



**City of Apopka
Planning Commission
Meeting Agenda
June 14, 2016
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 special meeting held May 24, 2016, at 5:30 p.m.

IV. PUBLIC HEARING:

1. COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – Owned by Jack & Joyce Cravey, from “County” Rural (0-1 du/10 ac) to “City” Rural Settlement (0-1 du/5 ac), for property located west of Phils Lane, east of Golden Gem Road (3815 Phils Lane and 3827 Hideaway Road). (Parcel ID #s: 24-20-27-0000-00-056 & 24-20-27-0000-00-112)
2. COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – Owned by SBKP, LLC, from “County” Commercial (Max. 3.0 FAR) to “City” Commercial (Max. 0.25 FAR), for property located at 312 Old Dixie Highway. (Parcel ID #: 09-21-28-7552-01-070)
3. CHANGE OF ZONING – Owned by SBKP, LLC, from “County” R-1 (ZIP) to “City” C-1 (Retail Commercial), for property located at 312 Old Dixie Highway. (Parcel ID #: 09-21-28-7552-01-070)
4. CHANGE OF ZONING – Owned by Florida Land Trust #111 – ZDA at Sandpiper, LLC – Amendment to the Sandpiper Planned Unit Development Zoning and the Master Plan\Preliminary Development Plan for property located South of Sandpiper Street, west of North Thompson Road, east of Ustler Road. (Parcel ID Nos.: 2-21-28-0000-00-106; 02-21-28-0000-00-131; 03-21-28-0000-00-015; 03-21-28-0000-00-022; 03-21-28-0000-00-023; 03-21-28-0000-00-046; 03-21-28-0000-00-047; 03-21-28-0000-00-072; 03-21-28-0000-00-073; AND 03-21-28-0000-00-119)

V. SITE PLANS:

1. FINAL DEVELOPMENT PLAN – 640 East 13th Street - Owned by Roberto Rivera; the engineer is Lam Civil Engineering, c/o Quang T. Lam, P.E., the property is located at 640 East 13th Street. (Parcel ID No.: 15-21-28-0000-00-230) (0.59 +/- acre)

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. ADJOURNMENT:

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

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

Backup material for agenda item:

- 1 Approve minutes of the Planning Commission special meeting held May 24, 2016, at 5:30 p.m.

MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING HELD ON MAY 24, 2016, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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

ABSENT: Orange County Public Schools (Non-voting)

OTHERS PRESENT: Mark Reggentin, AICP – Community Development Director, David Moon, AICP – Planning Manager, Andrew Hand, Esq., Rogers Beckett – Special Projects Coordinator, Kyle Wilkes, AICP – Planner II, Robert Sargent – Public Information Officer, Herbert Jones, Terri Jones, Randy June, Jimmy Dunn, Dale Feswich, Suzanne Kidd, and Jeanne Green – Community Development Department Office Manager/Recording Secretary.

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

APPROVAL OF MINUTES: Chairperson Greene asked if there were any corrections or additions to the regular meeting minutes of May 10, 2016, at 5:30 p.m. minutes.

Motion: Melvin Birdsong made a motion to approve the Planning Commission minutes from the regular meeting held on May 10, 2016, at 5:30 p.m. and seconded by Jose Molina. Aye votes were cast by James Greene, Robert Ryan, Melvin Birdsong, Tony Foster, Linda Laurendeau, and Jose Molina (6-0).

SWEARING-IN - Mr. Hand swore-in staff, the petitioners, and affected parties.

QUASI-JUDICIAL – SPECIAL EXCEPTION - Chairperson Greene stated that pursuant to Section 11.05.00.A. of the Code of Ordinances, the Planning Commission may review and approve special exception requests. This is a request to approve a special exception to allow a kindergarten through second grade private school within a property assigned a C-1 (Commercial) zoning designation. The property, Wekiva Corners Shopping Center, is owned by Platinum Eagles 2011, LLC, and located at 2250 and 2252 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. Mr. Ryan and Mr. Molina stated they had made site visits to the proposed project location.

The following is the staff report presented at the May 10, 2016, Planning Commission meeting:

“Staff Presentation: David Moon, AICP, Planning Manager, stated this is a request to approve a special exception to allow a kindergarten through second grade private school within a property assigned a C-1 (Commercial) zoning designation. The property, Wekiva Corners Shopping Center, is owned by Platinum Eagles 2011, LLC, and located at 2250 and 2252 East Semoran Boulevard. The future land use is Commercial (Max. 0.25 FAR) and the zoning is C-1. The existing use is a retail shopping center. The proposed use is a kindergarten through second grade private school not to exceed 50 students or 5,000 sq. ft. in size. The tract size is 5.29.

Within the C-1 (Retail Commercial) zoning category, a school is a special exception use requires Planning Commission action. The current application requests to use the commercial tenant space at 2250 and 2252 East Semoran Blvd. (Wekiva Corners shopping center) for a kindergarten through second grade private school with an anticipated enrollment of 25 to 35 students.

The property is presently assigned a Future Land Use Designation of “Commercial” and a zoning category of C-1 (Retail Commercial). School and institutional uses are allowed as a Special Exception in the C-1 zoning district per Section 2.02.02B.5.d of the Land Development Code, provided the use will not create adverse circumstances affecting the health, safety, and general welfare of the public.

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

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Commercial (max 0.25 FAR)	C-1	Sonny’s BBQ/Wells Fargo
East (City)	Commercial (max 0.25 FAR)	C-1	Muffler Man
South (City)	Residential High (0-15 du/ac)	PUD	Oasis at Wekiva Apartments
West (City)	Commercial (max 0.25 FAR)	C-1	Retail Commercial (Stinson Center)

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

- C. Special Exception Conditions of Use.

1. The number of kindergarten through second grade students (full-time equivalent) shall not exceed 50.
2. The total floor area of the proposed private school shall not exceed 5,000 sq. ft., all floor area of the school shall be contiguous, and access to all classrooms shall occur from internal to the building.
3. No outdoor activities related to this proposed special exception use shall occur except for such activities authorized through a special event permit approved by the City.
4. The Special Exception Use only applies to land contained within Parcel No. 12-21-28-0000-00-014 as of the date of the adoption hearing.
5. This Special Exception authorization expires if (a) the applicant fails to obtain a certificate of occupancy or a business tax receipt within two years from the date of the Special Exception approval; and (b) the Special Exception Use has vacated the parcel for more than 180 consecutive days.

The Development Review Committee recommends approval of the Miracle Grace Academy Special Exception to allow a private Kindergarten through Second Grade school not to exceed 50 students or 5,000 sq. ft. floor area in size within a C-1 zoning district subject to the special exception conditions within the Staff Report.

The recommended motion is to approve the Miracle Grace Academy Special Exception Use to allow a private Kindergarten through Second Grade subject to the Special Exception Conditions of Use.

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

Petitioner Presentation: None provided.

Affected Party Presentation: None.

Chairperson Greene opened the meeting for public hearing.

Suzanne Kidd, 1260 Lexington Parkway, Apopka, expressed her opposition to approval of the Special Exception request without requiring a site plan of the proposed building layout.

Mr. Moon stated that the Code does not require a site plan for a special exception request. Any interior build-out will be handled through the Building Permit process and will have to meet all State building codes.

Mr. Hand reminded the Commission that their decision must be based on the Special Exception code. He said that even if a site plan had been presented it would not be considered evidence.

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

In response to a question by Chairperson, Greene, Ms. Jones stated that she would not have a problem with the Commission adding a condition of approval that required a parent or legal guardian to drop off or pick up the children.

Motion: Tony Foster made a motion to approve the Special Exception request, as presented, to allow a Kindergarten through Second Grade Private School at the property located at 2250 and 2252 East Semoran Boulevard. Motion seconded by Melvin Birdsong. Aye votes were cast by James Greene, Robert Ryan, Melvin Birdsong, Tony Foster, Linda Laurendeau, and Jose Molina (6-0). (Vote taken by poll.)

Commission member Roger Simpson arrived at 5:40 p.m.

The Commission unanimously agreed to rearrange the Agenda to hear the Wekiva Parkway Industrial Park Preliminary Development Plan before the Mass Grading Plan.

QUASI-JUDICIAL – PRELIMINARY DEVELOPMENT PLAN – WEKIVA PARKWAY INDUSTRIAL PARK – Chairperson Greene stated this is a request to recommend approval of the Preliminary Development Plan for Wekiva Parkway Industrial Park owned by Mid-Florida Freezer Warehouse, Ltd., and located south of General Electric Road, west of the Western Beltway (S.R. 429). The

MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING HELD ON MAY 24, 2016, AT 5:30 P.M.

applicant and engineering firm is June Engineering Consultants, Inc., c/o Jeffrey A. Sedloff, P.E. This request is quasi-judicial and all testimony before the Planning Commission is sworn testimony.

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. None.

Staff Presentation: Rogers Beckett, Special Projects Coordinator, stated this is a request to recommend approval of the Preliminary Development Plan for the Wekiva Parkway Industrial Park owned by Mid-Florida Freezer Warehouse, Ltd., and located south of General Electric Road, west of the Western Beltway (S.R. 429). The applicant and engineering firm is June Engineering Consultants, Inc., c/o Jeffrey A. Sedloff, P.E. The future land use is Industrial and the zoning is I-1. The existing use is vacant land and the proposed use is an industrial park. The overall tract size is 140.47 +/- acres.

The Wekiva Parkway Industrial Park - Preliminary Development Plan is a 140 +/- acres industrial site, which will consist of seven (7) individual lots ranging from nine (9) to fifteen (15) acres in size and developed in four (4) phases. This site is located south of General Electric Road, east of Hermit Smith Road and west S.R. 429.

The site will be serviced by City water, sewer and reclaimed water. There are two proposed access points to the site with the primary entrance point being located on General Electric Road and a secondary access point located onto Hermit Smith Road. There is currently an unnamed and unmaintained road right-of-way running through the center of the property. Prior to final plat approvals the applicant will be requesting to vacate of the right-of-way.

The stormwater management system will be handled by three on-site dry retention ponds. The stormwater ponds have been designed to meet the City's Land Development Code requirements.

Landscaping for the all lots, tracts and roadway buffers will occur at the construction of each individual lot. The applicant proposes that the construction of all buffer requirements will be constructed on a lot-by-lot basis. As each lot owner is responsible for construction of the buffer wall at the time each lot is developed. The planting materials and irrigation system design shall be consistent with the water-efficient landscape standards set forth in Ordinance No. 2069. A fifty (50) foot wide natural buffer will be maintained around the perimeter of the site.

The applicant will be required to demonstrate the site meets this tree stock requirement on the final development plan or contribute into the tree bank mitigation program, if applicable.

Total inches on-site:	38,771
Total number of specimen trees:	124
Total inches removed:	35,784
Total inches retained:	2,863
Total inches required:	20,869
Total inches replaced:	0
Total inches post development:	2,863
Tree inches deficit:	18,006

The City's Land Development Code and Tree Bank policy permit the applicant to make a contribution to the City's Tree Bank to mitigate the remaining deficient tree inches at \$10.00 per inch. The total amount required to be paid into the Tree Bank will be (\$108,060) dollars.

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

CONDITIONS OF APPROVAL:

1. A plat shall not be recorded until City has approved right-of-way vacate for unnamed road right of way within the project site.
2. An eighty foot-wide public right-of-way shall be provided within the Preliminary Development Plan for Peterson Road within the lands owned by Mid-Florida Freezer.
3. A development agreement must be approved by City Council that addresses opportunities for a right-of-way land swap regarding extension of north-south road through Mid-Florida Freezer Parcel Number 06-21-28-7177-00-011, King Street ROW, and public ROW to be vacated within the Preliminary Development Plan.
4. Fern Industrial Drive shall be constructed in one phase and the lift station shall be dedicated to the City.
5. Stormwater management system must meet the requirements of the City's development standards, as determined by the city engineer.

The Development Review Committee recommends approval of the Wekiva Parkway Industrial Park - Preliminary Development Plan, subject to the findings of this staff report and the conditions of approval.

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. Recommend approval of the Preliminary Development Plan for the Wekiva Parkway Industrial Park owned by Mid-Florida Freezer, LTD, and located south of General Electric Road, east of Hermit Smith Road and west of the Western Beltway (S.R. 429).

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

Petitioner Presentation: Randy June, June Engineering Consultants, Inc., 32 W. Plant Street, Winter Garden, stated they were in agreement with staff and he was available to answer any questions.

In response to a question by Mr. Simpson, Mr. June stated that there has been a lot of interest in the property; however, at this time they don't have any specific users.

Affected Party Presentation: None.

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

Motion: Robert Ryan made a motion to find the Wekiva Parkway Industrial Park Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code; and to recommend approval of the Preliminary Development Plan subject to the following conditions: (1.) A plat shall not be recorded until City has approved right-of-way vacate for unnamed road right of way within the project site; (2.) An eighty foot-wide public right-of-way shall be provided within the Preliminary Development Plan for Peterson Road within the lands owned by Mid-Florida Freezer; (3.) A development agreement must be approved by City Council that addresses opportunities for a right-of-way land swap regarding extension of north-south road through Mid-Florida Freezer Parcel Number 06-21-28-7177-00-011, King Street ROW, and public ROW to be vacated within the Preliminary Development Plan; (4.) Fern Industrial Drive shall be constructed in one phase and the lift station shall be dedicated to the City; and, (5.) Stormwater management system must meet the requirements of the City's development standards, as determined by the city engineer. The motion was seconded by Tony Foster. Aye votes were cast by James Greene, Robert Ryan, Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, and Roger Simpson (7-0). (Vote taken by poll.)

QUASI-JUDICIAL – MASS GRADING PLAN – WEKIVA PARKWAY INDUSTRIAL PARK –

Chairperson Greene stated this is a request to recommend approval of the Mass Grading Plan for Wekiva Parkway Industrial Park owned by Mid-Florida Freezer Warehouse, Ltd., and located south of General Electric Road, west of the Western Beltway (S.R. 429). The applicant and engineering firm is June Engineering Consultants, Inc., c/o Jeffrey A. Sedloff, P.E. This request is quasi-judicial and all testimony before the Planning Commission is sworn testimony.

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. None.

Staff Presentation: Mr. Beckett stated this is a request to recommend approval of the Mass Grading Plan for Wekiva Parkway Industrial Park owned by Mid-Florida Freezer Warehouse, Ltd., and located south of General Electric Road, west of the Western Beltway (S.R. 429). The applicant and engineering firm is June Engineering Consultants, Inc., c/o Jeffrey A. Sedloff, P.E. The future land use is Industrial and the zoning is I-1. The existing use is vacant land and the proposed use is an industrial park. The excavation area is 136.89 +/- acres. The overall tract size is 140.47 +/- acres.

The mass grading plan is the first phase of the Final Development Plan and is consistent with the Wekiva Parkway Industrial Park Preliminary Development Plan. It allows site grading to occur consistent with the ground elevations and contours established within the Preliminary Development Plan and the Final Development Plan, when it is submitted to the City within the next year. All required permits from the St. Johns Water Management District and other state agencies must be obtained by the applicant prior to commencing any grading activities.

The haul route is from General Electric Road west to Hermit Smith Road north to Orange Blossom Trail or General Electric Road east to West Orange Ave north to Orange Blossom Trail to Keene Road; as illustrated on Sheet 20 of the Mass Grading Plan.

Clearing and grading of site will occur according to the Phasing Plan established within the Mass Grading Plan. Clearing and grading shall occur one phase at a time for the six planned phases. Each phase must be restored (i.e., re-vegetated) prior to commencing clearing and grading activity on the next phase.

A habitat management plan was submitted by the applicant. Based on the results of this study, the developer must obtain approval from the Florida Department of Environmental Protection prior to commencing any grading or further site construction activity.

The applicant will be required to demonstrate the site meets this tree stock requirement on the final development plan or contribute into the tree bank mitigation program, if applicable. Payment will occur at a phase-by-phase basis prior to commencing any clearing or grading activity.

Total inches on-site:	38,771
Total number of specimen trees:	124
Total inches removed:	35,784
Total inches retained:	2,863
Total inches required:	20,869
Total inches replaced:	0
Total inches post development:	2,863
Tree inches deficit:	18,006

The City's Land Development Code and Tree Bank policy permit the applicant to make a contribution to the City's Tree Bank to mitigate the remaining deficient tree inches at \$10.00 per inch. The total amount required to be paid into the Tree Bank is estimated at \$108,060 dollars.

CONDITIONS OF APPROVAL

1. A development agreement must be approved by City Council and recorded prior to any clearing or grading activity.
2. Preliminary Development Plan must be approved by the City Council and must not expire for the Mass Grading Plan to remain in valid. If the Preliminary Development Plan expires, the Mass Grading Plan will also expire.

The Development Review Committee recommends approval of the Wekiva Parkway Industrial Park - Grading Plan for the property owned by Mid-Florida Freezer, LTD subject to the Conditions of Approval.

Planning Commission Recommendation: 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.

Recommend approval of the Mass Grading Plan for the Wekiva Parkway Industrial Park for property owned by Mid-Florida Freezer, LTD. Subject to the Conditions of Approval.

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.

MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING HELD ON MAY 24, 2016, AT 5:30 P.M.

In response to a question by Mr. Molina, Mr. June stated that the vegetation being removed would either be sent to a company located on Hermit Smith Road to be turned into mulch or burned on the site. The burns would be very controlled and monitored very closely by the State Fire Marshall.

In response to questions by Mr. Foster, Mr. June stated that there could be a variety of users for the industrial lots. The zoning designation of I-1 restricts the types of users that would be allowed. They do not have an active list of potential users.

Petitioner Presentation: None

Affected Party Presentation: None.

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

Motion: Tony Foster made a motion to find the Wekiva Parkway Industrial Park Mass Grading Plan consistent with the Comprehensive Plan and Land Development Code; and to recommend approval of the Wekiva Parkway Industrial Park Mass Grading Plan subject to the following conditions: 1. A development agreement must be approved by City Council and recorded prior to any clearing or grading activity; and, 2. The Preliminary Development Plan must be approved by the City Council and must not expire for the Mass Grading Plan to remain in valid. If the Preliminary Development Plan expires, the Mass Grading Plan will also expire. The motion was seconded by Melvin Birdsong. Aye votes were cast by James Greene, Robert Ryan, Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, and Roger Simpson (7-0). (Vote taken by poll.)

OLD BUSINESS: None.

NEW BUSINESS: None.

ADJOURNMENT: The meeting was adjourned at 5:59 p.m.

James Greene, Chairperson

Mark Reggentin, AICP
Community Development Director

Backup material for agenda item:

1. COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – Owned by Jack & Joyce Cravey, from “County” Rural (0-1 du/10 ac) to “City” Rural Settlement (0-1 du/5 ac), for property located west of Phils Lane, east of Golden Gem Road (3815 Phils Lane and 3827 Hideaway Road). (Parcel ID #s: 24-20-27-0000-00-056 & 24-20-27-0000-00-112)



CITY OF APOPKA PLANNING COMMISSION

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	June 14, 2016
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Land Use Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Future Land Use Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses Map

SUBJECT: **COMPREHENSIVE PLAN – LARGE SCALE - FUTURE LAND USE AMENDMENT – JACK & JOYCE CRAVEY**

PARCEL ID NUMBERS: **24-20-27-0000-00-056 & 24-20-27-0000-00-112**

Request: **LARGE SCALE - FUTURE LAND USE AMENDMENT**
FROM: “COUNTY” RURAL (0-1 DU/10 AC)
TO: “CITY” RURAL SETTLEMENT (0-1 DU/5 AC)

SUMMARY

OWNER/ APPLICANT: Jack & Joyce Cravey

LOCATION: West of Phils Lane, east of Golden Gem Road (3815 Phils Ln. and 3827 Hideaway Road)

EXISTING USE: Manufactured home

CURRENT ZONING: “City” A-1 (ZIP)

PROPOSED DEVELOPMENT: Single-family residence

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

TRACT SIZE: 15.04 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 1 Unit
 PROPOSED: 3 Units

DISTRIBUTION:

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

ADDITIONAL COMMENTS: The subject parcels were annexed into the City of Apopka on May 4, 2016 through Ordinance 2495. The applicant requests a future land use designation of Rural Settlement (0-1du/5 ac). The request is compatible with surrounding future land use designations and adjacent uses. As a “Large-Scale” Future Land use Amendment (i.e., ten or more acres), this application will be transferred to State agencies for consistency review with State policies.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is compatible with the character of the surrounding area, which is predominantly rural in nature and has both agricultural and single-family residential uses. The Wekiva Parkway, which is currently under construction, abuts the east boundary of the subject site. Site development cannot exceed the intensity allowed by the Future Land Use policies. Planning & Zoning staff determines that the policies below support a Rural Settlement FLUM designation at the subject site:

Future Land Use Element

1. **Policy 3.1.s** This land use designation to apply within that area defined as the “Northern Area” in the Joint Planning Area Agreement between the City of Apopka and Orange County adopted on October 26, 2004...The district is designed to facilitate single-family dwelling units and associated infrastructure which maximize the preservation of open space and promote the clustering of developments to both preserve and enhance the natural environment. This land use designation shall also include an agricultural component.”

The applicant’s intent to use the property for a single-family home is consistent with the intent of this Future Land Use Element policy. The proposed use and future land use designation is compatible with the surrounding land uses and, therefore, the proposed future land use amendment is consistent with Policy 3.1.s.

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

The proposed use for the subject property for single-family residential within the Rural Settlement future land use designation is compatible with the land uses and general character of the surrounding area. The future land use designation of surrounding properties predominantly is “City” Rural Settlement or “County” Rural, making the requested future land use change is consistent with Policy 3.2.

SCHOOL CAPACITY REPORT: The request for a future land use designation of Rural Settlement will result in a number of potential units that will be considered de minimus; therefore, school capacity determination 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 May 13, 2016.

PUBLIC HEARING SCHEDULE:

June 14, 2016 – Planning Commission (5:30 pm)

July 6, 2016 – City Council (7:00 pm) - 1st Reading & Transmittal

DULY ADVERTISED:

May 27, 2016 – Public Notice and Notification

TBD – Ordinance Heading & Public Notice ¼ Page A

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval to transmit a change in Future Land Use from “County” Rural (0-1 du/10 ac) to “City” Rural Settlement (0-1 du/5 ac) for the property owned by Jack & Joyce Cravey, subject to the information and findings in the staff report.

Recommended Motion: Find the Rural Settlement Future Land Use Designation consistent with the Comprehensive Plan and recommend a change in Future Land Use Designation from “County” Rural to “City” Rural Settlement for the property owned by Jack & Joyce Cravey, 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 (County)	Rural (0-1 du/10)	A-1	Limited Access R-O-W (SR 429)
East (County)	Rural (0-1 du/10 ac)	A-2	Limited Access R-O-W (SR 429)
South (County)	Rural (0-1 du/10 ac)	A-2	Vacant
West (City)	Rural Settlement (0-1 du/5 ac)	AG	Vacant

The properties have access to local roadways (Phils Lane and Hideaway Road).

II. LAND USE ANALYSIS

The subject properties are located within an area with land uses that permit both residential and agricultural uses, which makes the request for a Rural Settlement 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.

Property to the west has a future land use designation of Rural Settlement and the other surrounding “county” future land use designations are Rural (0-1 du/10 ac) with single-family and agricultural uses.

The proposed “City” Rural Settlement 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 “Northern Area” of the JPA. Orange County government has been notified of the proposed FLUM amendment and has not objected.

Transportation: Road access to the site is from Phils and Hideaway Lanes, which connect to Ponkan Road to the south.

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 Feature Map from the Florida Department of Environmental Protection shows that there are karst features on this property.

Analysis of the character of the Property: The current use of the Property is for a manufactured home. The dominant soil, Candler Fine Sand, has a 5-12 percent slope.

Analysis of the relationship of the amendment to the population projections: These properties were annexed into the City on May 4, 2016 via Ordinance 2495. Based on the adoption of the JPA, the size of the property, and the proposed land use change, the amendment will increase the population if developed.

CALCULATIONS:

ADOPTED: 1 Unit(s) x 2.659 p/h = 2 persons

PROPOSED: 3 x 2.659 p/h = 8 persons

Housing Needs: This proposed Future Land Use Designation of “Rural” will at most have a net increase of two residential units, placing a small or de minimus impact on the City’s population.

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

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

Sanitary Sewer Analysis

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

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

2. Projected total demand under existing designation: 196 GPD

3. Projected total demand under proposed designation: 588 GPD

4. Capacity available: Yes

5. Projected LOS under existing designation: 81 GPD/Capita

6. Projected LOS under proposed designation: 81 GPD/Capita

7. Improved/expansions already programmed or needed as a result if proposed amendment: None

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 177 GPCD;
177 GPD

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

2. Projected total demand under existing 17 nation: 210 GPD

3. Projected total demand under proposed designation: 630 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 177 GPCD
6. Projected LOS under proposed designation: 177 GPCD
7. Improved/expansions already programmed or needed as a result of the proposed amendment: None
8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: City of Apopka
2. If the site is not currently served, please indicate the designated service provider:
City of Apopka
3. Projected LOS under existing designation: 8 lbs./person/day
4. Projected LOS under proposed designation: 32 lbs./person/day
5. Improved/expansions already programmed or needed as a result of the proposed amendment: None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

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

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

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

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

1. Facilities serving the site: None
2. Projected LOS under existing designation: 100 year - 24 hour design storm event.

3. Projected LOS under proposed designation: 100 year - 24 hour design storm event.
4. Improvement/expansion: On-site retention/detention pond

Recreation

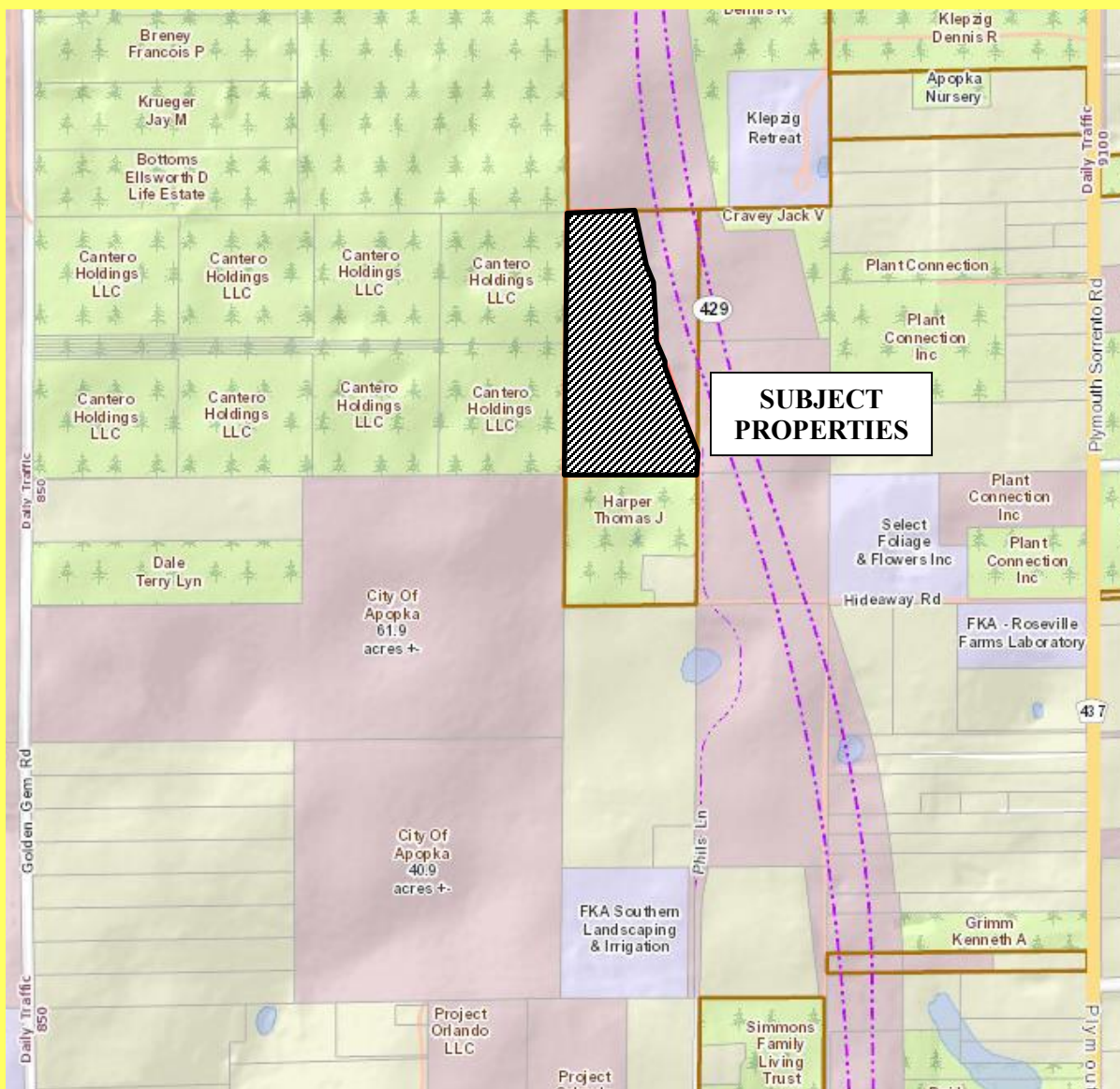
1. Facilities serving the site; LOS standard: City of Apopka Parks System; 3 AC/1000 capita
2. Projected facility under existing designation: 0.006 AC
3. Projected facility under proposed designation: 0.024 AC
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None.

