

**City of Apopka  
Planning Commission  
Meeting Agenda  
April 14, 2015  
5:01 PM @ CITY COUNCIL CHAMBERS**

**I. CALL TO ORDER**

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

**II. OPENING AND INVOCATION**

**III. APPROVAL OF MINUTES:**

- 1 Approve minutes of the Planning Commission meeting held March 10, 2015, at 5:01 p.m.

**IV. PUBLIC HEARING:**

1. MORATORIUM – To recommend approval of the establishment of a moratorium on the issuance of building permit and/or the receipt of preliminary or final development plan submittals for restaurants or food service operations with drive through lanes or drive-in service, such moratorium to extend until January 7, 2016.

**V. SITE PLANS:**

1. FINAL DEVELOPMENT PLAN - Adventist Health System/Sunbelt, Inc. DBA Florida Hospital Apopka, c/o Raymond Moe, for property located south of Harmon Road, west of Ocoee Apopka Road, and east of S.R. 429. (Parcel ID #: 20-21-28-0000-00-007)

**VI. OLD BUSINESS:**

**VII. NEW BUSINESS:**

**VIII. ADJOURNMENT:**

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

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

**Backup material for agenda item:**

- 1 Approve minutes of the Planning Commission meeting held March 10, 2015, at 5:01 p.m.

**MINUTES OF THE PLANNING COMMISSION MEETING HELD ON MARCH 10, 2015, AT 5:01 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.**

**MEMBERS PRESENT:** Steve Hooks, James Greene, Melvin Birdsong, Robert Ryan, Pamela Toler, and Mallory Walters

**ABSENT:** Teresa Roper, Orange County Public Schools (Non-voting)

**OTHERS PRESENT:** Glenn Irby – City Administrator, Andrew Hand, Esq., R. Jay Davoll, P.E. - Community Development Director/City Engineer, David Moon, AICP - Planning Manager, Robert Sargent – Public Information Officer, Daniel Sala-Diakanda, Eric Cain, Ed Velazquez, McCarthy McCollough, John Townsend, Dave Hoffman, Jimmy Dunn, Randy June, and Jeanne Green – Community Development Department Office Manager/Recording Secretary.

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

**APPROVAL OF MINUTES:**

Chairperson Hooks asked if there were any corrections or additions to the minutes of the regular meeting on February 10, 2015, held at 5:01 p.m. With no one having any corrections or additions, he asked for a motion to approve the minutes of the Planning Commission meeting held on February 10, 2015, at 5:01 p.m.

**Motion:** James Greene made a motion to approve the Planning Commission minutes from the regular meeting on February 10, 2015, meeting at 5:01. Melvin Birdsong seconded the motion. Aye votes were cast by Steve Hooks, James Greene, Melvin Birdsong, Robert Ryan, Pamela Toler, and Mallory Walters (6-0).

Chairperson Hooks asked if there were any corrections or additions to the minutes of the special meeting on February 24, 2015, held at 5:01 p.m. With no one having any corrections or additions, he asked for a motion to approve the minutes of the Planning Commission meeting held on February 24, 2015, at 5:01 p.m.

**Motion:** Pam Toler made a motion to approve the Planning Commission minutes from the regular meeting on February 10, 2015 and the special meeting on February 24, 2015, meeting at 5:01. James Greene seconded the motion. Aye votes were cast by Steve Hooks, James Greene, Melvin Birdsong, Robert Ryan, Pamela Toler, and Mallory Walters (6-0).

**COMPREHENSIVE PLAN - LARGE SCALE – FUTURE LAND USE AMENDMENT – MCCARTHY MCCOLLOUGH** – David Moon, AICP, Planning Manager, stated this is a request to recommend approval of the Small Scale Future Land Use amendment from “County” Rural (01- du/10 ac) to “City” Rural Settlement (0-1 du/5 ac) for the property owned by McCarthy McCollough. The property is located north of West Kelly Park Road, east of Foliage Way (1505 West Kelly Park Road). The existing and proposed use is a single-family residence. The existing maximum allowable development is 1 Unit and the proposed maximum allowable development is 2 Units. The tract size is 8.44 +/- acres.

**MINUTES OF THE PLANNING COMMISSION MEETING HELD ON MARCH 10, 2015, AT 5:01 P.M.**

The subject parcel was annexed into the City of Apopka on December 17, 2014, through the adoption of Ordinance No. 2395. 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 Rural Settlement is compatible with the designations assigned to abutting properties. The FLUM application covers approximately 8.44 acres. The property owner intends to use the site for a residential development. The applicant intends to split the lot, contingent upon future land use and rezoning approvals, and sell approximately two (2) acres of the existing subject property for an additional single-family residence. Residential development of the two acres parcel will require connection to central water and sewer.

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

The existing and proposed use of the property is consistent with the Rural Settlement Future Land Use designation and the City's proposed AG and RCE-1 Zoning classifications. Site development cannot exceed the intensity allowed by the Future Land Use policies.

The impact on the number of residential units under the proposed rezoning will be de minimus and, therefore, a school capacity enhancement agreement with OCPS is not necessary.

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 February 6, 2015.

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and recommends approval of the change in Future Land Use from "County" Rural (0-1 du/10 ac) to "City" Rural Settlement (0-1 du/5 ac) for the property owned by McCarthy McCollough.

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.

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

**Motion:** Mallory Walters made a motion to recommend approval of the Small Scale Future Land Use Amendment from "County" Rural (01- du/10 ac) to "City" Rural Settlement (0-1 du/5 ac) for the property owned by McCarthy McCollough located at 1505 West Kelly Park Road, and subject to the information and findings in the staff report. Motion seconded by Robert Ryan. Aye votes were cast by Steve Hooks, James Greene, Melvin Birdsong, Robert Ryan, Pamela Toler, and Mallory Walters (6-0).

**CHANGE IN ZONING – MCCARTHY MCCOLLOUGH** – Mr. Moon stated this is a request to recommend approval of the Change of Zoning from "County" A-1 to "City" AG and RCE-1 for the property owned by McCarthy McCollough. The property is located north of West Kelly Park Road, east of Foliage Way (1505 West Kelly Park Road). The existing and proposed use is a single-family residence. The existing maximum allowable development is 1 Unit and the proposed maximum allowable development is 2 Units. The tract size is 8.44 +/- acres.

**MINUTES OF THE PLANNING COMMISSION MEETING HELD ON MARCH 10, 2015, AT 5:01 P.M.**

The subject property was annexed into the City of Apopka on December 17, 2014, through the adoption of Ordinance No. 2395. A survey of the proposed lot split is provided with the support information. The smaller proposed lot abutting Kelley Park Road is two acres and the applicant request RCE-1 zoning for this portion of the property. The minimum lot area for RCE-1 is one acre. However, a portion of the front of this parcel as well as the access portion of the parcel zoned AG will likely be acquired for right-of-way when Kelley Park Road is widened from 60 feet to up to 120 feet. In such case, the remaining portion of the RCE-1 parcel will meet the minimum lot size.

The proposed zoning change is compatible with the character of the surrounding area and the subject parcel contains an existing. The applicant has requested the AG zoning to assure that the property can be developed as a single-family residence and meet site and access requirements, and be compatible with surrounding nature of development. The zoning application covers approximately 8.44 acres. The portion of the property proposed to be zoned RCE-1 is located adjacent to Kelley Park Road. The property owner intends to use both parcels a single-family home but desires to retain the larger parcel for agriculture use. Access to the larger rear parcel will occur through a flag-lot.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change as indicated in the Zoning Report.

The proposed AG & RCE-1 rezoning is consistent with the proposed Future Land Use Designation of Rural Settlement (up to one unit per five acres, maximum density of one unit per acre) for this property. Minimum lot size for property assigned the AG zoning category is 5 acres, and the minimum lot size for property assigned the RCE-1 zoning classification is 1 acre.

The impact on the number of residential units under the proposed rezoning will be de minimus and, therefore, a school capacity enhancement agreement with OCPS is not necessary.

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 February 6, 2015.

The Development Review Committee recommends approval of the change in Zoning from “County” A-1 to “City” AG (6.44 ac) and RCE-1 (2.0 ac) for the parcel owned by McCarthy McCollough located at 1505 West Kelly Park Road, subject to the information and findings in the staff report.

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

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

**Motion:** James Greene made a motion to recommend approval of the Change of Zoning from “County” A-1 to “City” AG and RCE-1 for the property owned by McCarthy McCollough, located north of Kelly Park Road, east of Foliage Way (1505 West Kelly Park Road), and subject to the information and findings in the staff report. Motion seconded by Pam Toler. Aye votes were cast by Steve Hooks, James Greene, Melvin Birdsong, Robert Ryan, Pamela Toler, and Mallory Walters (6-0).

**MINUTES OF THE PLANNING COMMISSION MEETING HELD ON MARCH 10, 2015, AT 5:01 P.M.**

**2015-2 ADMINISTRATIVE REZONING** – Mr. Moon stated The 38 parcels, comprising a total of 298.42+/- acres, have been annexed into the City of Apopka and have been assigned Future Land Use designations compatible with the proposed AG zoning designation. All subject properties currently have a City Future Land Use Designation of Rural Settlement (RS) or Agriculture (AG) and a County zoning category of “County” A-1 assigned to them. A summary of each zoning case is provided in Exhibits “A” and “B”. Exhibit “A” describes parcels currently assigned a “County” A-1 zoning category.

All Cases (“County A-1”)

Total # of Parcels:	34
Total # of Property Owners:	33
Total Acreage:	298.42

One parcel was pulled because the current zoning does not match those included within Cycle 2 Administrative Rezoning. The numbers above remove this case. Exhibit “A” shows this parcel deleted. The attached exhibits provide a summary of each proposed zoning amendment. Each property owner has been notified via a letter sent certified mail that a zoning category comparable to the County designation will be assigned to their property. An individual zoning report has been prepared for each zoning case. All zoning reports are provided in Exhibit “B”.

Pursuant to the Interlocal Agreement between the City and Orange County (2004), policy of the City’s Comprehensive Plan (Policy 3.9) and State law (s 163.3202, F.S.), the City is required to assign a zoning category to lands that are annexed into the City’s jurisdiction. To comply with these requirements, city staff is recommending that the City assign a zoning category that is most compatible to the current zoning category that was assigned by Orange County.

The impact on the number of residential units under the proposed rezoning for each case will be de minimus and, therefore, a school capacity enhancement agreement with OCPS is not necessary

The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on February 6, 2015.

The Development Review Committee recommends approval of the change in Zoning from “County” A-1 to “City” AG as set forth in Exhibits “A” and “B” for the properties described therein.

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.

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

**Motion:** **Mallory Walters made a motion to recommend approval of the 2015-2 Administrative Rezoning from “County” A-1 to “City” AG subject to the information and findings in the staff report and Melvin Birdsong seconded the motion. Aye votes were cast by Steve Hooks, James Greene, Melvin Birdsong, James Greene, Robert Ryan, Pamela Toler, and Mallory Walters (6-0).**

**PRELIMINARY DEVELOPMENT PLAN – ROCK SPRINGS ESTATES** – Jay Davoll, P.E., Community Development Director/City Engineer, stated this is a request to recommend approval of the

**MINUTES OF THE PLANNING COMMISSION MEETING HELD ON MARCH 10, 2015, AT 5:01 P.M.**

Preliminary Development Plan for Rock Springs Estates. The owner is Rock Springs Estates, LLC; the applicant is Pulte Group, c/o Doug Hoffman, P.E, and the engineering firm is Donald W. McIntosh Associates, Inc., c/o John T. Townsend, P.E. The property is located south of West Lester Road, east of Vick Road. The future land use is Residential Low Suburban (0-3.5 du/ac) and the zoning designation is R-1. The existing use is a single family residence and vacant land. The proposed use is a single family residential subdivision with 60 lots with a minimum of 8,000 sq. ft. lot area. The tract size is 25.84 +/- acres. The staff report and its findings are to be incorporated into and made a part of the minutes.

The Rock Springs Estates Preliminary Development Plan proposes the development of 60 single family residential lots and a 0.42 acre park. The minimum typical lot width is 75 feet with a minimum lot size of 8,000 square feet. The proposed minimum living area for the subdivision is 1,500 square feet as set forth in Chapter 2 of the Land Development Code.

