



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

**February 24, 2015**

**5:01 PM @ CITY COUNCIL CHAMBERS**

**I. CALL TO ORDER**

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

**II. OPENING AND INVOCATION**

**III. APPROVAL OF MINUTES:**

**IV. PUBLIC HEARING:**

- 1.** MASTER SIGN PLAN – Wekiva Riverwalk, owned by Woolbright Wekiva, LLC, c/o Jim Hanson, property located north of East Semoran Boulevard, west of South Wekiwa Springs Road. (Parcel ID #s: 12-21-28-9093-00-010, 12-21-28-9093-00-020, 12-21-28-9093-00-040, 12-21-28-9093-00-050)

**V. SITE PLANS:**

**VI. OLD BUSINESS:**

**VII. NEW BUSINESS:**

**VIII. ADJOURNMENT:**

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

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

**Backup material for agenda item:**

1. MASTER SIGN PLAN – Wekiva Riverwalk, owned by Woolbright Wekiva, LLC, c/o Jim Hanson, property located north of East Semoran Boulevard, west of South Wekiwa Springs Road. (Parcel ID #s: 12-21-28-9093-00-010, 12-21-28-9093-00-020, 12-21-28-9093-00-040, 12-21-28-9093-00-050)



# CITY OF APOPKA PLANNING COMMISSION

PUBLIC HEARING  
 ANNEXATION  
 PLAT APPROVAL  
 OTHER:

MEETING OF: February 24, 2015  
FROM: Community Development  
EXHIBITS: Vicinity Map  
Proposed Secondary  
Monument Sign  
Master Sign Plan  
Package  
Signage Spreadsheets

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**PROJECT:** WEKIVA RIVERWALK MASTER SIGN PLAN

**Request:** APPROVAL OF THE WEKIVA RIVERWALK MASTER SIGN PLAN (PARCEL ID #S: 12-21-28-9093-00-010, 12-21-28-9093-00-020, 12-21-28-9093-00-040, 12-21-28-9093-00-050)

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**SUMMARY:**

OWNER/APPLICANT: Woolbright Wekiva, LLC, c/o Jim Hanson  
LOCATION: North of East Semoran Boulevard, west of South Wekiwa Road  
LAND USE: Commercial  
ZONING: C-1  
EXISTING USE: Plaza  
TRACT SIZE: 24.74 +/- acres

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**DISTRIBUTION**

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

Finance Dir.  
HR Director  
IT Director  
Police Chief

Public Ser. Dir.  
City Clerk  
Fire Chief

**RELATIONSHIP TO ADJACENT PROPERTIES:**

Direction	Future Land Use	Zoning	Present Use
North (County)	Residential	R-1	Wekiva Manor/Adams Ridge
East (County)	Commercial	C-1 R-1 PD	CVS Pharmacy Vacant Land ALF
South (City)	Commercial	C-1	Brunswick Bowling Wekiva Corners Shopping Center Wells Fargo Bank
West (County)	Commercial	R-1	Wekiva Manor/Adams Ridge

**ADDITIONAL COMMENTS:**

The WEKIVA RIVERWALK PLAZA Master Sign Plan includes existing and proposed signage for their site. Through the proposed Master Sign Plan, no existing signage is required to be removed. The applicant agrees to forfeit certain types of signs to allow three anchor signs to temporarily appear on the secondary sign. All existing signs appear within the Master Sign Plan package. Any existing non-conforming signs will be meet current sign code requirements when replaced.

Master Sign Plan Conditions

1. Secondary Monument Sign. No more than three (3) anchor business signs may be displayed on the secondary monument sign (Wekiva Springs Road) on a temporary basis as shown within Exhibit “A” and shall only be provided for Marshalls, Ross and Bed, Bath & Beyond as shown in Exhibit “A”. Such business sign shall not be replaced if the business closes and leaves the Wekiva Riverwalk shopping plaza. Should any of these three businesses change their corporate name to another due to merger, rebranding, etc., the sign appearing on the secondary monument sign, as shown in Exhibit “A” shall be removed and cannot be replaced. At such time the business name is removed from the monument sign, it shall not be replaced by any other another business. The shopping plaza name shall remain on the secondary monument sign.
2. To meet the intent of the sign ordinance, the Master Sign Plan for Wekiva RiverWalk Plaza shall not be allowed to use or shall have limited use of the following sign types until such time as all three temporary business signs (Marshalls, Ross and Bed, Bath & Beyond) are permanently removed from the secondary monument sign:
  - a. Electronic reader boards are not allowed within the any monument sign along Semoran Boulevard.
  - b. Human signs are limited to not more than two (2) permits per year for any business within the Wekiva Riverwalk Shopping Plaza. Prior to issuance of a human sign permit by the City, the business must obtain a letter of authorization from the shopping plaza landlord and include such letter within their sign permit application.
  - c. No portable trailer signs shall be allowed for any business within the Wekiva Riverwalk Shopping Plaza.
3. At the time the movie theater vacates the Wekiva Riverwalk Plaza, the current movie pole\pylon sign along Semoran Blvd. shall be permanently removed by the shopping plaza owner. Said pole\pylon sign shall not be replaced.