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



Jack & Joyce Cravey
Property Owner
15.04 +/- Acres
Proposed Large Scale Future Land Use Amendment:
From: “County” Rural (0 – 1 du/10 ac)
To: “City” Rural Settlement (0 – 1 du/5 ac)
Proposed Change of Zoning:
From: “County” A-1 (ZIP)
To: “City” AG
Parcel ID #s: 24-20-27-0000-00-056 & 24-20-27-0000-00-112

VICINITY MAP



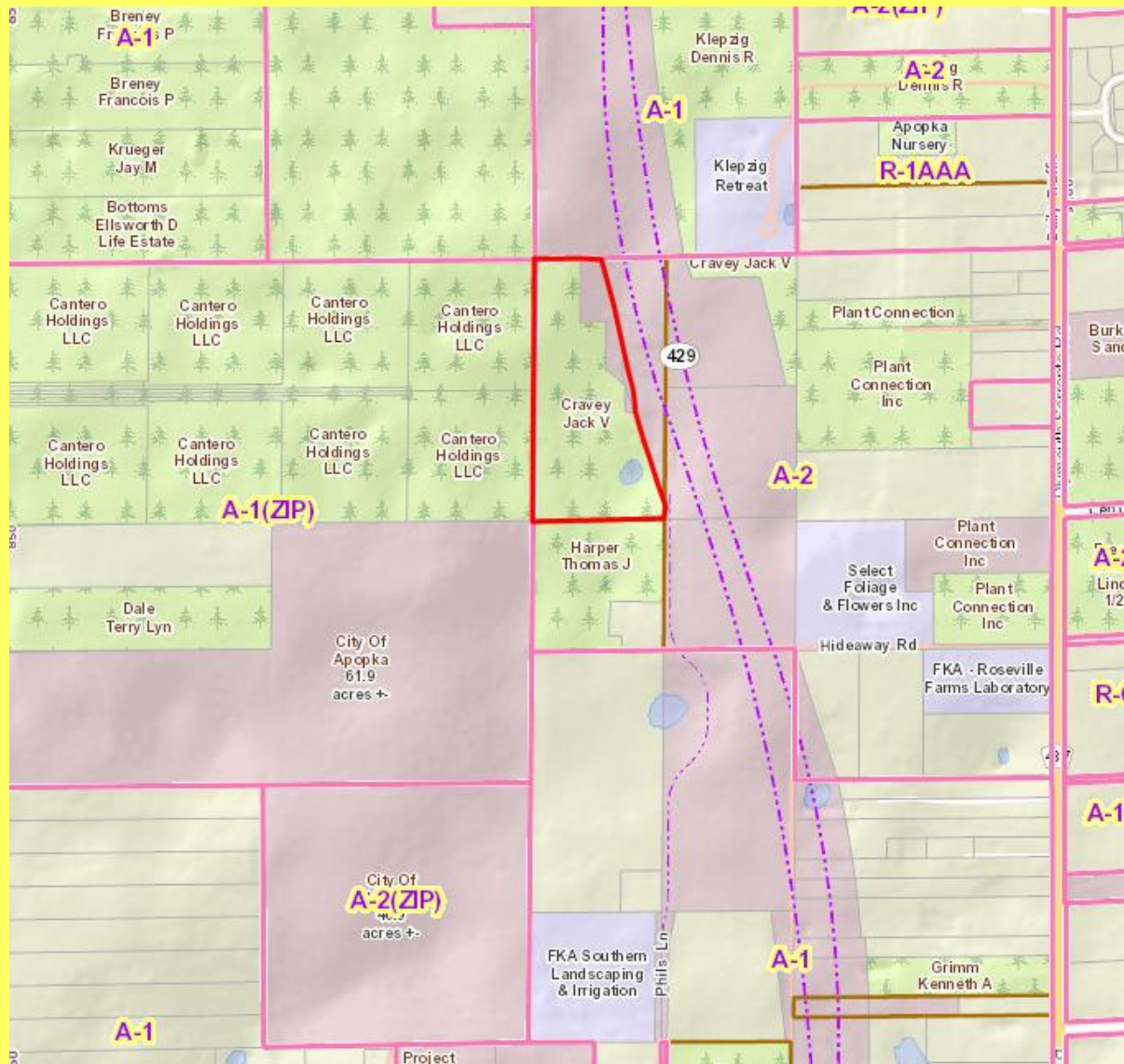


FUTURE LAND USE MAP





ADJACENT ZONING



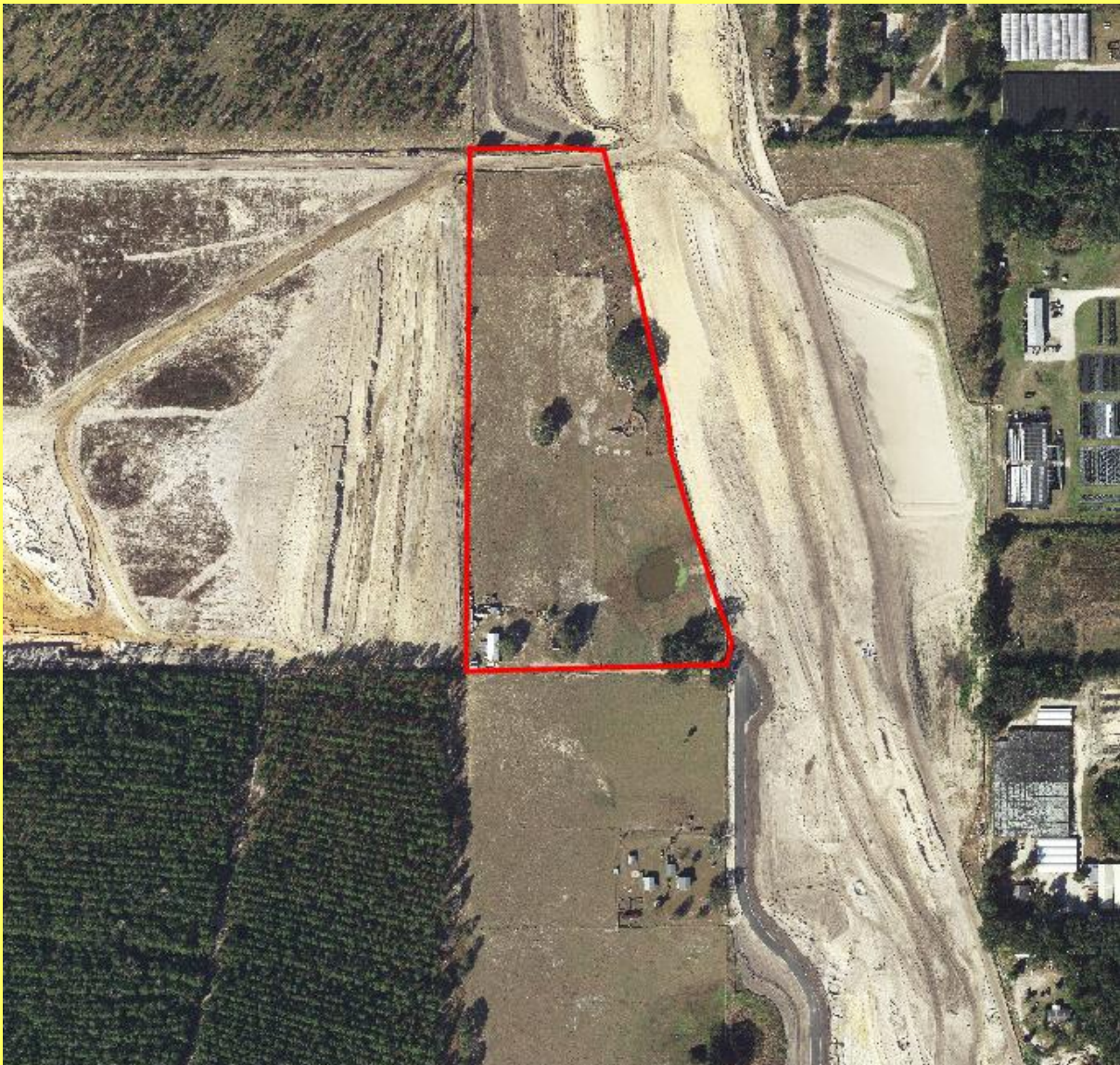


ADJACENT USES





EXISTING USES



Backup material for agenda item:

2. COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – Owned by SBKP, LLC, from “County” Commercial (Max. 3.0 FAR) to “City” Commercial (Max. 0.25 FAR), for property located at 312 Old Dixie Highway. (Parcel ID #: 09-21-28-7552-01-070)



CITY OF APOPKA PLANNING COMMISSION

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	June 14, 2016
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Land Use Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses

SUBJECT: SBKP LLC – COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT

PARCEL ID NUMBER: 09-21-28-7552-01-070

Request: COMPREHENSIVE PLAN - SMALL SCALE - FUTURE LAND USE AMENDMENT
FROM: “COUNTY” COMMERCIAL (MAX. 3.0 FAR)
TO: “CITY” COMMERCIAL (MAX 0.25 FAR)

SUMMARY

OWNER/APPLICANT: SBKP LLC

LOCATION: 312 Old Dixie Hwy.

EXISTING USE: Single-family residence

CURRENT ZONING: “County” R-1 (ZIP)

PROPOSED DEVELOPMENT: Professional office

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

TRACT SIZE: 0.26 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 1 dwelling unit
PROPOSED: 2,831 Sq. Ft.

DISTRIBUTION

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

Finance Director
HR Director
IT Director
Police Chief

Public Ser. Director
City Clerk
Fire Chief
Recreation Director

ADDITIONAL COMMENTS: The applicant is requesting the City to assign a future land use designation of Commercial (max 0.25 FAR) to the property.

The subject property was annexed into the City of Apopka on May 4, 2016, through the adoption of Ordinance No. 2494. The proposed Small-Scale Future Land Use Amendment is being requested by the owner/applicant. Pursuant to Florida law, properties containing less than ten acres are eligible to be processed as a small-scale amendment. Such process does not require review by State planning agencies.

A request to assign a Future Land Use Designation of Commercial is compatible with the designations assigned to abutting properties. The FLUM application covers approximately 0.26 acres. The property owner intends to develop the property for a professional office.

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

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed use of the property is consistent with the Commercial (max 0.25 FAR) Future Land Use designation and the City's proposed C-1 (Retail Commercial) Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: The proposed future land use is non-residential and, therefore a school capacity determination with OCPS 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 May 13, 2016.

PUBLIC HEARING SCHEDULE:

June 14, 2016 - Planning Commission (5:30 pm)
July 6, 2016 - City Council (1:30 pm) - 1st Reading
July 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

May 27, 2016 – Public Notice and Notification
July 8, 2016 – Ordinance Heading Ad w/Map^{1/4} Page w/Map Ad

RECOMMENDED 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 approval of the change in Future Land Use from “County” Commercial (max. 3.0 FAR) to “City” Commercial (max 0.25 FAR) for the 0.26 +/- property owned by SBKP LLC located at 312 Old Dixie Hwy.

Recommended Motion: Motion to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and recommend a change in Future Land Use Designation from “County” Commercial to “City” Commercial for the property owned by SBKP, 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)	Commercial (max 0.25 FAR)	C-1	Church
East (City)	Commercial (max 0.25 FAR)	C-1	Professional Office
South (City)	Commercial (max 0.25 FAR)	C-1	Professional Office
West (County)	Low Density Residential (0-4 du/ac)	R-1	Single-family residence

II. LAND USE ANALYSIS

The general character of the area surrounding the subject property is compatible with the development of commercial uses. The property lies south of Old Dixie Highway and west of N Hawthorne Avenue.

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 “Core Area” of the JPA.

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan policies. While located within the Wekiva River 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 there are no karst features on this property.

Analysis of the character of the Property: The Property fronts Old Dixie Hwy. The vegetative communities present are urban; the soils present are Smyrna; and no wetlands occur on the site, and the terrain has a 0-5 percent slope.

The proposed amendment is consistent with the Comprehensive Plan, including Policy 3.1.i Commercial Future Land Use designation.

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

CALCULATIONS:

ADOPTED (City designation): 1 Unit(s) x 2.659 p/h = 2 persons
PROPOSED (City designation): 0 Unit(s) x 2.659 p/h = 0 persons

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

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

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

Potable Water, Reclaimed Water & Sanitary Sewer Analysis: The subject property is located within the Orange County Utilities service area for potable water, reclaimed water and sanitary service. The property owner will need to provide a letter from Orange County Utilities demonstrating available capacity prior to submittal of any development plan.

Sanitary Sewer Analysis

Facilities serving the site; current LOS; and LOS standard: City of Apopka; 81 GPD/Capita; 81 GPD/Capita

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

Projected total demand under existing designation: 196 GPD

Projected total demand under proposed designation: 425 GPD

Capacity available: Yes

Projected LOS under existing designation: 81 GPD/Capita

Projected LOS under proposed designation: 81 GPD/Capita

Improved/expansions already programmed or needed as a result if proposed amendment: None

Potable Water Analysis

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

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

Projected total demand under existing designation: 454 GPD

Projected total demand under proposed designation: 566 GPD

Capacity available: Yes

Projected LOS under existing designation: 177 GPD/Capita

Projected LOS under proposed designation: 177 GPD/Capita

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

Parcel located within the reclaimed water service

29

Yes

Solid Waste

Facilities serving the site: City of Apopka

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

Projected LOS under existing designation: 8 lbs./person/day

Projected LOS under proposed designation: 6 lbs./person/day

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

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

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

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

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

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

Facilities serving the site: None

Projected LOS under existing designation: 100 year - 24 hour design storm

Projected LOS under proposed designation: 100 year - 24 hour design storm

Improvement/expansion: On-site retention/detention pond

Recreation

Facilities serving the site; LOS standard: City of Apopka Parks System; 3 AC/1000 capita

Projected facility under existing designation: 0.006 AC

Projected facility under proposed designation: 0.024AC

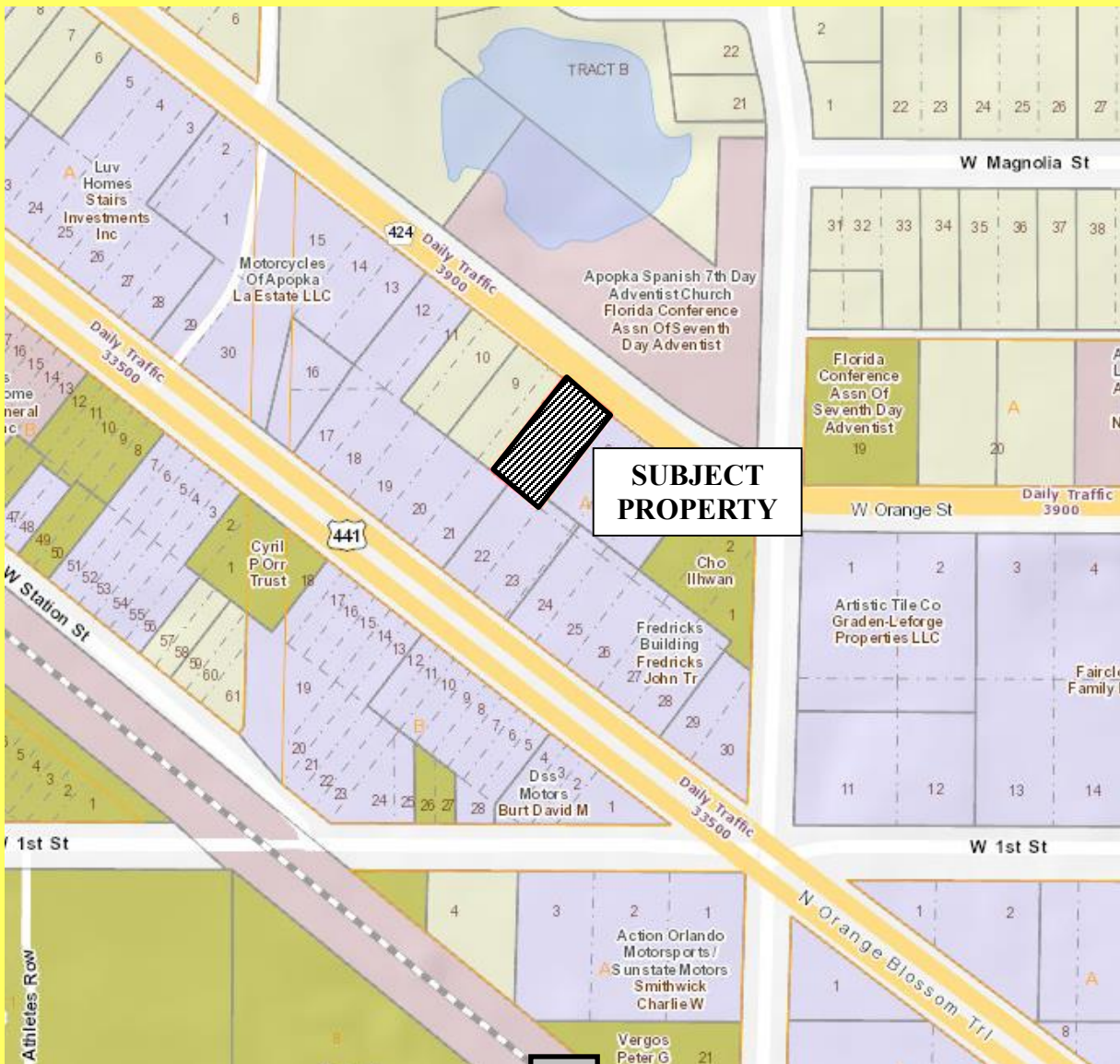
Improvement/expansions already programmed or needed as a result of the proposed amendment: None

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



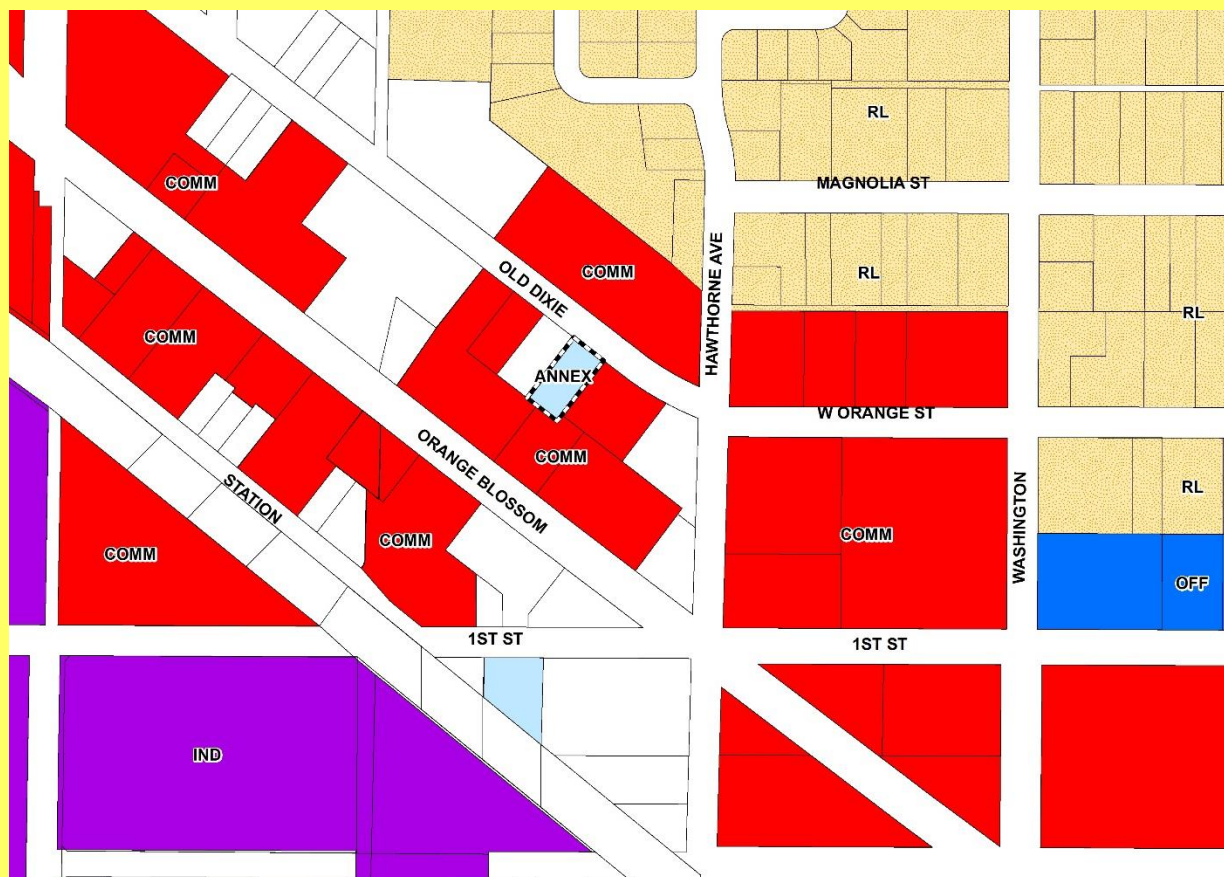
SBKP LLC
312 Old Dixie Hwy.
0.26 +/- Acres
Existing Maximum Allowable Development: 1 dwelling unit
Proposed Maximum Allowable Development: 2,831 sq. ft.
Proposed Small Scale Future Land Use Change
From: "County" Commercial (Max. 3.0 FAR)
To: "City" Commercial (Max. 0.25 FAR)
Proposed Zoning Change
From: "County" R-1 (ZIP)
To: "City" C-1 (Retail Commercial) (10,000 sq. ft. min. lot size)
Parcel ID #: 09-21-28-7552-01-070

VICINITY MAP



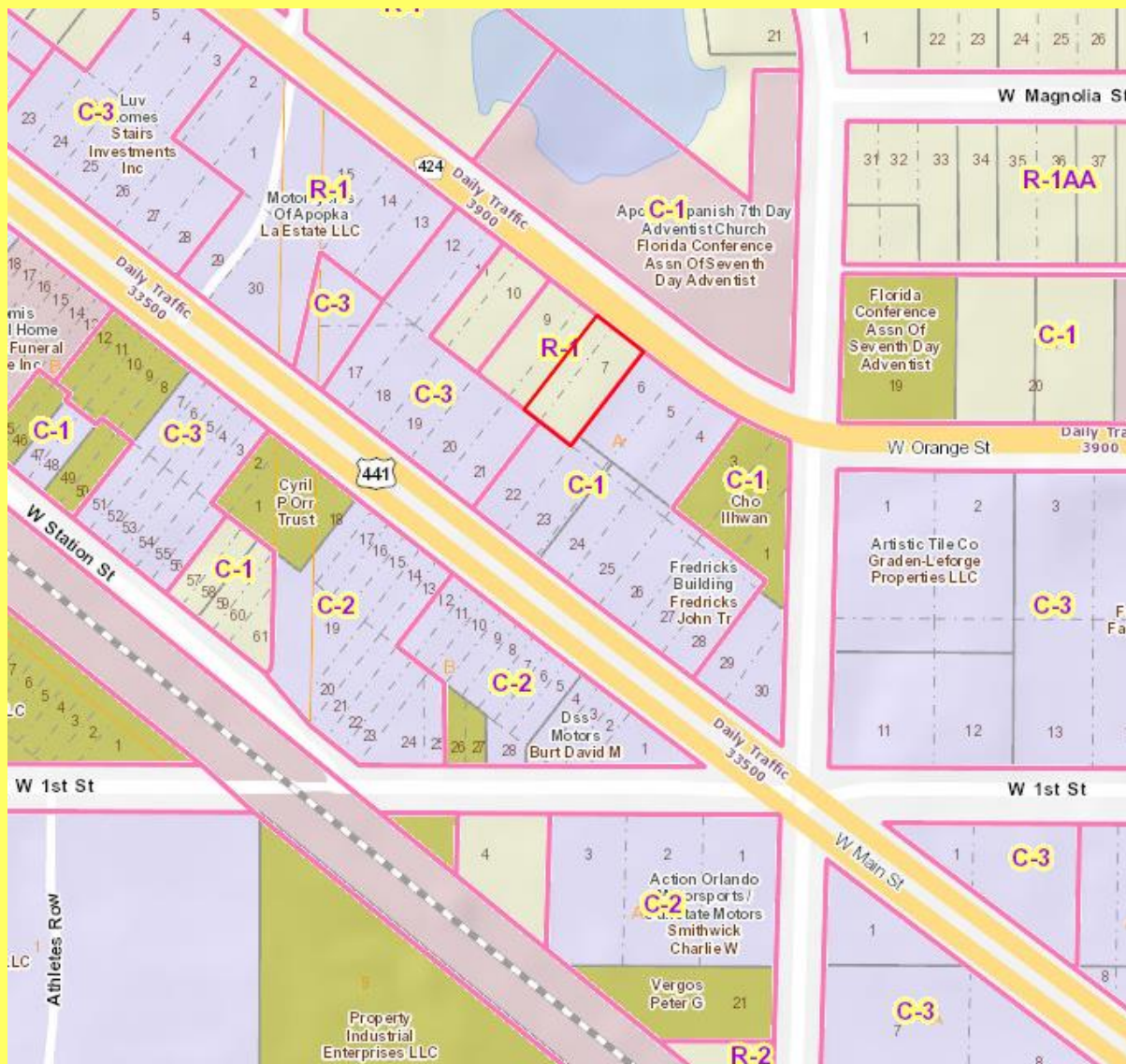


FUTURE LAND USE MAP





ADJACENT ZONING



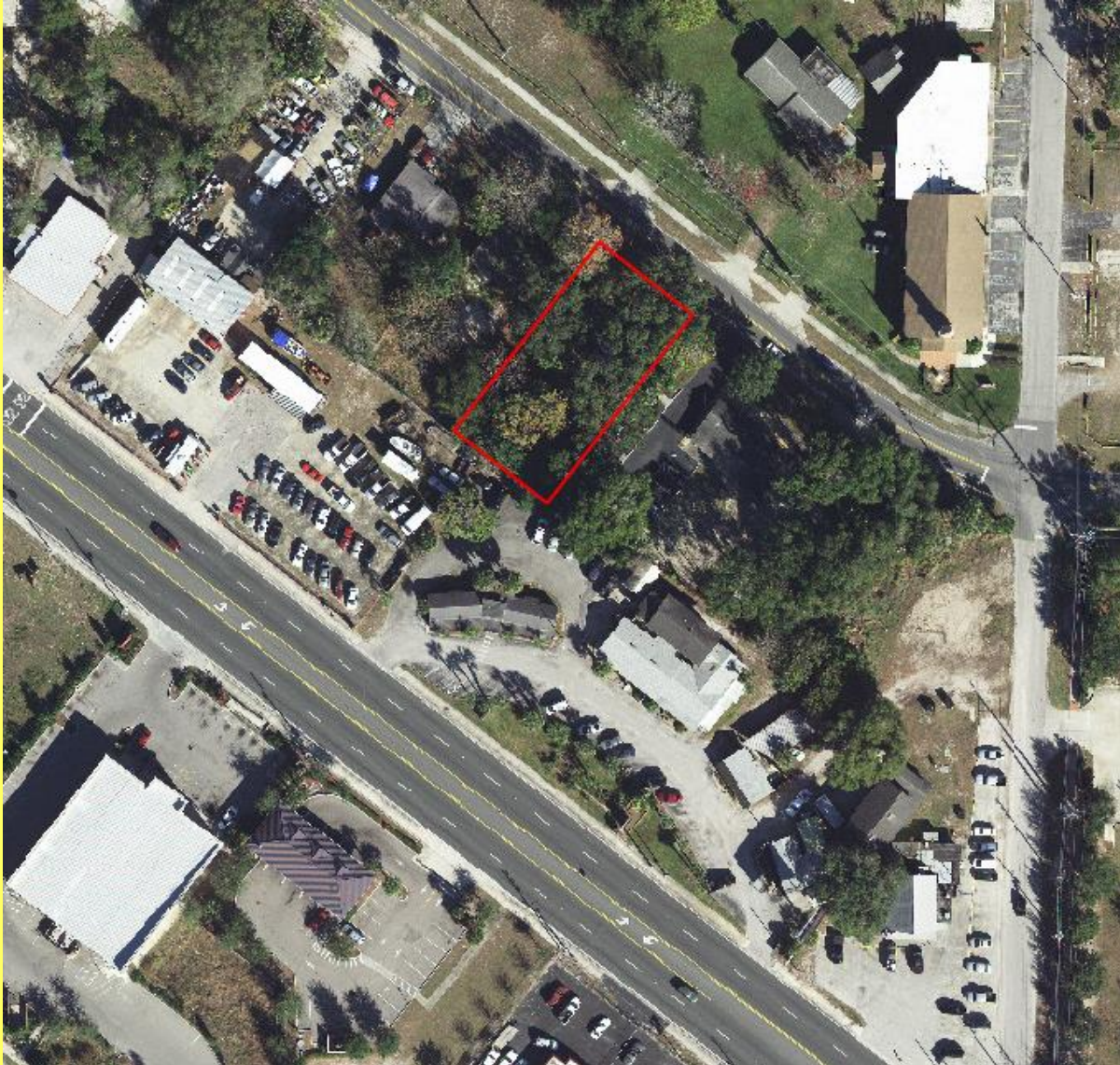


ADJACENT USES





EXISTING USES



Backup material for agenda item:

3. CHANGE OF ZONING – Owned by SBKP, LLC, from “County” R-1 (ZIP) to “City” C-1 (Retail Commercial), for property located at 312 Old Dixie Highway. (Parcel ID #: 09-21-28-7552-01-070)



CITY OF APOPKA PLANNING COMMISSION

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	June 14, 2016
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses

SUBJECT: SBKP LLC – CHANGE OF ZONING

Parcel ID Number: 09-21-28-7552-01-070

Request: CHANGE OF ZONING
FROM: “COUNTY” R-1 (ZIP)
TO: “CITY” C-1 (RETAIL COMMERCIAL)

SUMMARY

OWNER/APPLICANT: SBKP LLC

LOCATION: 312 Old Dixie Hwy.