The minimum setbacks applicable to this project are:

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

\*Front-entry garage must be setback 30 feet.

Ingress/egress for the development will be via full access from West Lester Road. A second road connection is proposed at the southeast corner of the project. Extension of this second road will occur at the time the abutting eastern parcel is developed for residential use. A multi-use trail currently runs along the south side of Lester Road. The landscape buffer tract along Lester Road has taken into consideration the presence of this multi-use trail.

The two (2) retention ponds have been designed to meet the City's Land Development Code requirements.

The developer is providing a 0.42 acre (18,200 sq. ft.) tot lot and recreation area. At the time of the final development plan application, details of active and passive recreation equipment and facilities will be submitted for the City's review. The park will be owned and maintained by the homeowners association.

Buffers are provided consistent with the Land Development. The City's Land Development Code and Tree Bank policy authorize the City Council to require the applicant to make a contribution to the City's Tree Bank to mitigate the remaining tree inches for the residential section. The Applicant has committed to pay \$10.00 per deficient tree inch (totaling \$580.00) into the Tree Bank prior to issuance of the initial Arbor/Clearing permit.

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

Total inches on-site:	1,042
Total number of specimen trees:	8
Total inches removed:	602
Total inches retained:	440
Total inches replaced:	544
Total Inches (Post Development):	984

No development activity can occur until such time that a concurrency mitigation agreement or letter has been approved by OCPS. The applicant has applied to OCPS for this agreement.

**MINUTES OF THE PLANNING COMMISSION MEETING HELD ON MARCH 10, 2015, AT 5:01 P.M.**

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

The Development Review Committee recommends approval of the Rock Springs Estates Preliminary Development Plan, subject to the findings of the staff report.

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

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.

In response to concerns expressed by Chairperson Hooks, Mr. Davoll stated that there are approved subdivisions within the City that have the tot-lot next to the utility road for the lift station, which is walled.

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

**Motion:** James Greene made a motion to recommend approval of the Rock Springs Estates Preliminary Development Plan for property owned by Rock Springs Estates, LLC and located south of West Lester Road, east of Vick Road, subject to the findings in the staff report. Robert Ryan seconded the motion. Aye votes were cast by Steve Hooks, James Greene, Melvin Birdsong, Ben Dreiling, James Greene, Robert Ryan, and Mallory Walters (6-0).

**FINAL DEVELOPMENT PLAN/PLAT – PONKAN RESERVE NORTH SUBDIVISION** – Mr. Davoll stated this is a request to recommend approval of the Final Development Plan/Plat for Ponkan Reserve North Subdivision. The owner is Clyde Marie Brown, c/o Donna L. Helton. The applicant/engineer is June Engineering Consultants, Inc., c/o Jeffrey A. Sedloff and Jimmy Dunn. The property is located at 301 Ponkan Road. The future land use is Mixed Use (max. 2 du/ac) and the zoning designation is Mixed Use CC. The existing uses are a single family residence, a manufactured home, and vacant land. The proposed use is a single family residential subdivision with 51 lots. The minimum lot size is 12,500 sq. ft.; the minimum lot width is 95 feet; and the minimum living area is 2,500 sq. ft. The tract size is 25.5 +/- acres. The existing and proposed density is 2 units per gross acre. The staff report and its findings are to be incorporated into and made a part of the minutes.

The Ponkan Reserve North Final Development Plan proposes the development of 51 single family residential lots and a 0.57 acre park. The park will serve this residential community and will be owned and maintained by the homeowners association.

The minimum typical lot width is 95 feet with a minimum lot size of 12,500 square feet. The proposed minimum living area for the subdivision is 2,500 square feet as set forth in Chapter 2 of the Land Development Code. The minimum setbacks applicable to this project are:

Setback	Min. Standard
Front	30'
Side	10'
Rear	35'
Corner	25'

**MINUTES OF THE PLANNING COMMISSION MEETING HELD ON MARCH 10, 2015, AT 5:01 P.M.**

Ingress/egress for the development will be via Ponkan Road. A Transportation Impact Study has been submitted and reviewed by the City. No substandard issues were identified by the report. A twenty-foot wide tract of land (Tract "G") has been reserved for future road right-of-way to allow for an expansion of Ponkan Road.

The two (2) retention ponds have been designed to meet the City's Land Development Code requirements.

The developer is providing a 0.57 acre (25,000 sq. ft.) active and passive recreation area. Recreation facilities and equipment will be proposed with the Final Development Plan application.

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 site construction activity regarding protection and relocation of any identified protected species.

Exterior elevations of all proposed homes must be reviewed by the Community Development Department prior to issuance of a building permit. Exterior home elevations must meet the intent of the City's Development Design Guidelines.

Section 2.20.B.29., Land Development Code, establishes that new development must meet residential garage design standards that are applicable to the mixed use zoning district. This standard requires single-family residential development with lots 75 feet or greater to provide a mixture of garage types; and that no more than 50 percent of the lots shall be of a single garage type. Garage types include front-entry, recessed by ten feet, side-entry, detached, rear-entry. At the time building elevations are provided, the home builder must demonstrate that a diversity of garage types will be provided consistent with Section 2.20.B.29.

A ten-foot landscape tract (Tract "B" and "C") with a six-foot high brick wall is provided along Ponkan Road with a subdivision sign at the entrance. The brick wall will extend across all of Tract "B" and Tract "C" except for the area of Tract "B" fronting the Tract "A" stormwater pond. The applicant requests that the portion of the buffer tract in front of the stormwater pond occur as a wrought-iron style fence with a brick posts. Buffers are provided consistent with the Land Development Code.

Abutting the eastern boundary of Ponkan Reserve North is a field office and operations center for Duke Energy's local service facility. A buffer wall is not located along the western boundary of the Duke Energy property. A screen wall is not required by the Land Development Code, and screen wall is not proposed by within the Preliminary Development Plan. Future homeowners will have the option to install a fence along their rear lot lines.

*Tree Program:* The following is a summary of the tree replacement program:

Total inches on-site:	8,665
Total number of specimen trees:	19
Total inches removed:	4,590
Total inches retained:	4,043
Total specimen inches retained:	752
Total inches required:	3,885
Total inches replaced:	1,005
Total inches post development:	5,058

Based on the number of tree inches preserved and additional tree inches replaced, a tree mitigation fee is not required for this project.

**MINUTES OF THE PLANNING COMMISSION MEETING HELD ON MARCH 10, 2015, AT 5:01 P.M.**

All preserved trees shall be protected during lot construction and grading. Appropriate tree barricades shall be installed around each tree or group of trees along the tree drip line. A detail of the tree protection barrier shall be included within the Final Development Plan.

The applicant requested a waiver of the requirement for a six-foot brick wall within Tract "B" landscape buffer in front of the Tract "A" stormwater pond. In lieu of a solid brick wall in front of the stormwater pond, a wrought-iron style, brick post fence will be provided. The remaining areas of Tract "B" will contain a solid brick wall.

No development activity can occur until such time that a concurrency mitigation agreement has been approved by OCPS. A school mitigation agreement has been accepted by OCPS and is currently in the process of being executed and recorded.

The Development Review Committee recommends approval of the Ponkan Reserve North – Final Development Plan/Plat, and a Waiver to allow a wrought-iron style/brick post fence in lieu of a solid brick wall in front of Tract "A" stormwater pond, subject to the findings of this staff report.

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

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

In response to a question by Chairperson Hooks, Mr. Davoll stated that staff is okay with the waiver request to install the wrought-iron style/brick post fence in lieu of a solid brick wall in front of Tract "A" stormwater pond.

In response to a question by Ms. Toler, Mr. Davoll acknowledged that all 51 lots will be accessing Ponkan Road from the one entrance.

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

**Motion:** **Mallory Walters made a motion to recommend approval of the Ponkan Reserve North Final Development Plan/Plat and the waiver request to allow a wrought-iron, brick post fence in front of the stormwater pond on Tract "A" in lieu of a solid brick wall; for property owned by Clyde Marie Brown, c/o Donna L. Helton and located at 301 Ponkan Road, subject to the findings in the staff report. James Greene seconded the motion. Aye votes were cast by Steve Hooks, James Greene, Melvin Birdsong, Ben Dreiling, James Greene, Robert Ryan, and Mallory Walters (6-0).**

**OLD BUSINESS:**

**Planning Commission**

**AVIAN POINTE – APOPKA CLEAR LAKE INVESTMENTS, INC.** – Mr. Moon advised the Planning Commission that the large scale future land use amendment would not be brought back to the Planning Commission as requested at their meeting on July 14, 2014. The developer was unable to come to an agreement with Coca Cola, property located to the northwest of the subject property, for access to lengthen Peterson Road to North Orange Avenue. They were able to come to an agreement with the

**MINUTES OF THE PLANNING COMMISSION MEETING HELD ON MARCH 10, 2015, AT 5:01 P.M.**

owner of the property to the northwest but that agreement is still being processed. Due to the State required 180-day deadline approaching for the adoption of the Future Land Use Ordinance No. 2372, staff is taking the ordinance to the March 18, 2015, City Council meeting for adoption. If the ordinance is not adopted before the end of the 180 day deadline, the property owner will be required to start the large scale future land use amendment process again. There will be a deed restriction that will limit the density to five (5) units per acre until the Peterson Road extension to North Orange Avenue is completed.

In response to questions by Chairperson Hooks, Mr. Moon stated that once the road is extended the proposed development is for mixed uses including a mix of single-family homes, apartments, townhomes. The applicant desires to reserve a small area of the master site plan for flexible use zone that can accommodate one or more of the following uses: school or day care, boutique hotel, or a senior residential housing such as an assisted living facility or age-restricted housing. The change of zoning and development plans will be presented to the Planning Commission.

**Public - None.**

**NEW BUSINESS:**

**Planning Commission: None.**

**Public - None.**

**ADJOURNMENT:** The meeting was adjourned at 5:27 p.m.

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Steve Hooks, Chairperson

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R. Jay Davoll, P.E.  
Community Development Director

**Backup material for agenda item:**

1. MORATORIUM – To recommend approval of the establishment of a moratorium on the issuance of building permit and/or the receipt of preliminary or final development plan submittals for restaurants or food service operations with drive through lanes or drive-in service, such moratorium to extend until January 7, 2016.



**CITY OF APOPKA  
PLANNING COMMISSION**

     CONSENT AGENDA  
  X   PUBLIC HEARING  
     SPECIAL HEARING  
     OTHER:

MEETING OF: April 14, 2015  
FROM: Community Development  
EXHIBITS: Ordinance No. 2416

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**SUBJECT:**           **ORDINANCE NO. 2416 – TO ESTABLISH A MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS AND/OR THE RECEIPT OF PRELIMINARY OR FINAL DEVELOPMENT PLAN SUBMITTALS FOR RESTAURANT OR FOOD SERVICE OPERATIONS WITH DRIVE THROUGH LANE OR DRIVE-IN SERVICE, SUCH MORATORIUM TO EXTEND UNTIL JANUARY 7, 2016.**

**Request:**           **RECOMMEND APPROVAL OF ORDINANCE NO. 2416 - TO ESTABLISH A MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS AND/OR THE RECEIPT OF PRELIMINARY OR FINAL DEVELOPMENT PLAN SUBMITTALS FOR RESTAURANT OR FOOD SERVICE OPERATIONS WITH DRIVE THROUGH LANE OR DRIVE-IN SERVICE, SUCH MORATORIUM TO EXTEND UNTIL JANUARY 7, 2016.**

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**SUMMARY:**

The City of Apopka will soon embark upon a Community-Wide Visioning Process to identify current and long-term preferences for the development and character of neighborhoods and the Apopka community as a whole. Recent trends in the fast-food service industry utilize dual and stacked service lanes for which current development standards and design guidelines did not anticipate additional needs for land area, their associated on-site land use impacts, or potential nuisances to abutting properties. Inadequate site design of fast-food services restaurants and associated drive-through lanes has led to business practices placing employees, some of whom are teenagers, outdoors standing within service lanes or drive aisles to take customer orders, creating potential public health and safety concerns for the employee. In the course of recent evaluation of development plan applications for fast food restaurants with drive through lanes, staff has identified land use impacts incompatible to the size of the business and their potential impacts adjoining and surrounding land uses. Staff has determined that restaurant and/or food service operations devoted to providing food and beverage products to customers in drive through lanes have the potential to negatively impact adjoining land uses due to certain common operational characteristics. The Community-wide Visioning Process may find that residents of some neighborhoods find fast food restaurants with drive a through service incompatible with the residential character of the surrounding area, including traffic impacts and noise levels that may degrade the desired environ of such residential areas.

