

Description:
Illum. Pylon w/ Emergency & Directional Copy

Sq. Ft.: 99

Qty: 1

Address:

Remove existing.
Install new.
Restore ground material to base of new sign.

SHEET TITLE
Recommendations



Existing



Proposed

Address:
 2100 Ocoee Apopka Rd
 Apopka, FL
 32703-9210

Proj #: 406 **Loc #:** 201856 **Order #:** 1124875

File Path:
 K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |

Sign #: 2

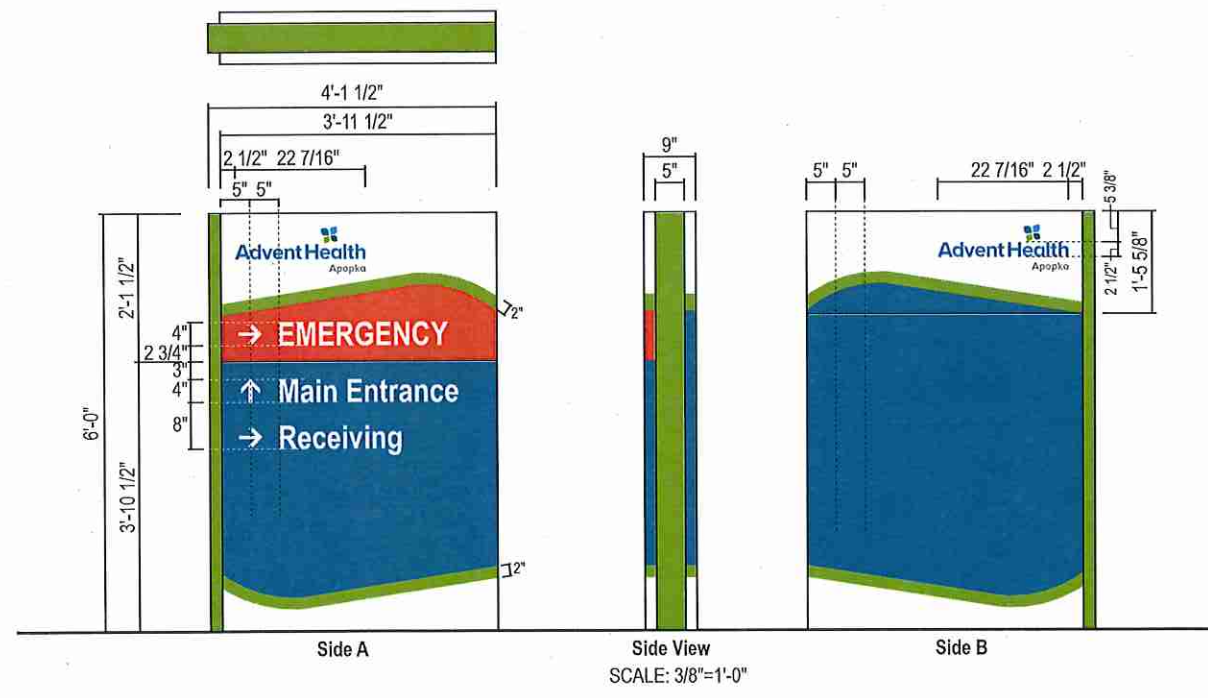
Sign Type: DE-72-IL

Description:
 D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

Address:
 Remove existing.
 Install new.
 Restore ground material to base of new sign.



Address:
 2100 Ocoee Apopka Rd
 Apopka, FL
 32703-9210

Proj #: 406 **Loc #:** 201856 **Order #:** 1124875

File Path:
 K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

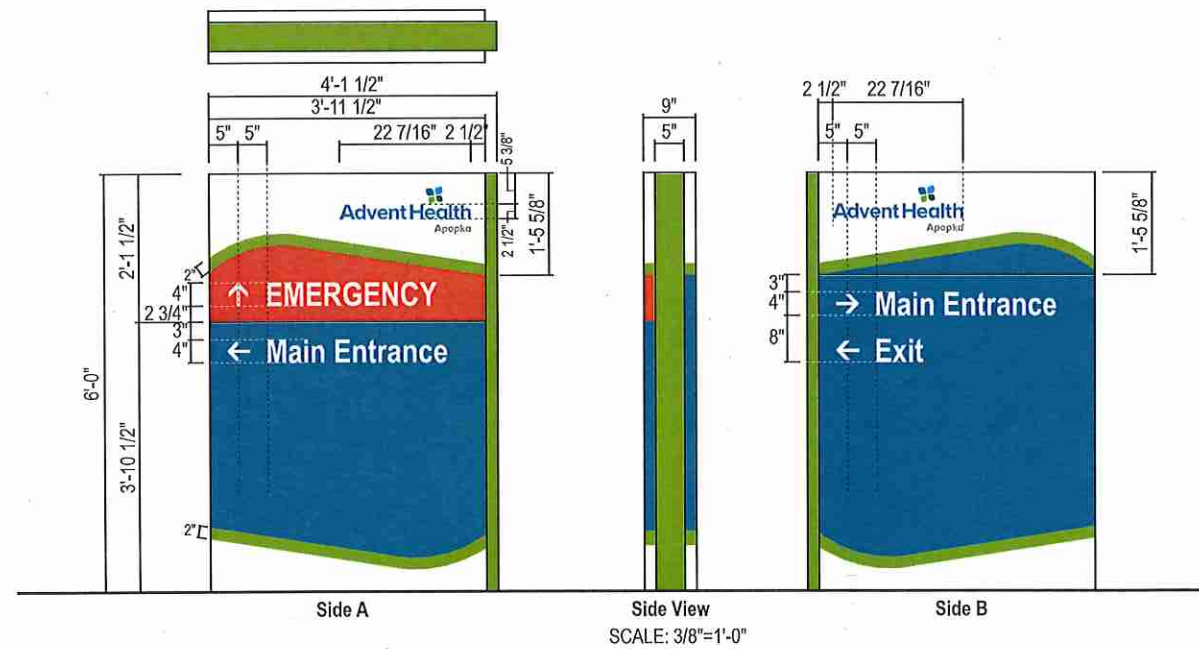
| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |



Existing



Proposed



Sign #: 3

Sign Type: DE-72-IL

Description:
 D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

Address:

Remove existing.
 Install new.
 Restore ground material to base of new sign.



Existing



Proposed

Address:
 2100 Ocoee Apopka Rd
 Apopka, FL
 32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
 K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |

Sign #: 4

Sign Type: DB-48-NIL

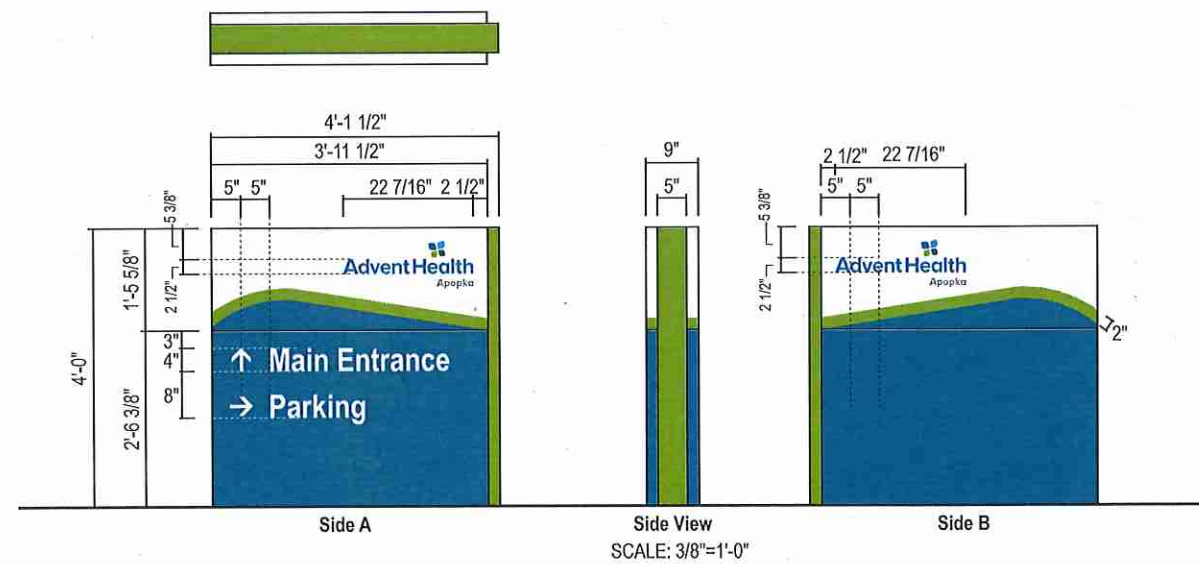
Description:
 Non-Illuminated Directional w/ Logo

Sq. Ft.: 16.5

Qty: 1

Address:

Remove existing.
 Install new.
 Restore ground material to base of new sign.





Existing



Proposed

Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |

Sign #: 5

Sign Type: DE-72-IL

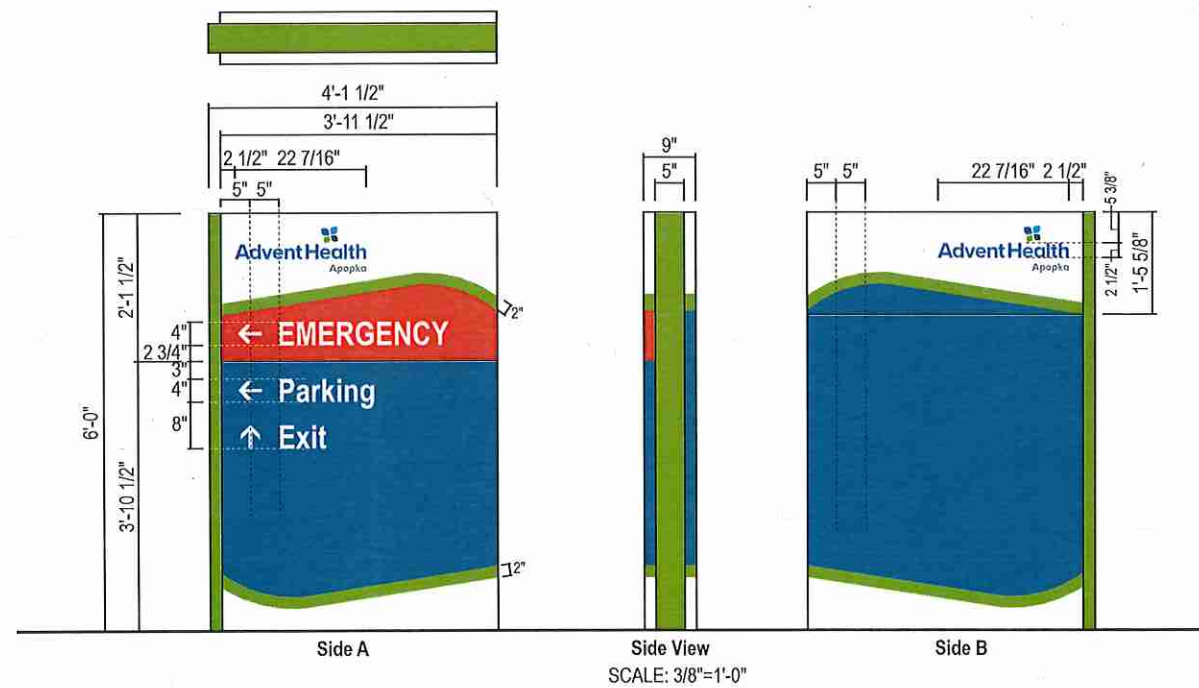
Description:
D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

Address:

Remove existing.
Install new.
Restore ground material to base of new sign.