EXISTING USE: Single-family residence

CURRENT LAND USE: “County” Commercial (Max. 3.0 FAR)

PROPOSED LAND USE: “City” Commercial (Max. 0.25 FAR) (NOTE: This change of zoning application is being processed along with a future land use amendment from “County” Commercial (Max. 3.0 FAR) to “City” Commercial (Max. 0.25 FAR).

CURRENT ZONING: “County” R-1 (ZIP)

PROPOSED ZONING: “City” C-1 (Retail Commercial)

PROPOSED DEVELOPMENT: Professional office

TRACT SIZE: 0.26 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 1 Dwelling Unit
PROPOSED: 2,831 Sq. Ft.

DISTRIBUTION

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

Finance Director
HR Director
IT Director
Police Chief

Public Ser. Director
City Clerk
Fire Chief

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-1 (Retail Commercial) to the property.

The subject property was annexed into the City of Apopka on May 4, 2016, through the adoption of Ordinance No. 2494.

A request to assign a change of zoning to C-1 (Retail Commercial) is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The property owner is requesting the C-1 zoning classification to accommodate the use of the property for a professional office development. (The change of zoning request is being processed in conjunction with a future land use amendment for a Commercial future land use map designation (max 0.25 FAR). The proposed use is consistent with the proposed Commercial FLUM designation and compatible with the general character of surrounding zoning and uses. Abutting the east property line is a half acre parcel also owned by the applicant.

The change of zoning application covers approximately 0.26 +/- acres.

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

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed use of the property is consistent with the proposed Commercial (max 0.25 FAR) Future Land Use designation and the City’s proposed C-1 (Retail Commercial) Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: The proposed change of zoning is to a non-residential zoning district and, therefore, a school capacity enhancement agreement with OCPS 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 May 13, 2016.

PUBLIC HEARING SCHEDULE:

June 14, 2016 - Planning Commission (5:30 pm)
July 6, 2016 - City Council (1:30 pm) - 1st Reading
July 20, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

May 27, 2016 – Public Notice and Notification
July 8, 2016 – Ordinance Heading Ad w/Map/¼ Page w/Map Ad

RECOMMENDED 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 approval of the change in zoning from “County” R-1 (ZIP) to “City” C-1 (Retail Commercial) for the property owned by SBKP LLC at 312 Old Dixie Hwy.

Recommended Motion: Motion to find the proposed rezoning consistent with the Comprehensive Plan and Land Development Code and to recommend a change of zoning from “County” R-1 (ZIP) to “City” C-1 (Retail Commercial).

Note: This item is considered Quasi-Judicial. The 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)	Commercial (max 0.25 FAR)	C-1	Church
East (City)	Commercial (max 0.25 FAR)	C-1	Professional Office
South (City)	Commercial (max 0.25 FAR)	C-1	Professional Office
West (County)	Low Density Residential (0-4 du/ac)	R-1	Single-family residence

LAND USE &

TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a county collector (Old Dixie Hwy.).

COMPREHENSIVE PLAN COMPLIANCE:

The proposed C-1 (Retail Commercial) zoning is consistent with the proposed “City” Commercial (max 0.25 FAR) Future Land Use designation and with the character of the surrounding area and future proposed development. The proposed C-1 (Retail Commercial) zoning classification is one of the acceptable zoning categories allowed within the Commercial Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

C-1 DISTRICT REQUIREMENTS:

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

Based on the above zoning standards, the subject parcel complies with code requirements for the C-1 district with exception to the lot width, which is 75 feet. When coupled and combined with the parcel to the east under the same ownership, the site meets the minimum lot width.

BUFFERYARD REQUIREMENTS:

1. Areas adjacent to all road rights-of-way shall provide a minimum six-foot-high masonry wall within a ten-foot landscaped bufferyard. Areas adjacent to nonresidential uses or districts shall provide a five-foot landscaped bufferyard.
2. Areas adjacent to agricultural and residential uses or districts shall provide a minimum six-foot-high masonry wall within a ten-foot landscaped bufferyard.

3. Areas adjacent to nonresidential uses or districts shall provide a minimum five-foot landscaped bufferyard.

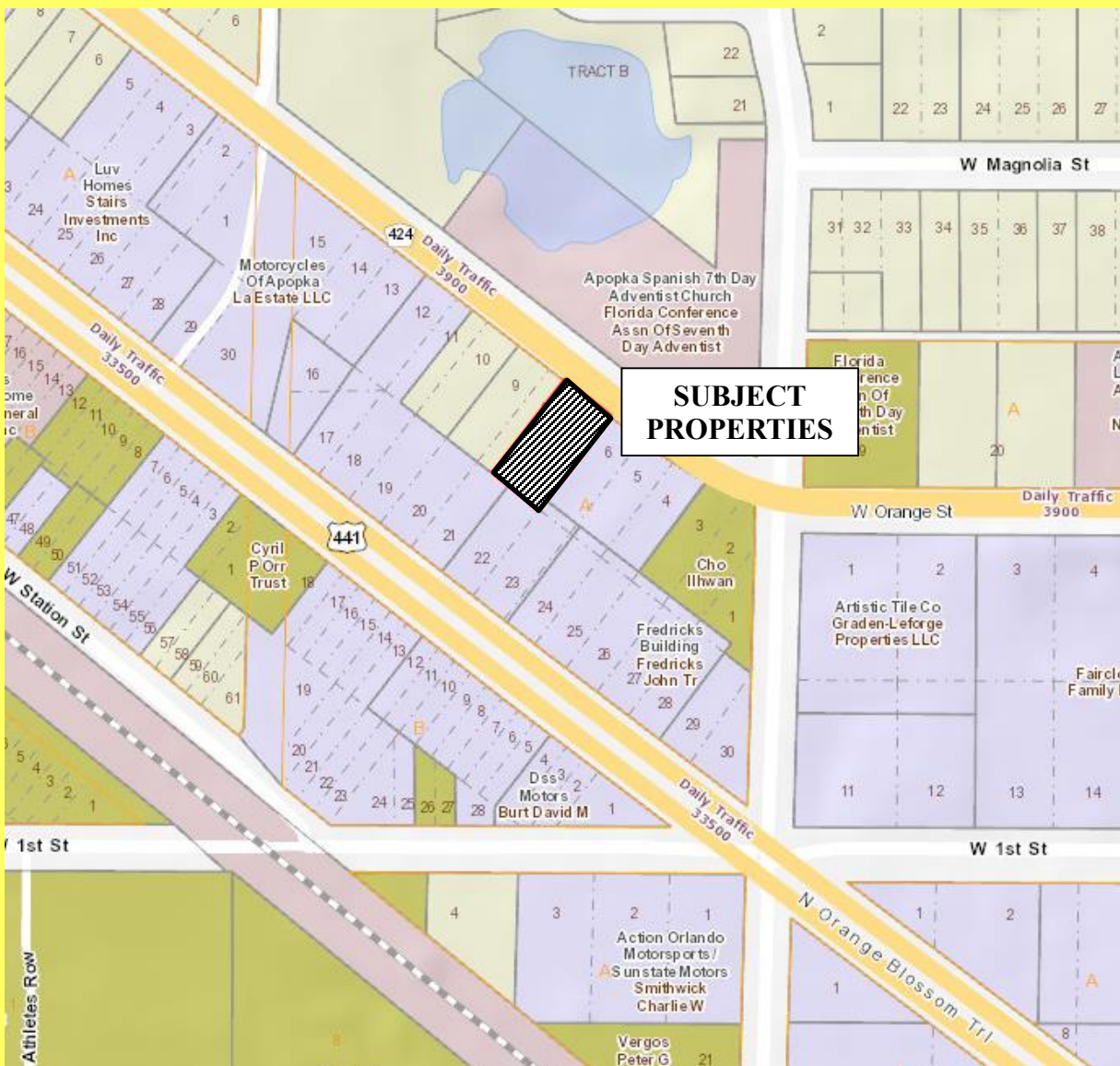
ALLOWABLE USES:

Any nonresidential permitted use in the PO/I or CN districts. Retail establishments, banks, savings and loan and other financial institutions. Bowling alleys, skating rinks, billiard parlors and similar amusement centers, provides such activities and facilities are enclosed within a sound-proof building. Churches and schools, day nurseries, kindergartens and other child care centers and other similar uses.



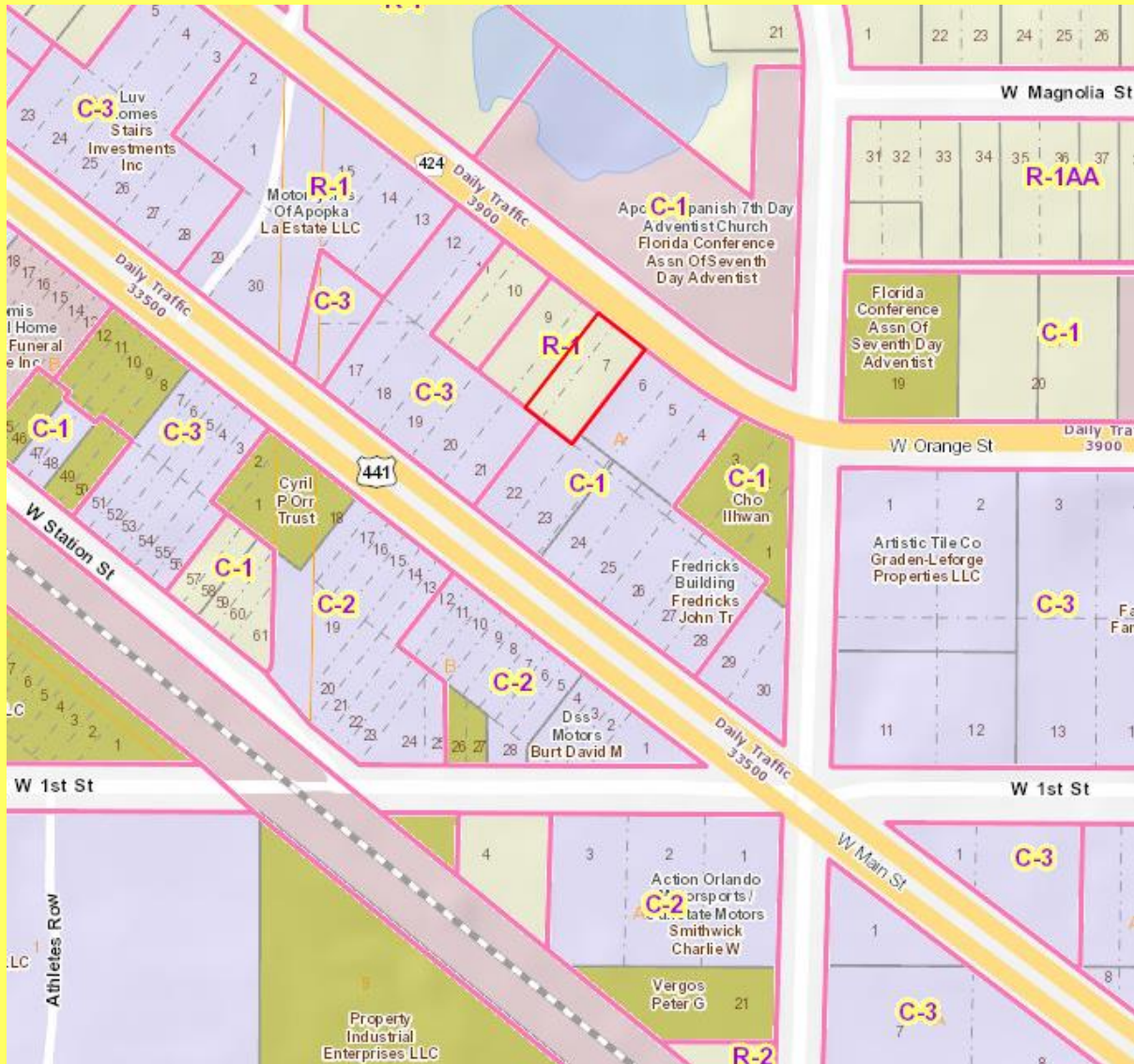
SBKP LLC
312 Old Dixie Hwy.
0.26 +/- Acres
Existing Maximum Allowable Development: 1 dwelling unit
Proposed Maximum Allowable Development: 2,831 sq. ft.
Proposed Small Scale Future Land Use Change
From: "County" Commercial (Max. 3.0 FAR)
To: "City" Commercial (Max. 0.25 FAR)
Proposed Zoning Change
From: "County" R-1 (ZIP)
To: "City" C-1 (Retail Commercial) (10,000 sq. ft. min. lot size)
Parcel ID #: 09-21-28-7552-01-070

VICINITY MAP



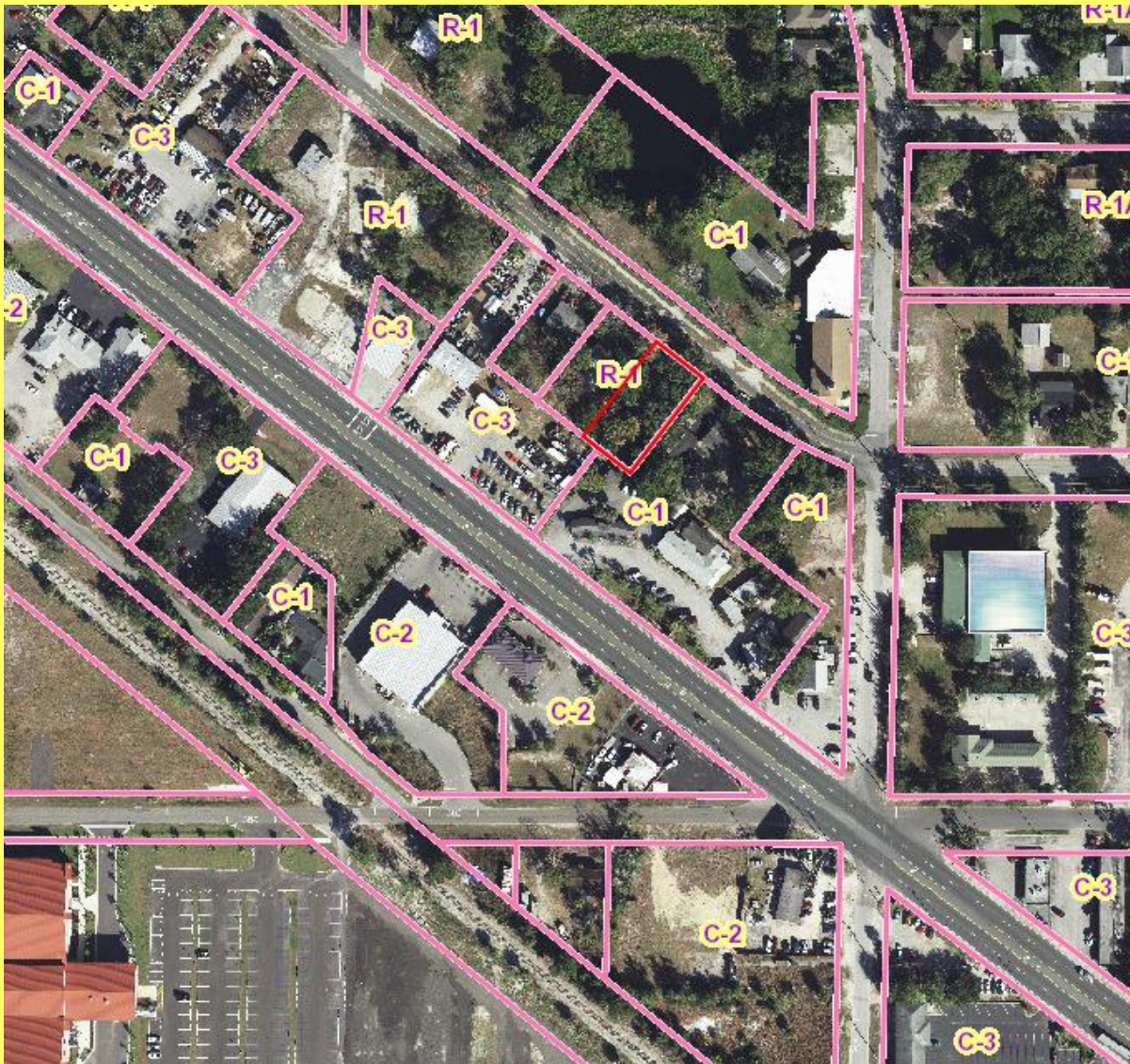


ADJACENT ZONING





ADJACENT USES





EXISTING USES



Backup material for agenda item:

4. CHANGE OF ZONING – Owned by Florida Land Trust #111 – ZDA at Sandpiper, LLC – Amendment to the Sandpiper Planned Unit Development Zoning and the Master Plan\ Preliminary Development Plan for property located South of Sandpiper Street, west of North Thompson Road, east of Ustler Road. (Parcel ID Nos.: 2-21-28-0000-00-106; 02-21-28-0000-00-131; 03-21-28-0000-00-015; 03-21-28-0000-00-022; 03-21-28-0000-00-023; 03-21-28-0000-00-046; 03-21-28-0000-00-047; 03-21-28-0000-00-072; 03-21-28-0000-00-073; AND 03-21-28-0000-00-119)



CITY OF APOPKA PLANNING COMMISSION

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	June 14, 2014
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	A: Zoning Report
<input type="checkbox"/> OTHER:		B: Vicinity Map
		C: Adjacent Zoning Map
		D: Adjacent Uses Map
		E: Amended Master Site Plan\PDP
		F: Development Standards
		G: Adopted PUD Zoning Ordinance

SUBJECT: FLORIDA LAND TRUST #111 – ZDA AT SANDPIPER, LLC – AMENDMENT TO SANDPIPER PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN\PRELIMINARY DEVELOPMENT PLAN

PARCEL ID NUMBERS: 02-21-28-0000-00-106; 02-21-28-0000-00-131; 03-21-28-0000-00-015; 03-21-28-0000-00-022; 03-21-28-0000-00-023; 03-21-28-0000-00-046; 03-21-28-0000-00-047; 03-21-28-0000-00-072; 03-21-28-0000-00-073; AND 03-21-28-0000-00-119

Request: RECOMMEND APPROVAL OF THE AMENDMENT TO THE SANDPIPER PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN\PRELIMINARY DEVELOPMENT PLAN

SUMMARY

OWNER/APPLICANT: Florida Land Trust #111, c/o ZDA at Sandpiper, LLC, Trustee

LOCATION: South of Sandpiper Street, west of North Thompson Road, east of Ustler Road

EXISTING USE: Vacant

CURRENT ZONING: Planned Unit Development

PROPOSED DEVELOPMENT: Amendment to the PUD and Master Plan\Preliminary Development Plan for a 49 single family residential community. No change to the number of single family lots.

FUTURE LAND USE DESIGNATION: “City” Residential Very Low Suburban (0- 2.0 du/ac)

TRACT SIZE: Combined total Acreage: 58.23 +/- Total Acres (48.4 developable acres)

MAXIMUM ALLOWABLE DEVELOPMENT:

EXISTING:	49 Dwelling Units (as approved with existing PUD zoning ordinance; plans expired)
PROPOSED:	49 Dwelling Units

DISTRIBUTION

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

PROJECT DESCRIPTION: The subject property is located on the south side of Sandpiper Street, west of North Thompson Road, and east of Ustler Road. Development Standards for the Master Site Plan\ Preliminary Development Plan are provided in Exhibit “F”. A general description of the proposed residential community is provided below:

- Lots: 49 single family lots.
- Min. Lot Area: PUD sets the lots size ranging from 12,800 to 26,000 sq. ft. Min. lot size of 12,800 sq. ft.
- Min. Lot Width: 75 ft.
- Min. Living Area: 2,200 sq. ft.
- Density: 1.01 dwelling units (du) per acre (49 du\48.4 developable acres)
- Access: All lots access an internal road. A single entrance road connects to Sandpiper Road. No lots or new roads will connect to Ustler Road.
- Park: A minimum area of 15,000 sq. ft. will be provided for active recreation. The park site plan will be submitted with the final development plan. Park to be located in Tract “A”.
- Buffers:
1. Sandpiper Road. A ten foot wide landscape tract, owned by the HOA, follows the south side of Sandpiper Road from the northeast corner of the project site to the project entrance. In lieu of a wall, a six foot high hedge and canopy trees will be required. The hedge must reach a height of six-feet within two years of planting and must create a near-opaque screen. No buffer wall is proposed as is typically required for residential subdivisions abutting a public road.
 2. Eastern project line. No buffer tract or easement. The residential lots in this development project abut residential lots typically 1.3 to 1.7 acres in size. No buffer is required by code.
 3. Southern project line. A thirty foot wide conservation easement follows the rear of Lots 18 through 28 and 13, side and rear yard of Lot 14. This conservation easement is to be left in its natural vegetation and is assigned to the HOA. No pools, fences, or other accessory structures can be placed within the 30-foot wide conservation easement.
 4. Western project line. Approximately 15 acres are preserved as open space\recreation along Ustler Road.
- Lake Access: Only owners of Lots 30 through 37 – eight lots -- are allowed access to Lake McCoy. Boat docks are allowed only for these eight lots. A maximum 15 foot wide path can be cleared across wetlands to reach the lake, subject to Water Management District approval.
- Sidewalks: Sidewalks are provided on both sides of internal streets. No sidewalks are proposed along Sandpiper Street or Ustler Road.

SUMMARY PROPOSED PUD AND MASTER PLAN\PDPA MENDMENTS:

- A. Internal roads. Western cul-de-sac move east of the creek.
- B. Lot layout. Lots are relocated from the end of the eastern and western cul-de-sacs to the entrance road south of Sandpiper Street. Lots along the southern project line have been sifted eastward. A few lots within the Oakwater community to the south have a conservation easement and residential lots behind them while the previous plan
- C. Stormwater System. The pond at the southeastern side of the development has been expended to accommodate stormwater drainage capacity. No stormwater ponds are located adjacent to Ustler Road.
- D. Other. Project area along Ustler Road will not be disturbed by proposed residential development. PUD zoning ordinance and its exhibits were also modified to make reference to Lot numbers consistent with the new Master Plan.

COMPREHENSIVE PLAN COMPLIANCE: The proposed amendment to the Sandpiper PUD zoning and Master Plan\Preliminary Development Plan are consistent with the City's proposed Future Land Use designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: Staff has notified Orange County Public Schools (OCPS) of the proposed Zoning Map Amendment. Prior to City approval of a final development plan application, the applicant must obtain a school capacity enhancement or mitigation agreement from OCPS. Affected Schools: Dream Lake ES, Apopka MS, Apopka HS.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County before any public hearing or advisory board. The City properly notified Orange County on August 15, 2014.

PUBLIC HEARING SCHEDULE:

June 14, 2016 – Planning Commission (5:30 pm)
July 6, 2016 – City Council (7:00 pm) - 1st Reading
July 20, 2016 – City Council (1:30 pm) - 2nd Reading

DULY ADVERTISED:

May 31, 2016 – Public Notice and Notification
July 8, 2016 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of Amendment to the Sandpiper Road Planned Unit Development and the Master Plan\Preliminary Development Plan

Recommended Motion: Find the Amendment to the Sandpiper Road Planned Unit Development Zoning and the Master Plan\Preliminary Development Plan to be consistent with the Comprehensive Plan and Land Development Code, and recommend to approve.

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. Role of the Planning Commission in this case is advisory to the City Council.