Per Section 1.08.13, Definitions, of the Land Development Code (LDC), a fast food restaurant means: an establishment whose principal business is the sale of food or beverage in a ready-to-consume state for consumption within the building, within a motor vehicle parked on the premises or off the premises as carry out orders. The principal method of operation includes, but is not limited to, the following characteristics: food or beverages are usually served in paper, plastic or other disposable container; there is generally not waiter or waitress service; food and beverages are served at a counter or window to be consumed elsewhere; drive-through service is often available.

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**FUNDING SOURCE:** N/A

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**DISTRIBUTION:**

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

The proposed ordinance is applicable to the entire jurisdictional area of the City. Fast-food restaurants are currently a prohibited use within the Downtown Development District (Sec. 3.03.E.1., LDC,) and restaurants are prohibited in the Neighborhood Commercial (CN) zoning district (Sec. 2.02.11.C, LDC.). Elsewhere, drive-in (drive-through) restaurants within C-1, C-2, and C-3 must be at least 200 feet from residential areas, as measured from the property line.

The proposed ordinance is currently under review by the city attorney's office. Any significant changes will be forwarded to the City Council prior to the hearing date. If changes are considered minor, they will be presented at the hearing.

**PUBLIC HEARING SCHEDULE:**

Planning Commission – April 14, 2014 (5:01 pm)  
City Council – April 15, 2015 – 1st Reading (7:00 pm)  
City Council – May 6, 2015 – 2nd Reading (1:30 pm)

**DULY ADVERTISED:**

March 27, 2015 – Public Hearing Notice  
April 24, 2015 – Ordinance Heading

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**RECOMMENDED ACTION:**

Recommend approval to establish a Time-Limited Moratorium on the issuance of building permits and/or the receipt of preliminary or final development plan submittals for restaurant or food service operations with drive through lane or drive-in service, such moratorium to extend until January 7, 2016.

**ORDINANCE NO. 2416**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, ESTABLISHING A MORATORIUM UNTIL JANUARY 7, 2016 ON ACCEPTANCE, REVIEW, PROCESSING, OR APPROVAL OF APPLICATIONS FOR DEVELOPMENT, BUILDING PERMITS, SITE PLANS, DEVELOPMENT ORDERS, AND LAND USE ACTIVITIES WHICH WOULD ALLOW OR PERMIT CONSTRUCTION OF DRIVE-THROUGH OR DRIVE-IN RESTAURANT FACILITIES WITHIN THE CITY OF APOPKA DURING THE COURSE OF COMPLETION OF A STUDY AND POTENTIAL ADOPTION OF AMENDMENTS TO THE LAND DEVELOPMENT CODE AND DEVELOPMENT DESIGN GUIDELINES; PROVIDING EXEMPTIONS; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR POSSIBLE EXTENSION OF THIS ORDINANCE; PROVIDING FOR ADMINISTRATIVE/QUASI-JUDICIAL VESTED RIGHTS REVIEW PROCEDURES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Apopka intends to conduct a Community-Wide Visioning Process to identify the current and future character of neighborhoods and the development of Apopka as a whole; and

**WHEREAS**, recent trends in the fast-food service industry utilize dual and stacked service lanes for which current development standards and design guidelines fail to adequately contemplate land area needs, associated on-site land use impacts or potential nuisances to abutting properties;

**WHEREAS**, inadequate site design of fast-food service restaurants with drive-through lanes or drive-in stations has led to business practices which require employees, some of whom are teenagers, to stand outdoors in service lanes or drive aisles to take customer orders, creating potential public health and safety concerns for the employees;

**WHEREAS**, in the course of recent evaluations of development plan applications for fast food restaurants with drive-through lanes and drive-in stations, staff identified land use impacts disproportionate to the size of the business and which also impacted adjoining and surrounding land uses; and

**WHEREAS**, the City Council of the City of Apopka believes that it is reasonable and appropriate to periodically review land use regulations to determine whether they provide appropriate performance standards and/or safeguards to ensure that businesses located within the City are constructed and operated in a manner which does not adversely impact adjoining land uses; and

**WHEREAS**, the preliminary review by staff determined that drive-through and drive-in restaurant facilities may adversely impact adjoining land uses due to certain common operational characteristics which include:

1. The entry and exit points to accommodate the drive-through service lanes frequently result in curb cut access ways that create traffic hazards for vehicles moving along public roadways.
2. Vehicles utilizing the drive through service lanes frequently stack during peak operating hours to a point where they may create traffic disruptions or blockages on adjacent public thoroughfares.
3. Drivers leaving food service windows are frequently distracted while checking orders or distributing food products and do not display the degree of caution necessary for vehicular operations when entering adjoining public roadways or passing through congested parking areas.
4. The combination of drivers attempting to order and receive food service and delivery lanes in parking areas over which pedestrians are going and coming to access the food service facilities creates an enhanced risk of a pedestrian/vehicular accident.
5. When large orders are received in drive-through lanes customers may be asked to move into vehicle holding areas which create the potential for congestion in parking and vehicle maneuvering areas creating additional accident risks and difficulty exiting adjacent public thoroughfares to access the establishment's parking and service roadways.
6. The signage necessary to direct and control traffic utilizing drive-through service lanes can create visual clutter and can generate confusion for motorists thereby increasing the risks of vehicular accidents.
7. The packaging material used in the distribution of food service products from drive-through and drive-in restaurant facilities correlates with increased trash along public rights-of-way and thoroughfares lying in close proximity to these establishments.

**WHEREAS**, the City of Apopka through the Citywide Visioning Process may determine that drive-through and drive-in restaurant facilities are incompatible with the residential character of the surrounding area, creating detrimental traffic impacts and elevated noise levels which cause the degradation of those areas;

**WHEREAS**, the Apopka City Council believes that it is reasonable and appropriate to ask staff to do a comprehensive study on the operational impacts of these types of food service establishments in order to determine what type of development and performance standards should be adopted by the municipality to ensure the safe, efficient and effective business operation of these types of facilities, and

**WHEREAS**, such study should also determine the appropriate locations and spatial separation for businesses of this type to ensure that they do not unreasonably impact adjoining business operations or nearby residential areas that might share common frontage on public thoroughfares; and

**WHEREAS**, the Apopka City Council believes that the moratorium period is necessary and appropriate to allow staff sufficient time to complete a study and to prepare appropriate regulations, if necessary, which reflect the results of the study; and

**WHEREAS**, the City Council believes it is reasonable and appropriate to establish exemptions and vesting rights procedures for property owners who believe they may be unreasonably impacted by this moratorium and will be subject to a hardship that is not appropriate based upon the character of the activity they propose to undertake; and

**WHEREAS**, the City Council has authority to adopt this Ordinance by virtue of the City's home rule authority under Section 166.021(4), *Florida Statutes* and its general police power; by virtue of Section 163.3202, *Florida Statutes*, which encourage the use of innovative zoning techniques; and based on the inherent authority conferred by comprehensive planning laws.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, THAT:**

**SECTION 1: LEGISLATIVE FINDINGS.**

The recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Apopka.

**SECTION II. COMMISSION TO STUDY.**

The City Council of the City of Apopka hereby directs the City Administrator to institute a study on the operational characteristics and impacts of restaurants or food service operations that provide food service delivery in drive-through lanes or drive-in stations. The purpose of the study is to develop a full understanding of the characteristics and impacts of these facilities on adjoining thoroughfares and adjoining land uses. The study shall be undertaken as soon as practical and shall be completed before January 7, 2016 with recommendations for amendments to the City's Land Development Code and Development Design Guidelines.

**SECTION III. TEMPORARY MORATORIUM.**

(a) A temporary moratorium is hereby established on all non-exempt activity and actions relating to the acceptance, review, processing, and/or approval of, applications for development, building permits, site plans, development orders or any other land use activity which would allow or permit the construction or development of drive-through or drive-in restaurant facilities.

(b) This moratorium shall be effective until January 7, 2016 following the adoption of this Ordinance but may be extended if the City Council should subsequently adopt a new or amended Ordinance providing an extended time frame under which to complete the study on the characteristics and operational impacts of these drive-through and drive-in facilities.

(c) For the purposes of this Ordinance, a drive-through or drive-in restaurant facility is any commercial establishment which provides its patrons the ability to purchase food or beverages while remaining in a motor vehicle during the time which he or she is accommodated. This Ordinance does not apply to drive-up restaurants that provide curbside-to-go pick up service for parked customers who submit food or drink orders offsite from a telephone, email, or similar telecommunication device.

**SECTION IV. EXEMPTIONS.**

Exemptions from this Ordinance are the following:

(a) General maintenance, repairs and/or health and safety improvements on lawfully existing structures or accessory structures, so long as any such altered structures shall remain within the footprint of the original structure. Maintenance and/or repairs proposed for health and safety purposes shall be certified by a professional engineer registered in the State of Florida as repairs which are necessary to correct structural deficiencies which pose a health and safety hazard and shall be approved by the City Building Official.

(b) Interior remodeling or decorating of lawfully existing structures or accessory structures.

(c) Exterior repainting of lawfully existing structures and accessory structures.

(d) Applications to replace lawfully existing structures which pose a life, health, and safety hazard, so long as the structure, once replaced, complies with all provisions of the Code of Ordinances of the City of Apopka. Replacement shall be approved and certified by a professional engineer registered in the State of Florida as being necessary to correct structural deficiencies which pose a life, health and safety hazard and shall be approved by the City Building Official.

(e) Any vested improvement as provided under this Ordinance.

**SECTION V: ADMINISTRATIVE/QUASI-JUDICIAL REVIEW PROCEDURES.**

Owners of real property within the City of Apopka or the authorized agent of such owner may request a determination of vested rights by following the procedures set for in Article VI, Sections 4.06.00-4.06.04 of the Apopka Code of Ordinances.

**SECTION VI: EFFECTIVE DATE; REPEAL OR EXPIRATION.**

This Ordinance shall become effective immediately upon approval of the City Council and shall stand repealed as of 11:59 p.m. on January 7, 2016, unless repealed sooner or extended by the City Council consistent with the terms of this Ordinance, or upon adoption of amendments to the City's Land Development Code and Development Design Guidelines before the end of the moratorium period, all of which shall be drafted to protect the health, safety, and welfare of the residents of the City of Apopka and be compatible with the City's present efforts to protect and improve the character and quality of life within the City for both present and future residents.

**SECTION VII: SCOPE OF COVERAGE.**

Unless otherwise stated, this Ordinance shall cover all lands within the jurisdictional boundaries of the City of Apopka, including any lands annexed after the effective date of this Ordinance.

**SECTION VIII: SEVERABILITY.**

If any section or portion of a section or subsection of this Ordinance proves to be 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 a section or subsection or part of this ordinance.