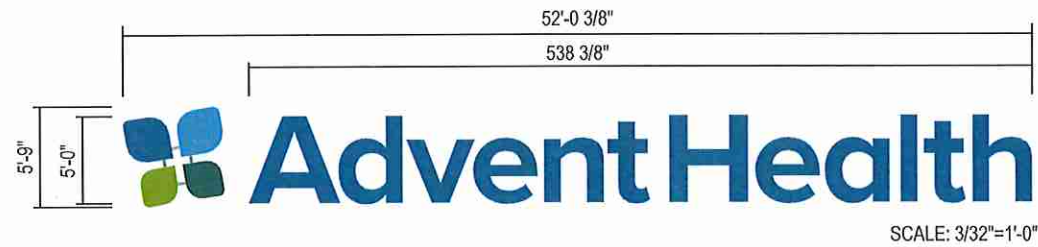
"FIELD VERIFY - DO NOT MANUFACTURE FROM THIS DRAWING UNLESS THIS LABEL HAS BEEN REMOVED"



Existing



Proposed



Logo
With Trim Caps



Logo
Side View
SCALE: 1/2"=1'-0"



Letter
Side View
SCALE: 1/2"=1'-0"

ICON

Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 **Loc #:** 201856 **Order #:** 1124875

File Path:
K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |

Sign #: 6

Sign Type: LIF-60-HRZ-B

Description:
Illuminated Channel Letters - Blue

Sq. Ft.: 299

Qty: 1

Address:

Remove existing.
Patch and repair existing wall surface to like new condition.
Repaint to match existing color finish.
Install new letterset.

SHEET TITLE
Recommendations

SHEET NO.
8

"FIELD VERIFY - DO NOT MANUFACTURE FROM THIS DRAWING UNLESS THIS LABEL HAS BEEN REMOVED"

ICON

Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

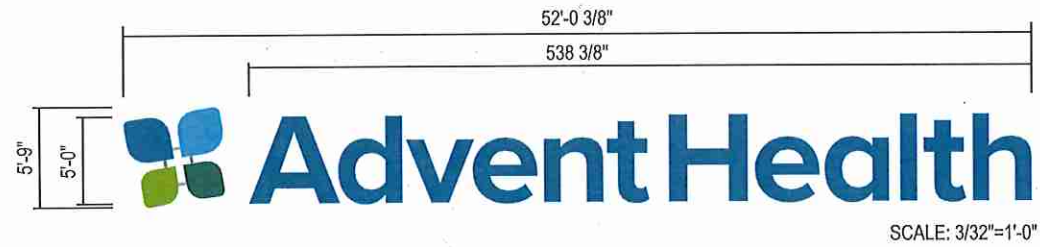
| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |



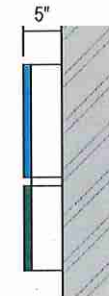
Existing



Proposed



Logo
With Trim Caps



Logo
Side View
SCALE: 1/2"=1'-0"



Letter
Side View
SCALE: 1/2"=1'-0"

Sign #: 7

Sign Type: LIF-60-HRZ-B

Description:
Illuminated Channel Letters - Blue

Sq. Ft.: 299

Qty: 1

Address:

Remove existing.
Patch and repair existing wall surface to like new condition.
Repaint to match existing color finish.
Install new letterset.

SHEET TITLE
Recommendations

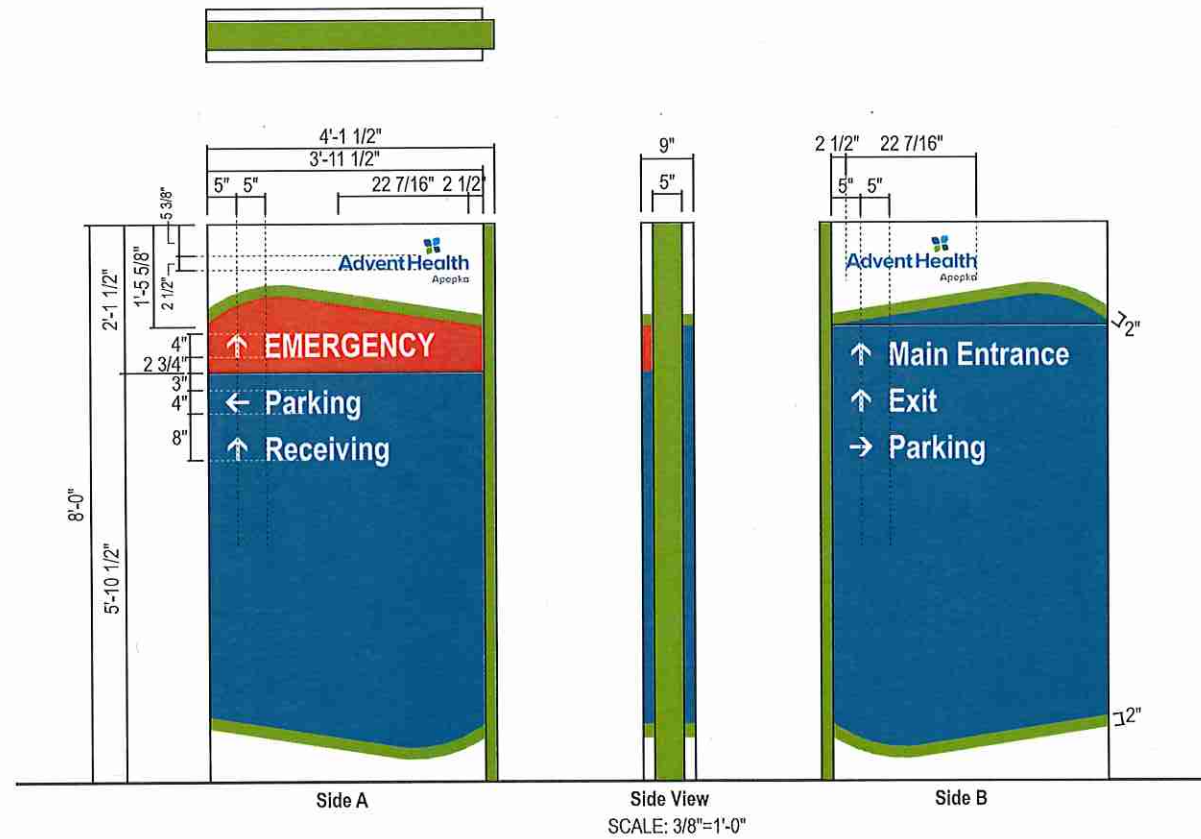
SHEET NO.
9



Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |

Sign #: 10

Sign Type: DE-96-IL

Description:
D.F. Non-Illuminated Directional w/ Emergency

Sq. Ft.: 33

Qty: 1

Notes:

- Remove existing.
- Install new.
- Restore ground material to base of new sign.



Existing



Proposed

Address:
 2100 Ocoee Apopka Rd
 Apopka, FL
 32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
 K:\ActiveACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |

Sign #: 11

Sign Type: DE-72-IL

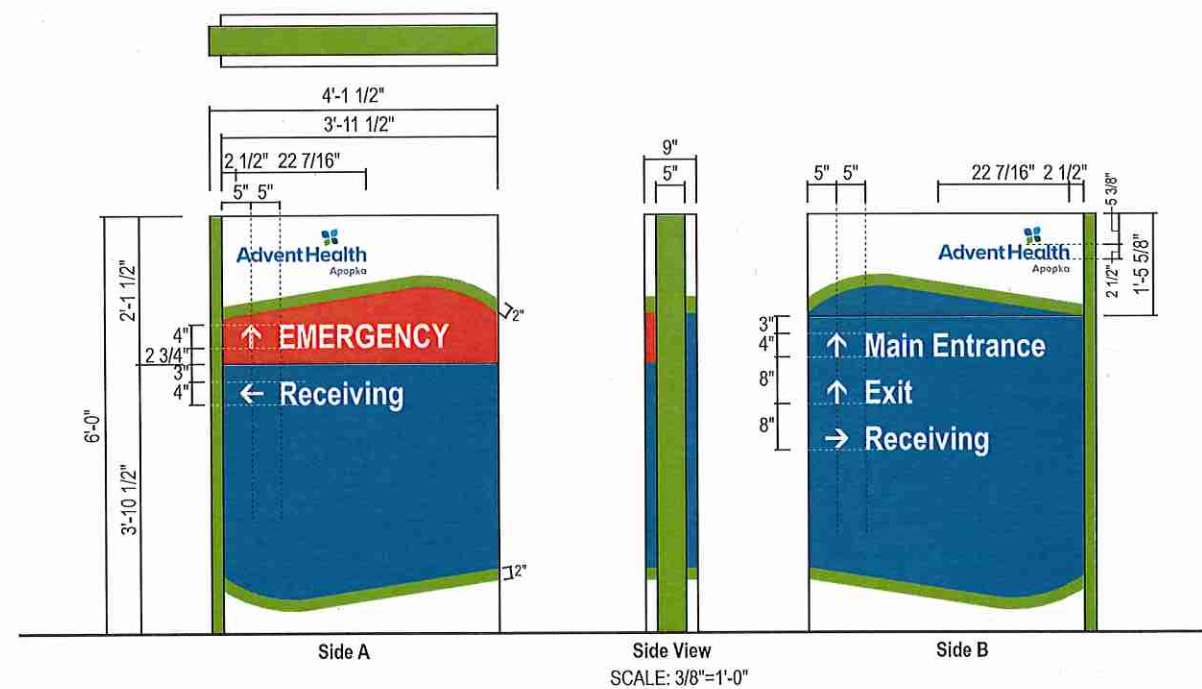
Description:
 D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

Notes:

- Remove existing.
- Install new.
- Restore ground material to base of new sign.





Existing



Proposed

Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |

Sign #: 12

Sign Type: DB-60-NIL

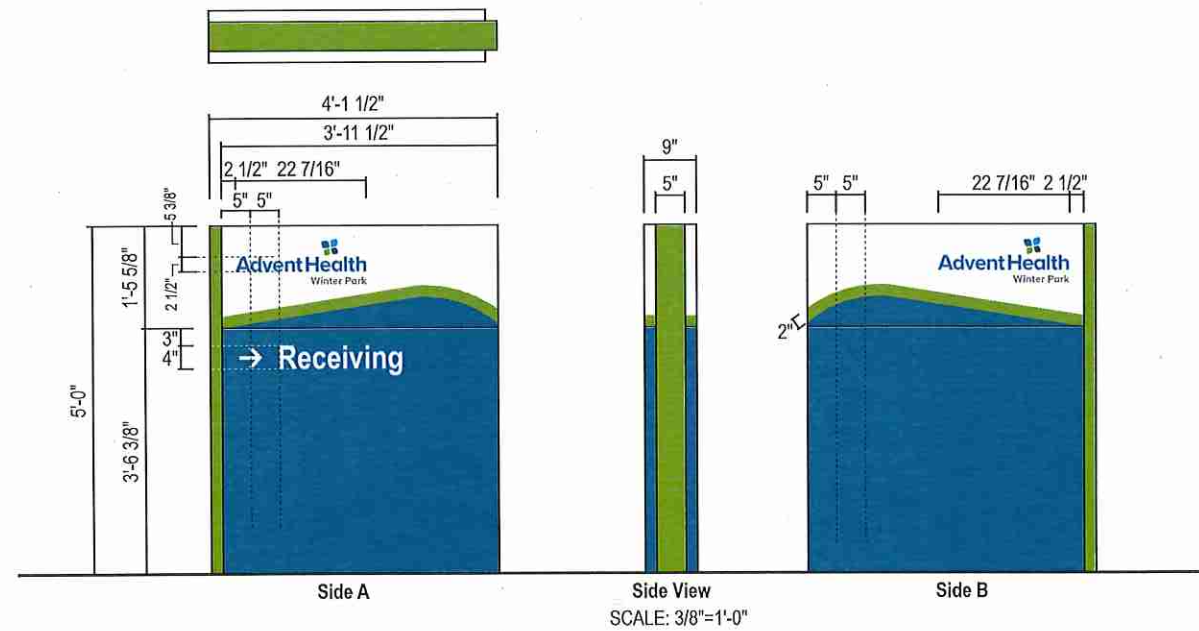
Description:
D.F. Non-Illuminated Directional w/ Logo

Sq. Ft.: 20.6

Qty: 1

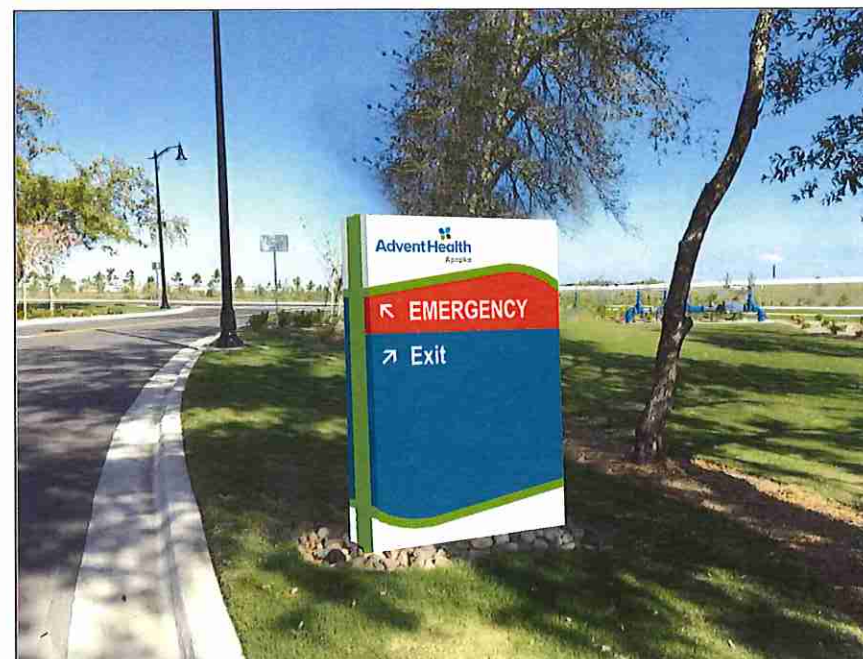
Notes:

- Remove existing.
- Install new.
- Restore ground material to base of new sign.