4. All tenant and anchor wall signs affixed to a store front of the Wekiva Riverwalk Plaza at the time of the Master Sign Plan approval shall conform to the sign code standards when replaced due to significant damage or to accommodate a new sign face, or when an electrical permit application for such sign is submitted to the City.
5. The Wekiva RiverWalk Plaza landlord shall enforce these Master Sign Plan conditions through its lease agreements with all tenants.

**Applicant Request:** Through the Master Sign Plan, the applicant is requesting that three anchor business signs be temporarily allowed temporarily an existing secondary monument sign. In exchange for this deviation from the sign code; the shopping plaza owner agrees to forfeit the ability to install any electronic reader board on any future monument sign; limit the number of human signs allowed for any shopping plaza business to two permits per year instead of the allowed three; and forfeit the use of temporary trailer sign, so long as one of the temporary anchor signs remains on the secondary monument sign (Ross, Marshalls; and Bed, Bath & Beyond)

**PUBLIC HEARING SCHEDULE:**

Planning Commission – February 24, 2015, 5:01 p.m.

In granting approval of the Master Sign Plan for WEKIVA RIVERWALK PLAZA, the City of Apopka finds:

1. The Master Sign Plan for the WEKIVA RIVERWALK PLAZA has been submitted and reviewed by staff. The Development Review Committee does not object to the master sign plan as proposed subject to the Master Plan Conditions of Approval appearing in the staff report.

**Planning Commission has authority to render a final decision on this Master Sign Plan. The existing multi-tenant shopping center and associated plaza and tenant signage are in place.**

**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.**

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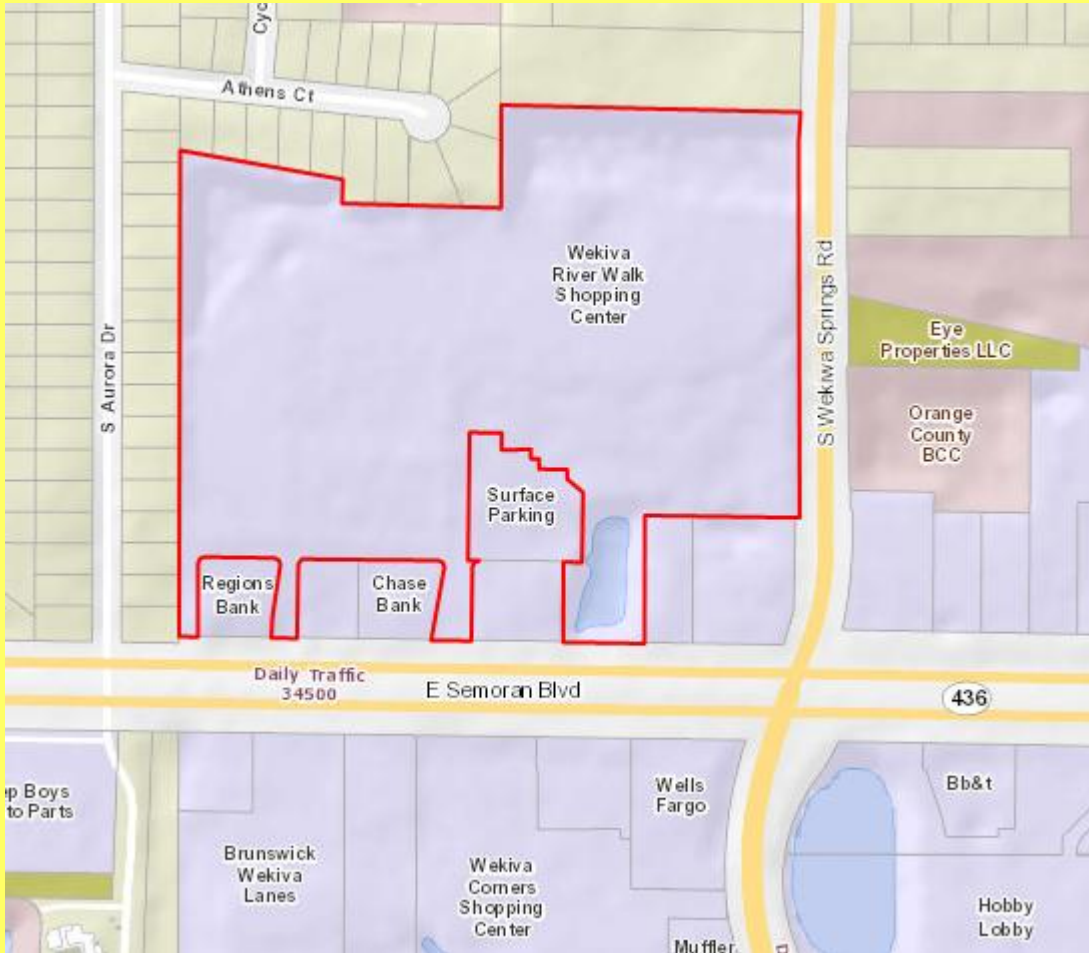
**RECOMMENDED ACTION:**

City planning staff does not object to the to approve the WEKIVA RIVERWALK PLAZA, Master Sign Plan, subject to the condition set forth in the staff report.