EXHIBIT “A”
ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	Res. Low Density (4 du/ac)	A-1, A-2	SF Homes
East (County)	Res. Low Density (4 du/ac)	A-1, RCE	SF Homes
South (County)	Res. Low Density (4 du/ac)	A-2, RCE, R-1AAAA	SF Homes
South (City)	Res. Very Low Suburban (0-2 du/ac)	R-1AAA	SF Homes
West (City)	Res. Very Low Suburban (0-2 du/ac)	RCE-1, R-1AAAA	SF Homes
West (County)	Res. Low Density (4 du/ac)	A-2	SF Homes

**LAND USE &
TRAFFIC COMPATIBILITY:**

The properties are located south of Sandpiper Road and west of Ustler Road. A transportation study was prepared with the adopted Sandpiper Road PUD, and the number of residential units has not increased. No additional transportation study is needed. The amendment to the PUD zoning and Master Plan\PDP changes the subdivision design and stormwater management plan, but no increase in residential units or density is proposed. The proposed development remains at a total of 49 single family homes.

**BUFFERYARD
REQUIREMENTS:**

Sandpiper Proposed PUD requirements:

- a. 30-foot wide buffer easement along the south property line as set forth in the Master Plan. Easement dedicated to the HOA.
- b. 10-foot wide buffer tract with six-foot high hedge (within 2 years from planting) that creates a near-opaque screen, canopy trees, and a tri-rail fence with masonry or brick posts.

ALLOWABLE USES:

Single-family dwellings and their customary accessory structures and uses in accordance with article VII of this code. Supporting infrastructure and public facilities of less than five acres as defined in this code and in accordance with Section 2.02.01 of the LDC.

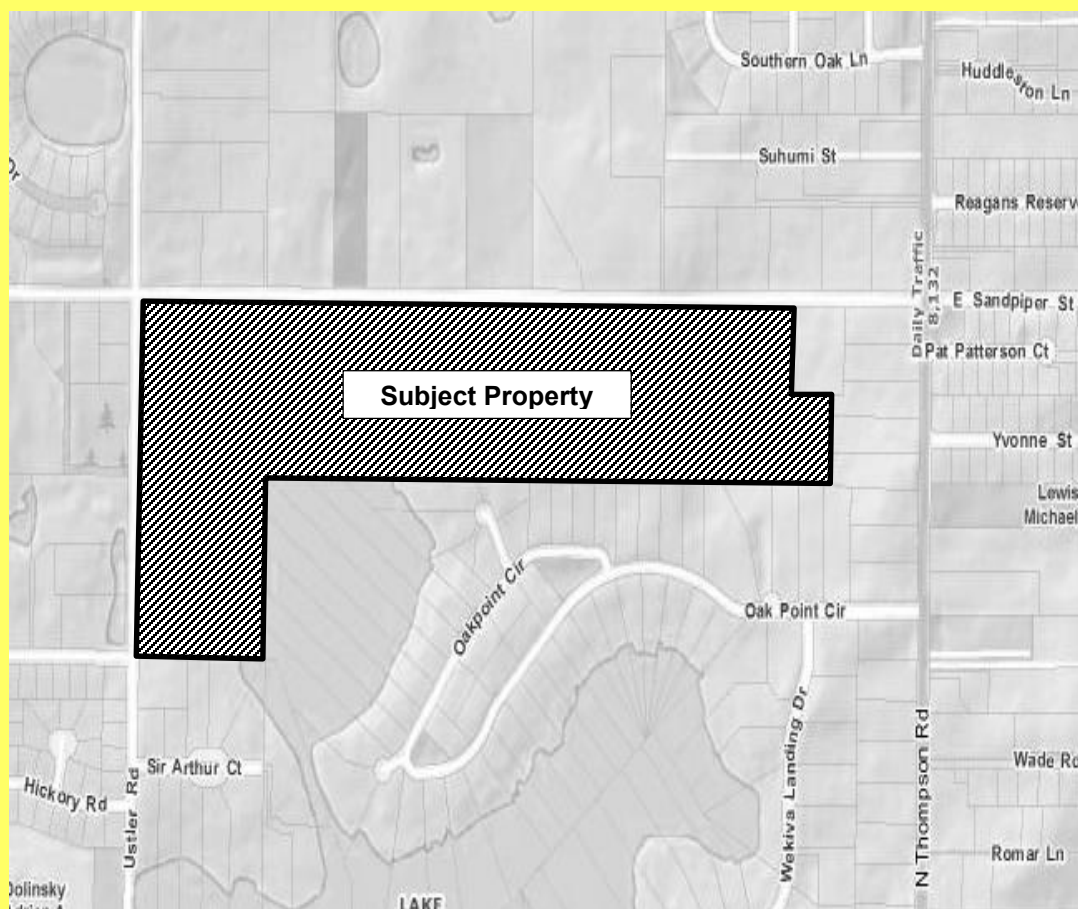
EXHIBIT “B”

Florida Land Trust #111, c/o ZDA at Sandpiper, LLC, Trustee
 58.23 +/- Total Acres; 48.4 Developable Acres
 Existing Zoning Maximum Allowable Development: 49 Dwelling Units
 Proposed Zoning Maximum Allowable Development: up to 49 Dwelling Units
 Proposed Zoning Change: Amendment to PUD zoning and Master Plan/PDP
 To: “City” Planned Unit Development (PUD/R-1A)

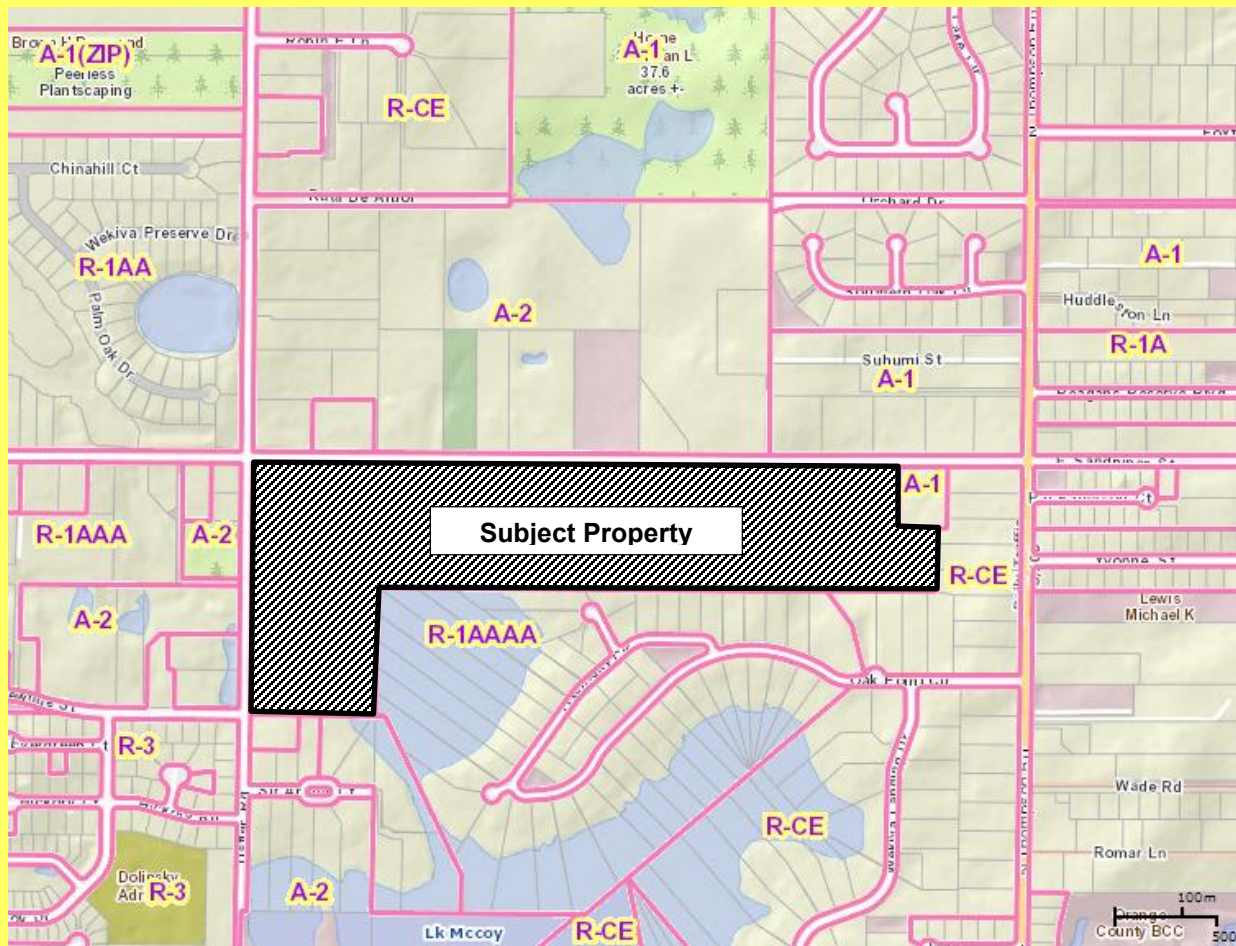
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	03-21-28-0000-00-023	03-21-28-0000-00-046
	03-21-28-0000-00-047	03-21-28-0000-00-072
	03-21-28-0000-00-073	03-21-28-0000-00-119



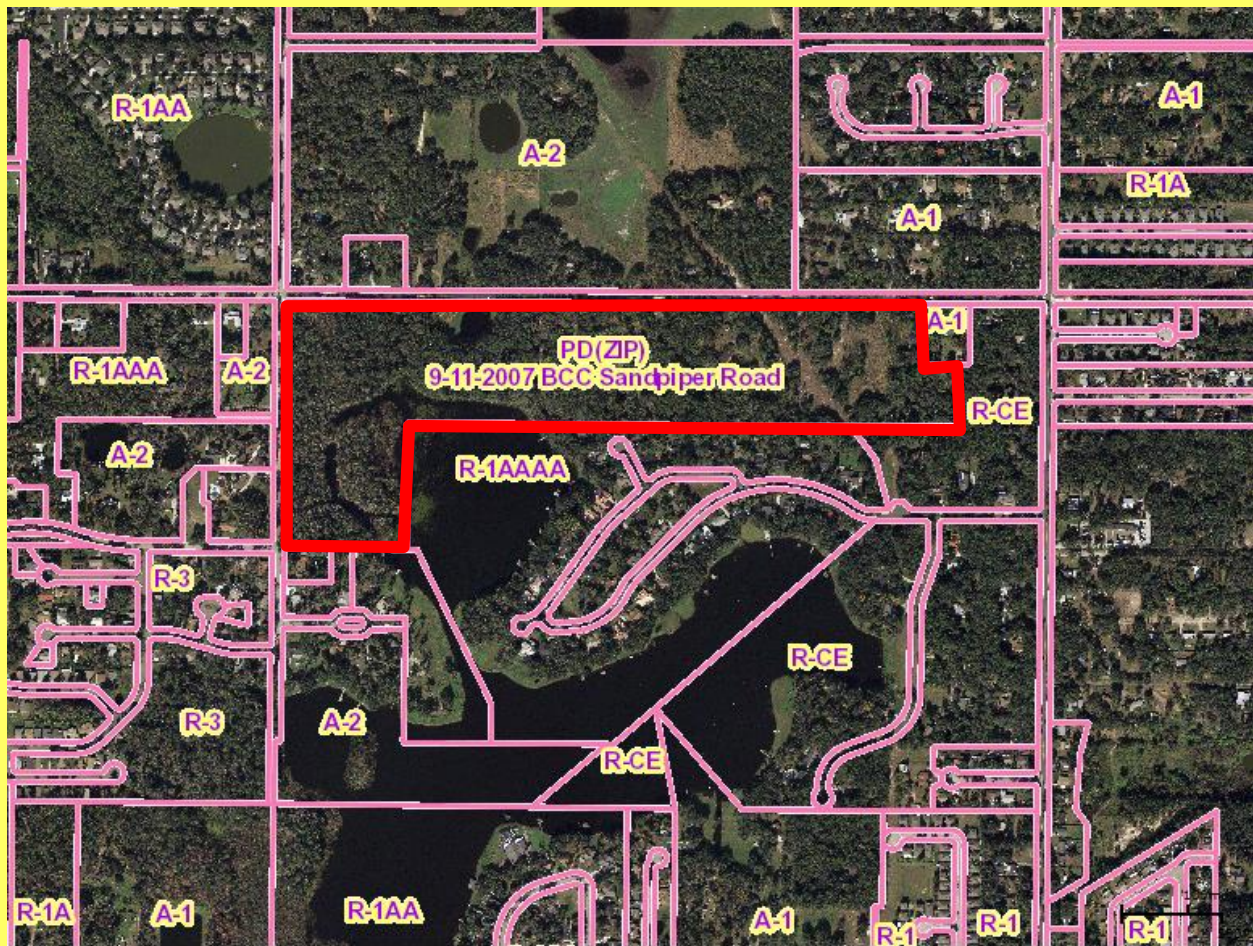
VICINITY MAP



**EXHIBIT “C”
ADJACENT ZONING**



**EXHIBIT “D”
ADJACENT USES**



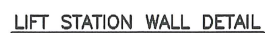
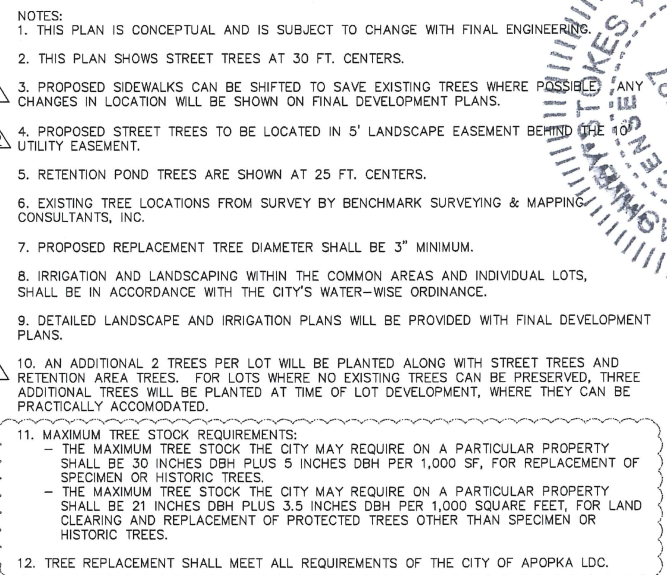


THE UNIVERSITY OF CHICAGO

ENGINEER IN CHARGE:

DATE	REVISIONS
11	
10	
9	
8	
7	
6	
5	
4	REVISED PER QTY OF APOPKA COMMENTS
3	4/15/16 REVISED PER NEW LAYOUT
2	8/25/14 REVISED PER QTY OF APOPKA COMMENTS

CLP-1



NOTE:
TREE LOCATION PLAN IS BASED ON A TREE SURVEY
PREPARED BY BENCHMARK SURVEYING & MAPPING
CONSULTANTS, INC., DATED OCTOBER 5, 2005,
Post Office Box 771065, Winter Garden, Florida 34777-1065
557 West Plant Street, Winter Garden, Florida 34787
(407) 854-8183 Fax (407) 854-8184

EXHIBIT "F"
Sandpiper Road Master Plan\Preliminary Development Plan Conditions

A. Design Standards

1. Lot Setbacks:

Front --	25'
Side --	10'
Lot 12 -	20' adjacent to east lot line
Lot 14 -	40' adjacent to south lot line
Lots 7, 8, 17 -	0' adjacent to gas line easement
Corner Lot --	25'
Rear --	
Lots 18-28, 13-14, 38-39 -	20'
Lake McCoy NHWE --	50'
Accessory Structure Rear Setback --	
Lots 18-28, 13-14, 38-39 -	35'
All other Lots --	10'
Garage Setback --	
Front Entry -	30'
Side Entry -	25'

2. The minimum lot width for lots 8 through 12 and 18 through 28 will be 110 feet at the building setback line ("BSL"). The minimum lot width for all other lots will be 85 feet at the BSL. The minimum lot depth will be 140 feet.
3. Maximum Building Height: 35'
4. Maximum number of Stories: Two; Lots 24-26 one-story only
5. Minimum Developable Lot Area: 11,500 sq. ft; 10,000 sq. ft. for lots 30 to 37 (area outside SJRWMD wetland line and its designated upland buffer.)
6. Minimum Living Area; 2,200 sq. ft. under heat and air.
7. Each house to have a two car garage (minimum).
8. Internal streets shall be privately owned by the Homeowners Association and an electronic gate system provided at the community entrance.
9. After the adoption hearing, the Master Plan shall be revised to be consistent with the adopted development standards herein, and all lots and tracts re-numbered accordingly, subject to Development Review Committee acceptance.
10. Any modification to the PUD Master Plan shall be reviewed according to Section 2.02.18.N, Land Development Code.
11. A passive park shall be dedicated to the HOA between lots 10 and 11. Lot 12 will be a minimum of 120 feet wide with a 20-foot wide eastern side yard setback.
12. On Lot 14, if courtyard/side loaded entries are constructed, the garage doors must face north.

B. Buildings and Accessory Structures

1. Home design shall meet the intent of the City's Development Design Guidelines.
2. Pools, sheds, buildings, gazebos, fences and other accessory structures are prohibited in the side yard setbacks and within the 30 foot conservation easement at the rear of lots 13-14 and 18-28.

3. Existing structures will be removed prior to platting.
4. At least 500 sq. ft. of driveway pavers will be installed per house or a side-loaded / courtyard entry will be provided for each house, to be decided on a house-by-house basis by the builder.

C. Utilities and Infrastructure

1. Water service shall be provided by the City of Apopka. The water system shall be designed to city standards.
2. An oversizing agreement with the City may be necessary to install the correct FM pipe size along Sandpiper Road.
3. Storm water management system shall be designed to comply with the requirements of the City of Apopka and St. Johns River Water Management District.
4. A final drainage report and soils report will be submitted with final development plans
5. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to city standards.
5. Utility easements to be dedicated to the City of Apopka.
6. Drainage easements to be dedicated to the home owners association unless otherwise accepted by the City of Apopka.
7. All storm water and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the final engineering plans.
8. On-site streets are to be constructed per City of Apopka standards.
9. A signage plan will be provided with the final development plan submittal.
10. Entrance gate shall conform to city codes. Entrance gate to be equipped with emergency access system through an opti-com type visual gate activation and yelp siren. There must also be a keypad with an emergency access code.
11. A blanket ingress/egress easement will be granted for access to the city over Road A and B.
12. All roadways, water line infrastructure and fire hydrants shall be in place before building construction may begin.
13. Street names will be provided with the final development plans
14. Solid waste collection and public safety (police and fire) provided by the City of Apopka.
15. All/any overhead utility lines must be placed underground, coordination with City's Public Service Dept.
16. The internal street right-of-way is to be private with an entrance gate;
17. A five (5) foot wide sidewalks to be constructed adjacent to internal roads throughout the entire project in compliance with the City of Apopka Land Development Code. Sidewalk alignment may be adjusted at final development plan to preserve existing trees.
18. In lieu of installation of sidewalk along Ustler Road, the owner may pay into the city sidewalk fund at the rate of \$3.50/sf for 4" thick sidewalk and \$4.25 for 6" thick sidewalk.
19. A five-foot wide sidewalk shall be constructed along Sandpiper Road from Ustler Road to the northeast corner of the project boundary.

D. Recreation, Open Space, Lake Access

1. The active park area shall be a minimum of 15,000 sq.ft. within Tract "C". A park site plan and recreation equipment shall be provided with the Final Development Plan. Design of the park shall comply with the Land Development Code.

2. Only the eight lot owners (Lots 30-37) who will have lots backing up to Lake McCoy will have access to the lake and be able to build private docks to access said lake. All eight lot owners will be required to join the Lake McCoy taxing district. No other docks or recreation will be allowed to have access to Lake McCoy from this development. Dock details will be evaluated with the final development plan and is to include language allowing a 15-foot wide access to the lake for each lot.
3. A Park site plan for Tract J will be provided with final development plans. Tract J shall be designated as a passive park and placed in a Tract owned and maintained by the Homeowners Association.
4. Project open space:
 Required = 20% min. per LDC
 Provided = 36.56% (21.29 acres.).
5. The active park site at the end of the eastern cul-de-sac and the passive park between Lots 10 and 11 shall total not less than 15,000 sq. ft. combined.

E. Buffers and Landscaping

1. A 30 foot wide conservation easement will be provided on the back of Lots 13-14 and 18-28 and the south side of Lot 14. Easement shall be dedicated to the HOA. (The 30-foot conservation easement is not a required SJRWMD easement.) No building, fence, gazebo, swimming pool, or accessory structure shall be placed within the thirty-foot conservation easement. The buffer shall remain as natural vegetated buffer. Trees that are removed shall be replaced. Any removal of trees or vegetation within the bufferyard must be approved by the HOA and the City of Apopka. Easement boundary markers will be placed at the interior of the easement line along the side lot line for all lots.
2. A ten (10) foot wide buffer tract for landscaping will be provided on the northern property line, except against lake, wetland, retention, or gas easement. This tract shall be dedicated to and maintained by the HOA. The design of this buffer shall generally follow the landscape design appearing in Exhibit "B.1". A tri-rail fence that is supported by a brick or stone post shall extend from the northeast project boundary westward to the western end of lot 38.
3. Entrance feature and community sign will be provided with final development plans.
4. Final landscape plans for the buffer area along Sandpiper Street will be provided with the final development plans.
5. Tree Planting Conditions. Minimum of two new trees shall be planted per lot, except that Lots 8 to 12 and 15 and 16 shall have a minimum of three new trees planted per lot, regardless of the number of trees saved on any lot. The new trees shall be a minimum of 2.5 inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any.
 - a. On Lots 8 to 13, at least two of the three new trees shall be planted in the rear yard.
 - b. On Lot 14, at least two of the three new trees shall be planted on the south side yard or within the northern ten feet of the conservation easement. Note that this tree planting area will be removed from the 30-foot wide conservation area so that these trees can be maintained, i.e., watering, fertilization, etc.
 - c. On Lots 18 through 28, at least one of the two new trees shall be planted in the rear yard or within the northern ten feet of the conservation easement. Note that if the trees are planted within the conservation area, this tree planting area will be removed from the 30-

foot wide conservation area so that these trees can be maintained, i.e., watering, fertilization, etc.

6. A viburnum hedge will be planted south of the cul-de-sac adjacent to Lot 14 at the edge of the conservation area. The hedge shall be planted in a 100-foot wide by 5-foot deep landscape easement to be maintained by the HOA. The length of the hedge shall equal the width of the cul-de-sac, and the height of the hedge shall be at least six feet within two years of planting.
7. Tree Protection Plan.
 - a. Any individual residential lot shall not be cleared until a building permit is approved. Existing trees (6" or greater DBH) shall appear on the plot plan (i.e. foundation survey). The plot plan shall identify the location of the driveway. Location of a house and its driveway shall be oriented with a reasonable consideration for the protection of existing trees, particularly trees with a DBH of 24 inches or greater. The Community Development Director shall determine if a reasonable consideration has been made and shall take final action on the plot plan, and may deny or accept the plot plan; provided, however, the Community Development Director's determination shall only consider the location of the house and other impervious surfaces on the lot and shall not consider the type or style of the proposed house. Applicant can appeal the Community Development Director's decision to the Planning Commission.
 - b. The Final Development Plan shall include tree protection techniques to prevent harm to any trees or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the city engineer.
 - c. Clearing shall be allowed for road ROW, retention ponds, community recreation area at the end of the western cul-de-sac, utility and stormwater infrastructure, off-site improvements, and areas needed to make necessary grading transitions for a safe work environment.
8. Any conservation easement or area of Tract "A" within twenty feet of Ustler Road or Sandpiper Street may be encroached upon or removed by the City, in part or whole, at its discretion to make improvements to roads, utility mains or lines, and/or stormwater systems, including expansion of the Ustler Road or Sandpiper Street right-of-way. Such open space or conservation easements shall not prevent the City or a utility provider from implementing necessary public services.

F. Maintenance and Plat

1. Homeowners association will maintain all common areas, roads, and fences/walls.
2. The final development plan shall include the plat document, and the plat shall be in final form.
3. Lots 7, 8, and 17 have access to the gas easement surface area as allowed by the recorded easement. Easement details will be provided with the final development plan.
4. The HOA shall enforce the protection of the southern conservation buffer as an undisturbed natural buffer area. If the HOA fails to enforce the buffer area, the City may require either the property owner or the HOA to take action to remedy any encroachment into the buffer area.

G. Wetlands and Environmental

1. All acreage regarding developable and conservation areas (wetlands and buffers) are considered approximate until finalized during a review by the St. Johns River Water

Management District and the City of Apopka. The SJRWMD concurrency will be provided at final plan review.

2. The jurisdictional wetland areas are to be placed in a conservation easement.
3. Any development in a special flood hazard area will require the finish floor elevation to be 20-inches above the 100 yr. Flood elevation, minimum.
4. An erosion protection plan will be submitted with final development plans.
5. The habitat inventory and management report shall be provided to the city at the final development plan stage.
6. Tree removal, tree replacement, and landscaping shall be in conformance with Article V of the City of Apopka Land Development Code.
7. Individual lot arbor/clearing permit is required prior to clearing or grading of any lot or issuance of building permit. Placement of the house shall preserve existing trees to the greatest extent practical. Plot plan for each lot shall illustrate tree locations as presented within the PUD Master Plan\ Preliminary Development Plan.
8. In order to save existing trees stem walls/retaining walls may be utilized on individual lots.
9. The 25 foot wide (average)/15 foot wide minimum wetland buffer/conservation easement within Lots 29 to 37 and Tract A is to be dedicated to the SJRWMD. Lot owners may not clear any vegetation within the conservation easement on their lot except to accommodate a maximum 15 foot wide path to reach the water's edge.

H. Development Condition Continuity. The PUD Development Standards shall be printed within the PUD Master Plan and the Final Development Plan.

LEGAL DESCRIPTION

The Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 3,
Township 21 South, Range 28 East, Orange County, Florida.

The West 275.0 feet of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 21 South, Range 28 East, Orange County, Florida, less the North 30 feet thereof.

The West 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 28 East, Orange County, Florida, LESS the North 330 feet of the East 200 feet of the West 220 feet thereof. And less the North 30 feet thereof.

hat part of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 21 South, Range 28 East, Orange County, Florida, beginning at a point South 00°02'00" West, 30.0 feet and North 89°35'59" East, 550.0 feet from the Northwest corner of said Southwest 1/4 of the Northwest 1/4, run North 89°35'59" East, 106.50 feet along the South line of Sandpiper Road; thence run South 00°02'00" West, 312.00 feet; thence run North 89°35'59" East, 193.00 feet; thence run South 00°03'49" West, 320.19 feet; thence run South 89°35'00" West, 301.81 feet; thence run North 00°02'00" East, 632.27 feet to the Point of Beginning.

The Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 28 East, Orange County, Florida; less the North 30 feet thereof.

The North 330.00 feet of the West 220.00 feet of the West 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 21 South Range 28 East, Orange County, Florida, LESS the North 30.00 feet thereof, AND LESS the West 20.00 feet thereof.

The West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 28 East, Orange County, Florida, Less the North 30 feet thereof and LESS the West 30 feet thereof.