Existing



Proposed

Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |

Sign #: 13

Sign Type: DE-72-IL

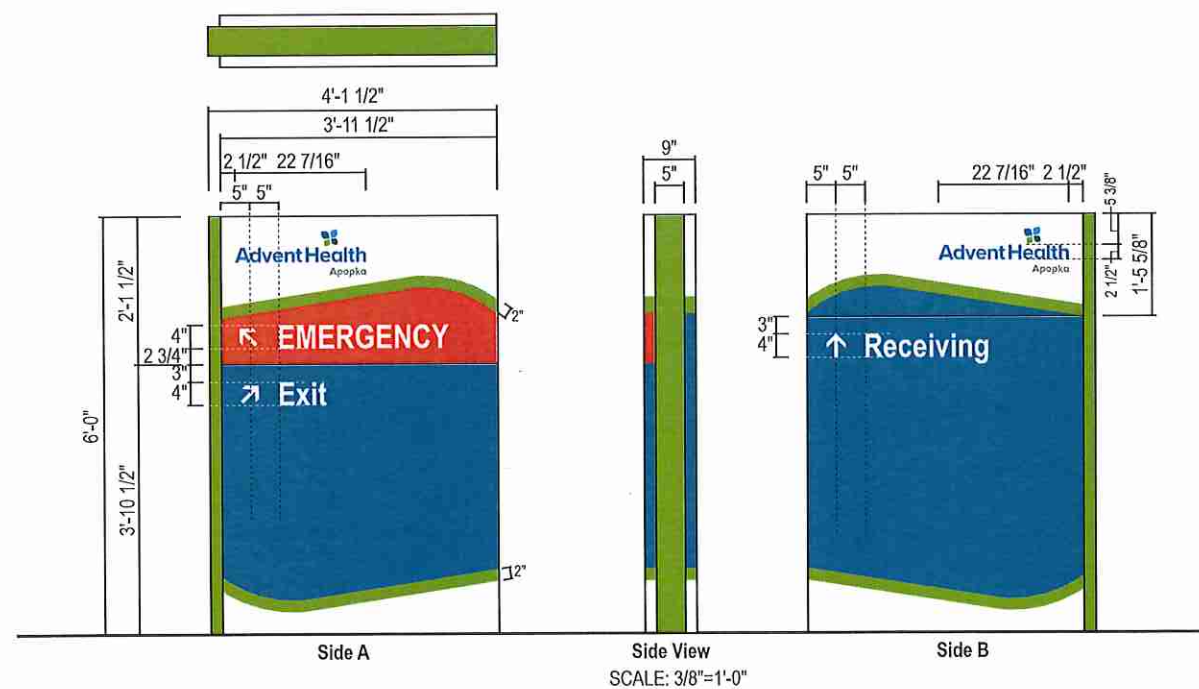
Description:
D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

Notes:

- Remove existing.
- Install new.
- Restore ground material to base of new sign.

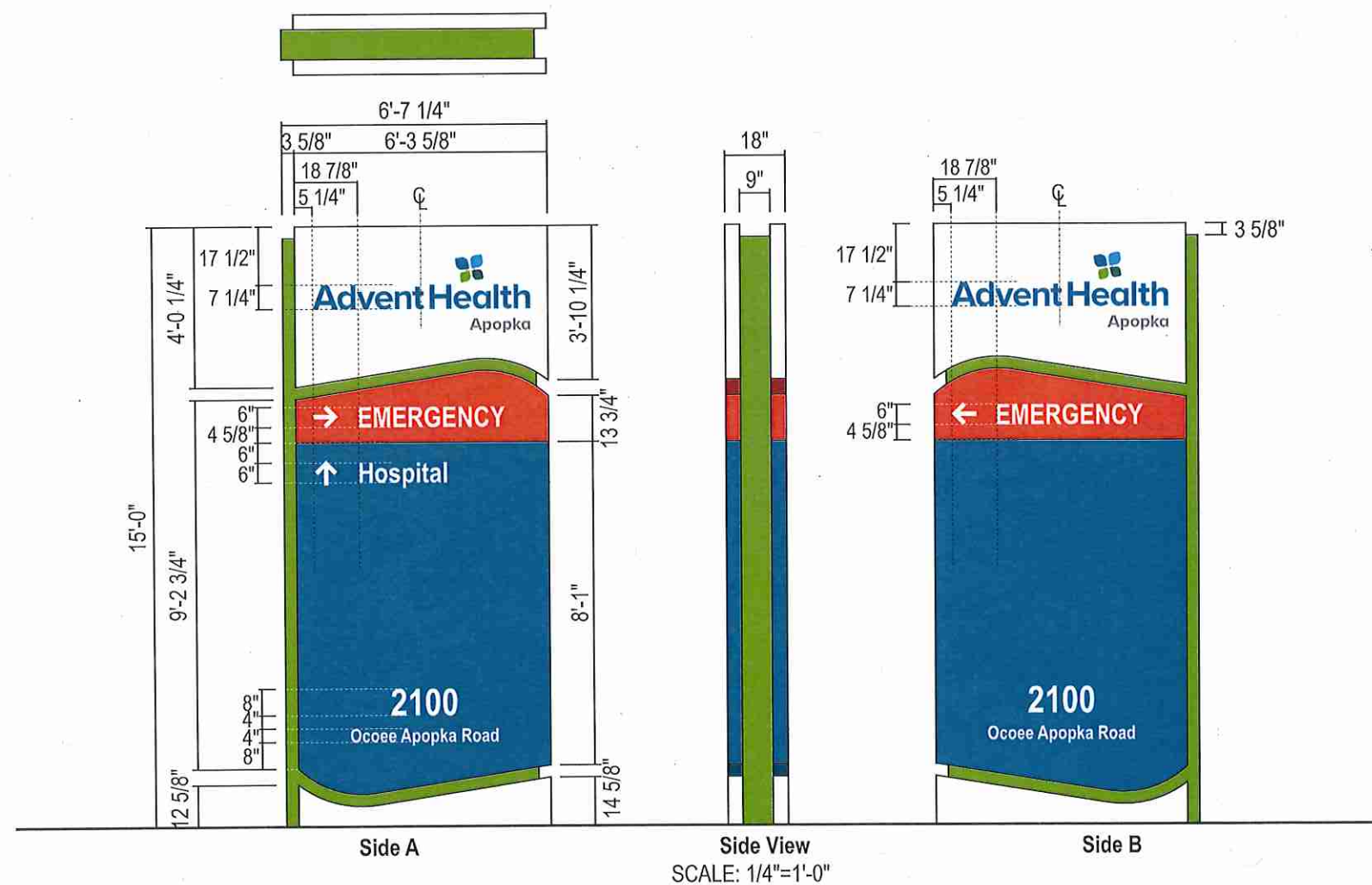




Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |

Sign #: 14

Sign Type: PE-15-IL

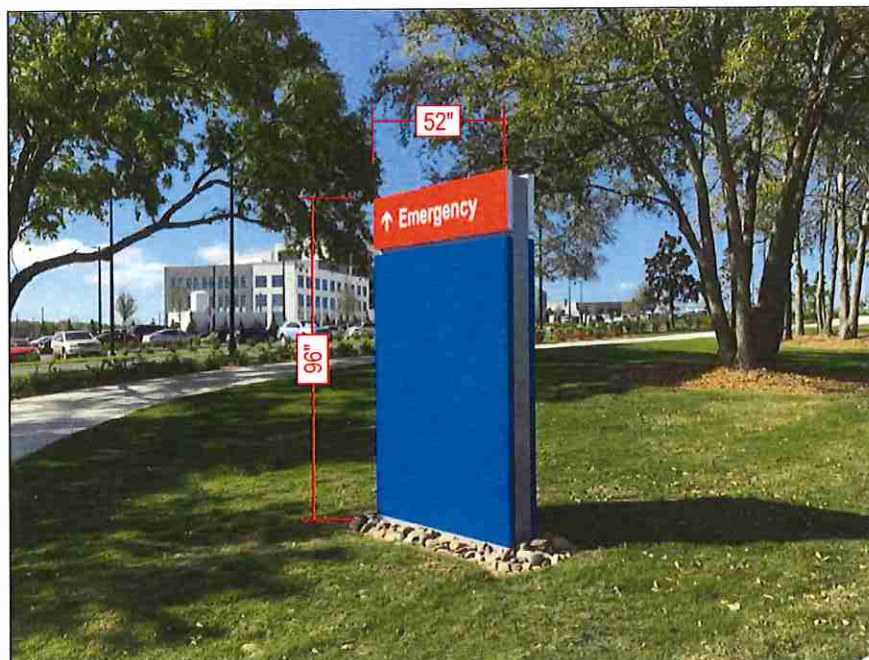
Description:
Illum. Pylon w/ Emergency & Directional Copy

Sq. Ft.: 99

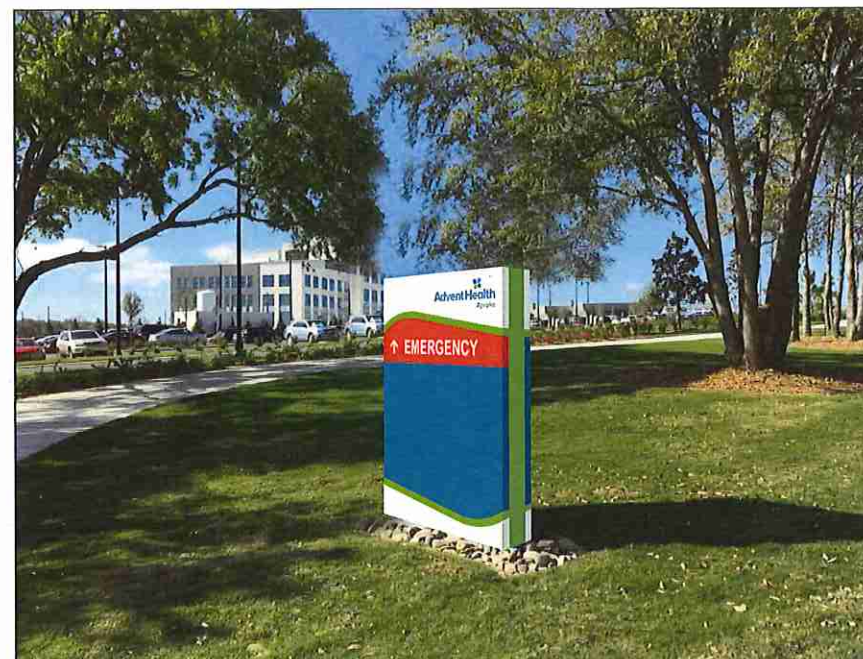
Qty: 1

Notes:

Remove existing.
Install new.
Restore ground material to base of new sign.