**SECTION IX: CONFLICTS.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.**

FIRST READING: April 15, 2015

SECOND READING  
AND ADOPTION: May 6, 2015

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Joseph E. Kilsheimer, Mayor

ATTEST:

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Linda Goff, City Clerk

APPROVED AS TO FORM:

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Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: March 27, 2015  
April 24, 2015

**Backup material for agenda item:**

1. FINAL DEVELOPMENT PLAN - Adventist Health System/Sunbelt, Inc. DBA Florida Hospital Apopka, c/o Raymond Moe, for property located south of Harmon Road, west of Ocoee Apopka Road, and east of S.R. 429. (Parcel ID #: 20-21-28-0000-00-007)



**CITY OF APOPKA  
PLANNING COMMISSION**

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<u>X</u> PUBLIC HEARING	DATE: April 14, 2015
ANNEXATION	FROM: Community Development
PLAT APPROVAL	EXHIBITS: Vicinity Map
OTHER:	Final Development Plan
	Landscape Plan
	Master Sign Plan
	Building Elevations

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**SUBJECT: ADVENTIST HEALTH SYSTEM/SUNBELT, INC. DBA FLORIDA HOSPITAL APOPKA FINAL DEVELOPMENT PLAN, PHASE 1**

**PARCEL ID NUMBER: 20-21-28-0000-00-007**

**Request: RECOMMEND APPROVAL OF THE ADVENTIST HEALTH SYSTEM/SUNBELT, INC. DBA FLORIDA HOSPITAL APOPKA FINAL DEVELOPMENT PLAN, PHASE 1**

**SUMMARY**

OWNER: Adventist Health System/Sunbelt, Inc., DBA Florida Hospital Apopka

APPLICANT: Florida Hospital Apopka, c/o Raymond Moe

ENGINEER: Donald W. McIntosh Associates, Inc., c/o John T. Townsend, P.E.

LOCATION: South of Harmon Road, west of Ocoee Apopka Road, and east of S.R. 429

EXISTING USE: Vacant Land

FUTURE LAND USE: Mixed Use

ZONING: "County" A-1 (ZIP)

PROPOSED ZONING: "City" Planned Unit Development (PUD/Mixed EC)

PROPOSED DEVELOPMENT: Hospital with ancillary uses and Medical Offices (including a medical helipad) Up to 120 bed, seven-story hospital and medical office building (up to 80,000 sq. ft.); seven story high building

TRACT SIZE: 33.7 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: As allowed by the PUD Master Plan

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**DISTRIBUTION**

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

**RELATIONSHIP TO ADJACENT PROPERTIES:**

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County) North (City)	“County” Rural (1 du/10 ac/Agricultural)	A-1 (ZIP)	Vacant/S.R. 429
East (City)	Mixed Use	Mixed EC	Emerson Park Mixed Use PUD; parcels owned by Florida Hospital
South (County) South (City)	“County” Rural (1 du/10 ac/Agricultural) “City” Mixed Use	A-1 (ZIP) Mixed EC	Vacant/S.R. 429; parcels owned by Florida Hospital
West (City)	Mixed Use	Mixed EC	Vacant/S.R. 429

**ADDITIONAL COMMENTS:** The subject property was annexed into the City of Apopka on December 19, 2007, through the adoption of Ordinance No. 2013. Development of the hospital site must occur consistent with the PUD Master Plan and its adopted PUD development standards. The Florida Hospital Final Development Plan is consistent with the PUD Master Plan.

Transportation infrastructure improvements shall occur consistent with the Transportation Infrastructure Agreement. As this Agreement has not yet been signed by the City, and as the optional transportation improvements have not yet been identified, staff is recommending that a building permit not be issued until these matters are resolved. Modification of the Final Development Plan to address any improvements within the Transportation Infrastructure Agreement shall only require review by the Development Review Committee unless any such plan changes are determined by the Community Development Director to be substantial modifications warranting Planning Commission and/or City Council review.

**COMPREHENSIVE PLAN COMPLIANCE:** The proposed Final Development Plan is consistent the Florida Hospital Replacement Campus Master Plan, Land Development Code, Comprehensive Plan and Development Design Guidelines.

**STORMWATER:** Stormwater run-off and drainage will be accommodated by on-site stormwater management system that complies with the City’s stormwater drainage standards.

**BUFFER/TREE PROGRAM:** Buffers are provided consistent with the PUD Master Plan Sheets. Landscape buffers along Ocoee Apopka Road, Harmon Road, and SR. 429 are 13, 11, and 15 feet in width, respectively.

Based on the number of new trees planted to replace those removed, an mitigation fee will not apply to this project. The table appearing below denotes the tree inches removed and replaced.

*Tree Program:* The following is a summary of the tree replacement program:

Total tree inches on-site(*):	11,154
Total number of specimen trees (24” or greater):	9
Total number of specimen trees (24” or greater) retained:	1
Total number of specimen trees (24” or greater) removed:	8
Total tree inches removed:	10,018
Total tree inches retained:	1,136
Total tree inches replaced:	6,170
Maximum tree stock formula and calculations:	
$1,468,538.2 - 6,000 = 1,462,538.2/1,000 = 1,462,54 \times 3.5 = 5,118.89 + 21 = 5,139.89$	
Total inches post development:	7,306
Site clearing area in square feet:	1,462,538.2

(\*). Pine and Camphor trees are not included.

**PARKING AND ACCESS:** A total of 884 parking spaces are provided, of which 795 are standards spaces, 57 handicapped spaces, 2 electric car recharge stations, and 10 motorcycle spaces. The main entrance to the site is from Ocoee Apopka Road with a second access from Harmon Road. A delivery-only entrance is also provided along Harmon Road. A future LYNX bus transit shelter and pull-off lane are also planned along Ocoee Apopka Road. Helicopter approach and departure are limited to the flight path lines appearing in the Final Development Plan.

**MASTER SIGN PLAN:** The FDP includes a master sign plan. Approval of the Final Development Plan includes the master sign plan.

**EXTERIOR ELEVATIONS:** The design of the building exterior meets the intent of the City’s Development Design Guidelines and was provided with the PUD Master Plan. The three other sides of the building exterior will be in keeping with the elevation shown and will be applicable to the Small Area Overlay District, as reviewed by staff.

**PUBLIC HEARING SCHEDULE:**

April 14, 2015 – Planning Commission (5:01 pm)

May 6, 2015 - City Council (1:30 pm)

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**RECOMMENDED ACTION:**

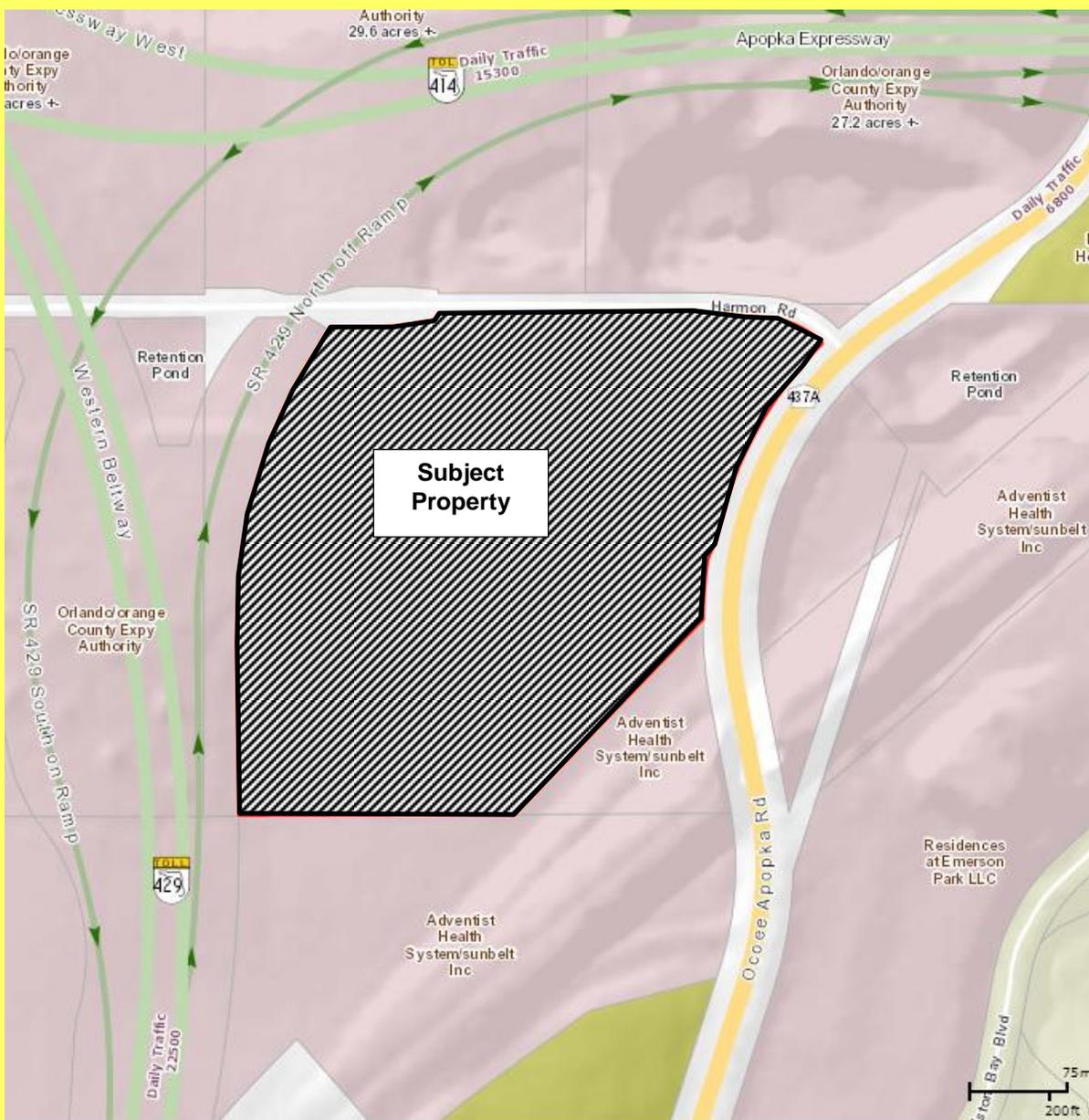
The **Development Review Committee** recommends approval of the Florida Hospital Replacement Campus Final Development Plan Phase subject to the findings of the staff report and the condition that a building permit will not be issued until the Transportation Improvement Agreement has been signed by the City.

**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.**



**Florida Hospital Apopka Replacement Campus, Phase 1  
Final Development Plan**  
**Owner: Adventist Health System/Sunbelt, Inc.,  
DBA Florida Hospital, c/o Raymond Moe**  
**Engineer: Donald W. McIntosh Associates, Inc., c/o John T. Townsend, P.E.**  
**33.7 +/- Acres**  
**Parcel ID #: 20-21-28-0000-00-007**

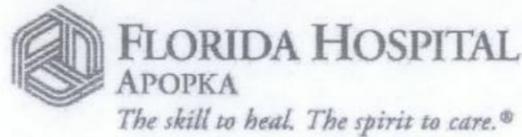
### VICINITY MAP



# FINAL DEVELOPMENT PLANS

# FLORIDA HOSPITAL APOPKA REPLACEMENT CAMPUS - PHASE 1

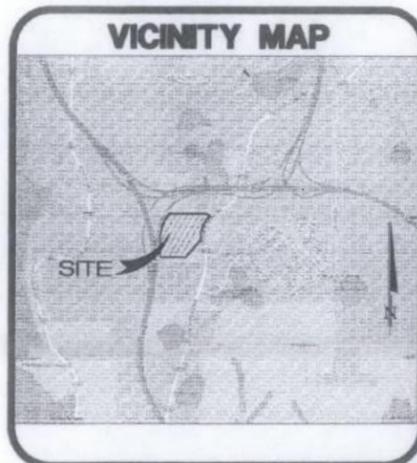
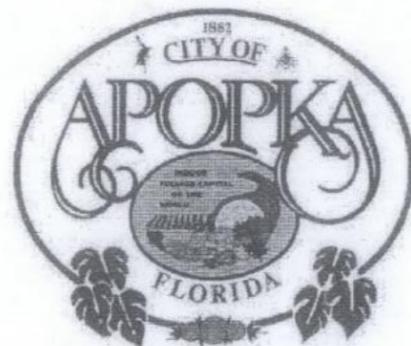
DONALD W. MCINTOSH ASSOCIATES, INC. AUTHORIZATION NO. 88  
JOHN T. TOWNSEND FLORIDA P.E. NO. 02127 DATE: 3/26/15



**CITY OF APOPKA, FLORIDA**

**PREPARED FOR**

**ADVENTIST HEALTH SYSTEM/SUNBELT, INC.  
(DBA FLORIDA HOSPITAL APOPKA)  
201 NORTH PARK AVENUE  
APOPKA, FL 32703**



SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST  
PROPERTY APPRAISER PARCEL ID # 20-21-28-0000-00-007

**LEGAL DESCRIPTION:**

That part of the South 1/2 of the Northwest 1/4 of Section 20, Township 21 South, Range 28 East, Orange County, Florida, lying Westerly of the Westerly line of the right-of-way of County Road 437A and the Westerly line of the limited access right-of-way of State Road 429, being part of Parcel 63-125, all as described in Stipulated Order of Taking recorded in Official Records Book 5460, Page 4796, Public Records of Orange County, Florida; and South of the Southerly line of Parcel 212 Part C, and East of the Easterly line of Parcel 212 Part B, as described in Amended Stipulated Order of Taking recorded in Official Records Book 8959, Page 3113, Public Records of Orange County, Florida.

