

CITY OF AOPKA
DEVELOPMENT REVIEW COMMITTEE

DATE: May 04, 2016
TIME: 9:00 AM Development Review Committee Meeting
LOCATION: 120 E. Main Street (Community Development Conference Room)

I. Staff Comments on the following:

- A. Special Events: NONE
- B. Concept Plan: NONE
- C. Site Plans: NONE
- D. Plats: NONE
- E. Street Name Review: NONE
- F. FLUM / Rezoning:

- 1. JTD Land at Rogers Road, LLC
Parcel Nos.: 29-20-28-0000-00-004 & 29-20-28-0000-00-026
Proposed Small Scale Future Land Use Amendment:
From: "County" Low Density Residential (0-4 du/ac)
To: "City" Residential Low Suburban (0-3.5 du/ac)
Proposed Change of Zoning:
From: "County" A-1 (ZIP)
To: "City" R-1 (Residential)

- G. Special Exception: NONE

II. Other Business:

- A. Public Hearing: NONE
- B. Vacate/Variance: NONE
- C. Request for Extension: NONE
- D. Discussion:

- 2. Special Events Permit Application - Third Reading
 - 3. Tractor Supply Apopka - Renderings and Elevations
 - 4. Dairy Queen of Apopka - Re-Imaging of Dairy Queen Exterior

- E. Peddlers Permit: NONE
- F. Plan Final Review and Sign-off: **Projects at "Zoning Counter"**

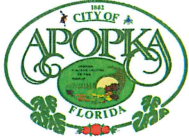
Please direct any comments or questions concerning the items scheduled for this meeting to the Community Development Department at (407) 703-1712.



David B. Moon, AICP,
Planning Manager

Backup material for agenda item:

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CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ ANNEXATION
☐ PLAT APPROVAL
☐ OTHER:

DATE: May 10, 2016
FROM: Community Development
EXHIBITS: Land Use Report
Vicinity Map
Adjacent Zoning Map
Adjacent Uses Map
Existing Uses

SUBJECT: JTD LAND AT ROGERS ROAD LLC – CHANGE OF ZONING

PARCEL ID NUMBER: 29-20-28-0000-00-004 & 29-20-28-0000-00-026

Request: CHANGE OF ZONING
FROM: “COUNTY” A-1 (ZIP)
TO: “CITY” R-1 (RESIDENTIAL)

SUMMARY

OWNER/APPLICANT: JTD Land at Rogers Road LLC

LOCATION: North of Lester Road, east of Rogers Road

EXISTING USE: Vacant

PROPOSED FLUM DESIGNATION: Residential Low Suburban (0-3.5 du/ac) (NOTE: This change of zoning application is being processed in conjunction with a large scale FLUM amendment requesting Residential Low Suburban (0-3.5 du/ac).

CURRENT ZONING: “County” A-1 (ZIP)

PROPOSED DEVELOPMENT: Single-family residential development

TRACT SIZE: 30.5 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 122
PROPOSED: 106

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. Applicant is requesting the City to assign a zoning classification of R-1 (Residential) to the property.

The subject parcels were annexed into the City of Apopka on December 2, 2015, through Ordinances 2459. The proposed change of zoning is being requested by the owner/applicant.

A request to assign a change of zoning to R-1 (Residential) is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The property owner is requesting the R-1 (Residential) zoning classification to accommodate the use of the property for a single-family residential development. This change of zoning application is being processed in conjunction with a large scale future land use amendment for Residential Low Suburban (0-3.5 du/ac). The proposed use is consistent with the existing future land use, proposed zoning district and compatible with the general character of surrounding zoning and uses.

The change of zoning application covers approximately 30.5 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 Residential Low Suburban (0-2 du/ac) Future Land Use designation and the City’s proposed R-1 (Residential) Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: The densities allowed under the proposed future land use designation are lower than the current “county” future land use designation and, therefore, a school capacity agreement is not required at the time of the Future Land Use Amendment application but will be required prior to adoption of a change of zoning application.

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 November 9, 2015.

PUBLIC HEARING SCHEDULE:

May 10, 2016 - Planning Commission (5:30 pm)
May 18, 2016 - City Council (7:00 pm) - 1st Reading
June 1, 2016 – City Council (1:30 pm) - 2nd Reading

DULY ADVERTISED:

April 22, 2016 – Public Notice and Notification
May 20, 2016 – Ordinance Heading 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” A-1 (ZIP) to “City” R-1 (Residential) for the property owned by JTD Land at Rogers Road LLC.

Recommended Motion: Find the change of zoning to “City” R-1 (Residential) consistent with the Comprehensive Plan and recommend adoption.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential Low Suburban (0-3.5 du/ac)	R-1AAA	Vacant
East (City)	Residential Low Suburban (0-3.5 du/ac)	PUD & R-IAAA	Vacant
South (City)	Residential Low Suburban (0-3.5 du/ac)	R-1	Single-family homes
West (City and County)	Residential Low Suburban (0-3.5 du/ac) & “County” Rural (0-1 du/10 ac)	“City” R-1AA & “County” A-1	Single-family homes and vacant

LAND USE & TRAFFIC COMPATIBILITY:

The subject property fronts and is accessed by a local roadway (Rogers Road).