Existing



Proposed

Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |

Sign #: 15

Sign Type: DE-72-IL

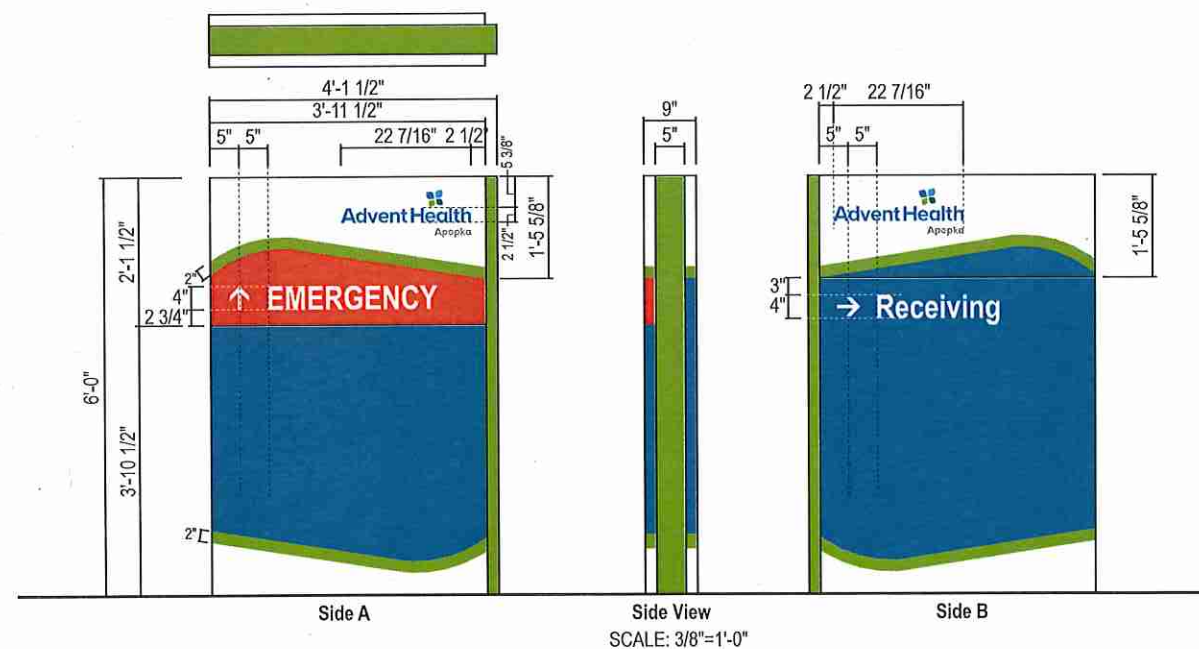
Description:
D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

Notes:

- Remove existing.
- Install new.
- Restore ground material to base of new sign.

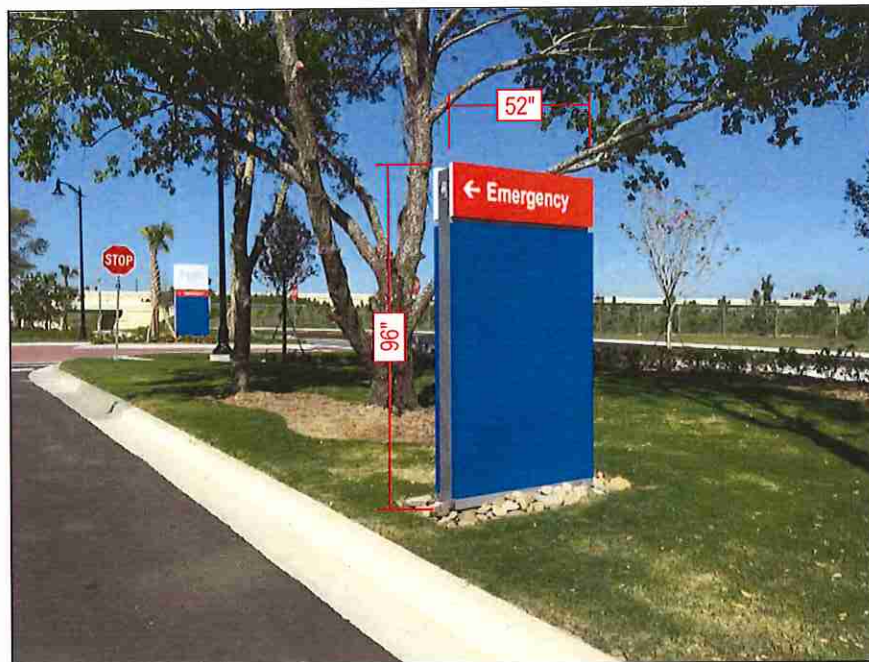


Address:
 2100 Ocoee Apopka Rd
 Apopka, FL
 32703-9210

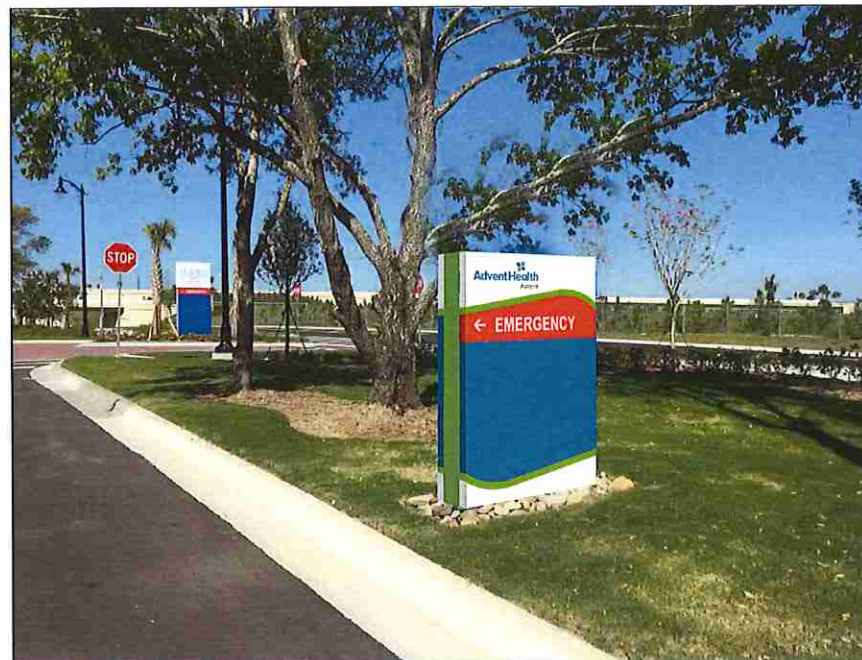
Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
 K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

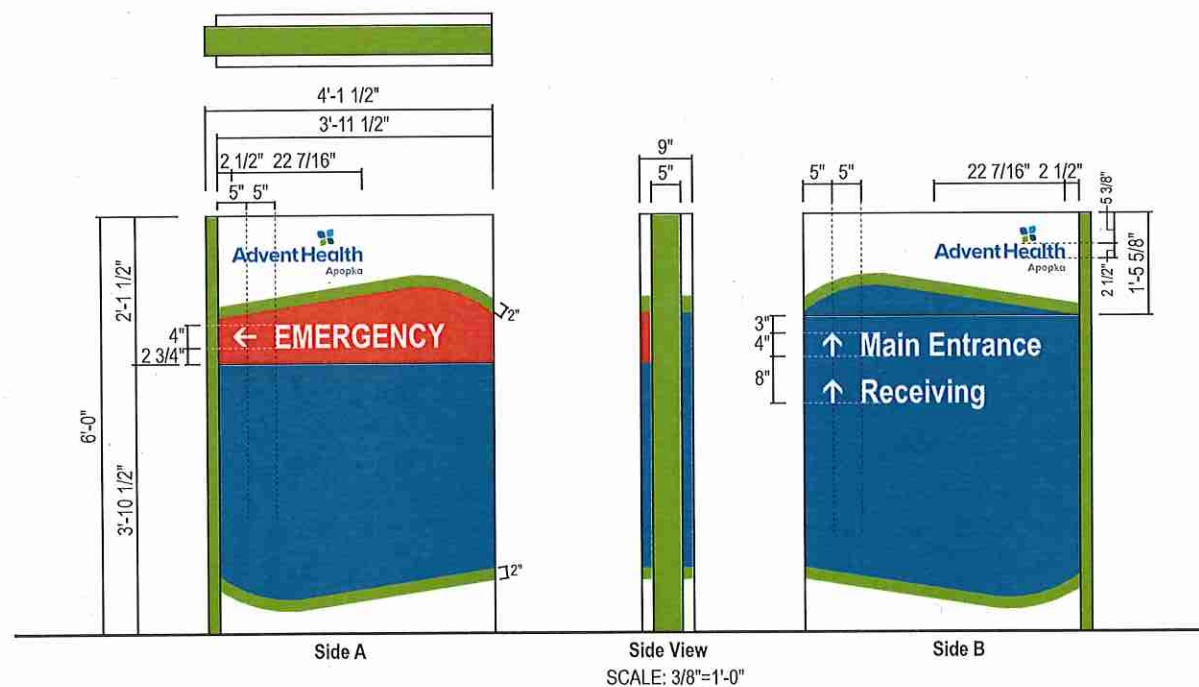
| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |



Existing



Proposed



Sign #: 16

Sign Type: DE-72-IL

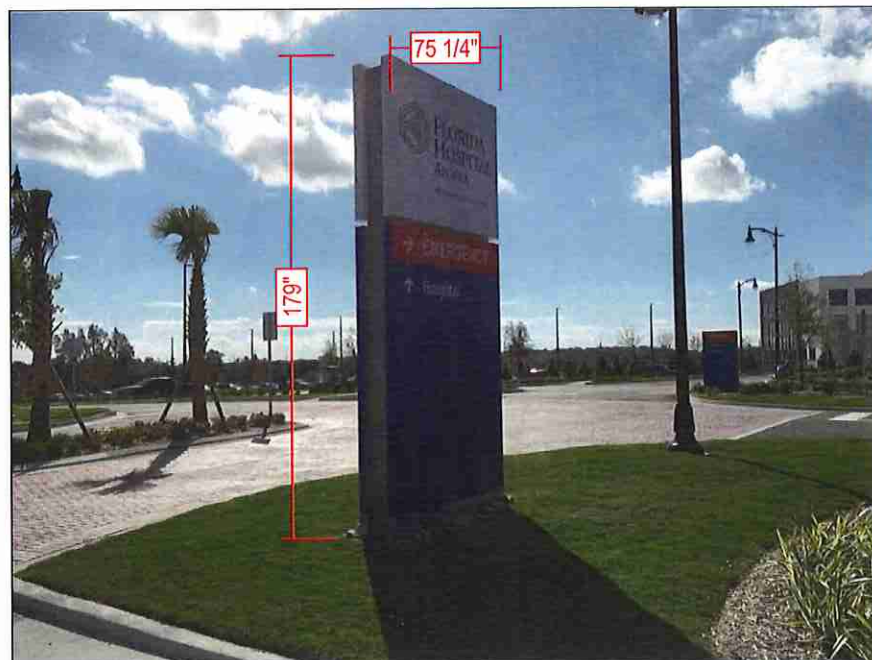
Description:
 D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