Containing 33.713 Acres more or less and being subject to any rights-of-way, restrictions and easements of record.

**ENGINEER/SURVEYOR:**

DONALD W. MCINTOSH ASSOCIATES, INC.  
2200 PARK AVENUE NORTH  
WINTER PARK, FLORIDA 32789  
PH: 407.644.4068  
CONTACT PERSON: JOHN T. TOWNSEND, PE

**ARCHITECT:**

EARL SWENSSON & ASSOCIATES, INC.  
2100 WEST END AVENUE, SUITE 1200  
VANDERBILT PLAZA  
NASHVILLE, TENNESSEE 37203  
PH: 615.329.9445  
CONTACT PERSON: MATT MANNING, AIA

**OWNER/APPLICANT:**

ADVENTIST HEALTH SYSTEMS/SUNBELT, INC  
DBA FLORIDA HOSPITAL APOPKA  
201 NORTH PARK AVENUE  
APOPKA, FLORIDA 32703  
PH: 407.889.1001  
CONTACT PERSON: JENNIFER WANDERSLEBEN

**PROJECT MANAGER**

ADVENTIST HEALTH SYSTEMS/SUNBELT, INC  
DBA FLORIDA HOSPITAL  
1919 NORTH ORANGE AVENUE, SUITE D  
ORLANDO, FLORIDA 32803  
PH: 407.303.1166  
CONTACT PERSON: RAYMOND MOE, SR. PROJ MGR

**REVISION MARCH 27, 2015  
MARCH 2, 2015**



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

THE ROAD DESIGN HAS BEEN DONE IN REASONABLE CONFORMANCE WITH THE FDOT "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS".

CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE CITY OF APOPKA REGULATIONS AND SPECIFICATIONS.

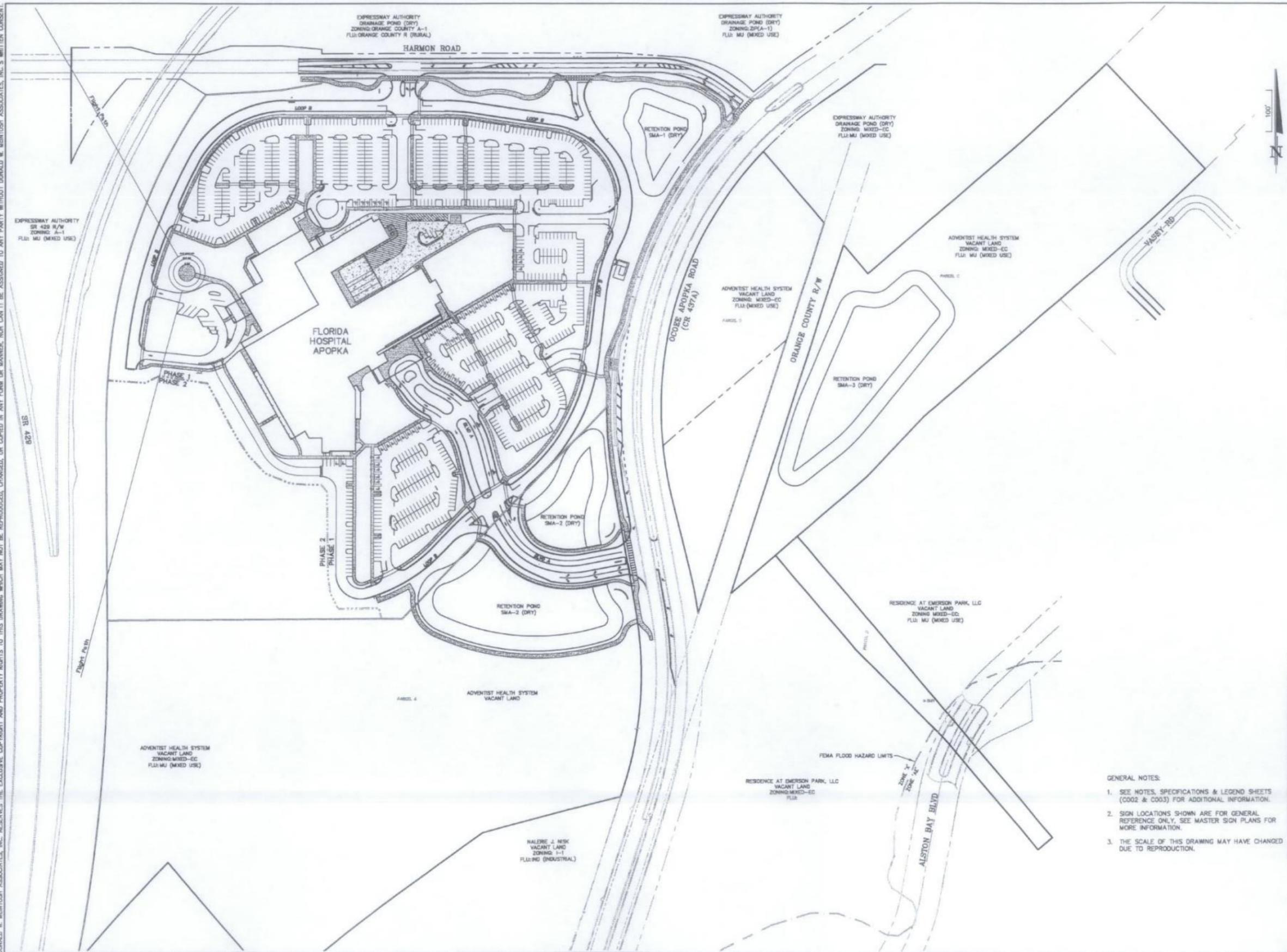
DEVELOPMENT ON THE PROPERTY IS SUBJECT TO CITY OF APOPKA ORDINANCE #2393 AND A TRANSPORTATION INFRASTRUCTURE AGREEMENT.

**SHEET INDEX**

C001	COVER SHEET
C002	SITE DATA, NOTES AND LEGEND
C003	NOTES AND SPECIFICATIONS
C021	EXISTING CONDITIONS PLAN
C031	AERIAL
C041	MASTER DEVELOPMENT PLAN
C101	EROSION CONTROL AND DEMOLITION PLAN
C102	EROSION CONTROL AND TREE PRESERVATION DETAILS
C211	HORIZONTAL GEOMETRY QUADRANT 1
C212	HORIZONTAL GEOMETRY QUADRANT 2
C213	HORIZONTAL GEOMETRY QUADRANT 3
C214	HORIZONTAL GEOMETRY QUADRANT 4
C215-C218	HORIZONTAL GEOMETRY DATA
C251	TRAFFIC SIGNAGE & PEDSTRIAN PATHWAYS - QUADRANT 1
C252	TRAFFIC SIGNAGE & PEDSTRIAN PATHWAYS - QUADRANT 2
C253	TRAFFIC SIGNAGE & PEDSTRIAN PATHWAYS - QUADRANT 3
C254	TRAFFIC SIGNAGE & PEDSTRIAN PATHWAYS - QUADRANT 4
C311	PAVING AND GRADING PLAN QUADRANT 1
C312	PAVING AND GRADING PLAN QUADRANT 2
C313	PAVING AND GRADING PLAN QUADRANT 3
C314	PAVING AND GRADING PLAN QUADRANT 4
C321	POND SECTION AND SETOUT DETAILS SMA-1
C322	POND SECTION AND SETOUT DETAILS SMA-2
C323	POND SECTION AND SETOUT DETAILS SMA-3
C325-C326	CROSS SECTIONS
C330	CONTROL STRUCTURE DETAILS
C401	PLAN & PROFILE OOCE APOPKA ROAD ENTRANCE STA 10+00 TO 19+08
C402	PLAN & PROFILE HARMON ROAD ENTRANCE STA 30+00 TO 33+10
C403	PLAN & PROFILE LOOP ROAD - STA 50+00 TO STA 56+00
C404	PLAN & PROFILE LOOP ROAD - STA 58+00 TO STA 64+00
C405	PLAN & PROFILE LOOP ROAD - STA 64+00 TO STA 72+50
C406	PLAN & PROFILE LOOP ROAD - STA 72+50 TO STA 80+00
C501	MASTER UTILITY PLAN
C502	DRAINAGE AND UTILITIES PLAN QUADRANT 1
C503	DRAINAGE AND UTILITIES PLAN QUADRANT 2
C504	DRAINAGE AND UTILITIES PLAN QUADRANT 3
C505	DRAINAGE AND UTILITIES PLAN QUADRANT 4
C506	DRAINAGE AND UTILITIES PLAN OFFSITE
C510-C512	POTABLE WATER DETAILS
C601	WASTEWATER DETAILS
C650-C651	LIFT STATION DETAILS
C701	RECLAIMED WATER DETAILS
C751-C756	DRAINAGE DETAILS
C801	OFFSITE IMPROVEMENTS HARMON ROAD
C802	OFFSITE IMPROVEMENTS HARMON ROAD & BENION ROAD INTERSECTION
C803	OFFSITE IMPROVEMENTS OOCE APOPKA ROAD
C804	OFFSITE SANITARY FORCE MAIN IMPROVEMENTS
L01.01-L13.01	HARDSCAPE PLANS
L40.00-L40.06	TREE DEMO PLANS
L41.01-L43.02	TREE PLANS
L51.01-L53.01	SHRUB & GROUND COVER PLANS
L61.01-L62.01	IRRIGATION PLANS
L71.05-L71.08	SITE FURNISHING PLANS
E1.0-E1.1	PHOTOMETRIC PLANS