[illegible]

RECEIVED
MAY 25 2016
By _____

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 03-21-28-0000-00-022
 03-21-28-0000-00-047
 02-21-28-0000-00-131
 02-21-28-0000-00-106

FLORIDA LAND TRUST #111
100 S. VIRGINIA AVE., UNIT 201
WINTER PARK, FL 32789
PH (407) 947-4225



MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS

431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FLORIDA 32751
PHONE (407) 629-8330
FAX (407) 629-8336

FLORIDA LAND TRUST #111
100 S. VIRGINIA AVE., UNIT 201
WINTER PARK, FL 32789
PHONE: (407) XXX-XXXX

MADDEN, MOORHEAD, & STOKES, INC.
431 E HORATIO AVE., SUITE 260
MAITLAND, FLORIDA 32751
PHONE: (407) 629-8330

BIO-TECH CONSULTING
2002 E. ROBINSON STREET
ORLANDO, FL 32803
PHONE: (407) 894-5969

**BENCHMARK SURVEYING &
MAPPING CONSULTANTS, INC.**
555 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787
PHONE: (407) 654-6184

UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BLVD.
ORLANDO, FLORIDA 32811
PHONE: (407) 423-0504

EMBARQ
P.O. BOX 770339
WINTER GARDEN, FL 34777-0339
PHONE: (407) 814-5386
ATTN: MIKE JERNIGAN

LAKE APOPKA NATURAL GAS
P.O. BOX 771275
WINTER GARDEN, FL 34777
PHONE: (407) 656-2734
ATTN. JOHN FEAZELL EXT 112

DUKE ENERGY
3407 BOGGY CREEK ROAD
ORLANDO, FL 32824
PHONE: (407) 850-2785

CITY OF APOPKA
748 E. CLEVELAND STREET
APOPKA, FL. 32704
PHONE: (407) 703-1731

BRIGHT HOUSE NETWORKS
844 MAGUIRE ROAD
OCOE, FL 34761
PHONE: (407) 532-8511
ATTN: TRACEY DOMOSTOY

Map of Los Angeles

Scale: 1 inch = 1 mile

North Arrow

32712

32703

32704

WEKIVA
WOODS
APOLKA
AGO

Map of Los Angeles

Scale: 1 inch = 1 mile

North Arrow

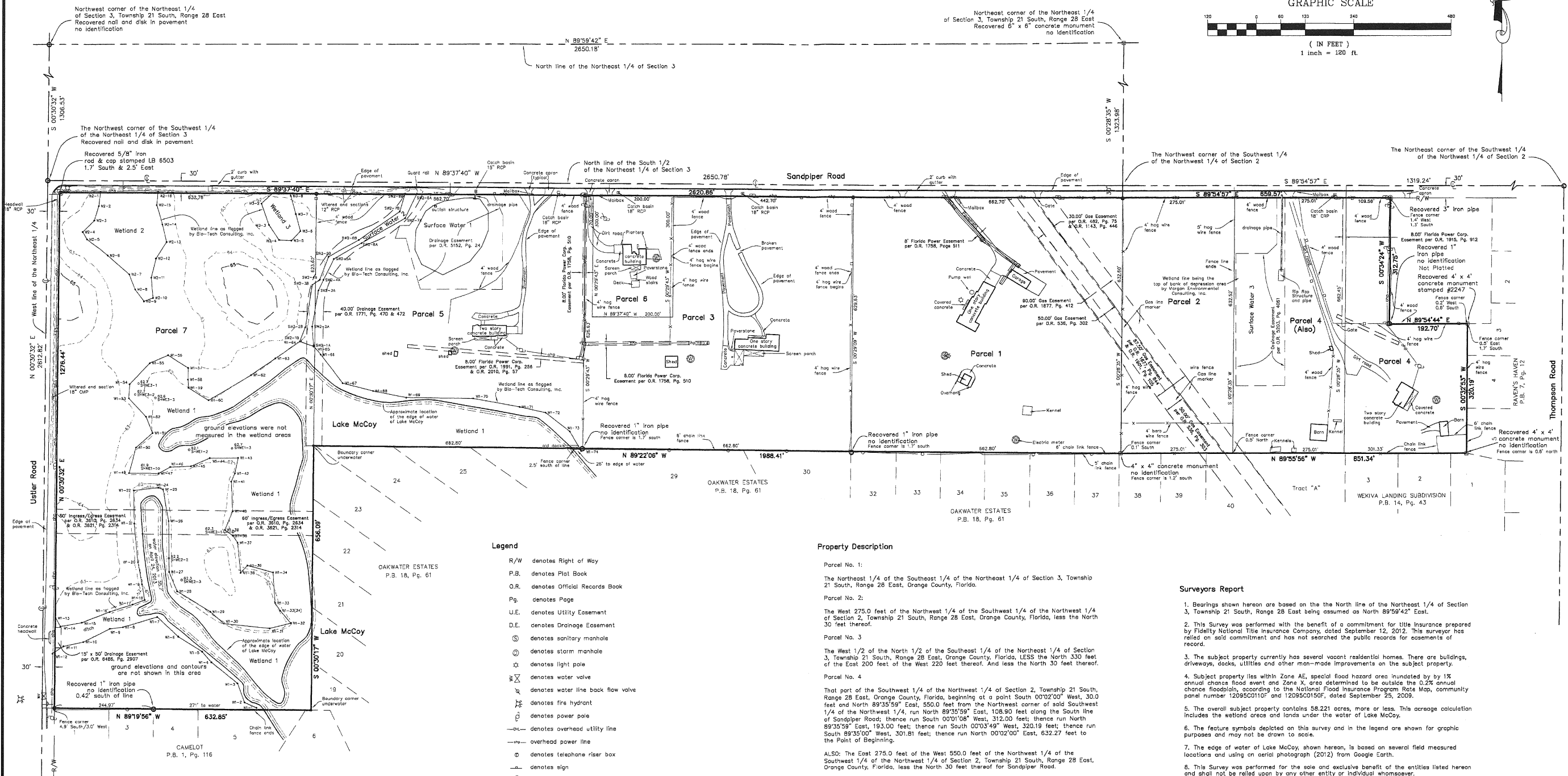
32712

32703

32704

WEKIVA
WOODS
APOLKA
AGO

Boundary Survey of a portion of
Sections 2 and 3, Township 21 South,
Range 28 East, Orange County, Florida



Wetland Area Acreage

Wetland 1 contains 7.714 acres
Wetland 2 contains 0.739 acres
Wetland 3 contains 0.174 acres
Surface Water 1 contains 0.591 acres
Surface Water 2 contains 0.179 acres
Surface Water 3 contains 0.443 acres

Legend

- R/W denotes Right of Way
P.B. denotes Plat Book
O.R. denotes Official Records Book
Pg. denotes Page
U.E. denotes Utility Easement
D.E. denotes Drainage Easement
S denotes sanitary manhole
SM denotes storm manhole
L denotes light pole
V denotes water valve
B denotes water line back flow valve
H denotes fire hydrant
P denotes power pole
OH denotes overhead utility line
OP denotes overhead power line
T denotes telephone riser box
S denotes sign
W denotes well
G denotes guy wire anchor
R denotes recovered 1/2" iron rod with no identification
W-1 denotes wetland flag and number, as marked by others
CMP denotes corrugated metal drainage pipe
RCP denotes reinforced concrete drainage pipe
SHWE denotes seasonal high water elevation
C denotes contour line and elevation

Property Description

- Parcel No. 1:
The Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 28 East, Orange County, Florida.
- Parcel No. 2:
The West 275.0 feet of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 2, Township 21 South, Range 28 East, Orange County, Florida, less the North 30 feet thereof.
- Parcel No. 3:
The West 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 28 East, Orange County, Florida, LESS the North 330 feet of the East 200 feet of the West 220 feet thereof. And less the North 30 feet thereof.
- Parcel No. 4:
That part of the Southwest 1/4 of the Northeast 1/4 of Section 2, Township 21 South, Range 28 East, Orange County, Florida, beginning at a point South 00°02'00" West, 30.0 feet and North 89°35'59" East, 550.0 feet from the Northwest corner of said Southwest 1/4 of the Northeast 1/4, run North 89°35'59" East, 108.90 feet along the South line of Sandpiper Road; thence run South 00°01'08" West, 312.00 feet; thence run North 89°35'59" East, 193.00 feet; thence run South 00°03'49" West, 320.19 feet; thence run South 89°35'00" West, 301.81 feet; thence run North 00°02'00" East, 632.27 feet to the Point of Beginning.
- ALSO: The East 275.0 feet of the West 550.0 feet of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 2, Township 21 South, Range 28 East, Orange County, Florida, less the North 30 feet thereof for Sandpiper Road.
- Parcel No. 5:
The Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 28 East, Orange County, Florida; less the North 30 feet thereof.
- Parcel No. 6:
The North 330.00 feet of the West 220.00 feet of the West 1/2 of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 28 East, Orange County, Florida, LESS the North 30.00 feet thereof, AND LESS the West 20.00 feet thereof.
- Parcel 7:
The West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 28 East, Orange County, Florida, Less the North 30 feet thereof, and LESS the West 30 feet thereof.

Surveyors Report

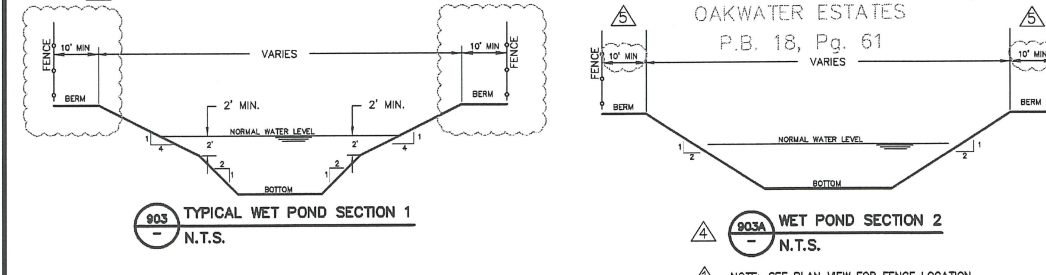
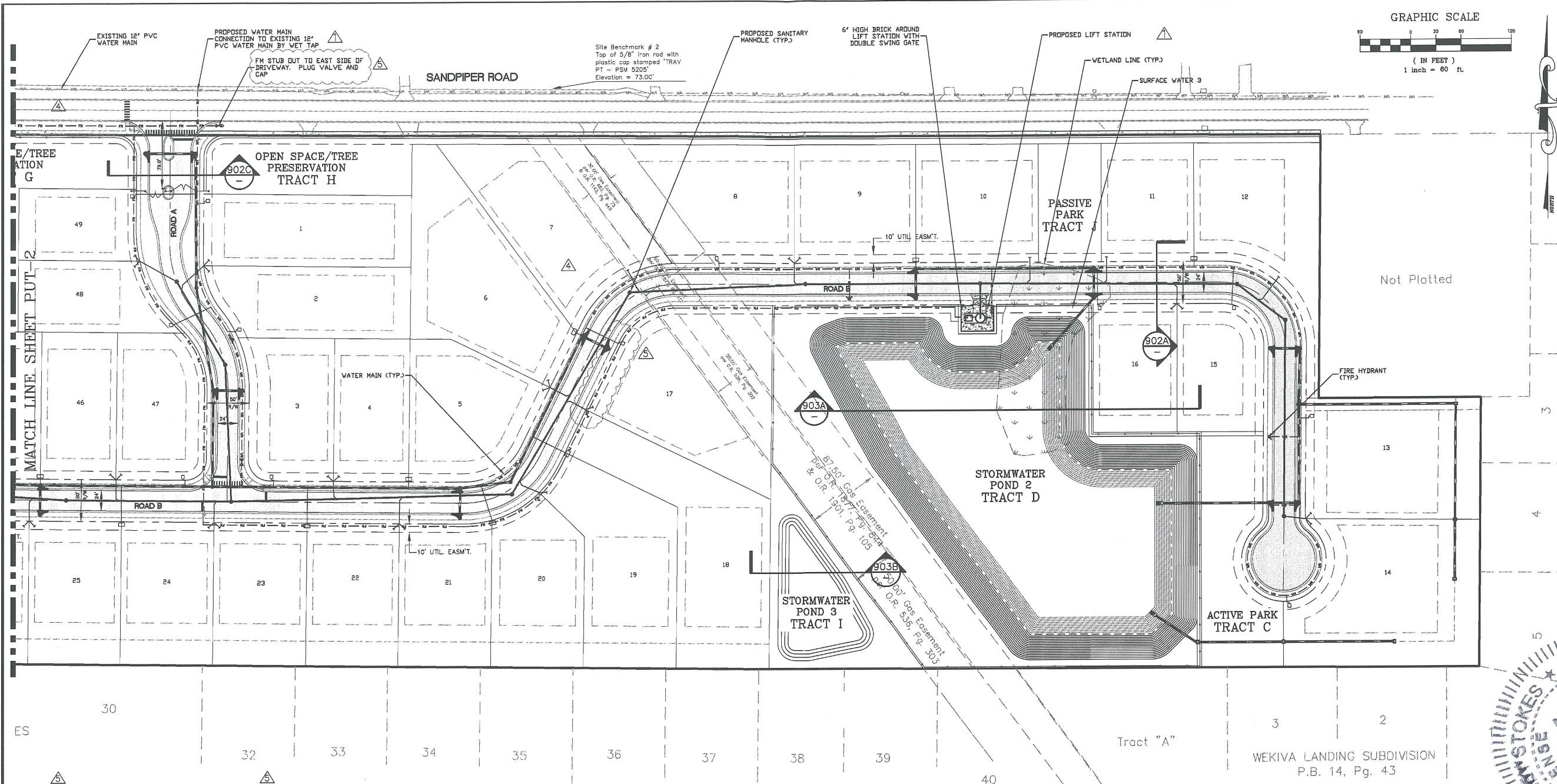
- Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 3, Township 21 South, Range 28 East being assumed as North 89°59'42" East.
- This Survey was performed with the benefit of a commitment for title insurance prepared by Fidelity National Title Insurance Company, dated September 12, 2012. This surveyor has relied on said commitment and has not searched the public records for easements of record.
- The subject property currently has several vacant residential homes. There are buildings, driveways, docks, utilities and other man-made improvements on the subject property.
- Subject property lies within Zone AE, special flood hazard area inundated by by 1% annual chance flood event and Zone X, area determined to be outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program Rate Map, community panel number 12095C0110F and 12095C0150F, dated September 25, 2009.
- The overall subject property contains 58.221 acres, more or less. This acreage calculation includes the wetland areas and lands under the water of Lake McCoy.
- The feature symbols depicted on this survey and in the legend are shown for graphic purposes and may not be drawn to scale.
- The edge of water of Lake McCoy, shown hereon, is based on several field measured locations and using an aerial photograph (2012) from Google Earth.
- This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.
- This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.
- This survey meets the Minimum Technical Standards set forth in Florida Administrative Code Rule 5J-17, pursuant to Florida Statute Chapter 472.
- This Survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.
- Elevations, shown hereon, are based on Orange County Vertical Datum relative to the National Geodetic Vertical Datum of 1929. The vertical control points used for this survey are county designation numbers R-296-002 and S-909-006. See topographic survey prepared by this firm for additional topographic information.
- The seasonal high water elevations (SHWE), shown hereon, are elevation of nails set in trees by a representative of Blo-Tech Consulting, Inc.

Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number - LB-7874

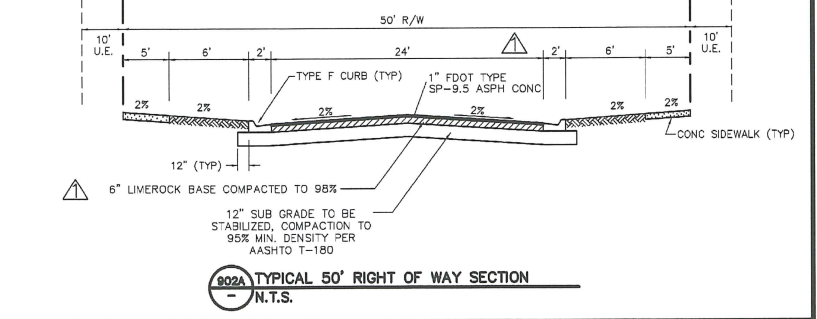
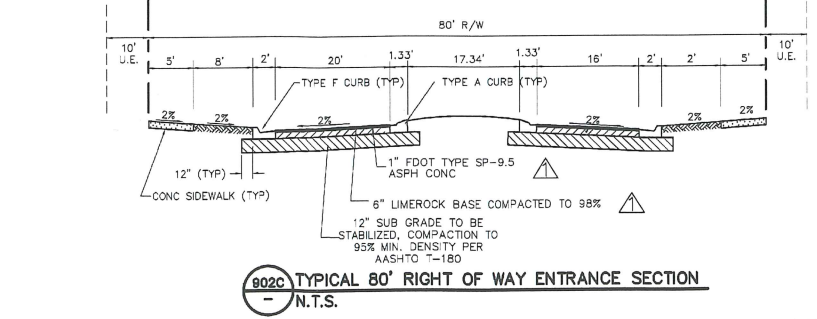
Prepared For: Florida Land Trust #111
ZDA of Sandpiper LLC, Trustee

Boundary Survey of a portion of
Sections 2 and 3, Township 21 South,
Range 28 East, Orange County, Florida

August 2, 2005	3/15/03 update	Project Number	Scale
Original Field Date	4/24/13 add elevation contours and SHWE on Parcel 7	115/13	1" = 120'
49/35	12/27/05 wetland area calculations and dimensions		
	10/10/05 additional wetland line along southwest side		
		Field Book/Pages	



- LEGEND:**
- PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER MAIN & FIRE HYDRANT
 - PROPOSED SANITARY FORCE MAIN
 - EXISTING SURFACE WATER
 - EXISTING WETLAND
- NOTES:**
- ALL UTILITY DESIGN (WATER & WASTEWATER) WILL BE IN ACCORDANCE WITH THE CITY OF APOKA L.D.C., UTILITY DETAILS, & SPECIFICATIONS.
 - ALL STORMWATER FACILITIES WILL BE DESIGNED IN ACCORDANCE WITH ALL CITY OF APOKA AND SURVMD CRITERIA.
 - THERE IS A 10' UTILITY EASEMENT RESERVED ACROSS THE FRONT OF ALL LOTS AND ALONG BOTH SIDES OF THE ENTRANCE ROAD THAT IS TO BE DEDICATED TO THE CITY OF APOKA.
 - THE MAXIMUM ALLOWABLE MANHOLE DEPTH IS 17 FT.
 - ALL STRUCTURES MUST BE WITHIN 500 FEET OF A FIRE HYDRANT.
 - EACH LOT CONTAINS A 5 FOOT LANDSCAPE EASEMENT THAT ABUTS THE 10 FOOT FRONT YARD UTILITY.
 - PROJECT IRRIGATION SYSTEM RECLAIM WATER DISTRIBUTION.
 - FIRE HYDRANTS SHALL BE CONNECTED TO THE CITY OF APOKA A BLUE ROAD REFLECTOR.



MADDEN
REGISTERED PROFESSIONAL
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 280
Maitland, Florida 32751
(407) 629-8330

PRELIMINARY DRAINAGE AND UTILITY PLAN
FOR
SANDPIPER ROAD
APOKA, FLORIDA

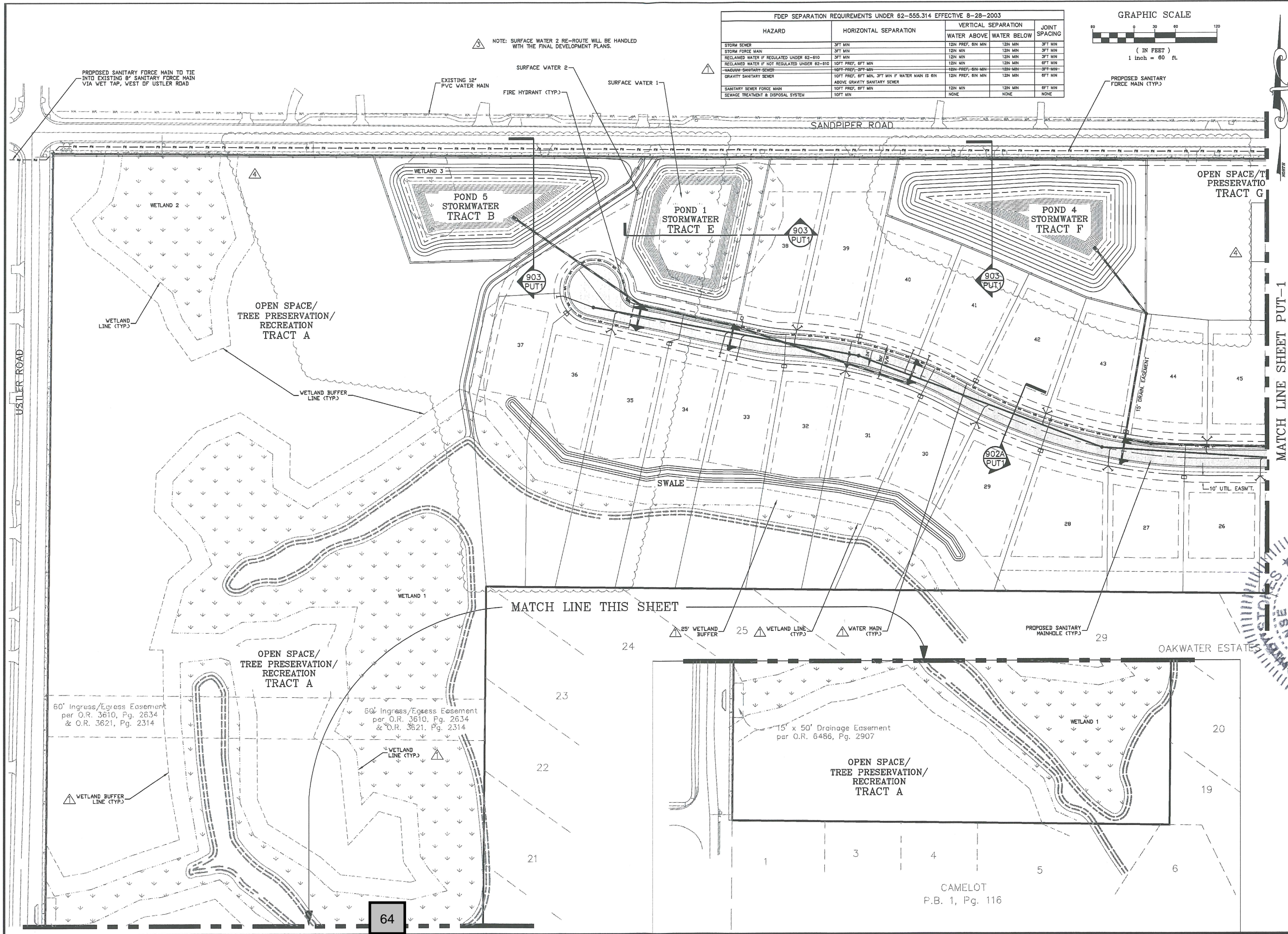
CLIENT
FLORIDA LAND TRUST #11
100 S. VIRGINIA AVE., UNIT 201
WINTER PARK, FL 32789
407-947-4225

ENGINEER IN CHARGE:
DANIEL A. STOKES, P.E. #66627
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2014

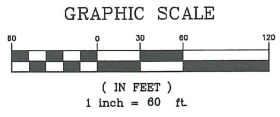
NO.	DATE	REVISIONS
1	8/11/14	REVISION PER CITY OF APOKA COMMENTS
2	5/12/15	REVISION PER CITY OF APOKA COMMENTS
3	6/11/15	REVISION PER CITY OF APOKA COMMENTS
4	4/22/16	REVISION PER CITY OF APOKA COMMENTS
5	5/24/16	REVISION PER CITY OF APOKA COMMENTS
6	6/1/16	REVISION PER CITY OF APOKA COMMENTS
7	6/1/16	REVISION PER CITY OF APOKA COMMENTS
8	6/1/16	REVISION PER CITY OF APOKA COMMENTS
9	6/1/16	REVISION PER CITY OF APOKA COMMENTS
10	6/1/16	REVISION PER CITY OF APOKA COMMENTS

JOB # 12059
DATE: 07/30/14
SCALE: 1" = 60'
DESIGNED BY: CHM
DRAWN BY: TRF
APPROVED BY: CHM

PUT-1



FDEP SEPARATION REQUIREMENTS UNDER 62-555.314 EFFECTIVE 8-28-2003				
HAZARD	HORIZONTAL SEPARATION	VERTICAL SEPARATION		JOINT SPACING
		WATER ABOVE	WATER BELOW	
STORM SEWER	3 FT MIN	12 IN PREF, 6 IN MIN	12 IN MIN	3 FT MIN
STORM FORCE MAIN	3 FT MIN	12 IN MIN	12 IN MIN	3 FT MIN
REGULATED WATER IF REGULATED UNDER 62-610	3 FT MIN	12 IN MIN	12 IN MIN	3 FT MIN
REGULATED WATER IF NOT REGULATED UNDER 62-610	10 FT PREF, 8 FT MIN	12 IN MIN	12 IN MIN	8 FT MIN
WASTEWATER SEWER	10 FT PREF, 8 FT MIN	12 IN PREF, 6 IN MIN	12 IN MIN	3 FT MIN
GRAVITY SANITARY SEWER	10 FT PREF, 8 FT MIN, 3 FT MIN IF WATER MAIN IS 6 IN ABOVE GRAVITY SANITARY SEWER	12 IN PREF, 6 IN MIN	12 IN MIN	8 FT MIN
SANITARY SEWER FORCE MAIN	10 FT PREF, 8 FT MIN	12 IN MIN	12 IN MIN	8 FT MIN
SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT MIN	NONE	NONE	NONE



MADDEN
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

PRELIMINARY DRAINAGE AND UTILITY PLAN
FOR
SANDPIPER ROAD
APOPKA, FLORIDA

CLIENT
FLORIDA LAND TRUST #111
100 S. VIRGINIA AVE., UNIT 201
WINTER PARK, FL 32789
407-947-4225

ENGINEER IN CHARGE
DAVID A. STOKES, P.E. #66557
Professional Engineer
State of Florida

NO.	DATE	REVISIONS
1	8/14/14	REVISED PER CITY OF APOPKA COMMENTS
2	5/27/15	REVISED PER CITY OF APOPKA COMMENTS
3	6/11/15	REVISED PER CITY OF APOPKA COMMENTS
4	4/22/16	REVISED LAYOUT
5	1/16/17	REVISED LAYOUT
6	1/16/17	REVISED LAYOUT
7	1/16/17	REVISED LAYOUT
8	1/16/17	REVISED LAYOUT
9	1/16/17	REVISED LAYOUT
10	1/16/17	REVISED LAYOUT
11	1/16/17	REVISED LAYOUT

JOB # 12059
DATE: 07/30/14
SCALE: 1" = 60'
DESIGNED BY: CHM
DRAWN BY: RHM
APPROVED BY: CHM

PUT-2



TREE LOCATION PLAN
FOR
SANDPIPER ROAD

FLORIDA LAND TRUST #111
100 S. VIRGINIA AVE., UNIT 201
WINTER PARK, FL 32789
407-947-4225

ENGINEER IN CHARGE:

* FROM TREE REPLACEMENT TABLE.