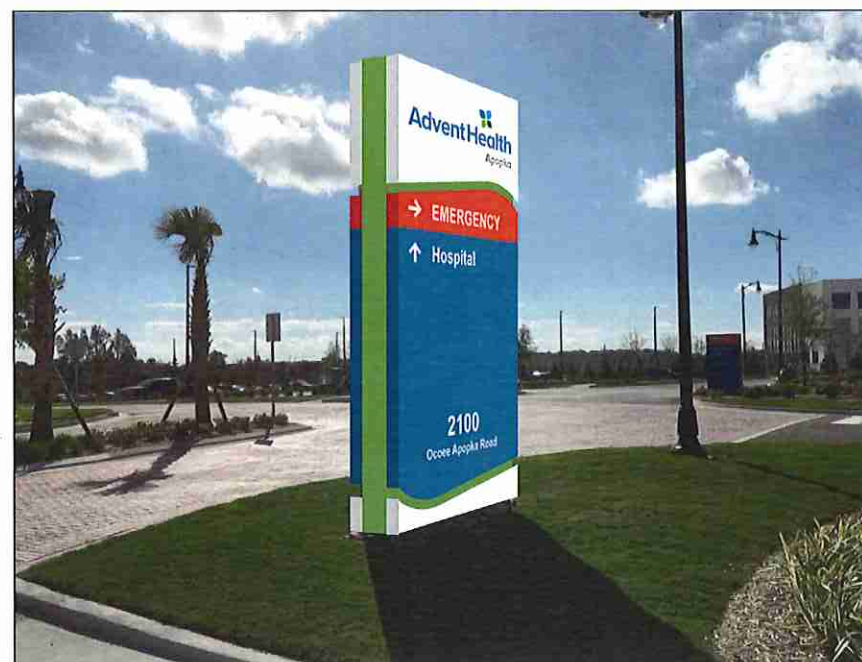
Qty: 1

Notes:

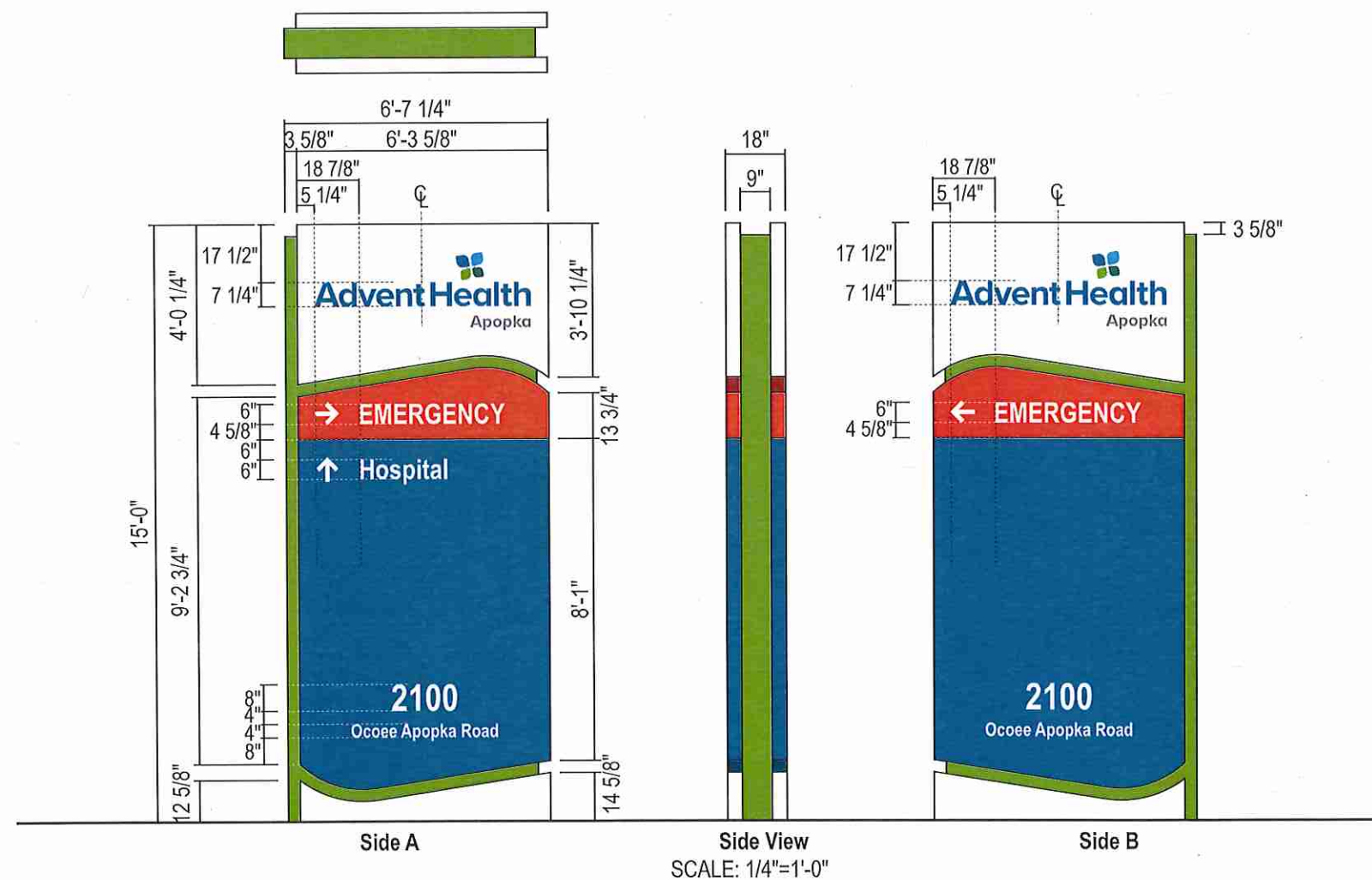
- Remove existing.
- Install new.
- Restore ground material to base of new sign.



Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |

Sign #: 17

Sign Type: PE-15-IL

Description:
Illum. Pylon w/ Emergency & Directional Copy

Sq. Ft.: 99

Qty: 1

Notes:

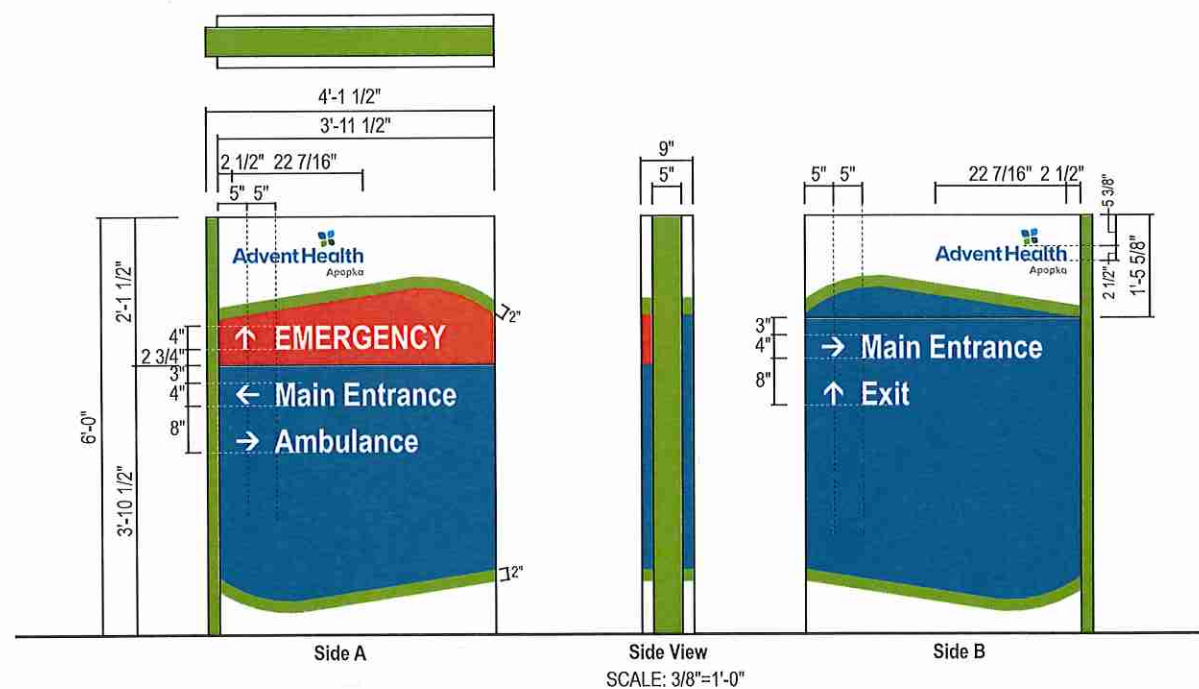
- Remove existing.
- Install new.
- Restore ground material to base of new sign.



Existing



Proposed



Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |

Sign #: 18

Sign Type: DE-72-IL

Description:
D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

Notes:

- Remove existing.
- Install new.
- Restore ground material to base of new sign.

Address:
 2100 Ocoee Apopka Rd
 Apopka, FL
 32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
 K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

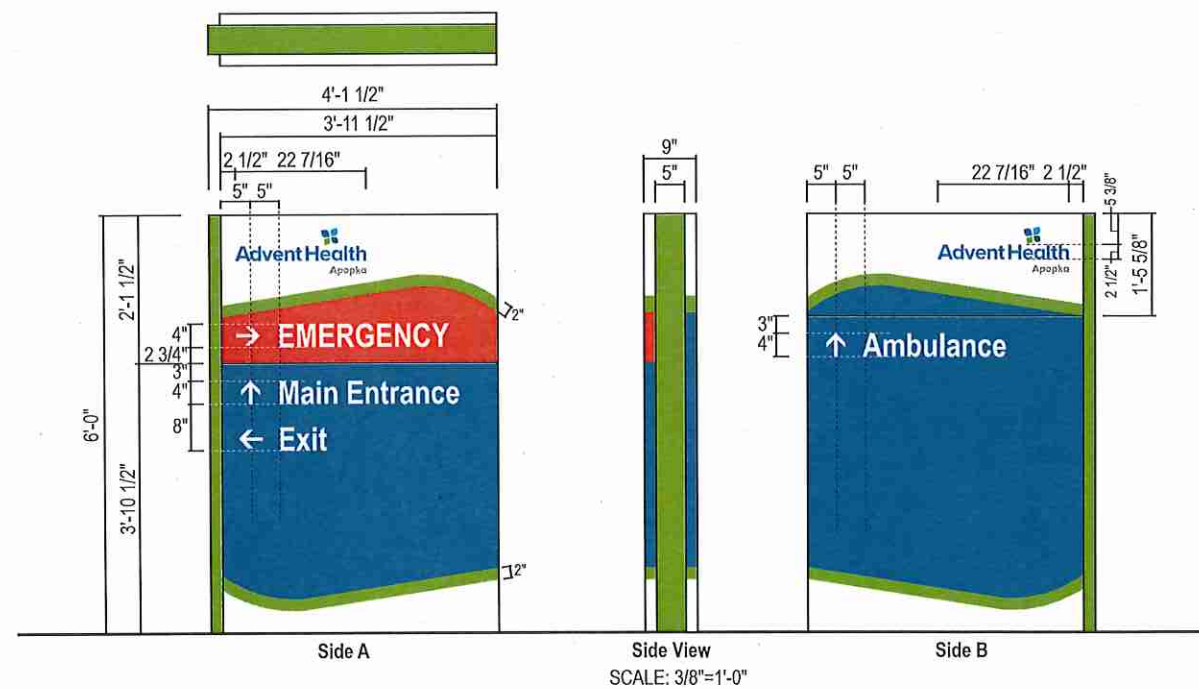
| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |



Existing



Proposed



Sign #: 20

Sign Type: DE-72-IL

Description:
 D.F. Illuminated Directional w/ Emergency

Sq. Ft.: 24.5

Qty: 1

Notes:

- Remove existing.
- Install new.
- Restore ground material to base of new sign.