FLORIDA HOSPITAL APOPKA - REPLACEMENT CAMPUS - PHASE 1 - FE - 14079 - 3/2/15 - REVISION MARCH 27, 2015

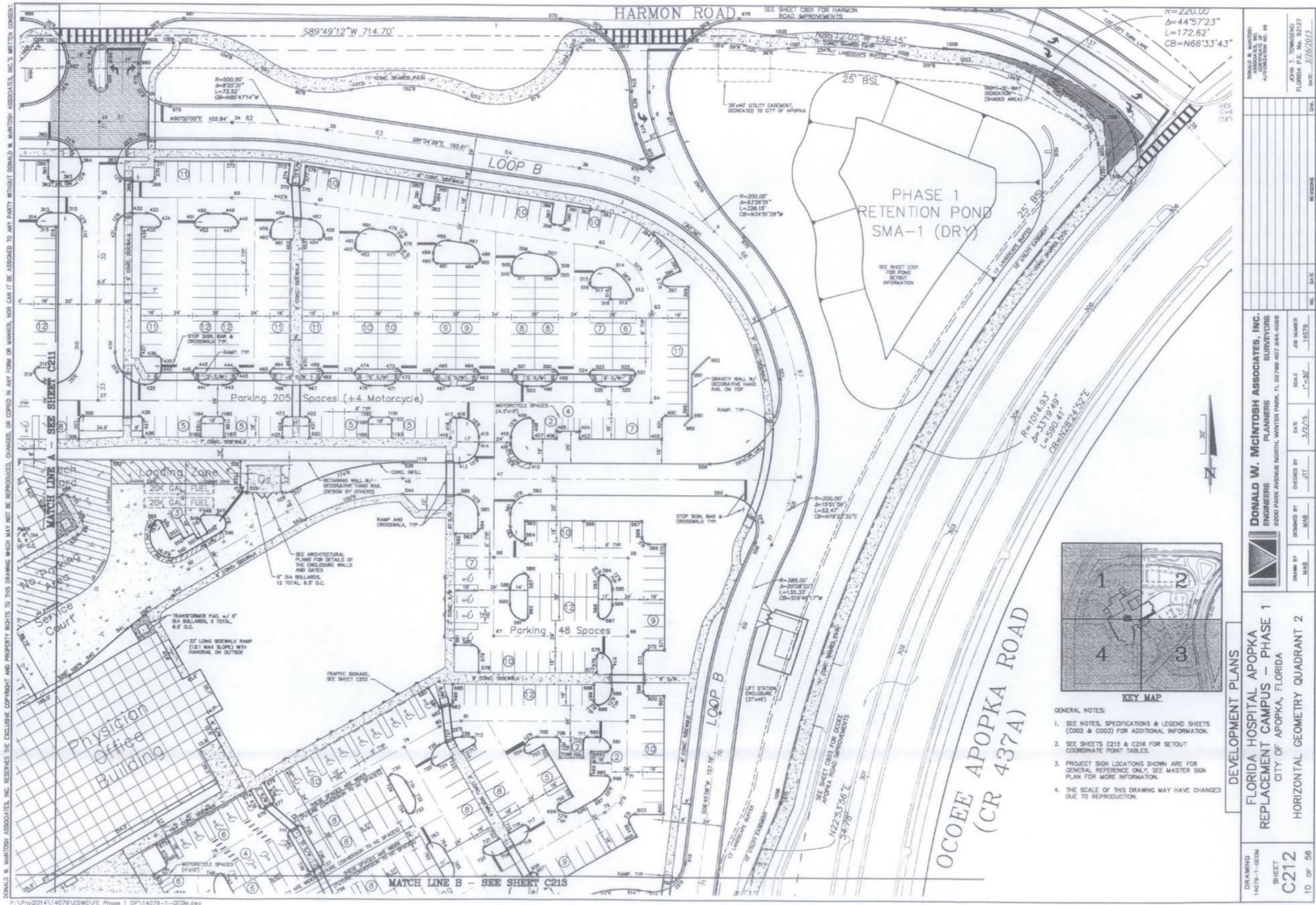
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- GENERAL NOTES:
1. SEE NOTES, SPECIFICATIONS & LEGEND SHEETS (C002 & C003) FOR ADDITIONAL INFORMATION.
  2. SIGN LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. SEE MASTER SIGN PLANS FOR MORE INFORMATION.
  3. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

<b>DEVELOPMENT PLANS</b> <b>FLORIDA HOSPITAL APOPKA</b> <b>REPLACEMENT CAMPUS - PHASE 1</b> CITY OF APOPKA, FLORIDA <b>MASTER DEVELOPMENT PLAN</b>		<b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789-4072, 844-9088	DRAWN BY: MAB DESIGNED BY: MAB CHECKED BY: JTT DATE: 3/27/15 SCALE: 1"=100' JOB NUMBER: 14079	NO. 1 DATE: 3/27/15 REVISED PER CITY COMMENTS REVISIONS:	DONALD W. MCINTOSH ASSOCIATES, INC. AUTHORIZATION NO. 88 JOHN T. THOMAS FLORIDA P.E. NO. 32127 DATE: 3/26/2015
DRAWING: 14079-1-MDP SHEET: C041 8 OF 56					





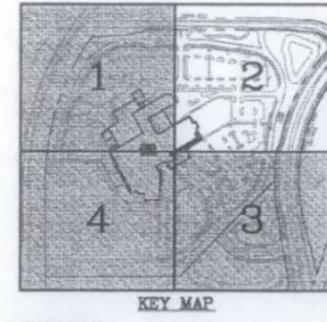
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DONALD W. MCINTOSH  
 LICENSED PROFESSIONAL ENGINEER  
 AUTHORIZATION NO. 88  
 JOHN T. TOWNSEND  
 FLORIDA P.E. No. 52127  
 DATE: 3/26/2015

NO.	DATE	REVISIONS

**DONALD W. MCINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 8200 PARK AVENUE NORTH, WINTER PARK, FL 32780 407.844.4088

DESIGNED BY: MAB  
 CHECKED BY: JTT  
 DATE: 3/2/15  
 SCALE: 1"=30'  
 JOB NUMBER: 14079



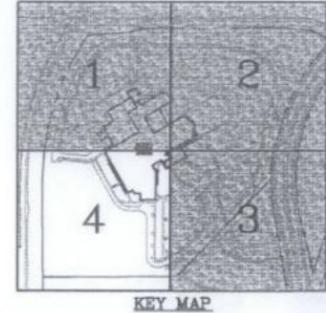
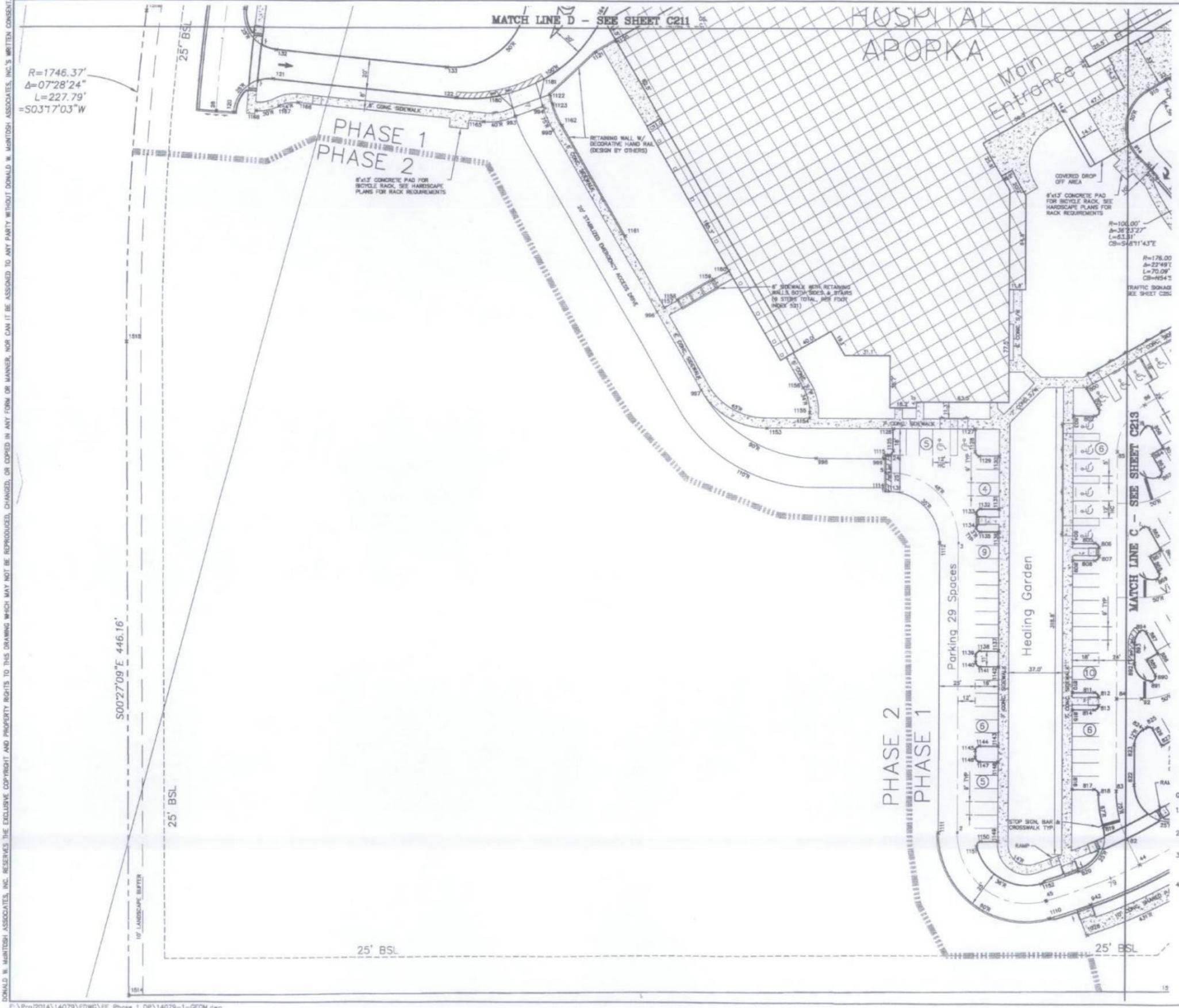
- GENERAL NOTES:**
- SEE NOTES, SPECIFICATIONS & LEGEND SHEETS (C002 & C003) FOR ADDITIONAL INFORMATION.
  - SEE SHEETS C215 & C216 FOR SETOUT COORDINATE POINT TABLES.
  - PROJECT SIGN LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY, SEE MASTER SIGN PLAN FOR MORE INFORMATION.
  - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

**DEVELOPMENT PLANS**  
 FLORIDA HOSPITAL APOPKA  
 REPLACEMENT CAMPUS - PHASE 1  
 CITY OF APOPKA, FLORIDA  
 HORIZONTAL GEOMETRY QUADRANT 2

DRAWING: 14079-1-GEOM  
 SHEET: C212  
 10 OF 56



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1. SEE NOTES, SPECIFICATIONS & LEGEND SHEETS (C002 & C003) FOR ADDITIONAL INFORMATION.
  2. SEE SHEETS C215 & C216 FOR SETOUT COORDINATE POINT TABLES.
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<b>DEVELOPMENT PLANS</b> FLORIDA HOSPITAL APOPKA REPLACEMENT CAMPUS - PHASE 1 CITY OF APOPKA, FLORIDA HORIZONTAL GEOMETRY QUADRANT 4		DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789-4077, 844-4088	DONALD W. MCINTOSH ASSOCIATES, INC. SURVEYORS FLORIDA P.E. No. 52127 DATE: 3/26/2015
DRAWING 14079-1-GEOM	SHEET <b>C214</b>	DESIGNED BY MAB	CHECKED BY JTT
DATE 3/22/15	SCALE 1"=30'	JOB NUMBER 14079	REVISIONS
NO.	DATE	REVISIONS	BY
1	3/27/15	REVISED PER CITY COMMENTS	JTT

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1/20/15 11:52 AM



DOCUMENT CHANGES

Revision	Description	Date

**PRELIMINARY  
NOT FOR CONSTRUCTION**

Issue Description	SITE PACKAGE
Original Issue Date	03.27.15
Project No.	190106.00
Drawn By	JYP
Checked By	EM
Drawing Title	