TREE REPLACEMENT TABLE	
RETENTION AREAS	154 TREES AT 3 INCHES= 462
STREET TREES	224 TREES AT 3 INCHES= 672
LOT TREES(2 PER LOT)	98 TREES AT 3 INCHES= 294
COMMUNITY PARK TREES	8 TREES AT 3 INCHES = 24

TOTAL: 1,452 TREES

• OAK12	DENOTES OAK TREE AND SIZE (12" OAK TREE)
• TWINOAK10	DENOTES TWIN OAK TREE AND SIZE (10" TWIN OAK TREE)
• TRIPLOAK8	DENOTES TRIPLE OAK TREE AND SIZE (8" TRIPLE OAK TREE)
• MAPLE18	DENOTES MAPLE TREE AND SIZE (18" MAPLE TREE)
• CEDAR14	DENOTES CEDAR TREE AND SIZE (14" CEDAR TREE)
• GUM18	DENOTES GUM TREE AND SIZE (18" GUM TREE)
• SWEETGUM18	DENOTES SWEET GUM TREE AND SIZE (18" SWEET GUM TREE)
• PECAN18	DENOTES PECAN TREE AND SIZE (18" PECAN TREE)
• PALM10	DENOTES PALM TREE AND SIZE (10" PALM TREE)
X	DENOTES TREE TO BE REMOVED

NOTE:
TREE LOCATION PLAN IS BASED ON A TREE SURVEY
PREPARED BY BENCHMARK SURVEYING & MAPPING
CONSULTANTS, INC., DATED OCTOBER 5, 2005,
Post Office Box 771065, Winter Garden, Florida 34777-1065
557 West Plant Street, Winter Garden, Florida 34787
(407) 654-6183 Fax (407) 654-6184

JOB # 12059
DATE: 2/20/15
SCALE: 1"=120'
DESIGNED BY: DAS
DRAWN BY: TRF
APPROVED BY: DAS

TR-1



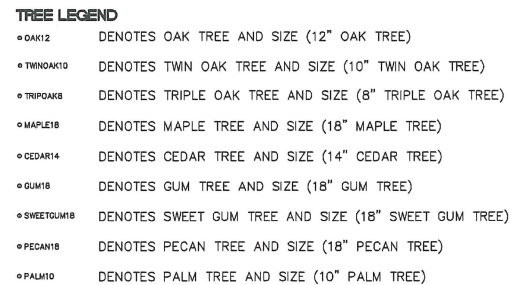
1

ENGINEER IN CHARGE:

2	8/25/14	REVISED PER CITY OF APOPKA COMMENTS	REVISIONS	DATE


DB # 12059
 DATE: 07/30/14
 SCALE: 1"=120'
 DESIGNED BY: DAS
 DRAWN BY: TRF
 APPROVED BY: DAS


CLP-1



NOTES:

1. THIS PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
2. THIS PLAN SHOWS STREET TREES AT 30 FT. CENTERS.
3. PROPOSED SIDEWALKS CAN BE SHIFTED TO SAVE EXISTING TREES WHERE POSSIBLE. ANY CHANGES IN LOCATION WILL BE SHOWN ON FINAL DEVELOPMENT PLANS.
4. PROPOSED STREET TREES TO BE LOCATED IN 5' LANDSCAPE EASEMENT BEHIND THE 10' UTILITY EASEMENT.
5. RETENTION POND TREES ARE SHOWN AT 25 FT. CENTERS.
6. EXISTING TREE LOCATIONS FROM SURVEY BY BENCHMARK SURVEYING & MAPPING CONSULTANTS, INC.
7. PROPOSED REPLACEMENT TREE DIAMETER SHALL BE 3" MINIMUM.
8. IRRIGATION AND LANDSCAPING WITHIN THE COMMON AREAS AND INDIVIDUAL LOTS, SHALL BE IN ACCORDANCE WITH THE CITY'S WATER-WISE ORDINANCE.
9. DETAILED LANDSCAPE AND IRRIGATION PLANS WILL BE PROVIDED WITH FINAL DEVELOPMENT PLANS.
10. AN ADDITIONAL 2 TREES PER LOT WILL BE PLANTED ALONG WITH STREET TREES AND RETENTION AREA TREES. FOR LOTS WHERE NO EXISTING TREES CAN BE PRESERVED, THREE ADDITIONAL TREES WILL BE PLANTED AT TIME OF LOT DEVELOPMENT, WHERE THEY CAN BE PRACTICALLY ACCOMMODATED.
11. MAXIMUM TREE STOCK REQUIREMENTS:
 - THE MAXIMUM TREE STOCK THE CITY MAY REQUIRE ON A PARTICULAR PROPERTY SHALL BE 30 INCHES DBH PLUS 5 INCHES DBH PER 1,000 SF, FOR REPLACEMENT OF SPECIMEN OR HISTORIC TREES.
 - THE MAXIMUM TREE STOCK THE CITY MAY REQUIRE ON A PARTICULAR PROPERTY SHALL BE 21 INCHES DBH PLUS 3.5 INCHES DBH PER 1,000 SQUARE FEET, FOR LAND CLEARING AND REPLACEMENT OF PROTECTED TREES OTHER THAN SPECIMEN OR HISTORIC TREES.
12. TREE REPLACEMENT SHALL MEET ALL REQUIREMENTS OF THE CITY OF APOPKA LDC.

 = PROPOSED STREET TREE (LIVE OAK) IN ACCORDANCE WITH CITY CODE.

 = TREES TO BE REMOVED.

NOTE:
TREE LOCATION PLAN IS BASED ON A TREE SURVEY
PREPARED BY BENCHMARK SURVEYING & MAPPING
CONSULTANTS, INC., DATED OCTOBER 5, 2005,
Post Office Box 771065, Winter Garden, Florida 34777-1065
557 West Plant Street, Winter Garden, Florida 34787
(407) 654-8183 Fax (407) 654-8184



ORDINANCE NO. 2386

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM "COUNTY" PD TO "CITY" PLANNED UNIT DEVELOPMENT (PUD/R-1A) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF SANDPIPER STREET, WEST OF NORTH THOMPSON ROAD, EAST OF USTLER ROAD, COMPRISING 58.23 ACRES, MORE OR LESS AND OWNED BY FLORIDA LAND TRUST #111 - ZDA AT SANDPIPER, LLC; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, to manage the growth, the City of Apopka, Florida, finds it in the best interest of the public health, safety and welfare of its citizens to establish zoning classifications within the City; and

WHEREAS, the City of Apopka has requested a change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, the proposed Planned Unit Development (PUD/R-1A) zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and the City of Apopka Land Development Code.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Apopka, Florida, as follows:

Section I. That the zoning classification of the following described property be designated as Planned Unit Development (PUD/R-1A), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

- A. The uses permitted within the PUD district shall be: single family homes and associated accessory uses or structures consistent with land use and development standards established for the R-1A zoning category except where otherwise addressed in this ordinance.
- B. Development of the property shall occur consistent with the Master Site Plan set forth in Exhibit "A" Development standards applicable to the Exhibit "A" Sandpiper Master Site Plan are set forth within Exhibit "B". If a development standard or zoning regulation is not addressed within Exhibit "B", development shall comply with the R-1A zoning standards set forth in the Land Development Code. Where any development standard conflicts between the Sandpiper Master Site Plan and the Land Development Code, the Master Site Plan shall preside. Any proposed revision to the Master Site Plan shall be evaluated and processed pursuant to Section 2.02.18.N. (Master plan revision), LDC.
- C. If a Final Development Plan associated with the PUD district has not been approved by the City within two years after approval of these Master Plan provisions, the approval of the Master Site Plan/PDP provisions will expire. At such time, the City Council may:
 1. Permit a single six-month extension for submittal of the required Final Development Plan;
 2. Allow the PUD zoning designation to remain on the property pending resubmittal of new Master Site Plan provisions and any conditions of approval; or
 3. Rezone the property to a more appropriate zoning classification.
- D. The following PUD development standards shall apply to the development of the subject property:
 1. Development standards are established within the PUD/PDP Master Site Plan.
 2. Unless otherwise addressed within the PUD development standards, the R-1A zoning standards will apply to the subject property.

Section II. That the zoning classification of the following described property, being situated in the City

ORDINANCE NO. 2386

PAGE 2

of Apopka, Florida, is hereby Planned Unit Development (PUD/R-1A) as defined in the Apopka Land Development Code.

Legal Description:

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3, Township 21 South, Range 28 East, Orange County, Florida.

The West 275.0 feet of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 21 South, Range 28 East, Orange County, Florida, less the North 30 feet thereof.

The West $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3, Township 21 South, Range 28 East, Orange County, Florida, LESS, the North 330 feet of the East 200 feet of the West 220 feet thereof, AND LESS the North 30 feet thereof.

That part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 21 South, Range 28 East, Orange County, Florida, beginning at a point South 00 degrees 02 minutes 00 seconds West, 30.0 feet and North 89 degrees 35 minutes 59 seconds East, 550.0 feet from the Northwest corner of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, run North 89 degrees 35 minutes 59 seconds East, 108.90 feet along the South line of Sandpiper Road; thence run South 00 degrees 01 minutes 08 seconds West, 312.00 feet; thence run North 89 degrees 35 minutes 59 seconds East, 193.00 feet; thence run South 00 degrees 03 minutes 49 seconds West, 320.19 feet; thence run South 89 degrees 35 minutes 00 seconds West, 301.81 feet; thence run North 00 degrees 02 minutes 00 seconds East, 632.27 feet to the POINT OF BEGINNING.

ALSO: The East 275.0 feet of the West 550.00 feet of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 2, Township 21 South, Range 28 East, Orange County, Florida, less the North 30 feet thereof for Sandpiper Road.

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3, Township 21 South, Range 28 East, Orange County, Florida; less the North 30 feet thereof.

The North 330.00 feet of the West 220.00 feet of the West $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3, Township 21 South, Range 28 East, Orange County, Florida, LESS the North 30.00 feet thereof, AND LESS the West 20.00 feet thereof.

The West 145 feet of North 643 Feet of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 3-21-28 (Less R/W on North & West)

Parcel ID Nos.: 02-21-28-0000-00-106; 02-21-28-0000-00-131; 03-21-28-0000-00-015; 03-21-28-0000-00-022; 03-21-28-0000-00-023; 03-21-28-0000-00-046; 03-21-28-0000-00-047; 03-21-28-0000-00-072; 03-21-28-0000-00-073; and 03-21-28-0000-00-119
Combined Acreage 57.7 +/- Acres

Section III. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section IV. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

Section V. That if any section or portion of a section or subsection of this Ordinance proves to be

ORDINANCE NO. 2386

PAGE 3

invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section VI. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VII. That this Ordinance shall take effect upon the date of adoption.

READ FIRST TIME: April 1, 2015

READ SECOND TIME
AND ADOPTED: April 15, 2015


Joseph E. Kilsheimer, Mayor

ATTEST:


Linda Goff, City Clerk

DULY ADVERTISED: March 20, 2015

EXHIBIT "A"



PRELIMINARY DEVELOPMENT PLAN FOR SANDPIPER ROAD

OWNER: SANDPIPER ROAD DEVELOPMENT, INC.
PROJECT: SANDPIPER ROAD
DATE: 10/1/88
SCALE: AS SHOWN

DESIGNED BY: HADDEN ENGINEERING, INC.
CHECKED BY: J. HADDEN
DATE: 10/1/88

APPROVED BY: J. HADDEN
DATE: 10/1/88

NOTED BY: J. HADDEN
DATE: 10/1/88

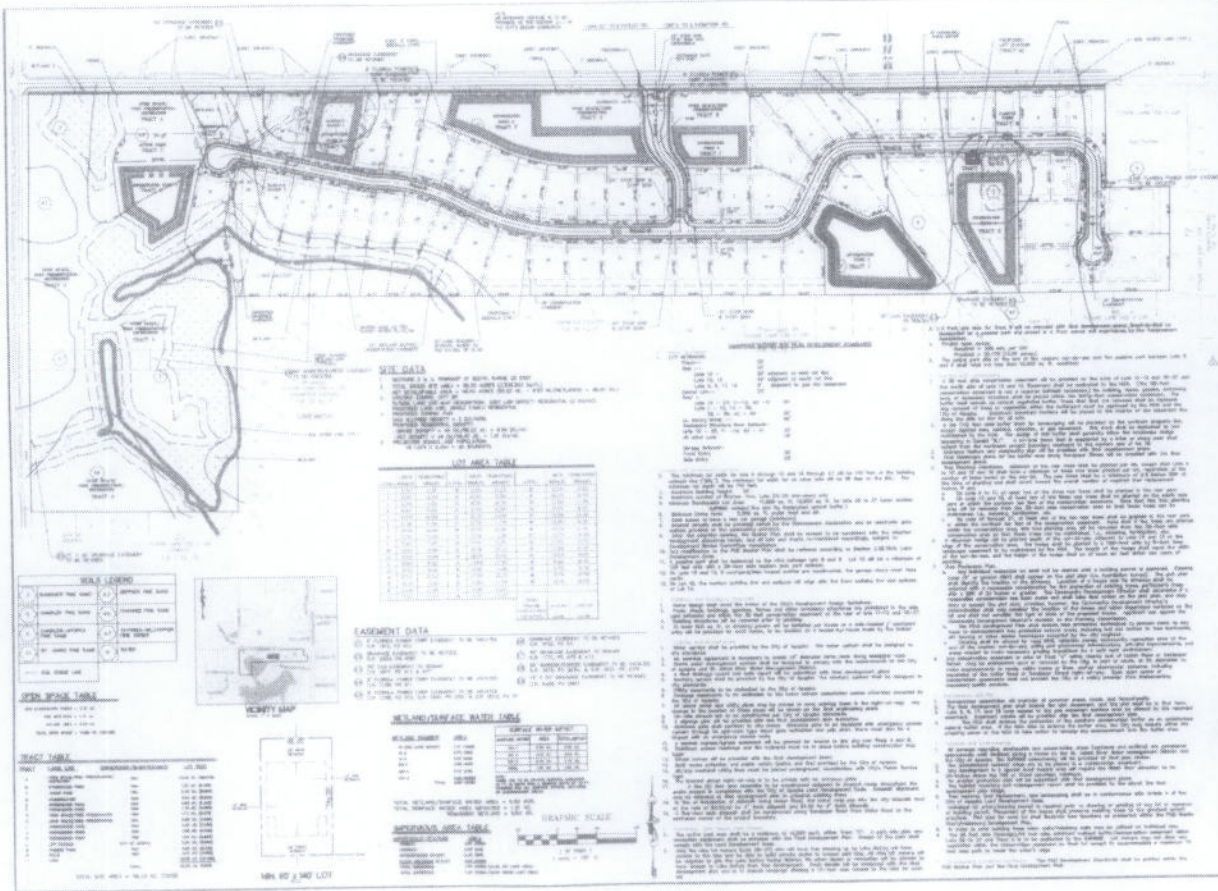
REVISIONS:
1. 10/1/88
2. 10/1/88
3. 10/1/88

SCALE: 1" = 100'
GRAPHIC SCALE

LEGEND:
1. SANDPIPER ROAD
2. SANDPIPER ROAD
3. SANDPIPER ROAD

NOTES:
1. SANDPIPER ROAD
2. SANDPIPER ROAD
3. SANDPIPER ROAD

APPENDIX A: SANDPIPER ROAD
APPENDIX B: SANDPIPER ROAD
APPENDIX C: SANDPIPER ROAD



LOT AREA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (AC.)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
14	10,000	0.23
15	10,000	0.23
16	10,000	0.23
17	10,000	0.23
18	10,000	0.23
19	10,000	0.23
20	10,000	0.23
21	10,000	0.23
22	10,000	0.23
23	10,000	0.23
24	10,000	0.23
25	10,000	0.23
26	10,000	0.23
27	10,000	0.23
28	10,000	0.23
29	10,000	0.23
30	10,000	0.23
31	10,000	0.23
32	10,000	0.23
33	10,000	0.23
34	10,000	0.23
35	10,000	0.23
36	10,000	0.23
37	10,000	0.23
38	10,000	0.23
39	10,000	0.23
40	10,000	0.23
41	10,000	0.23
42	10,000	0.23
43	10,000	0.23
44	10,000	0.23
45	10,000	0.23
46	10,000	0.23
47	10,000	0.23
48	10,000	0.23
49	10,000	0.23
50	10,000	0.23
51	10,000	0.23
52	10,000	0.23
53	10,000	0.23
54	10,000	0.23
55	10,000	0.23
56	10,000	0.23
57	10,000	0.23
58	10,000	0.23
59	10,000	0.23
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80	10,000	0.23
81	10,000	0.23
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96	10,000	0.23
97	10,000	0.23
98	10,000	0.23
99	10,000	0.23
100	10,000	0.23

EASEMENT DATA

EASEMENT NO.	DESCRIPTION	DATE
1	10,000	10/1/88
2	10,000	10/1/88
3	10,000	10/1/88
4	10,000	10/1/88
5	10,000	10/1/88
6	10,000	10/1/88
7	10,000	10/1/88
8	10,000	10/1/88
9	10,000	10/1/88
10	10,000	10/1/88
11	10,000	10/1/88
12	10,000	10/1/88
13	10,000	10/1/88
14	10,000	10/1/88
15	10,000	10/1/88
16	10,000	10/1/88
17	10,000	10/1/88
18	10,000	10/1/88
19	10,000	10/1/88
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WATER/SEWER/UTILITY DATA

UTILITY	LOCATION	DATE
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APPENDIX A: SANDPIPER ROAD

ITEM	DESCRIPTION	DATE
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28	10,000	10/1/88

EXHIBIT "B"

SANDPIPER MASTER SITE PLAN DEVELOPMENT STANDARDS

A. Design Standards

1. LOT SETBACKS:

Front--	25'
Side --	10'
Lots 10 --	20' adjacent to east lot line
Lots 12, 13	40' adjacent to south lot line
Lots 5, 6, 17, 18	0' adjacent to gas line easement
Corner Lot--	25'
Rear --	
Lots 19 -- 27; 11-12; 40 -41	50'
Lots 1 -- 10; 13 -- 18;	
28 -- 39; 42 -- 49	20'
Lk. McCoy NHWE --	50'
Accessory Structure Rear Setback--	
Lots 19 -- 27; 11 -12; 40 - 41	35'
All other Lots	10'
Garage Setback--	
Front Entry	30'
Side Entry	25'

2. The minimum lot width for lots 6 through 10 and 19 through 27 will be 110 feet at the building setback line ("BSL"). The minimum lot width for all other lots will be 85 feet at the BSL. The minimum lot depth will be 140 feet.
3. Maximum Building Height: 35'
4. Maximum number of Stories: Two; Lots 23 – 25 one-story only
5. Minimum Developable Lot Area: 11,500 sq. ft; 10,000 sq. ft. for lots 29 to 37 (area outside SJRWMD wetland line and its designated upland buffer.)
6. Minimum Living Area: 2,200 sq. ft. under heat and air.
7. Each house to have a two car garage (minimum).
8. Internal streets shall be privately owned by the Homeowners Association and an electronic gate system provided at the community entrance.
9. After the adoption hearing, the Master Plan shall be revised to be consistent with the adopted development standards herein, and all lots and tracts re-numbered accordingly, subject to Development Review Committee acceptance.
10. Any modification to the PUD Master Plan shall be reviewed according to Section 2.02.18.N, Land Development Code.
11. A passive park shall be dedicated to the HOA between lots 8 and 9 (Tract "M"). Lot 10 will be a minimum of 120 feet wide with a 20-foot wide eastern side yard setback.
12. On Lots 12 and 13, if courtyard/side loaded entries are constructed, the garage doors must face north.
13. On Lot 15, the eastern building line and setback will align with the front building line and setback of Lot 14.

B. Buildings and Accessory Structures

1. Home design shall meet the intent of the City's Development Design Guidelines.
2. Pools, sheds, buildings, gazebos, fences and other accessory structures are prohibited in the side yard setbacks and within the 30 foot conservation easement at the rear of lots 11-12 and 19-27.
3. Existing structures will be removed prior to platting.
4. At least 500 sq. ft. of driveway pavers will be installed per house or a side-loaded / courtyard entry will be provided for each house, to be decided on a house-by-house basis by the builder.

C. Utilities and Infrastructure

1. Water service shall be provided by the City of Apopka. The water system shall be designed to city standards.
2. An oversize agreement is necessary to install 12" diameter force main along sandpiper road.
3. Storm water management system shall be designed to comply with the requirements of the City of Apopka and St. Johns River Water Management District.
4. A final drainage report and soils report will be submitted with final development plans
5. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to city standards.
5. Utility easements to be dedicated to the City of Apopka.
6. Drainage easements to be dedicated to the home owners association unless otherwise accepted by the City of Apopka.
7. All storm water and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the final engineering plans.
8. On-site streets are to be constructed per City of Apopka standards.
9. A signage plan will be provided with the final development plan submittal.

10. Entrance gate shall conform to city codes. Entrance gate to be equipped with emergency access system through an opti-com type visual gate activation and yelp siren. There must also be a keypad with an emergency access code.
11. A blanket ingress/egress easement will be granted for access to the city over Road A and B.
12. Stabilized access roadways and fire hydrants must be in place before building construction may begin
13. Street names will be provided with the final development plans
14. Solid waste collection and public safety (police and fire) provided by the City of Apopka.
15. All/any overhead utility lines must be placed underground, coordination with City's Public Service Dept.
16. The internal street right-of-way is to be private with an entrance gate;
17. A five (5) foot wide sidewalks to be constructed adjacent to internal roads throughout the entire project in compliance with the City of Apopka Land Development Code. Sidewalk alignment may be adjusted at final development plan to preserve existing trees.
18. In lieu of installation of sidewalk along Ustler Road, the owner may pay into the city sidewalk fund at the rate of \$3.50/sf for 4" thick sidewalk and \$4.25 for 6" thick sidewalk.
19. A five-foot wide sidewalk shall be constructed along Sandpiper Road from Ustler Road to the northeast corner of the project boundary.

D. Recreation, Open Space, Lake Access

1. The active park area shall be a minimum of 15,000 sq.ft. within Tract "C". A park site plan and recreation equipment shall be provided with the Final Development Plan. Design of the park shall comply with the Land Development Code.
2. Only the nine lot owners (Lots 29-37) who will have lots backing up to Lake McCoy will have access to the lake and be able to build private docks to access said lake. All nine lot owners will be required to join the Lake McCoy taxing district. No other docks or recreation will be allowed to have access to Lake McCoy from this development. Dock details will be evaluated with the final development plan and is to include language allowing a 15-foot wide access to the lake for each lot.
3. A park site plan for Tract "M" will be provided with final development plans. Tract "M" shall be designated as a passive park and placed in a Tract owned and maintained by the Homeowners Association.
4. Project open space:
 Required = 20% min. per LDC
 Provided = 40.89% (23.81 acres.).
5. The active park (Tract "C") at the end of the western cul-de-sac and the passive park (Tract "M") between Lots 8 and 9 shall total not less than 15,000 sq. ft. combined.

E. Buffers and Landscaping

1. A 30 foot wide conservation easement will be provided on the back of Lots 11- 12 and 19-27 and the south side of Lots 12 and 13. Easement shall be dedicated to the HOA. (The 30-foot conservation easement is not a required SJRWMD easement.) No building, fence, gazebo, swimming pool, or accessory structure shall be placed within the thirty-foot conservation easement. The buffer shall remain as natural vegetated buffer. Trees that that are removed shall be replaced. Any removal of trees or vegetation within the bufferyard must be approved by the HOA and the City of Apopka. Easement boundary markers will be placed at the interior of the easement line along the side lot line for all lots.

2. A ten (10) foot wide buffer tract for landscaping will be provided on the northern property line, except against lake, wetland, retention, or gas easement. This tract shall be dedicated to and maintained by the HOA. The design of this buffer shall generally follow the landscape design appearing in Exhibit "B.1". A tri-trail fence that is supported by a brick or stone post shall extend from the northeast project boundary westward to the western end of lot 38.
3. Entrance feature and community sign will be provided with final development plans.
4. Final landscape plans for the buffer area along Sandpiper Street will be provided with the final development plans.
5. Tree Planting Conditions. Minimum of two new trees shall be planted per lot, except that Lots 6 to 10 and 15 and 16 shall have a minimum of three new trees planted per lot, regardless of the number of trees saved on the any lot. The new trees shall be a minimum of 2.5 inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any.
 - a. On Lots 6 to 11, at least two of the three new trees shall be planted in the rear yard.
 - b. On Lots 12 and 13, at least two of the three new trees shall be planted on the south side yard or within the northern ten feet of the conservation easement. Note that this tree planting area will be removed from the 30-foot wide conservation area so that these trees can be maintained, i.e., watering, fertilization, etc.
 - c. On Lots 19 through 27, at least one of the two new trees shall be planted in the rear yard or within the northern ten feet of the conservation easement. Note that if the trees are planted within the conservation area, this tree planting area will be removed from the 30-foot wide conservation area so that these trees can be maintained, i.e., watering, fertilization, etc.
6. A viburnum hedge will be planted south of the cul-de-sac adjacent to Lots 12 and 13 at the edge of the conservation area. The hedge shall be planted in a 100-foot wide by 5-foot deep landscape easement to be maintained by the HOA. The length of the hedge shall equal the width of the cul-de-sac, and the height of the hedge shall be at least six feet within two years of planting.
7. Tree Protection Plan.
 - a. Any individual residential lot shall not be cleared until a building permit is approved. Existing trees (6" or greater DBH) shall appear on the plot plan (i.e. foundation survey). The plot plan shall identify the location of the driveway. Location of a house and its driveway shall be oriented with a reasonable consideration for the protection of existing trees, particularly trees with a DBH of 24 inches or greater. The Community Development Director shall determine if a reasonable consideration has been made and shall take final action on the plot plan, and may deny or accept the plot plan; provided, however, the Community Development Director's determination shall only consider the location of the house and other impervious surfaces on the lot and shall not consider the type or style of the proposed house. Applicant can appeal the Community Development Director's decision to the Planning Commission.
 - b. The Final Development Plan shall include tree protection techniques to prevent harm to any trees or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the city engineer.
 - c. Clearing shall be allowed for road ROW, retention ponds, community recreation area at the end of the western cul-de-sac, utility and stormwater infrastructure, off-site improvements, and areas needed to make necessary grading transitions for a safe work environment.
8. Any conservation easement or area of Tract "A" within twenty feet of Ustler Road or Sandpiper Street may be encroached upon or removed by the City, in part or whole, at its discretion to make improvements to roads, utility mains or lines, and/or stormwater systems, including expansion of the Ustler Road or Sandpiper Street right-of-way. Such open space or conservation easements shall not prevent the City or a utility provider from implementing necessary public services.

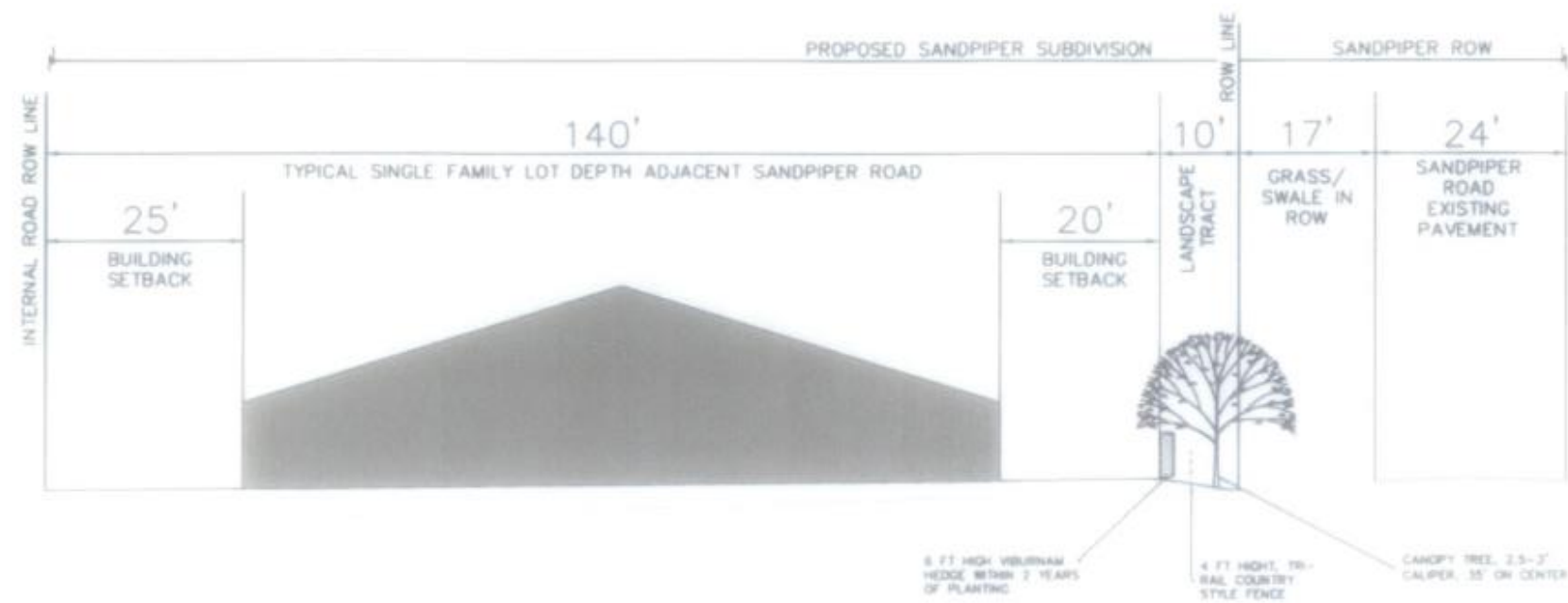
F. Maintenance and Plat

1. Homeowners association will maintain all common areas, roads, and fences/walls.
2. The final development plan shall include the plat document, and the plat shall be in final form.
3. Lots 5, 6, 17, and 18 have access to the gas easement surface area as allowed by the recorded easement. Easement details will be provided with the final development plan.
4. The HOA shall enforce the protection of the southern conservation buffer as an undisturbed natural buffer area. If the HOA fails to enforce the buffer area, the City may require either the property owner or the HOA to take action to remedy any encroachment into the buffer area.