SHEET TITLE
Recommendations

Address:
 2100 Ocoee Apopka Rd
 Apopka, FL
 32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
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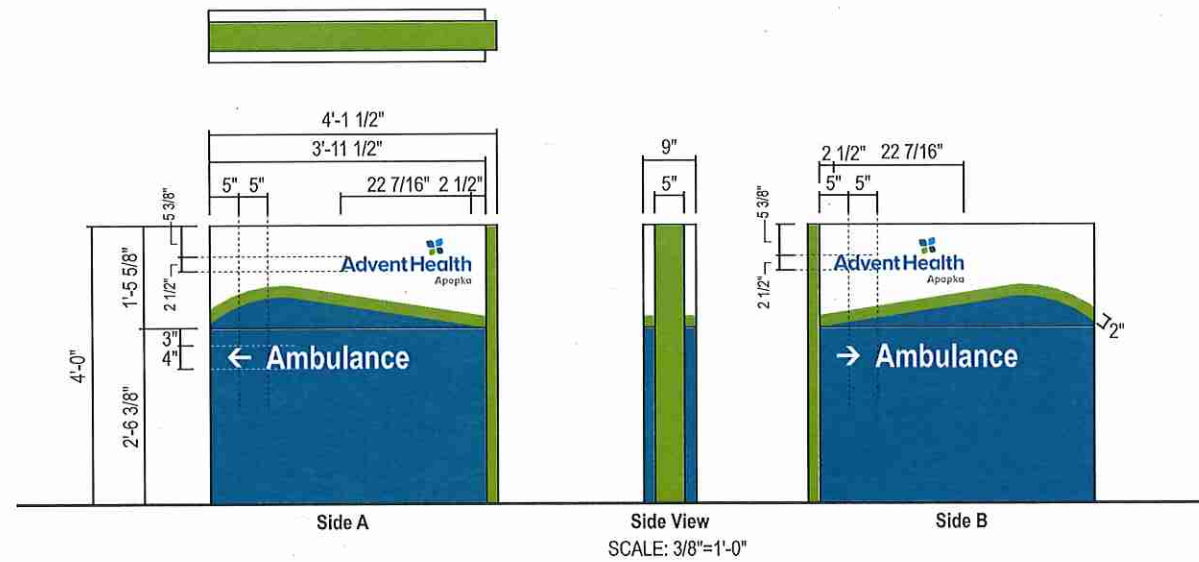
| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |



Existing



Proposed



Sign #: 23

Sign Type: DB-48-NIL

Description:
 Non-Illuminated Directional w/ Logo

Sq. Ft.: 16.5

Qty: 1

Notes:
 Remove existing.
 Install new.
 Restore ground material to base of new sign.



Existing



Proposed

Address:
2100 Ocoee Apopka Rd
Apopka, FL
32703-9210

Proj #: 406 Loc #: 201856 Order #: 1124875

File Path:
K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |

Sign #: 27

Sign Type: DB-48-NIL

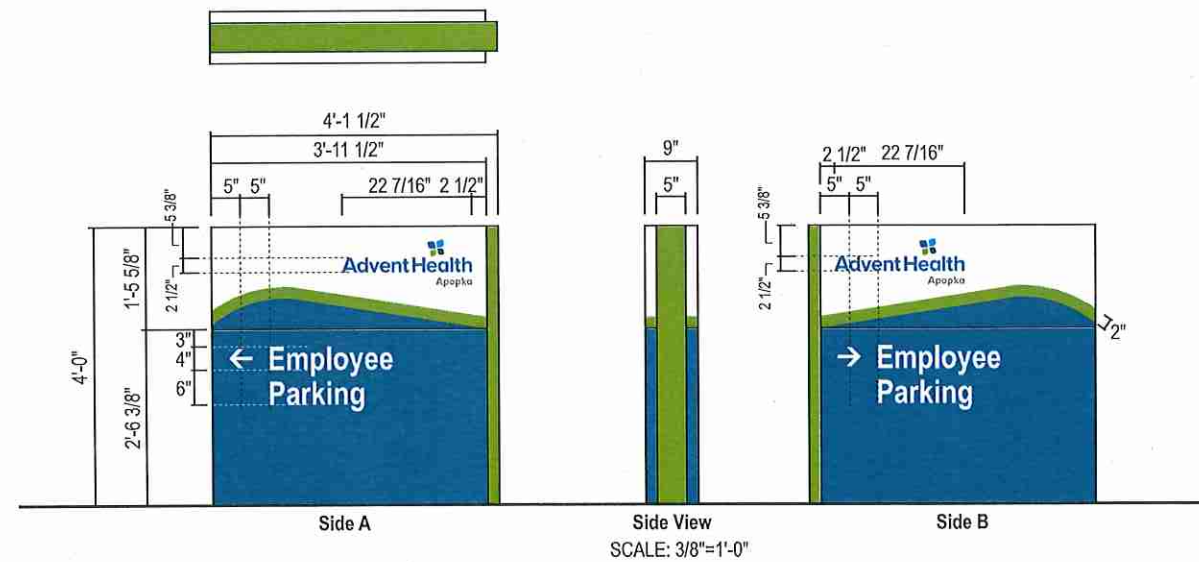
Description:
Non-Illuminated Directional w/ Logo

Sq. Ft.: 16.5

Qty: 1

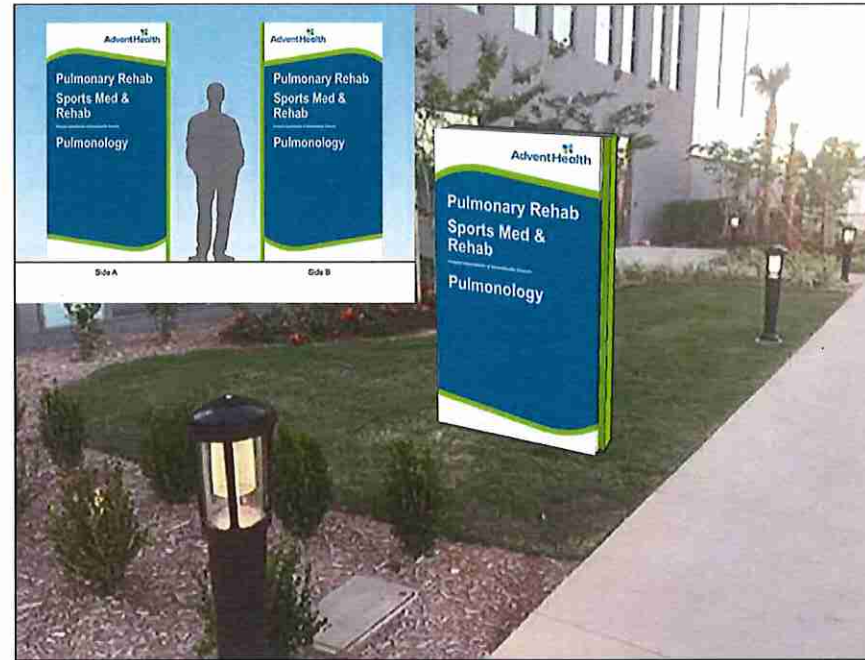
Notes:

Remove existing.
Install new.
Restore ground material to base of new sign.





Existing



Proposed

Address:
 2100 Ocoee Apopka Rd
 Apopka, FL
 32703-9210

Proj #: 406 **Loc #:** 201856 **Order #:** 1124875

File Path:
 K:\Active\ACCOUNTS\Advent Health\Project 4006\Locations\4006_201856_Apopka_FL_2

| Revision #: | Req. #: | Date: | Artist: |
|-------------|---------|----------|---------|
| Original | 305179 | 10/23/18 | KWK |
| Rev 2 | 305724 | 11/07/18 | KWK |
| Rev 3 | 000000 | 00/00/00 | XXX |
| Rev 4 | 000000 | 00/00/00 | XXX |
| Rev 5 | 000000 | 00/00/00 | XXX |
| Rev 6 | 000000 | 00/00/00 | XXX |
| Rev 7 | 000000 | 00/00/00 | XXX |

Sign #: 29a

Sign Type: DB-96-NIL

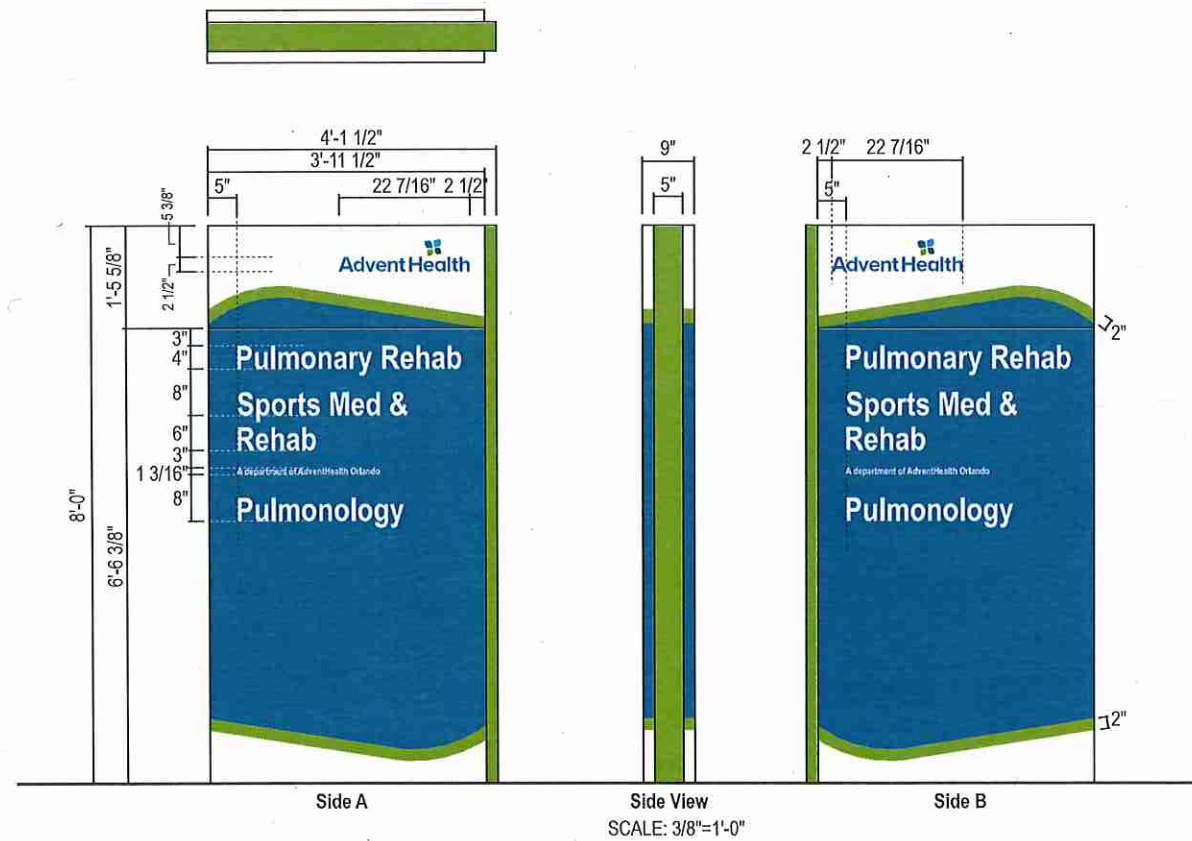
Description:
 Non-Illuminated Directional w/ Logo

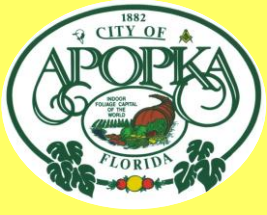
Sq. Ft.: 33

Qty: 1

Notes:

Remove existing.
 Install new.
 Restore ground material to base of new sign.





CITY OF APOPKA PLANNING COMMISSION

| | | |
|---|-------------|-----------------------|
| <input type="checkbox"/> PUBLIC HEARING | MEETING OF: | November 13, 2018 |
| <input checked="" type="checkbox"/> SITE PLAN | FROM: | Community Development |
| <input type="checkbox"/> SPECIAL REPORTS | EXHIBITS: | Vicinity Map |
| <input checked="" type="checkbox"/> OTHER: Final Development Plan | | Site Location Map |
| | | Aerial Map |

SUBJECT: FINAL DEVELOPMENT PLAN – SPECIAL OPS TACTICAL SITE PLAN – LAKE GEM COMMERCE INDUSTRIAL PARK LOT 8

REQUEST: RECOMMEND APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR SPECIAL OPS TACTICAL SITE PLAN – LAKE GEM COMMERCE INDUSTRIAL PARK LOT 8

SUMMARY:

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

ENGINEER: Ken Ehlers, P.E.