**OVERALL PLAN**

Sheet Number  
**L01.01**

**FLORIDA HOSPITAL APOPKA**  
VOL. 1 - SITE PACKAGE

1901 HARMON ROAD | APOPKA, FLORIDA 32703



101 WEST CENTRAL BLVD. SUITE 400  
ORLANDO, FLORIDA 32835  
407.850.0000  
www.edsa.com

# Master Sign Plan

## INDEX

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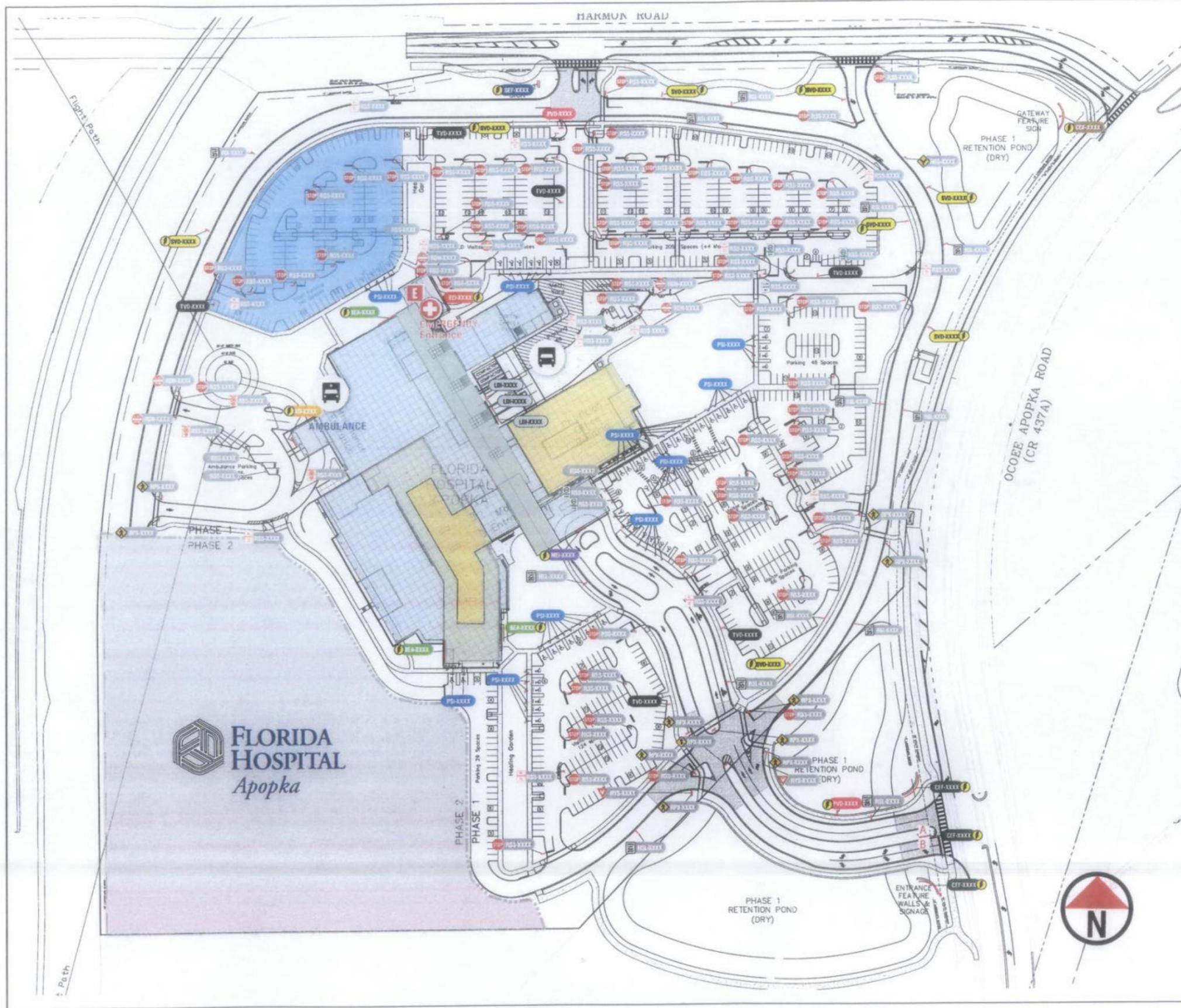
## Master Sign Plan

Exterior Location Plans and Detail Drawings

FINAL SITE DEVELOPMENT PLAN • MARCH 27, 2015



Location: Apopka Florida  
Client: Florida Hospital  
Architect: ESa  
Project Number: FMG 79237.00



- Notes:
- R55 REGULATORY STREET SIGN
  - PVD PRIMARY VEHICULAR DIRECTIONAL
  - SVD SECONDARY VEHICULAR DIRECTIONAL
  - TVD TERTIARY VEHICULAR DIRECTIONAL
  - CDF CEREMONIAL GRAPHIC FEATURE
  - SEF SECONDARY ENTRANCE FEATURE
  - CEF CEREMONIAL ENTRANCE FEATURE
  - EEI EMERGENCY ENTRY IDENTITY
  - BEA BEACON
  - AEI AMBULANCE ENTRANCE ID
  - MEI MAIN ENTRANCE IDENTIFICATION
  - PSI PARKING SIGN IDENTIFICATION
  - LDI LOADING DOCK IDENTIFICATION
  - ⚡ ELECTRICAL ILLUMINATED

Sign Type	Quantity	Total Sq. Ft.
R55	129 Est.	-
PVD	2	66.5
SVD	8	176.0
TVD	6	94.5
CDF	1	81.0
SEF	1	96.13
CEF	2	91.0
EEI	1	9.0
BEA	1 + 2 small (3 total)	117.2
AEI	1	9.0
MEI	1	11.5
PSI	60	-
LDI	3	-

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DOCUMENT CHANGES

Revision	Description	Date

Issue Description: Final Site Development Plan  
Issue Date: 03.21.15  
Project No: 13136.00  
Drawn By: CG/Quackel DH  
Drawing Title: Exterior Site Sign Locations

Sheet Number  
**G1.LOC.2.0**



FLORIDA HOSPITAL  
*Apopka*

BEA 1 Beacon Large  
Scale 3/4" = 1'-0" TOTAL 63.00 SQ FT



FLORIDA HOSPITAL  
*Apopka*

BEA 2 Beacon Small  
Scale 3/4" = 1'-0" TOTAL 27.10 SQ FT

EMERGENCY

EEL 3 Emergency Entry ID  
Scale 3/4" = 1'-0" TOTAL 9.00 SQ FT

AMBULANCE

AEI 4 Ambulance Entry ID  
Scale 3/4" = 1'-0" TOTAL 9.00 SQ FT

MAIN ENTRANCE

MEI 5 Main Entrance ID  
Scale 3/4" = 1'-0" TOTAL 11.50 SQ FT

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Scale

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DOCUMENT CHANGES

Revision	Date

Issue Description: Final Site Development Plan

Issue Date: 03.27.15

Project No: 13136.00

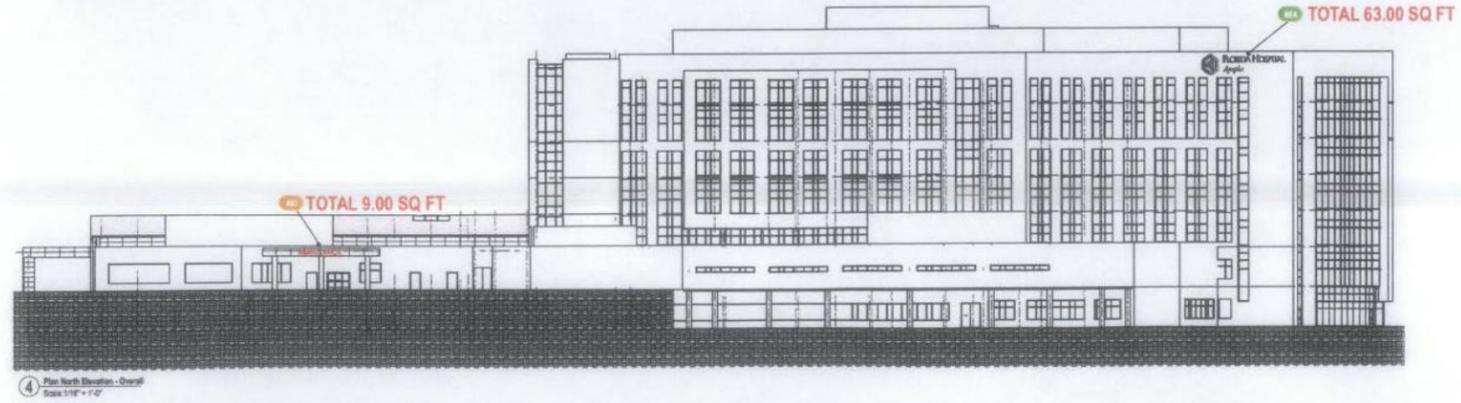
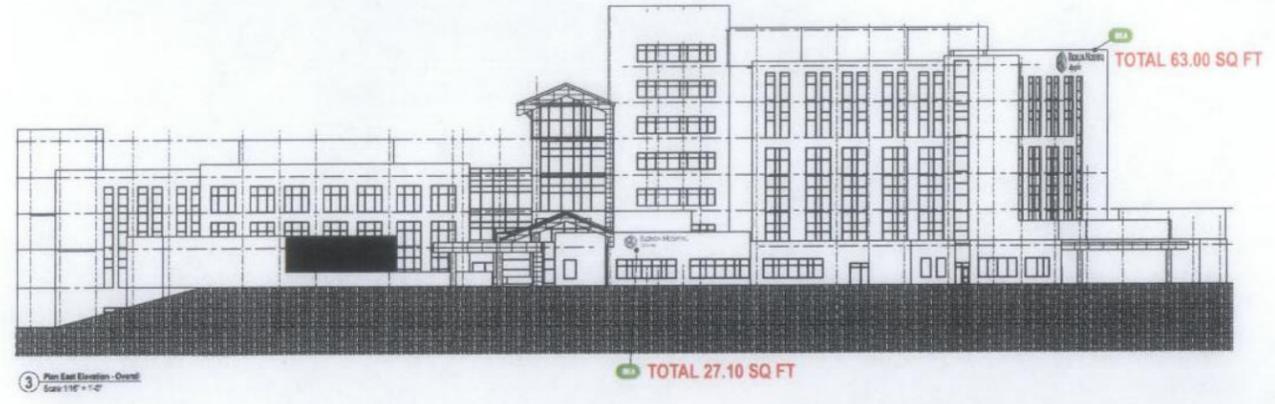
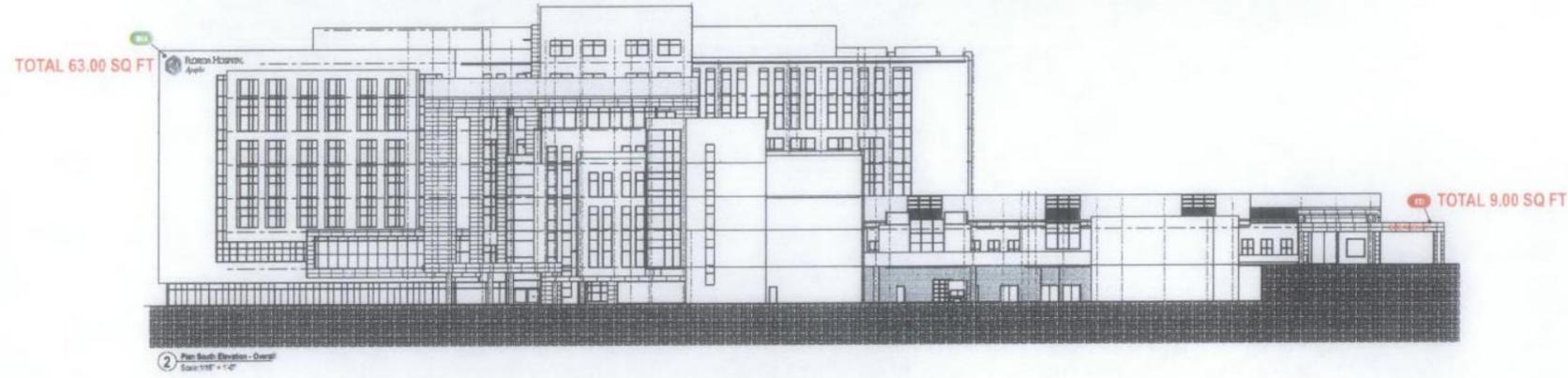
Drawn By: CG/Checklist DH

Drawing Title: BEA, BML, EEI, MEI, AEI

Exterior Building Identity Signs

Sheet Number

G1.DWG.1.0



- EEI EMERGENCY ENTRY IDENTITY
- BML BUILDING MOUNTED LOGO
- BEA BEACON
- AEI AMBULANCE ENTRANCE ID
- MEI MAIN ENTRANCE IDENTIFICATION

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DOCUMENT CHANGES

Descriptor	Date

Issue Description	Final Site Development Plan
Issue Date	03.27.15
Project No	13136.00
Drawn By	CG/Checked DH

Drawing Title  
**BEA, BML, EEI, MEI, AEI**  
Exterior Building Elevations,  
Identity Signs

Sheet Number  
**G1.DWG.1.1**

Scale:

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**FLORIDA HOSPITAL APOPKA**  
SIGN PACKAGE