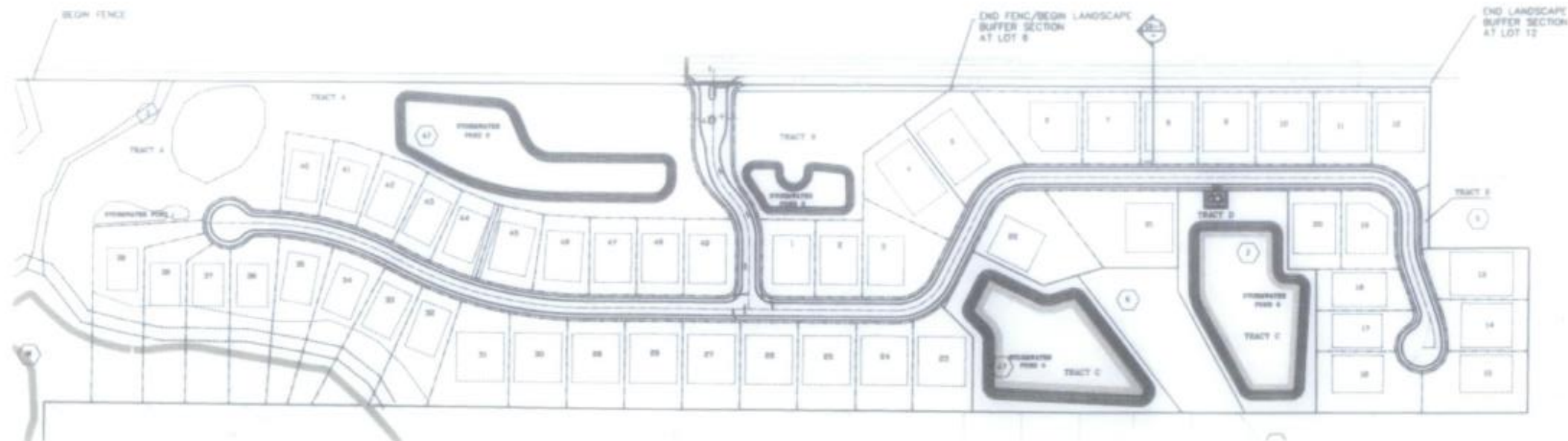
G. Wetlands and Environmental

1. All acreage regarding developable and conservation areas (wetlands and buffers) are considered approximate until finalized during a review by the St. Johns River Water Management District and the City of Apopka. The SJRWMD concurrency will be provided at final plan review.
2. The jurisdictional wetland areas are to be placed in a conservation easement.
3. Any development in a special flood hazard area will require the finish floor elevation to be 20-inches above the 100 yr. Flood elevation, minimum.
4. An erosion protection plan will be submitted with final development plans.
5. The habitat inventory and management report shall be provided to the city no later than the final development plan stage.
6. Tree removal, tree replacement, and landscaping shall be in conformance with Article V of the City of Apopka Land Development Code.
7. Individual lot arbor/clearing permit is required prior to clearing or grading of any lot or issuance of building permit. Placement of the house shall preserve existing trees to the greatest extent practical. Plot plan for each lot shall illustrate tree locations as presented within the PUD Master Plan/Preliminary Development Plan.
8. In order to save existing trees stem walls/retaining walls may be utilized on individual lots.
9. The 25 foot wide (average)/15 foot wide minimum wetland buffer/conservation easement within Lots 28 to 37 and Tract A is to be dedicated to the SJRWMD. Lot owners may not clear any vegetation within the conservation easement on their lot except to accommodate a maximum 15 foot wide path to reach the water's edge.

H. Development Condition Continuity. The PUD Development Standards shall be printed within the PUD Master Plan and the Final Development Plan.



CX-1 SANDPiper ROAD 10 FT LANDSCAPE BUFFER TRACT CROSS SECTION
- FROM LOTS 8 TO 12 ONLY. N.T.S.



MADDEN
CIVIL ENGINEERS
431 E. Hialeah Avenue
Suite 200
Hialeah, Florida 33151
(407) 638-6530

LANDSCAPE CROSS SECTION
FOR
SANDPIPER

FLORIDA LAND TRUST #111
100 S. VIRGINIA AVE., UNIT 200
MIAMI BEACH, FL 33139

Engineering is Changing

[illegible]

JOB #	12509
DATE	12/14/14
SCALE	N.T.S.
DRAWN BY	CHS
CHECKED BY	CHS
APPROVED BY	CHS

CX-1

Backup material for agenda item:

1. FINAL DEVELOPMENT PLAN – 640 East 13th Street - Owned by Roberto Rivera; the engineer is Lam Civil Engineering, c/o Quang T. Lam, P.E., the property is located at 640 East 13th Street. (Parcel ID No.: 15-21-28-0000-00-230) (0.59 +/- acre)



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING

☐ ANNEXATION

☐ PLAT APPROVAL

☒ OTHER: Final Development Plan

MEETING OF: June 14, 2016

FROM: Community Development

EXHIBITS: Vicinity Map

Aerial Map

Site/Landscape Plans

Building Elevations

PROJECT: FINAL DEVELOPMENT PLAN - 640 EAST 13TH STREET

Request: RECOMMEND APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR 640 EAST 13TH STREET.

SUMMARY:

OWNER: Rivera Roberto

ENGINEER: Lam Civil Engineering c/o Quang T. Lam, P.E.

LOCATION: 640 East 13th Street
(South of 13th Street and west of Sheeler Road)

PARCEL ID #: 15-21-28-0000-00-230

LAND USE: Industrial

ZONING: I-1

EXISTING USE: Vacant Land

PROPOSED USE: Industrial Warehouse for Construction Company

TRACT SIZE: 0.59 +/- Acre (25,720 S.F.)

BUILDING SIZE: 4,800 S.F.

BUILDING HEIGHT: 24 Feet

DISTRIBUTION

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

Finance Director
HR Director
IT Director
Police Chief

Public Ser. Director
City Clerk
Fire Chief
Recreation Director

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	Future Land Use	Zoning	Present Use
North (County)	Industrial	R-T-2	Mobile Home Park
East (County)	Industrial	C-3	Vacant Property
South (City)	Industrial	I-1	Warehouse Facility\Railroad track
West (City)	Industrial	I-1	Warehouse

ADDITIONAL COMMENTS: The 640 East 13th Street - Final Development Plan proposes a 4,800 square foot industrial warehouse. The proposed building will be used to store construction materials and equipment. The proposed use of the property is consistent with permissible uses for the I-1 zoning district. As the building's floor area is less than 10,000 sq. ft., a preliminary development plan approval is not required, allowing the project to move directly to a Final Development Plan.

PARKING AND ACCESS: A total of 11 parking spaces are provided, one (1) of which is reserved as a handicapped parking space. Access to the site is provided by a driveway cut onto 13th Street.

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

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

BUFFER/TREE PROGRAM: A twenty-five foot landscape buffer is provided along 13th Street. The applicant has provided a detailed landscape and irrigation plan for the property. The planting materials and irrigation system design are consistent with the water-efficient landscape standards set forth in Ordinance No. 2069.

Total inches on-site:	0
Total number of specimen trees:	0
Total inches removed	0
Total inches retained:	0
Total inches required:	56
Total inches replaced:	66
Total inches post development:	66

PUBLIC HEARING SCHEDULE:

June 14, 2016 - Planning Commission (5:30 pm)

July 6, 2016 - City Council (1:30 pm)

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the 640 East 13th Street – Final Development Plan, subject to the findings of this staff report.

Planning Commission Recommended Motion: Recommend approval of the 640 East 13th Street – 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.

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 – JUNE 14, 2016
640 EAST 13TH STREET - FINAL DEVELOPMENT PLAN
PAGE 4

Application: Final Development Plan
Owner: Rivera Roberto
Engineer: Lam Civil Engineering, LLC c/o Quang T. Lam, P.E.
Parcel I.D. No: 15-21-28-0000-00-230
Location: 640 East 13th Street
Total Acres: 0.59 +/- Acre



VICINITY MAP

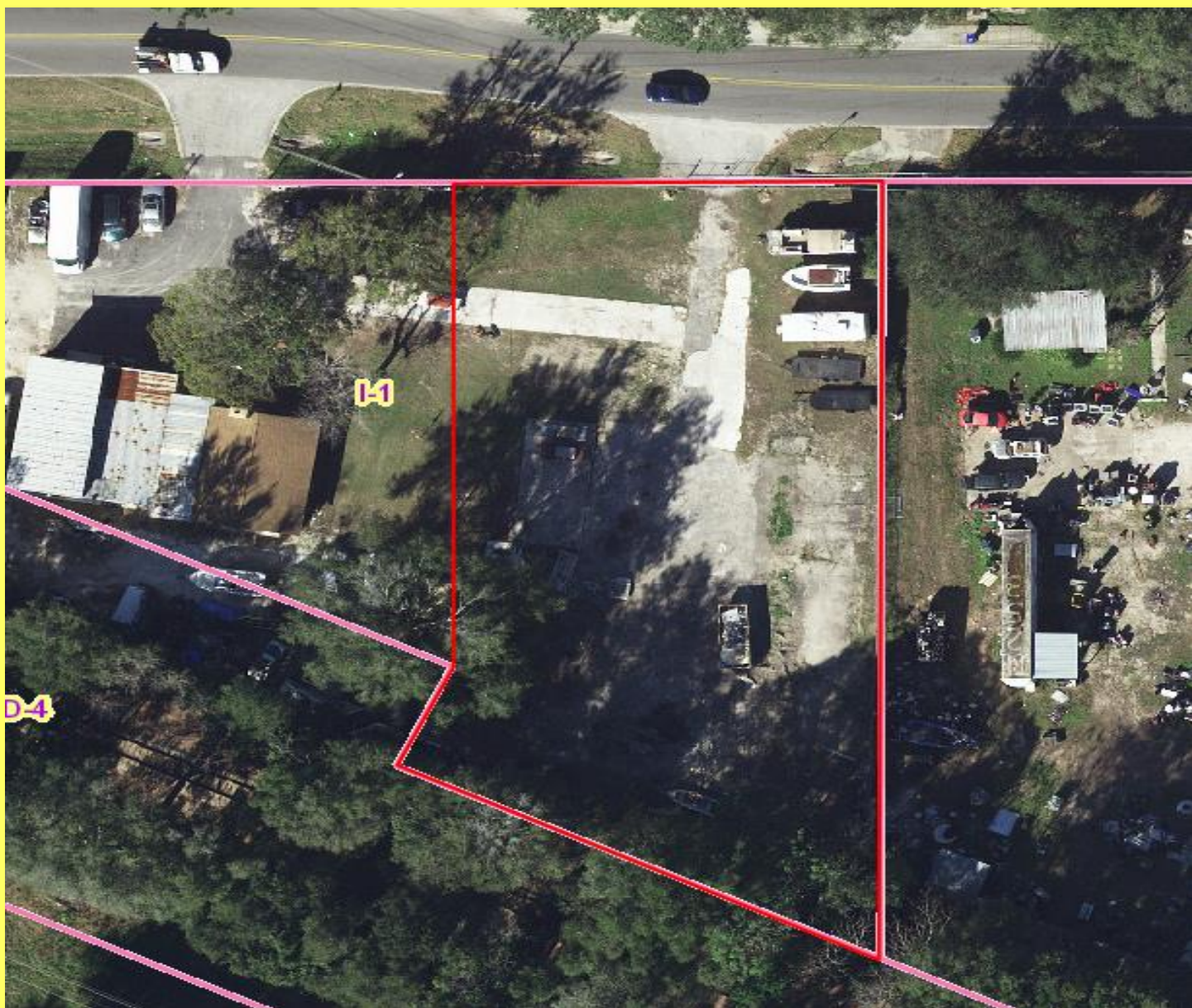


PLANNING COMMISSION – JUNE 14, 2016
640 EAST 13TH STREET - FINAL DEVELOPMENT PLAN
PAGE 5

Application: Final Development Plan
Owner: Rivera Roberto
Engineer: Lam Civil Engineering, LLC c/o Quang T. Lam, P.E.
Parcel I.D. No: 15-21-28-0000-00-230
Location: 640 East 13th Street
Total Acres: 0.59 +/- Acre



AERIAL MAP



FINAL DEVELOPMENT PLAN
FOR
640 EAST 13TH STREET SITE IMPROVEMENTS
APOPKA, FLORIDA
PARCEL ID - 15-21-28-0000-00-230

PROJECT TEAM

OWNER

RIVERA ROBERTO
412 MORNING CREEK CIRCLE
APOPKA, FL 32712

CIVIL ENGINEER

LAM CIVIL ENGINEERING, INC.
1320 W PINE STREET
ORLANDO, FLORIDA 32805
(407) 254-0040

SURVEYOR

V & S SURVEYING, INC.
2412 ORSOTA CIRCLE
OCOOE, FLORIDA 34761
(407) 342-1510

GEOTECHNICAL ENGINEER

NATIVE GEOSCIENCE
2014 EDGEWATER DRIVE, STE 246
ORLANDO, FLORIDA 32804
(407) 342-1443

LANDSCAPE ARCHITECT

THOMAS C. PETERSON, ASLA
3361 PELHAM ROAD
ORLANDO, FLORIDA 32803
(407) 897-4492

STRUCTURAL ENGINEERING

RICHARDSON ENGINEERING
131 ZELMA STREET
ORLANDO, FLORIDA 32803
(407) 425-4002

MEP

GREENLOGIC, LLC
2555 TEMPLE TRAIL, SUITE 102
WINTER PARK, FLORIDA 32789
(407) 808-1816

LEGAL DESCRIPTION: (PROVIDED BY CLIENT)

The West 80 feet of the following described property; Begin at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 21 South, Range 28 East; run thence East 392.50 feet; thence South 371.25 feet to S.A.L. Railroad right-of-way; thence northwesterly along said Railroad right-of-way 456.7 feet to a point 185.5 feet South of Beginning; thence North 185.5 feet to POINT OF BEGINNING. (Subject to easement over the North 30 feet thereof for road purposes), Orange County, Florida.

And the following described property:

Begin at a point 115.00 feet East of the Northwest corner of the NE 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 28 East; Orange County, Florida; thence run S 00°14'51" W 278.31 feet to the C.S.X. Railroad right-of-way; thence along said right-of-way N 64°37'47" W 143.43 feet; thence N 25°22'13" E, 35.0 feet; thence S 64°37'47" E, 88.36 feet; thence N 00°14'51" E, 223.10 feet; thence East 35.00 feet to the Point of Beginning. LESS the North 30 feet for road right-of-way.

SERVICES

WATER

CITY OF APOPKA
P.O. BOX 1229
APOPKA, FL 32704

WASTEWATER

CITY OF APOPKA
P.O. BOX 1229
APOPKA, FL 32704

SOLID WASTE

CITY OF APOPKA
P.O. BOX 1229
APOPKA, FL 32704
(407) 703-1731

TELEPHONE

EMBBARQ
33 N. MAIN STREET
WINTER GARDEN, FLORIDA 34787
(407) 814-5344

POWER

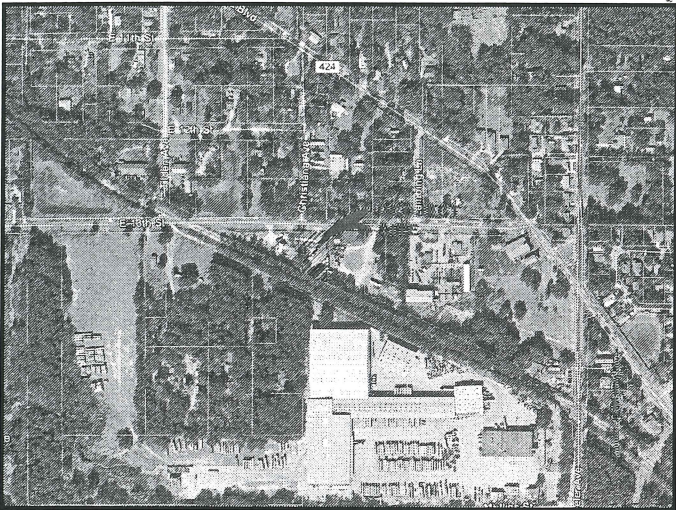
DUKE ENERGY
3300 EXCHANGE PL
LAKE MARY, FLORIDA 32746
(800) 700-8744

GAS

LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN-VINELAND ROAD
WINTER GARDEN, FLORIDA 34787
(407) 656-2734

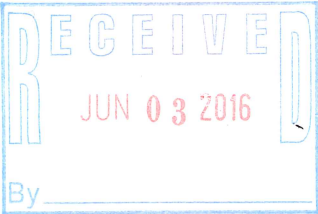
SHEET INDEX

---	COVER SHEET
V1	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY
C0	GENERAL NOTES
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C2	DEMOLITION PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
C5	SITE DETAILS
C6	LIFTSTATION DETAILS
C7	UTILITY DETAILS
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L11	SITE IRRIGATION PLAN
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S2	STRUCTURAL DETAILS
S3	STRUCTURAL GENERAL NOTES
M1	MEP PLAN
M2	MEP DETAILS
2	SITE PHOTOMETRIC



LOCATION MAP
N.T.S.

SUBMITTALS			
DATE	AGENCY	SHEETS	COMMENT
03/03/15	CITY OF APOPKA	COVER, V1, C1, C2, C3, AND C4	SITE PERMIT APP
06/23/15	ORANGE COUNTY	COVER, V1, C1, C2, C3, AND C4	'E' PERMIT - OC PUBLIC WORKS
03/14/16	CITY OF APOPKA	COVER, V1, C0, C1, C2, C3, C4, C5, C6, C7, L1, L11, S1, S2, S3, M1, AND M2	RE-SUBMITTAL
05/18/16	CITY OF APOPKA	COVER, V1, C0, C1, C2, C3, C4, C5, C6, C7, L1, L11, S1, S2, S3, M1, M2, AND 2	RE-SUBMITTAL
06/03/16	CITY OF APOPKA	C1, C3, L1, L11	RE-SUBMITTAL



PREPARED FOR:

RIVERA ROBERTO
412 MORNING CREEK CIRCLE
APOPKA, FLORIDA 32712

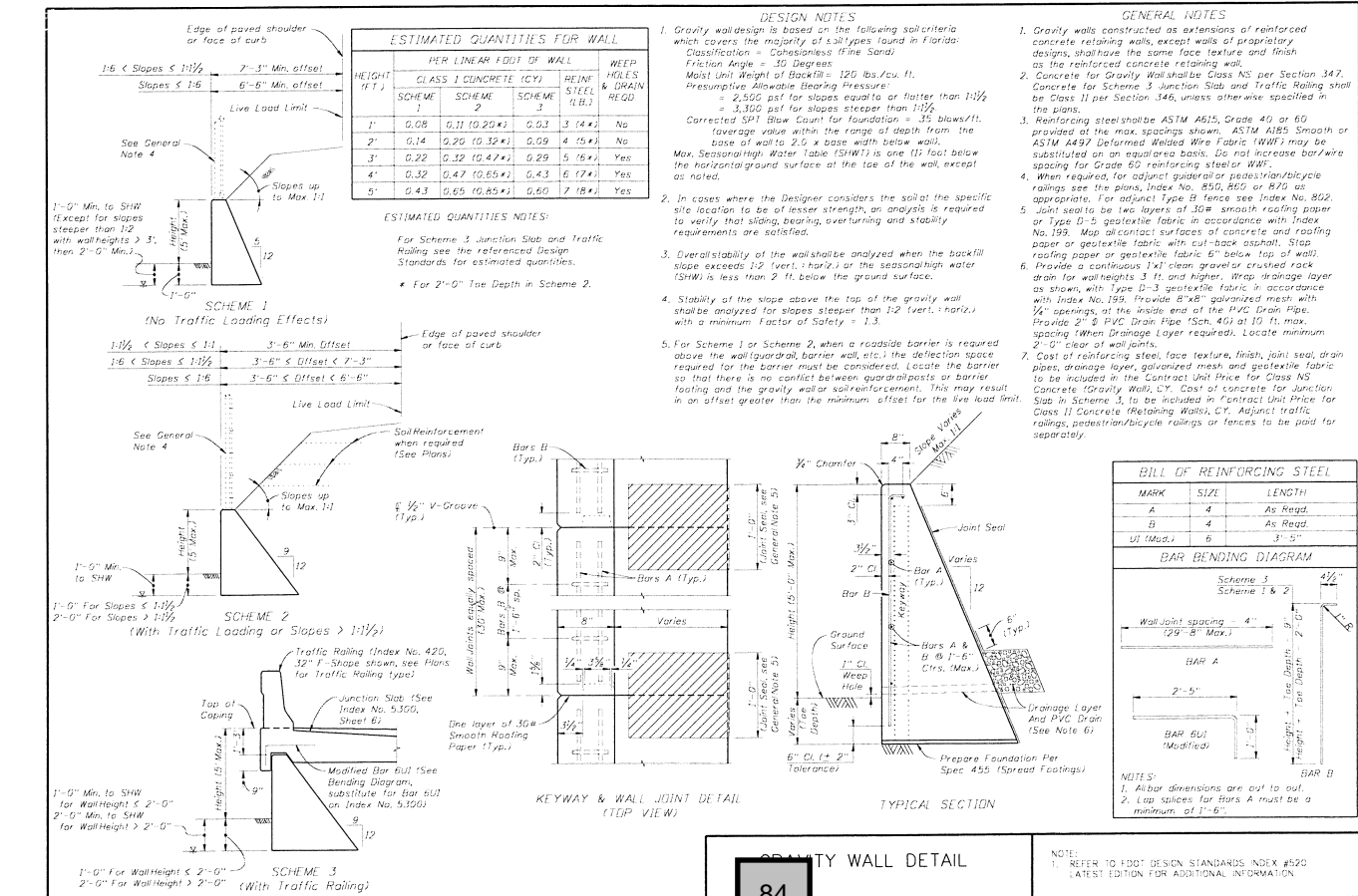
LAM
Civil Engineering, Inc.
1320 W PINE STREET
ORLANDO, FL 32805
OFFICE: (407) 254-0040
CELL: (407) 234-8944
CERTIFICATE OF
AUTHORIZATION No. 27340

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

QUANG T. LAM, P.E.
FL REGISTRATION No. 62550

DATE

PN:	2014.999.14
DRAWN BY:	LCE
APPROVED BY:	QL
DATE:	06-01-16
SHEET	----



1. THE BOUNDARY AND TOPOGRAPHIC SURVEY FOR THIS PROJECT WERE FURNISHED BY THE CLIENT. ANY CIVIL ENGINEERING, INSURANCE OR RESPONSIBILITY FOR SHOWN OR NOT SHOWN AND ACCURACY OF THE SAME ARE THE CLIENT'S CONCERN. HAS USED THIS SURVEY IN PREPARING THE CIVIL SITE PLANS. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHIC DATA, THE LOCATION OF EXISTING FEATURES AND THE ACCURACY OF THE SAME. ANY DISCREPANCY ON THE PLANS PRIOR TO COMMENCING WORK, ANY SITE CONDITIONS DIFFERENT FROM PLANS SHALL BE DISCLOSED AS DESCRIBED IN GENERAL NOTES NUMBER 2.
2. ANY SITE CONDITIONS DIFFERENT FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, THE CONTRACTOR SHALL ADVISE THE PROJECT OWNER TO THE IMMEDIATE ATTENTION OF THE OWNER/CLIENT OR ENGINEER OR ARCHITECT IN WRITING WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO ANY DISCREPANCY OR TO ANY SITE CONDITIONS OR SHOWN OR NOT SHOWN, WRITTEN NOTIFICATION TO THE OWNER/CLIENT OR ARCHITECT OR ENGINEER.
3. THE LOCATION OF ALL EXISTING UTILITY SERVICES, FACILITIES AND STRUCTURAL FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR DOES NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION PROVIDED. ANY INACCURACY OR OMISSION IN SUCH INFORMATION SHALL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO THE PROJECT OWNER TO THE IMMEDIATE ATTENTION OF THE OWNER/CLIENT OR ENGINEER OR ARCHITECT IN WRITING WITHIN 48 HOURS OF DISCOVERY. UNANNOUNCED OR UNSCHEDULED INTERRUPTION OF SERVICES, SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, CONTRACTOR SHALL BE DISCLOSED AS DESCRIBED IN GENERAL NOTES NUMBER 2.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, DISRUPTION OF SERVICE, OR CLARIFICATION WITH THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. PRIVATE UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE CONTRACTOR AT HIS OWN RISK AND EXPENSE. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANY DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE BY THE VARIOUS UTILITY COMPANIES SHALL BE INCIDENTAL TO THE CONTRACT.
5. THE CONTRACTOR SHALL EXAMINE THE SITE FOR ALL CONDITIONS WHICH MAY AFFECT THIS PROJECT EITHER WITHIN THE PROJECT LIMITS AND/OR ADJACENT AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND GUARANTEEING THAT NO EXISTING UTILITIES, DRAINAGE SYSTEM STRUCTURES, OR PHYSICAL STRUCTURES ARE WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSUME NO RESPONSIBILITY FOR SUBSISTANCE CONDITIONS OR FOR THE CONTRACTOR'S FAILURE TO IDENTIFY, LOCATE, AND PROTECT EXISTING FACILITIES.
6. THE CONTRACTOR SHALL LOCATE AND VERIFY THE DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES FOR THE PROJECT, PRIOR TO ORDERING ANY STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND IN-HAND PRIOR TO COMMENCING WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING ALL REQUIREMENTS OF REGULATORY AGENCY PERMITS CONDITIONS REGARDING CONSTRUCTION AND MAINTENANCE ACTIVITIES AND CONDITIONS STATED THEREIN.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA, INSPECTION SCHEDULES AND SIGNING REQUIRED INSPECTIONS.
10. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY AND/OR COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND ANY REGULATORY AGENCY REQUIREMENTS.
11. ALL MATERIALS, INSTALLATION, AND TEST SHALL BE IN ACCORDANCE WITH LOCAL AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. WHERE THE SPECIFICATIONS CONFLICTS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
12. THE CONTRACTOR SHALL SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR ACCEPTANCE AND CERTIFICATIONS.
13. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER AND REGULATORY AGENCIES APPROVAL PRIOR TO PROCUREMENT OF MATERIALS.
14. AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER UPON PROJECT CONSTRUCTION COMPLETION. BUT NOT TO FINAL SUBMISSION OF COMPLETION BY ENGINEER AND LOCAL REGULATORY AGENCIES (SEE AS-BUILT NOTES FOR SPECIFIC REQUIREMENTS).
15. THE CONTRACTOR SHALL COORDINATE BETWEEN MECHANICAL, ELECTRICAL, IRRIGATION, ARCHITECTURAL, CIVIL, AND ETC., IF ANY DISCREPANCIES ARE FOUND THE CONTRACTOR IS TO NOTIFY THE OWNER AND ARCHITECT IN WRITING IMMEDIATELY.
16. ALL HANDICAP ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH A COMPLIANCE IN CONFORMANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, SECTION 11-4.2.92, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT). ALL HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A MINIMUM DETECTABLE SURFACE (DTS) DETECTED IN FOOT STEP STANDARDS INNOVATION #304 (PUBLIC SIDEWALK CURB RAMPS).
17. ALL MANHOLES, INLETS, AND JUNCTION BOX STRUCTURES SHALL BE PRE-CAST AND IN ACCORDANCE WITH ASTM C-478 UNLESS SPECIFIED ELSEWHERE (I.E. PLANS AND SPECIFICATIONS).
18. BURNING WILL NOT BE ALLOWED UNLESS THE APPROPRIATE PERMIT AND/OR APPROVAL IS OBTAINED FROM THE GOVERNMENTAL ENTITY HAVING JURISDICTION OVER THE BURNING ACTIVITIES AT THE LOCATION WHERE THE PROPOSED BURNING ACTIVITIES ARE REQUIRED.
19. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION "ROADWAY DESIGN STANDARDS" INDEX 606, SUBSECTION 606.01, EFFECTIVE DATE AND ANY OTHER PLANS WHERE THERE WERE MORE SEVERE OBSTRUCTIONS TO THE NORMAL TRAFFIC PATTERN AND/OR FLOW OR CONSTITUTES IN ANY WAY A HAZARD TO THE PUBLIC. IF DURING CONSTRUCTION ACCESS FOR LOCAL TRAFFIC IS CHANGED, THE CONTRACTOR SHALL MAINTAIN MINIMUM ACCESS TO THE GOVERNMENTAL JURISDICTIONAL AGENCY A MINIMUM OF THREE (3) WORKING DAYS IN ADVANCE.
20. SIGNAGE AND STRIPING SHALL CONFORM TO THE FDOT DESIGN STANDARD LATEST EDITION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) 2003 EDITION.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING CORNER MONUMENT AND/OR BENCHMARKS, DISTURBED CORNER MONUMENT AND/OR BENCHMARKS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. LICENSED SURVEYOR SELECTED BY THE OWNER AT THE CONTRACTOR'S REQUEST.
22. CONTRACTOR TO ALLOW FIRE DEPARTMENT ACCESS DURING THE ENTIRE CONSTRUCTION DURATION.