COMPREHENSIVE PLAN COMPLIANCE:

The proposed R-1 (Residential) zoning is consistent with the City’s Residential Low Suburban (0-3.5 du/ac) Future Land Use designation and with the character of the surrounding area and future proposed development. The R-1 (Residential) zoning classification is one of the acceptable zoning categories allowed within the Industrial Future Land Use Designation. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

R-1 DISTRICT REQUIREMENTS:

Minimum Living Area:	1,500 sq. ft.
Minimum Site Area:	8,000 sq. ft.
Minimum Lot Width	75 ft.
Setbacks:	Front: 25 ft.
	Rear: 20 ft.
	Side: 10 ft.
	Corner 25 ft.

Based on the above zoning standards, the subject parcels comply with code requirements for the R-1 (Residential) district.

BUFFERYARD REQUIREMENTS:

- Developments shall provide a minimum six-foot high brick, stone or decorative block finished wall adjacent to all external roadways, erected inside a minimum ten-foot landscaped bufferyard. Landscape materials shall be placed adjacent to the right-of-way, on the exterior of the buffer wall. The city may allow the developer the option to provide up to 50 percent of the buffer wall length in a six-foot wrought iron fence between solid columns. The columns shall be a minimum of 32 feet off-set and shall have a stone, brick or decorative block finish. Where wrought iron is used, additional landscape materials and irrigation may be required. This will be determined by the city on a case-by-case basis.

2. Areas adjacent to agricultural districts or activities shall provide a minimum five-foot bufferyard and a minimum six-foot high brick, stone or decorative block finished wall unless acceptable alternatives are submitted for approval.

**ALLOWABLE
USES:**

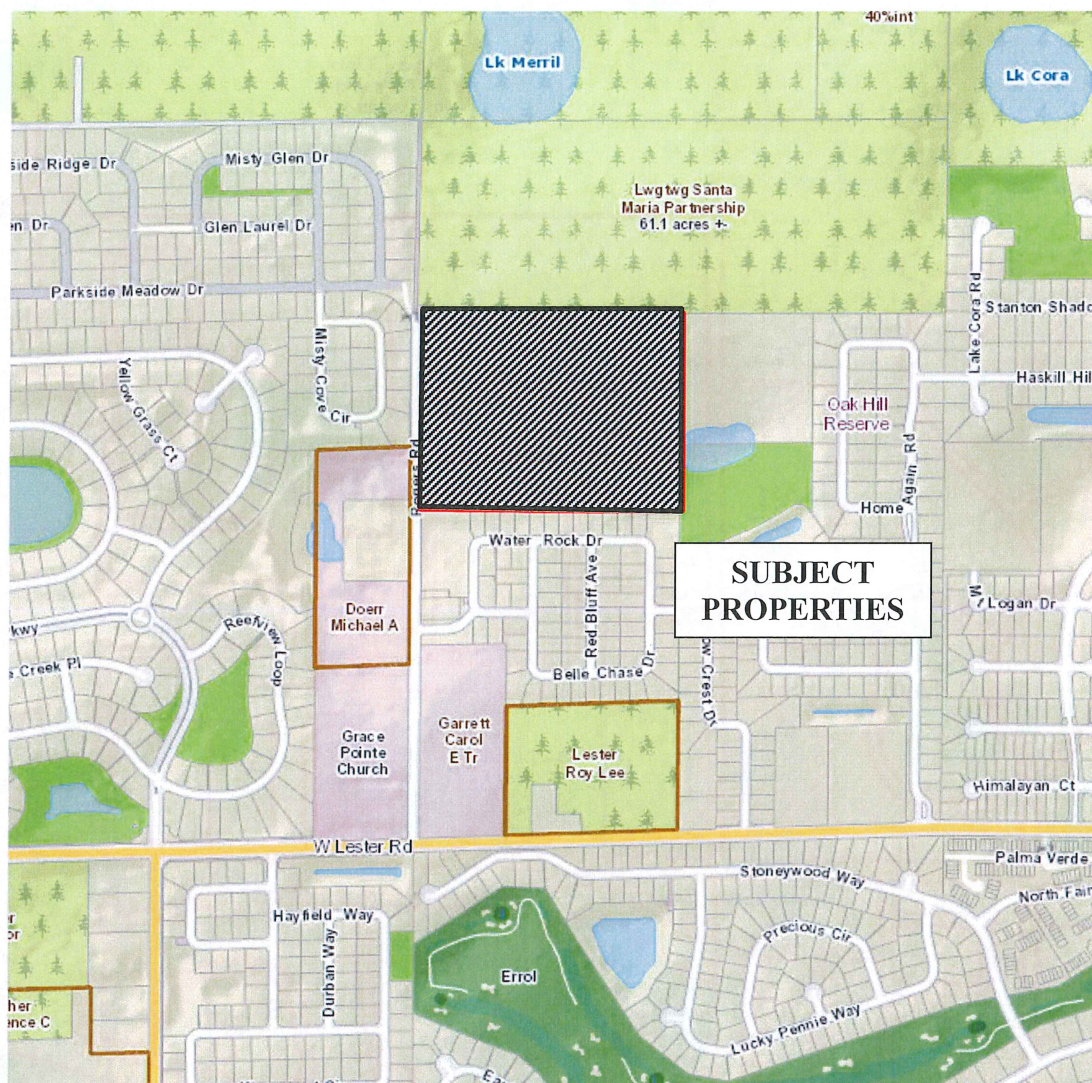
Single-family dwellings and their customary accessory structures and uses in accordance with article VII of this code. Supporting infrastructure and public facilities of less than five acres as defined in this code and in accordance with section 2.02.01.