LOCATION: 655 Gem Commerce Court

PARCEL ID #: 09-21-28-4453-08-000

FUTURE LAND USE: Industrial

ZONING: PUD (Planned Unit Development)/I-1

EXISTING USE: Vacant

PROPOSED USE: Industrial/Lot 8 within Lake Gem Commerce Park (Total of 12 Lots)

TRACT SIZE: 0.56 +/- acres; 26,245 +/- square feet

BUILDING SIZE: 4,000 square feet (1,150 square feet of manufacturing and 2,850 square feet of office)

FLOOR AREA RATIO Proposed 0.22; Maximum 0.60

DISTRIBUTION

| | | |
|--------------------------------|------------------|--------------------------|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

PLANNING COMMISSION – NOVEMBER 13, 2018
SPECIAL OPS TACTICAL SITE PLAN – FINAL DEVELOPMENT PLAN
PAGE 2

RELATIONSHIP TO ADJACENT PROPERTIES:

| <i>Direction</i> | <i>Future Land Use</i> | <i>Zoning</i> | <i>Present Use</i> |
|------------------|-------------------------|------------------|--|
| North (City) | Railroad/Commercial | Railroad/I-1 | Railroad/Vacant |
| East (City) | Industrial | I-1 | Vacant |
| South (City) | Industrial | Right-of-Way/I-1 | Marshall Lake Road/Single Family Residence/Horticulture/Vacant |
| West (City) | Conservation\Industrial | I-1 | Vacant |

Project Use: The Special Ops Tactical - Final Development Plan is a site plan proposing a 4,000 square feet one-story building at 28 feet in height to be used for kite manufacturing. Located within the PUD/I-1 zoning district, Special Ops Tactical is Lot 8 of the Lake Gem Industrial Park contains 26,245 square feet of lot area. Lake Gem Commerce complies with the development standards for I-1 zoning district but allowed for a building height of up to 50 feet.

The minimum setbacks applicable to this project are:

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

*30 feet setback from residential uses or zoning districts.

Access/Parking: Ingress/egress access points for the development will be via Gem Commerce Court with full access onto Marshall Lake Road. Fourteen parking spaces are provided, including one handicap accessible parking space, while thirteen are required by Code.

Transportation: A transportation impact analysis (TIA) was conducted for the Lake Gem Industrial Park to assess the impacts of the total project on the surrounding roadway segments and intersections within a one-mile radius of the project per the City’s adopted TIA methodology. Special Ops Tactical, located on Lot 10, is one of the 12 lots located in the Lake Gem Industrial Park project. Included in the analysis were segments of Bradshaw Road, Marshall Lake Road, and W 1st Street. The intersection of Bradshaw Road and Lake Marshall Road along with the site entrance on Lake Marshall Road were also analyzed.

The Lake Gem Industrial Park project will generate 627 Daily trips and 87 P.M. Peak Hour trips. Marshall Lake Building Lot 10 will generate 52 Daily trips and 7 P.M. Peak Hour trips. The addition of the project trips for the entire Lake Gem Industrial Park to the study roadways will not cause the Level of Service (LOS) to fall below the City’s adopted LOS. The intersection of Bradshaw Road and Marshall Lake Road and the site entrance will operate at acceptable Levels of Service with the addition of project generated traffic.

STORMWATER: The stormwater management system includes an on-site retention area on the western portion of the Lake Gem Commerce Industrial Park. The stormwater pond design has been previously reviewed under the Lake Gem Commerce Park and meets the City’s Land Development Code requirements.

PLANNING COMMISSION – NOVEMBER 13, 2018
SPECIAL OPS TACTICAL SITE PLAN – FINAL DEVELOPMENT PLAN
PAGE 3

LANDSCAPING AND BUFFER: A 25-foot wide landscaped buffer and oak trees are provided along Gem Commerce Court. A Crepe Myrtle is provided for the parking landscape island, which is approximately 10-feet in width and matches the length of the adjacent parking spaces.

BUILDING EXTERIOR: Architectural renderings (pictures) of the exterior of the building will look like are provided within the site plan. The building exterior is similar to other buildings within the Cooper industrial parks along Bradshaw Road, and it meets the intent of the City’s development design standards/guidelines.

ORANGE COUNTY NOTIFICATION: The County was notified at the time of the subdivision plan and plat for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:

November 13, 2018 - Planning Commission, 5:30 p.m.

December 5, 2018 - City Council, 1:30 p.m.

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the Special Ops Tactical – Final Development Plan subject to the findings of this staff report.

Planning Commission: Find the Special Ops Tactical – Final Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Special Ops Tactical – Final Development, subject to the findings of this staff report.

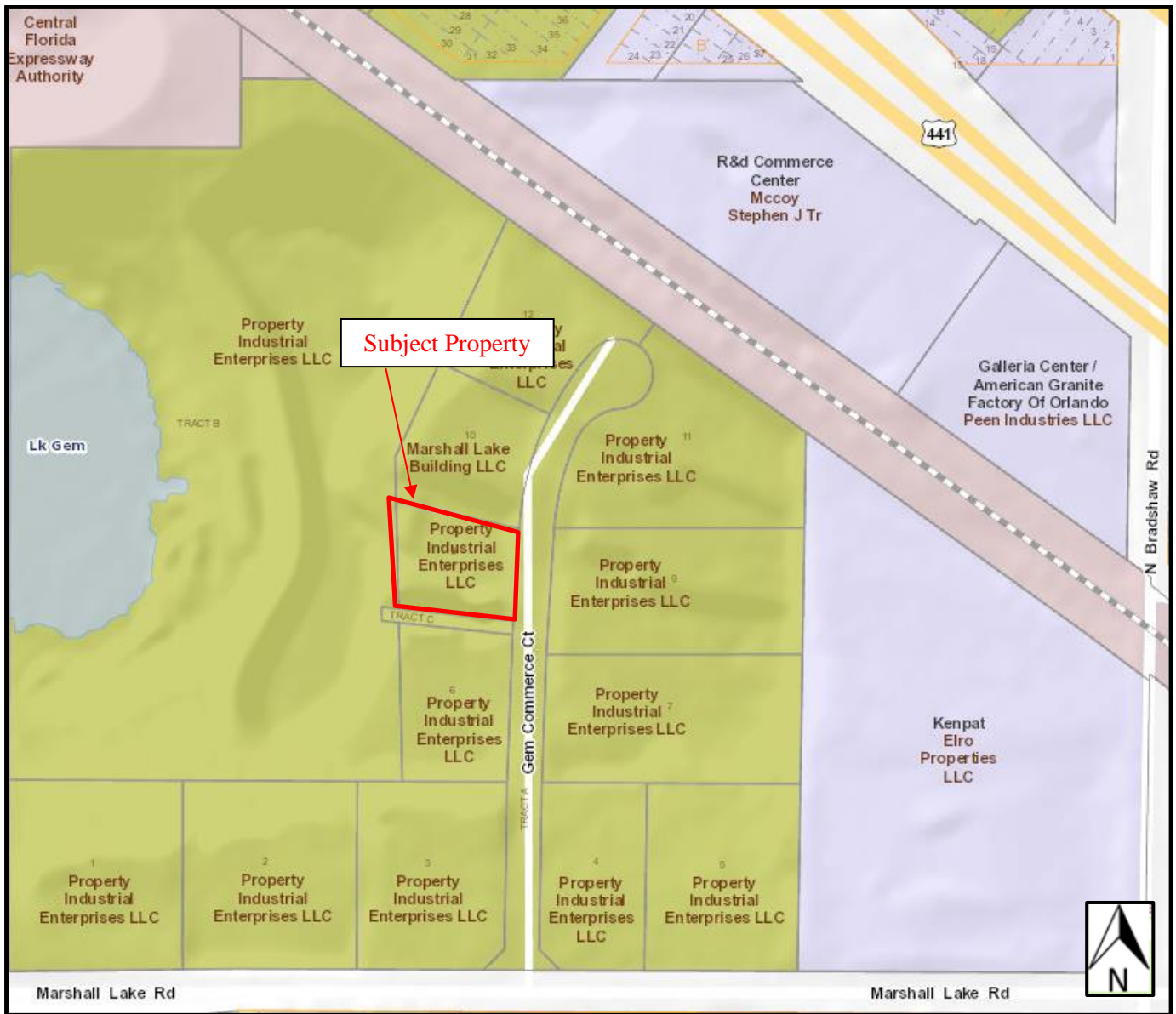
Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

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.

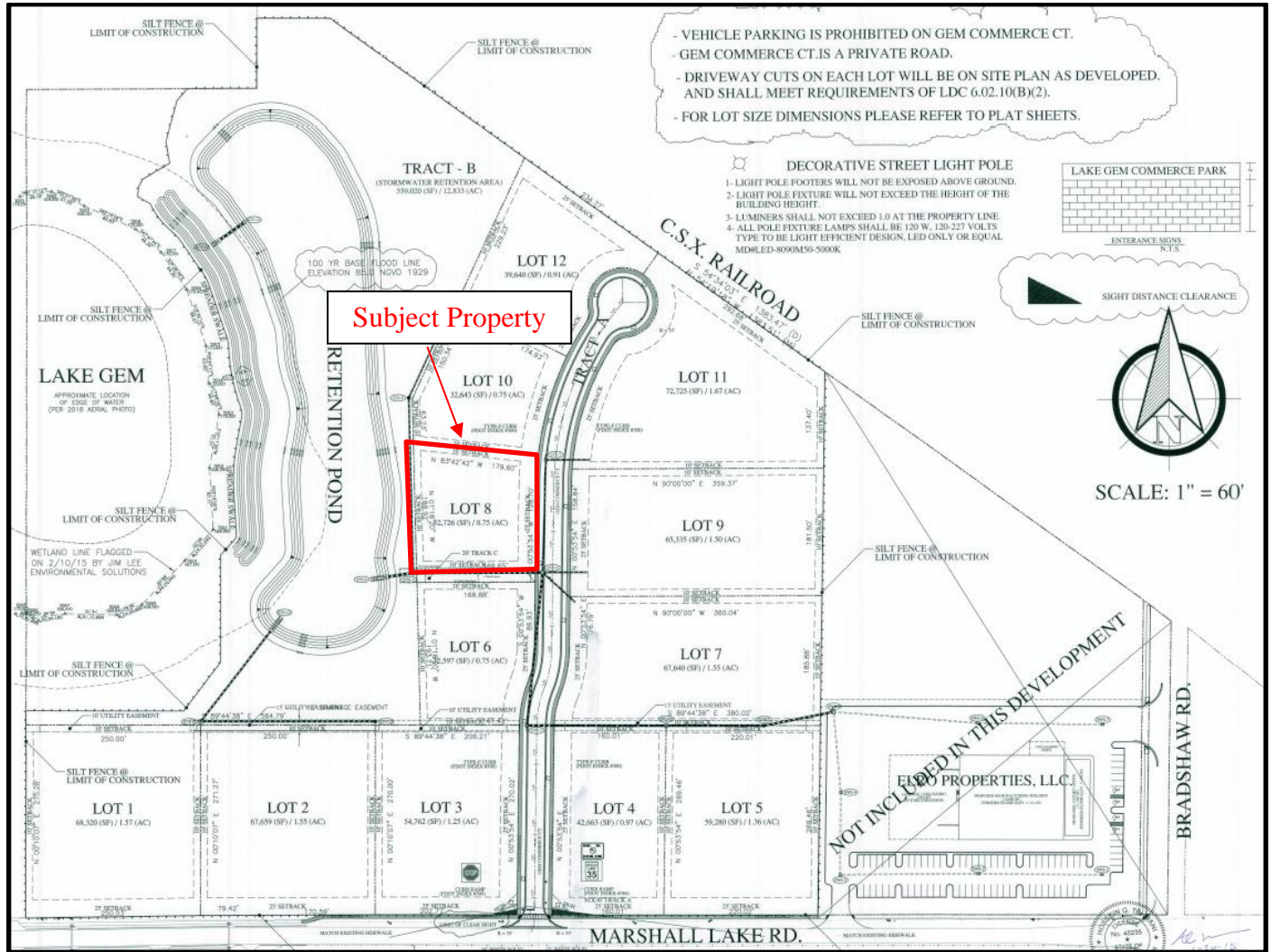
PLANNING COMMISSION – NOVEMBER 13, 2018
SPECIAL OPS TACTICAL SITE PLAN – FINAL DEVELOPMENT PLAN
PAGE 4

Owner: Property Industrial Enterprises, LLC c/o Michael R. Cooper
Applicant: Ken Ehlers, P.E.
Parcel ID Nos.: 09-21-28-4453-08-000
Address: 655 Gem Commerce Court
Total area: 0.56 acre(s) +/-

VICINITY MAP



SITE LOCATION MAP



AERIAL MAP



| SUBDIVISION PLAN INDEX OF DRAWINGS | |
|---------------------------------------|--------------------------------|
| SHEET NO. | SHEET DESCRIPTION |
| 1 | COVER |
| S-1 | SITE PLAN WITH BOUNDARY SURVEY |
| L-1 | LANDSCAPE PLAN |
| I-1 | IRRIGATION PLAN |

PROPERTY OWNER: PROPERTY INDUSTRIAL ENTERPRISES, LLC
MICHAEL R. COOPER

REFERENCE: CITY OF APOPKA ORDINANCE #2447
"CHANGE OF ZONING".