PIPES, INLETS AND MANHOLES. CCTV LOGS AND VIDEOS SHALL HAVE AUDIO DESCRIPTION OF PIPE SIZE AND CONDITIONS, CONTINUOUS RUN, AND INSPECTION OF ALL JOINTS BETWEEN PIPES AND STORM STRUCTURES. THE CONTRACTOR SHALL FORWARD TWO (2) COPIES OF THE CCTV LOGS AND VIDEOS TO THE PROJECT ENGINEER PRIOR TO ACCEPTANCE/CLEAR OF STORM SEWER SYSTEM BY THE OWNER.

SHEET C1

SITE, MARKING AND SIGNAGE PLAN

SITE IDENTIFICATION

PARCEL IDENTIFICATION No. 15-21-28-0000-00-074
SECTION 15, TOWNSHIP 21S, RANGE 28E
ADDRESS 636 E 13TH STREET
APOPKA, FL 32703

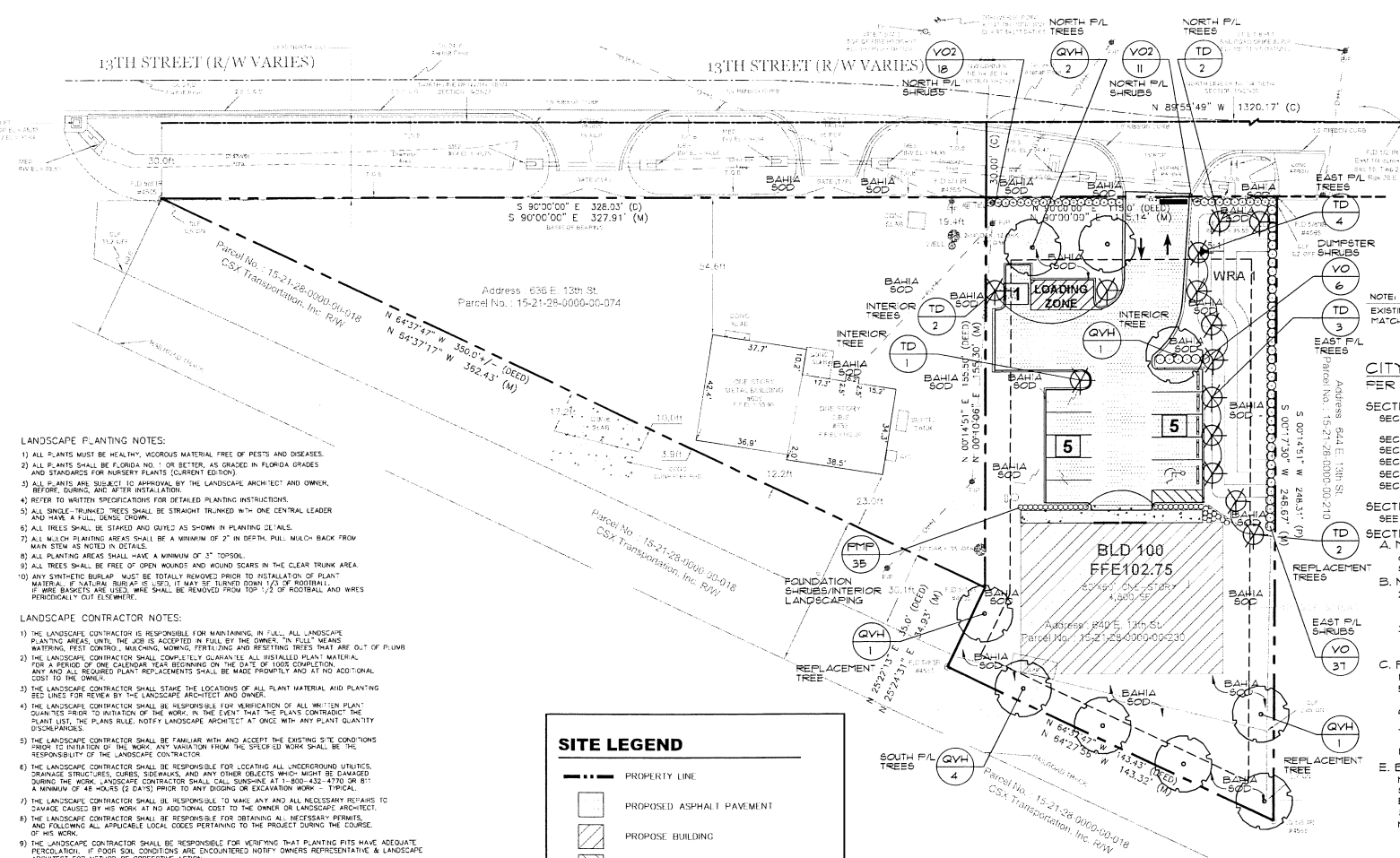
Thomas C. Peterson, ASLA

Landscape Architecture
3361 Pelham Road
Orlando, Florida 32803-1033
Phone: (407) 897-4492
Fax: (407) 897-2153
E-mail: tompet@asla.com
FL License Number: LA0001166

CITY OF APOPKA LANDSCAPE CODE CALCULATIONS:

TOTAL INCHES ON-SITE: 0" ON THIS SITE, ADJACENT SITE HAS 174" TOTAL INCHES.
TOTAL NUMBER OF SPECIMEN TREES: ZERO - NO SPECIMEN TREES ON-SITE, ADJACENT SITE HAS TWO (2) SPECIMEN TREES (21" & 35") OAKS.
TOTAL SPECIMEN INCHES REMOVED: ZERO - NO SPECIMEN INCHES REMOVED ON THIS SITE OR ON ADJACENT SITE.
TOTAL INCHES REMOVED: 0" REMOVED ON THIS SITE, ADJACENT SITE HAS 56" REMOVED (2-18" OAK & 20" OAK) DUE TO DRIVEWAY/PAVING CONFLICT.
TOTAL INCHES RETAINED: 0" RETAINED ON THIS SITE, ADJACENT SITE HAS 116" INCHES RETAINED.
TOTAL INCHES REPLACED: 69" REPLACED ON THIS SITE, ADJACENT SITE HAS 0" INCHES REPLACED SINCE IT IS NOT BEING DEVELOPED.
TOTAL INCHES REQUIRED: 56" ON THIS SITE, ADJACENT SITE REQUIREMENT HAS NOT BEEN CALCULATED SINCE IT IS NOT BEING DEVELOPED AT THIS TIME.
TOTAL INCHES POST DEVELOPMENT: 69" POST DEVELOPMENT ON THIS SITE, ADJACENT SITE HAS 174" EXISTING INCHES BUT IS NOT BEING DEVELOPED NOW.
MAXIMUM TREE STOCK FORMULA AND CALCULATIONS: 25,120 SQ. FT. - 6000 SQ. FT. + 19,120 SQ. FT. (20' 80 21" DBH + (35" DBH x (20')) + 91" DBH MAXIMUM.
SITE CLEARING AREA IN SQUARE FEET AND ACRES: 0 SQ. FT. / 0 ACRES = ON SITE AND OFF SITE CLEARED AREA.

LANDSCAPE AND IRRIGATION DESIGN
CITY OF APOPKA LANDSCAPE CODE STATEMENT/REQUIREMENT - CONTINUED:
I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.



SIGNATURE _____ REG. NO. _____ DATE _____

CITY OF APOPKA LANDSCAPE CODE REQUIREMENTS
PER ORDINANCE 2069 AMENDING SECTIONS 5.01.06 - 5.01.09

SECTION 5.01.06 - (ARBOR) APPLICATIONS AND PROCEDURES
SECTION 5.01.06 A.3.a(3)(a) - NO TREES ON THIS SITE ON ADJOINING TRIANGULAR SITE, THERE ARE 9 TOTAL TREES ON CURRENT, NON-ALTERED SITE.
SECTION 5.01.06 A.3.a(3)(c) - NO TREES REMOVED ON THIS SITE BUT 56" TOTAL TREE INCHES TO BE REMOVED (2-18" OAK & 20" OAK) ON ADJOINING SITE.
SECTION 5.01.06 A.3.a(3)(d) - 56" TOTAL TREE INCHES TO BE REPLACED DUE TO TREE REMOVAL (ON ADJOINING SITE) THIS EQUALS NINETEEN (19) - 3" DBH TREES.
SECTION 5.01.06 A.3.a(3)(e) - MAX. TREE STOCK CALC. = 25,120 SQ. FT. - 6000 SQ. FT. + 19,120 SQ. FT. (20' 80 21" DBH + (35" DBH x (20')) + 91" DBH MAXIMUM
SECTION 5.01.06 A.3.a(3)(f) - ZERO (0) SPECIMEN OR HISTORIC TREES (24" AND ABOVE) TO BE REMOVED ON THIS SITE OR ON ADJOINING TRIANGULAR SITE.
SECTION 5.01.06 A.3.a(3)(g) - SITE CLEARING AREA = 0 SQUARE FEET / 0 ACRES.
SECTION 5.01.07 - TREE REPLACEMENT
SEE MAXIMUM TREE STOCK CALCULATIONS ABOVE. MINIMUM TREE SIZE FOR REPLACEMENT TREES IS 3" DBH, 8' HT. MINIMUM FLORIDA NUMBER 1 QUALITY MIN.
SECTION 5.01.08 - REQUIRED LANDSCAPING
A. MINIMUM TREE REQUIREMENT:
ONE TREE PER 8000 SF. SITE AREA REQUIRED - 25" CALIPER/8' HT. MINIMUM
SITE AREA = 25,120 SF. 8000 = 3 TREES REQUIRED MINIMUM. 13 TREES PROVIDED (19 PROPOSED TREES, 6 EXISTING OAKS ON ADJOINING SITE).
B. NON-VEHICULAR OPEN SPACE:
2. ONE CANOPY SHADE TREE PER 35 LF. PROPERTY PERIMETER REQUIRED
EAST P/L 246.61 LF/35 = 7 CANOPY SHADE TREES REQUIRED & PROVIDED.
SOUTHWEST P/L 143.43 LF/35 = 4 CANOPY SHADE TREES REQUIRED.
3. ONE CANOPY SHADE TREE + TEN SHRUBS PER 35 LF. PROPERTY PERIMETER ADJUTING A STREET REQUIRED
NORTH P/L 1514 LF/35 = 4 CANOPY SHADE TREES + 33 SHRUBS REQUIRED & 429 SHRUBS PROVIDED. 6 ADD'L SHRUBS PROVIDED IN PARKING ISLAND (36 TOTAL).
ADDITIONAL SHRUBS PROVIDED ALONG EASTERN P/L. SHRUBS 36" HT. X 3'-6" O.C. TYPICAL (24" HT. X 3' O.C. ADJACENT TO ROW PER ORD. 2069).
C. PARKING OR OTHER VEHICLE USE AREA:
1. ONE CANOPY SHADE TREE PLUS ONE CANOPY SHADE TREE PER 20 PARKING SPACES. 4 SPACES = 0 (20) TREES REQUIRED, 4 TREES PROVIDED (4 ISLANDS).
2. INTERIOR LANDSCAPING TO BE MINIMUM OF 10% OF PARKING & TRAFFIC CIRCULATION AREAS. THIS REQUIREMENT HAS BEEN MET. PARKING & TRAFFIC CIRCULATION AREAS = 5645 SF. X 10 (10%) = 565 SF REQUIRED. PROPOSED INTERIOR LANDSCAPE AREAS = 1028 SF PROVIDED IN ISLANDS.
3. A 24" HT. HEDGEROW REQUIRED & PROVIDED AT 3'-0" O.C. ALONG NORTH P/L WHERE PARKING AREA IS ADJACENT TO A STREET PER CITY ORD. 2069.
NORTH P/L CONTINUOUS HEDGEROW PROVIDED SATISFIES SCREEN REQUIREMENT.
4. A 36" HT. HEDGEROW REQUIRED AT 3'-0" O.C. WHERE PARKING AREA IS ADJACENT TO SURROUNDING PROPERTIES.
EAST P/L CONTINUOUS HEDGEROW REQUIRED & PROVIDED AT PARKING AREA.
5. SHADE TREE CANOPY EXCEEDS MINIMUM OF 30% OF GROSS PARKING LOT AREA AT GROWTH MATURITY OF TREES.
D. BUFFER/ARD LANDSCAPING REQUIREMENTS:
NORTH - 1514 LF. X 25' WIDE BUFFER/ARD = 26855 SF. / 10000 SF. = 2.68 X 35 DBH. / 10000' OR 2" DBH REQUIRED. 12" DBH PROVIDED.
SOUTH - 1434 LF. X 25' WIDE BUFFER/ARD = 14340 SF. / 10000 SF. = 1.43 X 35 DBH. / 10000' OR 2" DBH REQUIRED. 12" DBH PROVIDED.
EAST - 246.61' OR 258 LF. X 10' WIDE BUFFER/ARD = 2466 SF. / 10000 SF. = 2.46 X 35 DBH. / 10000' OR 2" DBH REQ'D. 30" DBH PROVIDED.
WEST - INTERNAL TO THE OVERALL SITE. PROPERTY LINE TO THE WEST IS ADJOINING LAND OWNED BY SAME OWNER AS THIS PARCEL.
NOTE: CALIPER OVERAGES IN ANY OF THE BUFFER/ARDS HAVE BEEN PROVIDED IN ORDER TO MEET TREE REPLACEMENT REQUIREMENTS (56" MINIMUM) - TYPICAL.

REVISIONS

NO.	DATE	DESCRIPTION	AP'D BY
1	4-14-16	PER CITY COMMENTS	T.C.P.
2	5-17-16	PER CITY COMMENTS	T.C.P.
3	6-01-16	PER CITY COMMENTS	T.C.P.

640 13TH ST - SITE IMPROVEMENTS

13TH STREET
APOPKA, FL 32712

SITE LANDSCAPE PLAN

CLIENT:

RIVERA ROBERTO
412 MORNING CREEK CIRCLE
APOPKA, FL 32712

LAM

Civil Engineering, Inc.

1320 W PINE STREET
ORLANDO, FL 32805

PHONE: 407-254-0040
FAX: 407-254-0041

CERTIFICATE OF
AUTHORIZATION No. 27340

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NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

QUANG T. LAM, P.E.
FL REGISTRATION NO. 62550

DATE

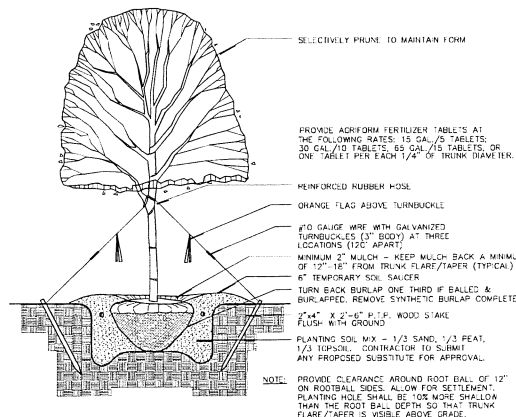
PROJECT No. 2014.999.14

DATE: 06-15-15

DRAWN BY: LWS

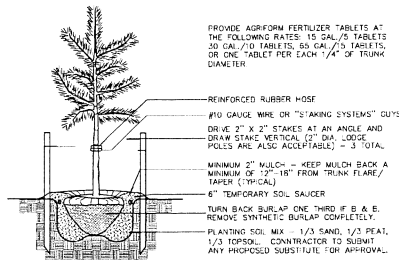
APPROVED BY: QTL

SHEET L1



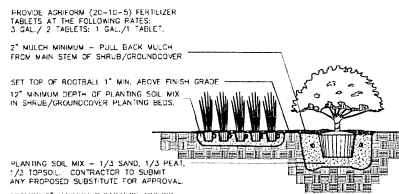
TREE PLANTING DETAIL

NOT TO SCALE



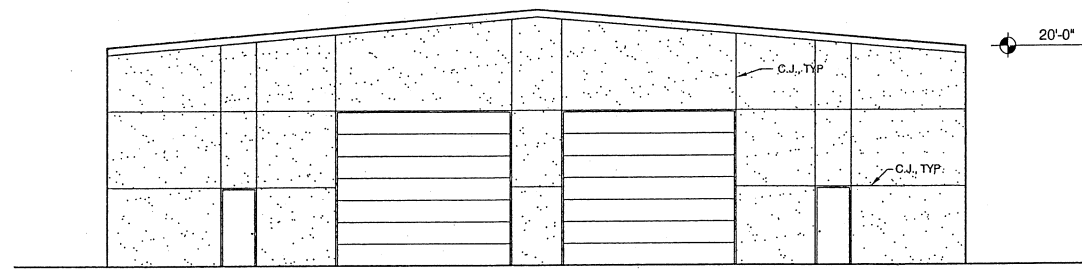
CYPRESS PLANTING DETAIL

NOT TO SCALE

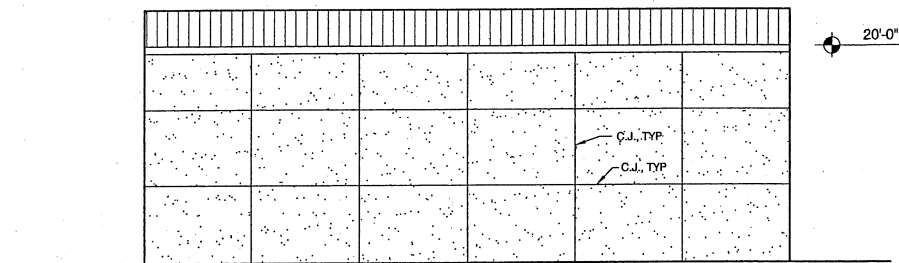


SHRUB AND GROUNDCOVER PLANTING DETAIL

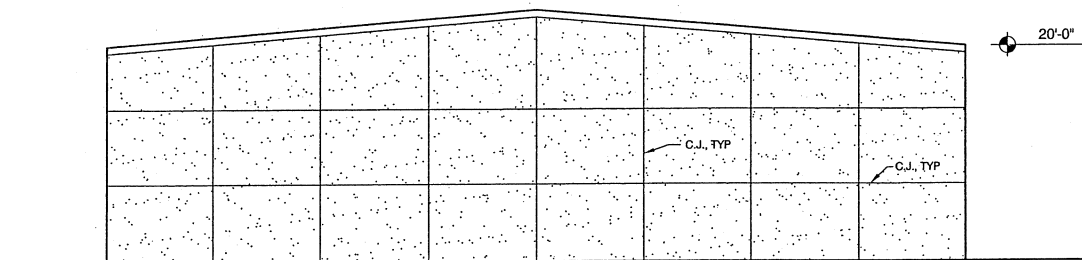
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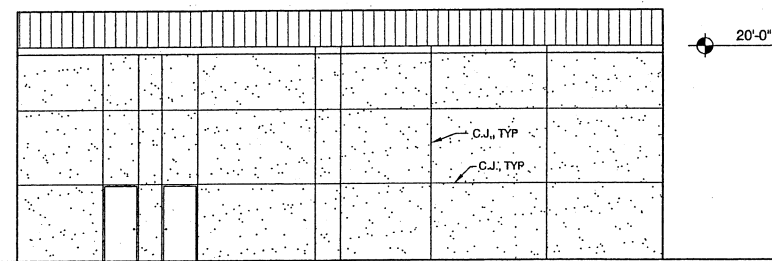
1 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



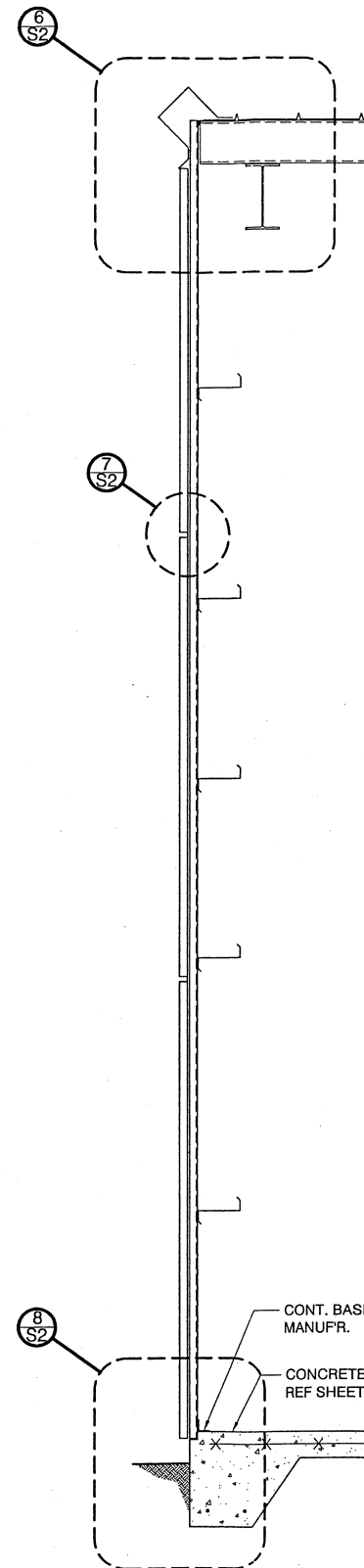
2 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



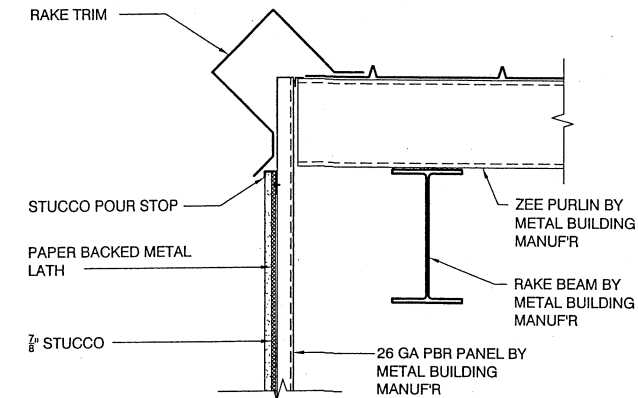
3 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



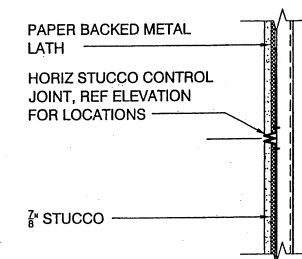
4 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



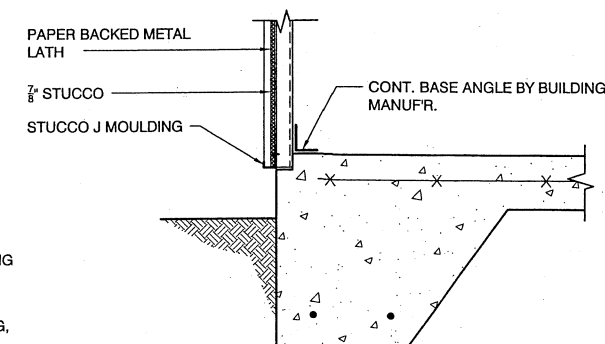
5 WALL SECTION
SCALE: 3/4" = 1'-0"



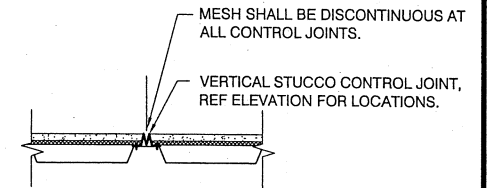
6 DETAIL
SCALE: 1 1/2" = 1'-0"



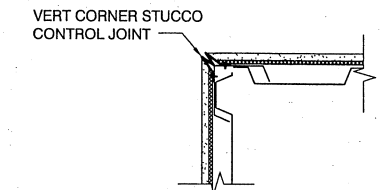
7 DETAIL @ HORIZ CONTROL JOINT
SCALE: 1 1/2" = 1'-0"



8 DETAIL
SCALE: 1 1/2" = 1'-0"



9 DETAIL @ VERTICAL CONTROL JOINT
SCALE: 1 1/2" = 1'-0"



10 DETAIL @ CORNER CONTROL JOINT
SCALE: 1 1/2" = 1'-0"

PROJECT IDENTIFICATION

THIS PLAN IS FOR CONSTRUCTION ON PROPERTY AT:
640 E. 13th STREET
APOPKA, FL.

NO RESPONSIBILITY IS ACCEPTED BY RICHARDSON ENGINEERING FOR ANY OTHER LOCATION. LOCATION OF PROJECT IS REQUIRED PER DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION RULE 61G1-16.004 REQUIRING PROJECT IDENTIFICATION

DO NOT MASTER FILE THIS DRAWING

RE RICHARDSON ENGINEERING

SEALED BY RICHARD B. RICHARDSON, P.E.
131 ZELMA STREET
ORLANDO FLORIDA 32803
(407) 425 - 4002
LIC# 00012380 ID# EB 26251

PROJECT: CAPITAL PAINTING METAL BUILDING

CLIENT: PETRATECH

JOB#: 160068 DATE: 02-10-2016

SHEET S2 OF 1 DRAWN BY: BER