**Application:** Master Sign Plan  
**Owner:** Woolbright Wekiva, LLC, c/o Jim Hanson  
**Parcel I.D. No's:** 12-21-28-9093-00-010, 12-21-28-9093-00-020, 12-21-28-9093-00-040,  
12-21-28-9093-00-050  
**Location:** North of East Semoran Boulevard, west of South Wekiwa Road  
**Total Acres:** 24.74 +/-



### VICINITY MAP



## Wekiva Riverwalk - Main Shopping Center - Lot #1 - Sign Calculations

Site Address	Tenant Name	Storefront Length	Sign Dimensions	Sign Square Footage	Notes
2121 - 2129	Vacant	70'-0"			
2131	Cuban Café	50'-0"	2'-1" x 8'-10"	18.4	
2133	Subway	30'-0"	3'-0" x 16'-0"	48	North Elevation
		50'-0"	3'-0" x 16'-0"	48	West Elevation
2135	Quest Diagnostic	60'-0"	1'-6" x 14'-0"	21	
2141	United Artists Theatres	100'-0"	2'-0" x 32'-6"	65	"United Artists Theatres"
			2'-3" x 3'-4"	7.5	Top of Starburst
			1'-4" x 5 3/4"	0.64	Bottom of Starburst
2143	Insight Credit Union	60'-0"	1'-4" x 8'-0"	12	Logo & "Insight"
			1'-0" x 8'-0"	9	"Credit Union"
2147	In & Out Barber Shop	20'-0"	1'-4" x 12'-0"	16	"Barber Shop"
			1'-4" x 1'-0"	1.33	"&"
			1'-0" x 8'-4"	8.33	"Salon"
2151	Emery Medical	83'-0"	2'-5" x 30'-0"	72.5	Logo & "Emery Medical"
			2'-0" x 32'-6"	65	"Diagnostic Center"
2155	Majestic Tan & Nails	15'-0"	1'-4" x 3'-6"	4.67	
2157	King Buffet	52'-0"	2'-4" x 20'-0"	46.67	
2165	Vacant	35'-0"			
2169	Mariner Finance	20'-0"	2'-10" x 2'-9"	7.79	Compass Logo
			1'-3" x 8'-10"	11.04	"Mariner"
			10" x 5'-0"	4.17	"Finance"
2171	Roc City Diner	25'-0"	2'-0" x 17'-6"	35	
2175	Marshalls	140'-0"	6'-8" x 35'-8"	237.78	
2177	Ross	150'-0"	6'-0" x 24'-4"	146	"Ross"
			2'-6" x 30'-9"	76.88	"Dress For Less"
2185	Pepperidge Farm	26'-0"	1'-10 1/4" x 10'-4 1/2"	19.24	
2189	Bayridge Sushi	40'-0"	2'-1" x 19'-9"	41.15	
2193	Styles For Less	40'-0"	2'-0" x 13'-6"	27	
2197	Snappy Nail Salon	17'-0"	2'-0" x 10'-6"	21	
2199	Riverwalk Family Dentistry	23'-0"	1'-6" x 8'-8"	13	
2207	Famous Footwear	52'-0"	1'-10" x 23'-0"	42.17	
2227	Petco	80'-0"	4'-6" x 6'-10"	30.75	Logo
			4'-10" x 15'-0"	72.5	"Petco"
			1'-6" x 12'-0"	18	"Grooming"



2121



2129



8

2131



2133 - North Elevation





2133 - West Elevation



2135



9

2141



2143



2147



2151



10  
2151



2155



2157



2165



11  
2169



2171



2175



2177



12  
2185



2189



2193



2197



13

2199



2207



2227



2239



14

2251



2257 - North Elevation



2257 - West Elevation



2271



2279



2283



2289 - West Elevation



2289 - South Elevation



16

MAIN MONUMENT SIGN



UNITED ARTISTS MONUMENT SIGN





**SECONDARY MONUMENT SIGN - BEFORE**



**SECONDARY MONUMENT SIGN - AFTER**







2101 - North Elevation



2101 - West Elevation



2101 - Monument Sign







2111 - North Elevation



2111 - West Elevation



2111 - South Elevation



2111 - Monument Sign







2201 - East Elevation



2205 - East Elevation



2205 - North Elevation



2201 - 2205 - Monument Sign

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