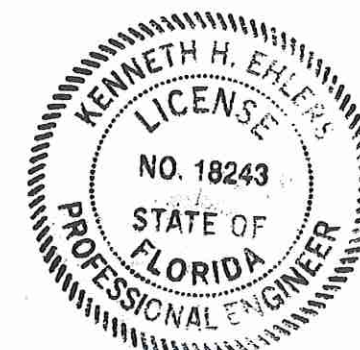
VICINITY MAP
NTS

**FINAL DEVELOPMENT PLAN
FOR POTTER PROPERTIES, L.L.C.
LAKE GEM COMMERCE PARK
SUBDIVISION PLAN**

PARCEL ID: 09-21-28-4453-08-000

LOT #8

**CITY OF APOPKA
AUGUST, 2018**



10/3/18
K. Ehlers

PLAN NOTES

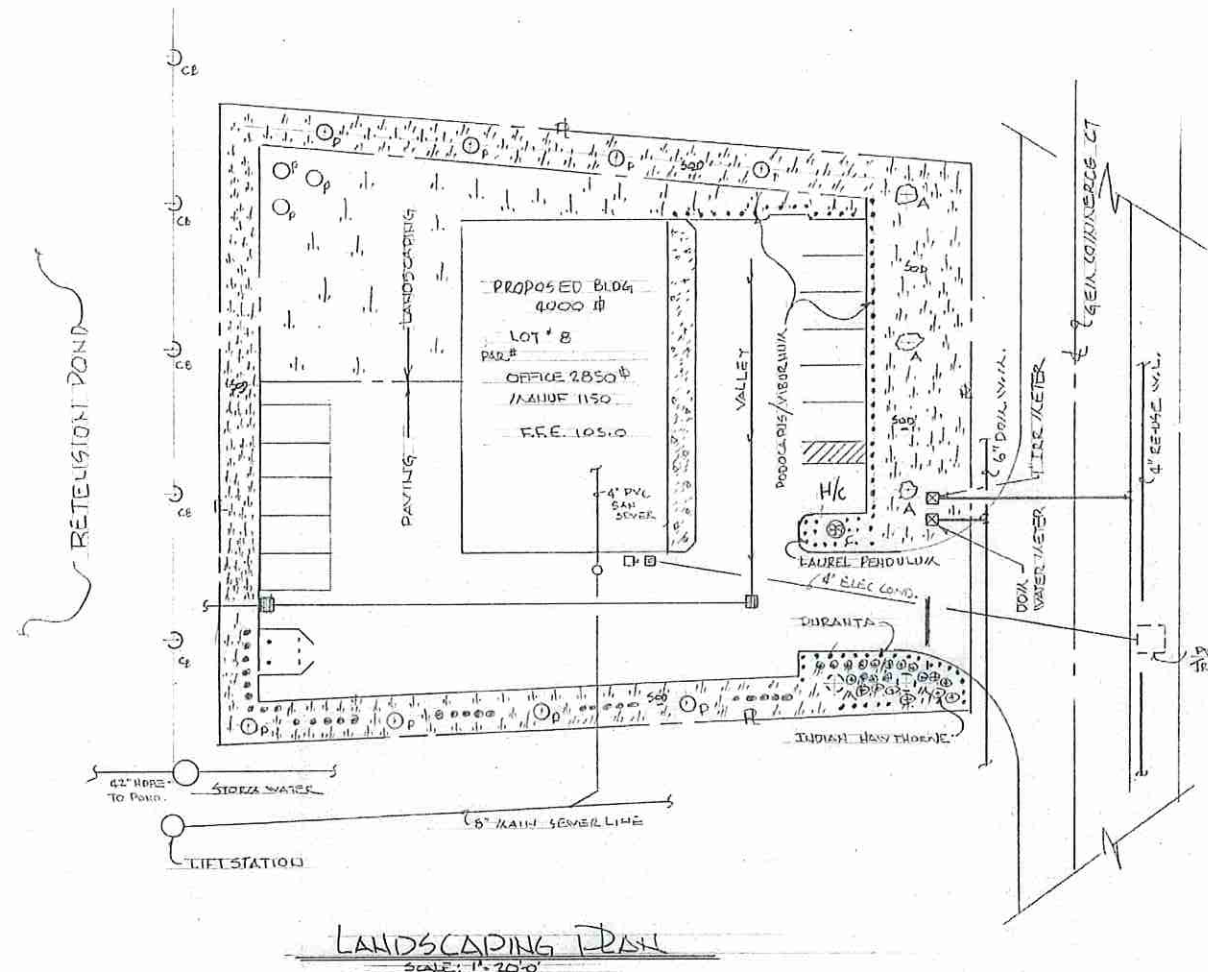
COVER

| NO. | REVISION/ISSUE | DATE |
|-----|----------------|------|
| | | |
| | | |

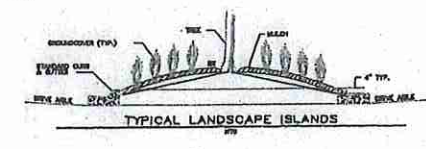
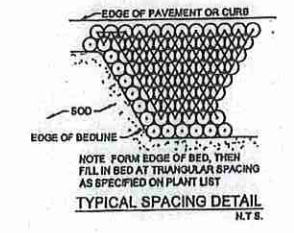
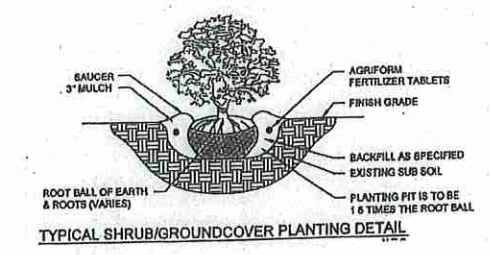
ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
**POTTER
PROPERTIES, L.L.C.
LOT #8**

| | |
|----------------------|-------------------|
| DWG SHEET 1-3 | SHEET 1 |
| DATE AUGUST, 2017 | |
| SCALE AS SHOWN | |



LANDSCAPING PLAN
SCALE: 1" = 20'-0"



| SITE DATA TABLE | |
|--------------------------|--|
| PARCEL ID NUMBER | 09-21-28-4453-08-000 LOT #8 |
| FUTURE LAND USE | PUD |
| ZONING | PUD |
| ACREAGE/SQUARE FOOTAGE | .60 ACRE/26,245 SQ.FT. |
| OVERLAY DISTRICT | - |
| ADJACENT LAND USE | North: Vacant, East: Vacant, South: Vacant, West: Retention Pond |
| ADJACENT ZONING | North: PUD, East: PUD, South: PUD, West: PUD |
| BUILDING HEIGHT | Proposed: 28' Max: 75' |
| FLOOR AREA RATIO | Proposed: 22 Max: 60 |
| BUILDING SETBACKS | Proposed: Front - 70', No. Side - 13', So. Side - 68', Rear - 35', Corner - N/A Required: Front - 25', Side - 10', Rear - 10', Corner - N/A |
| PARKING SPACES | Provided: 12 Required: 12 |
| TREE BANK MITIGATION FEE | N/A (NO TREES) |
| NUMBER OF EMPLOYEES | 4 |
| WAIVER REQUEST | YES: X NO: - |
| VARIANCE REQUEST | YES: - NO: X |

1. Request permission to waive the requirement for landscape drawings to be signed and sealed by a Registered Landscape Architect, and in place have Mr. William Stuhke, PHD, a Licensed State of Florida Professional Engineer, Reg. # 22150, sign and seal Landscape and Irrigation drawings. Please note that all landscape and irrigation will be in accordance with City of Apopka, Ordinance #2069.

Landscape Material Schedule

- Trees:**
 A - Oak - 3" cal. minimum, Live Oaks - Qty 3
 M - Magnolia - 3" cal. minimum, Brackens Brown - Qty 2
 P - Palms-Sable - 3" cal. minimum, Cabbage Palm - Qty 8
 CM - Crepe Myrtle, Muskogee (red) - Qty 1
 BC - Bald Cypress - Qty 5

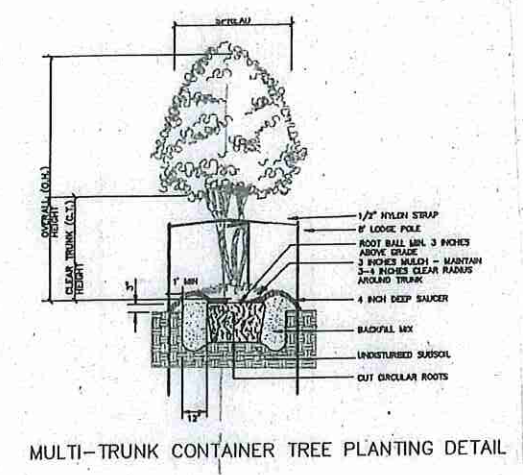
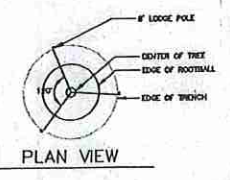
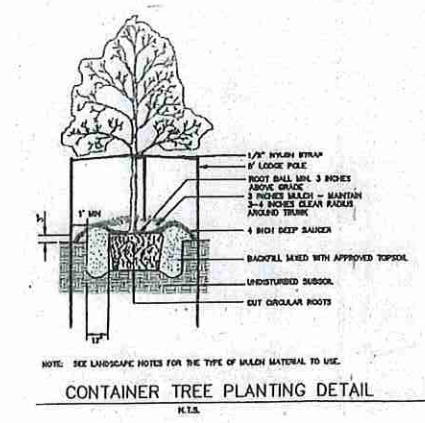
- Hedge Row:**
 VO - Viburnum - Obovatum Walter's Desha - Qty 70
 PO - Podocarpus - Macrophyllus -

- Planters:**
 IH - Indian Hawthorne - Alba - Qty 21
 LP - Laurel Pendulum - Qty 14
 OU - Duranta - Gold Mound - Qty 23

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

LANDSCAPE AND IRRIGATION DESIGN:
 I certify that the Landscape and Irrigation design for this project is in accordance with City of Apopka Ordinance 2069, adopted May 21, 2008, which establishes water wise landscape and irrigation standards.
 Note: Irrigation risers are not allowed.

Michael H. Cooper, Developer



WILLIAM F. STUHRKE, PhD
 PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION #22150

[Signature]
 10/2/18

| REVISIONS | BY |
|-----------------------------------|-----|
| ISSUED FOR C.O.D. Return & permit | MHC |

POTTER PROPERTIES LLC
 655 GEA COMMERCE COURT (LOT 8)
 APOPKA FL 32703
 LAKE GEA COMMERCE PARK
 MARSHALL LAKE ROAD
 APOPKA FL 32703

| | |
|---------|--------------|
| DRAWN | KLP |
| CHECKED | (Signature) |
| DATE | Aug 21, 2018 |
| SCALE | AS NOTED |
| JOB NO. | 18-006 |
| SHEET | 1-1 |