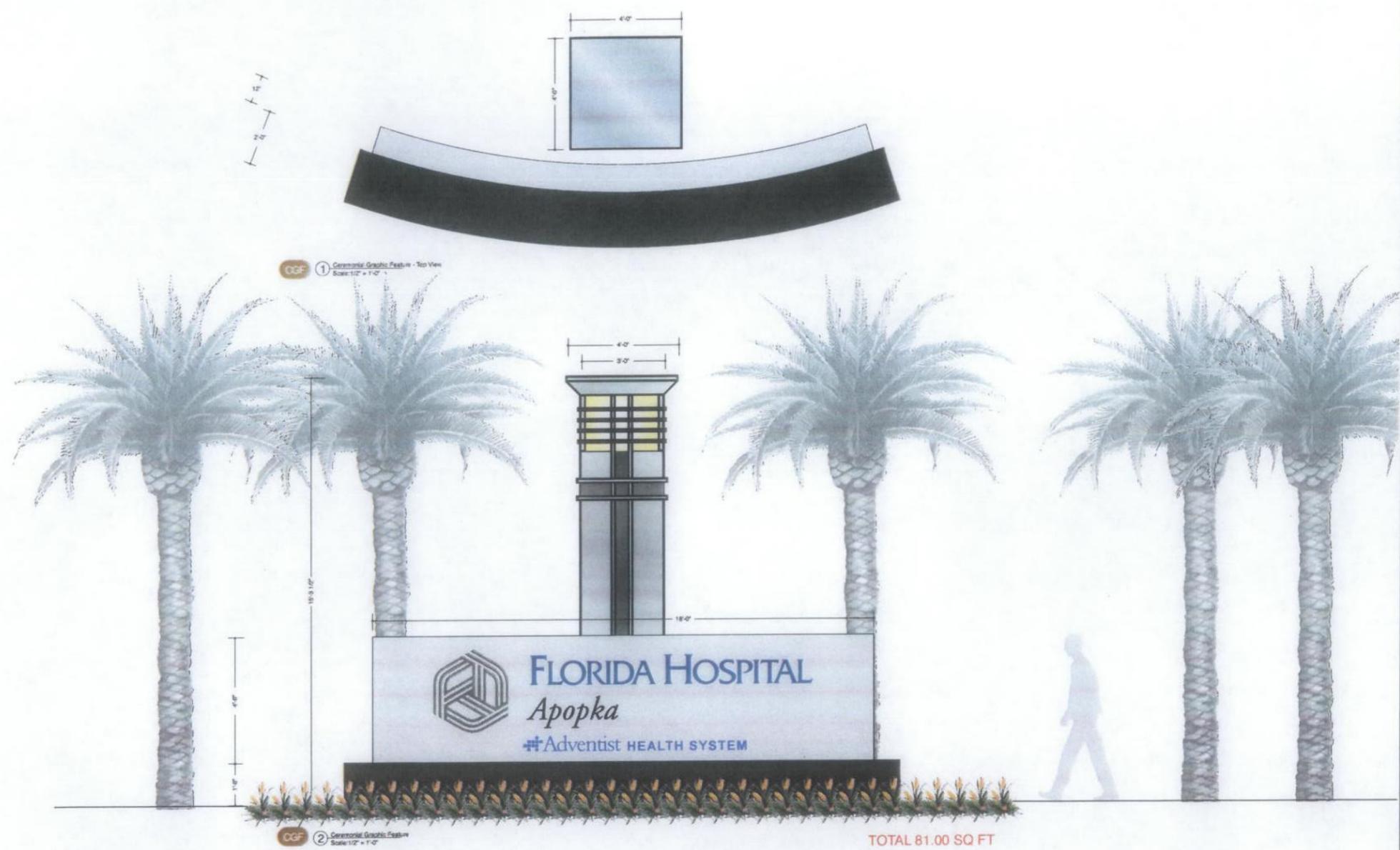
1901 HARMON ROAD | APOPKA, FLORIDA 32703

DOCUMENT CHANGES

Change No.	Description	Date

Issue Description: Final Site Development Plan  
 Issue Date: 01.27.15  
 Project No: 13136.00  
 Drawn By: C.G./Checked: DH  
 Drawing Title:  
**CGF**  
 Ceremonial Graphic Feature

Sheet Number  
**G1.DWG.2.0**



Seal

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DOCUMENT CHANGES

Description	Date

Issue Description: Final Site Development Plan

Issue Date: 05.27.19

Project No: 13136.00

Drawn By: CG/Checked: DH

Drawing Title:

CEF  
Ceremonial Entrance Feature

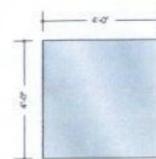
SEF  
Secondary Entrance Feature

Sheet Number

G1.DWG.3.0



CEF 1 Ceremonial Entrance Feature - Top View  
Scale: 3/8" = 1'-0"



CEF

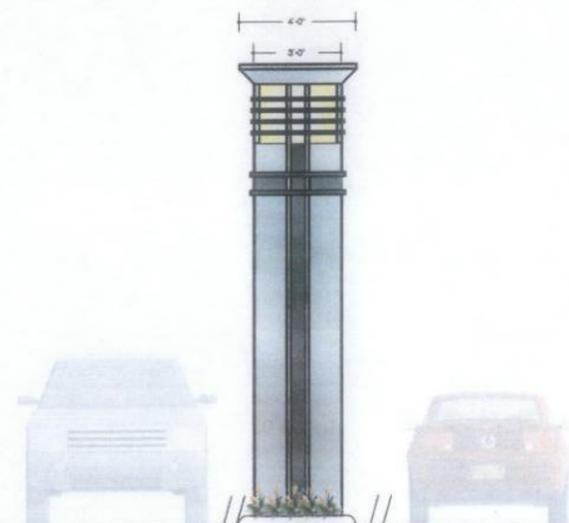


CEF 2 Ceremonial Entrance Feature - Top View  
Scale: 3/8" = 1'-0"



CEF 3 Ceremonial Entrance Feature  
Scale: 3/8" = 1'-0"

TOTAL 45.5 SQ FT

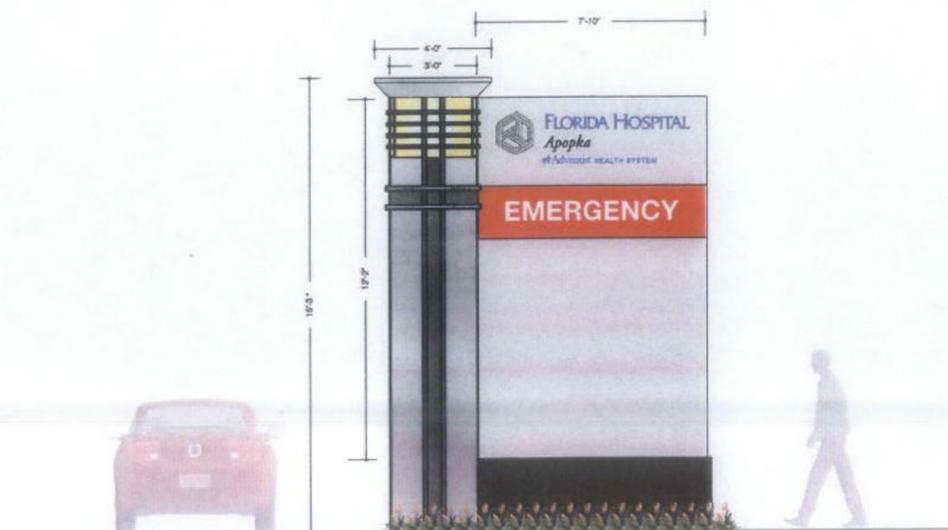


CEF



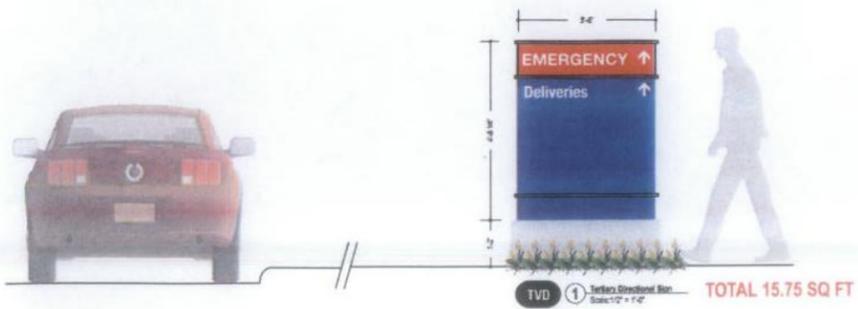
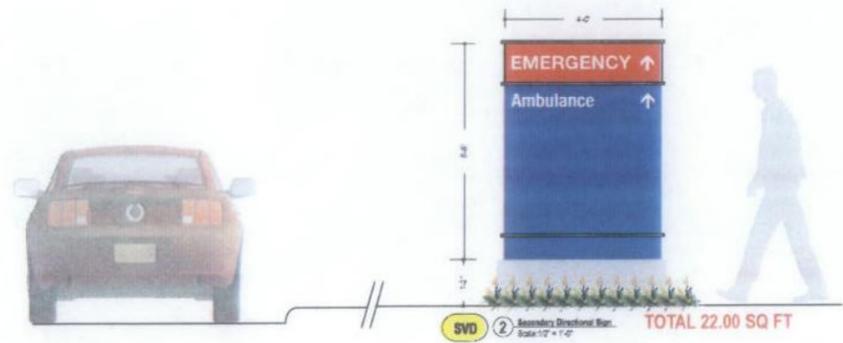
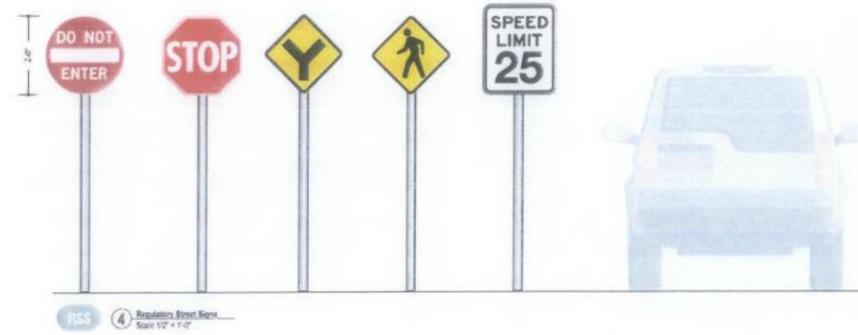
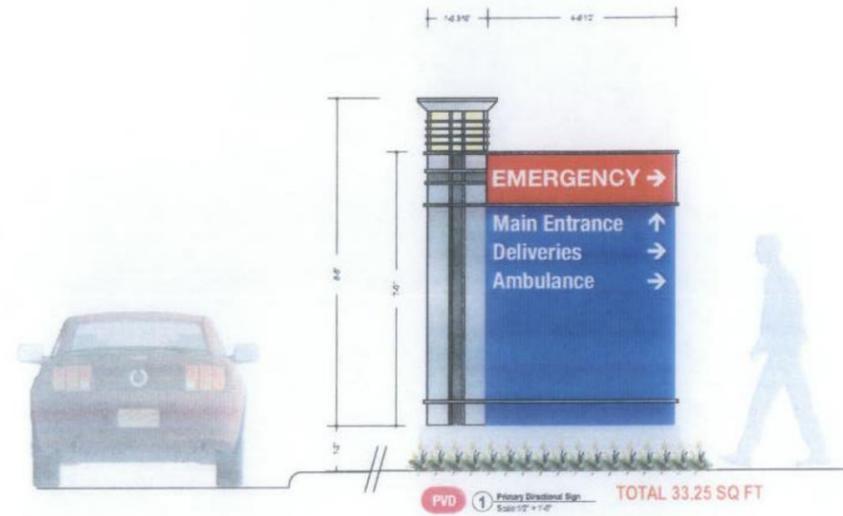
CEF 4 Ceremonial Entrance Feature  
Scale: 3/8" = 1'-0"

TOTAL 45.5 SQ FT



SEF 5 Secondary Entrance Feature  
Scale: 3/8" = 1'-0"

TOTAL 96.13 SQ FT



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DOCUMENT CHANGES

Description	Date

Issue Description: Final Site Development Plan

Issue Date: 03.27.15

Project No: 13136.00

Drawn By: CG/Checked: DH

Drawing Title:

PVD, SVD, TVD  
Directional Signs

RSS

Regulatory Street Signs

Sheet Number

**G1.DWG.4.0**