JTD Land at Rogers Rd, LLC
Property Owner
30.5 +/- Acres
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Proposed Change of Zoning:
From: “County” A-1 (ZIP)
To: “City R-1

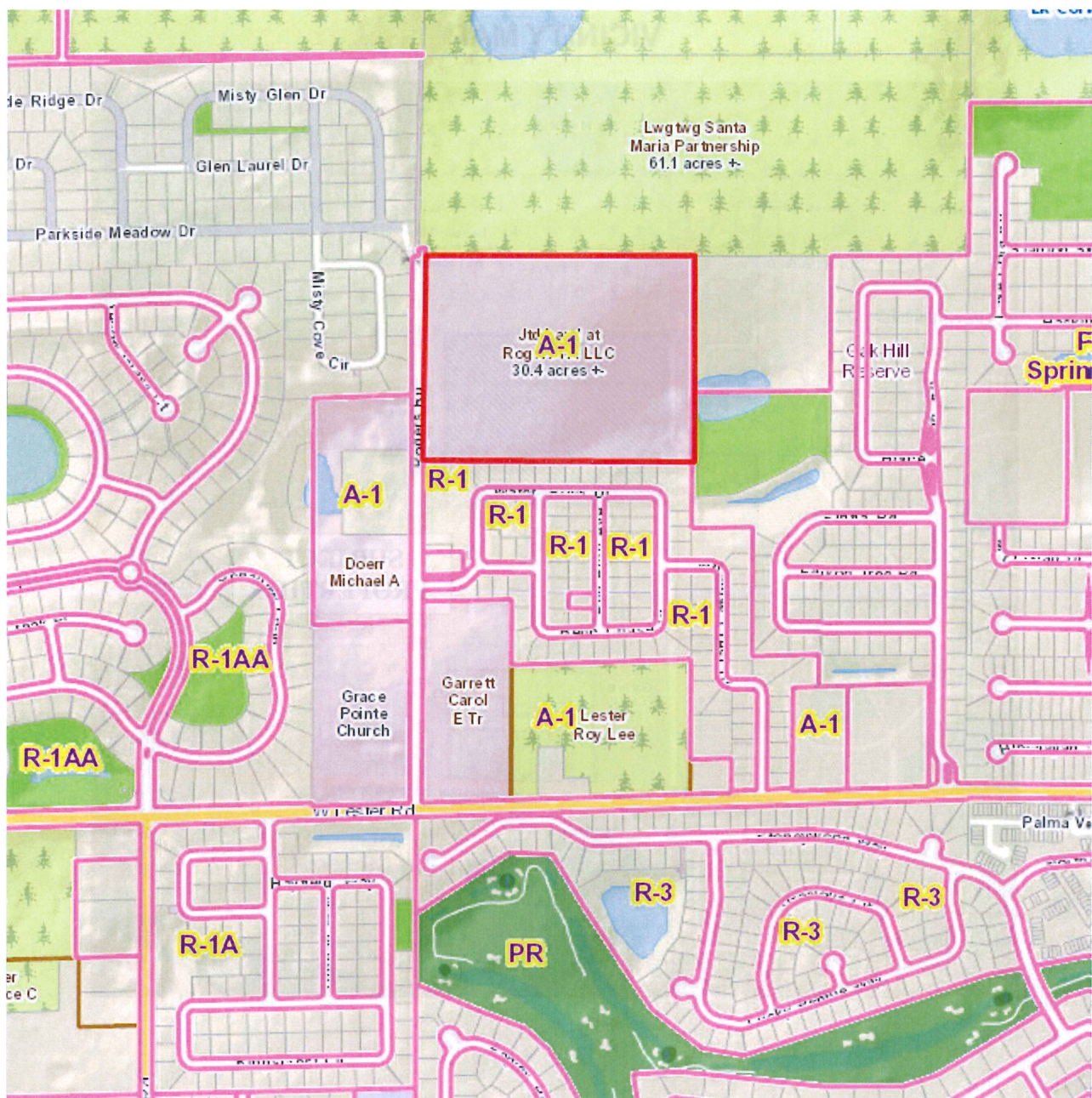
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VICINITY MAP



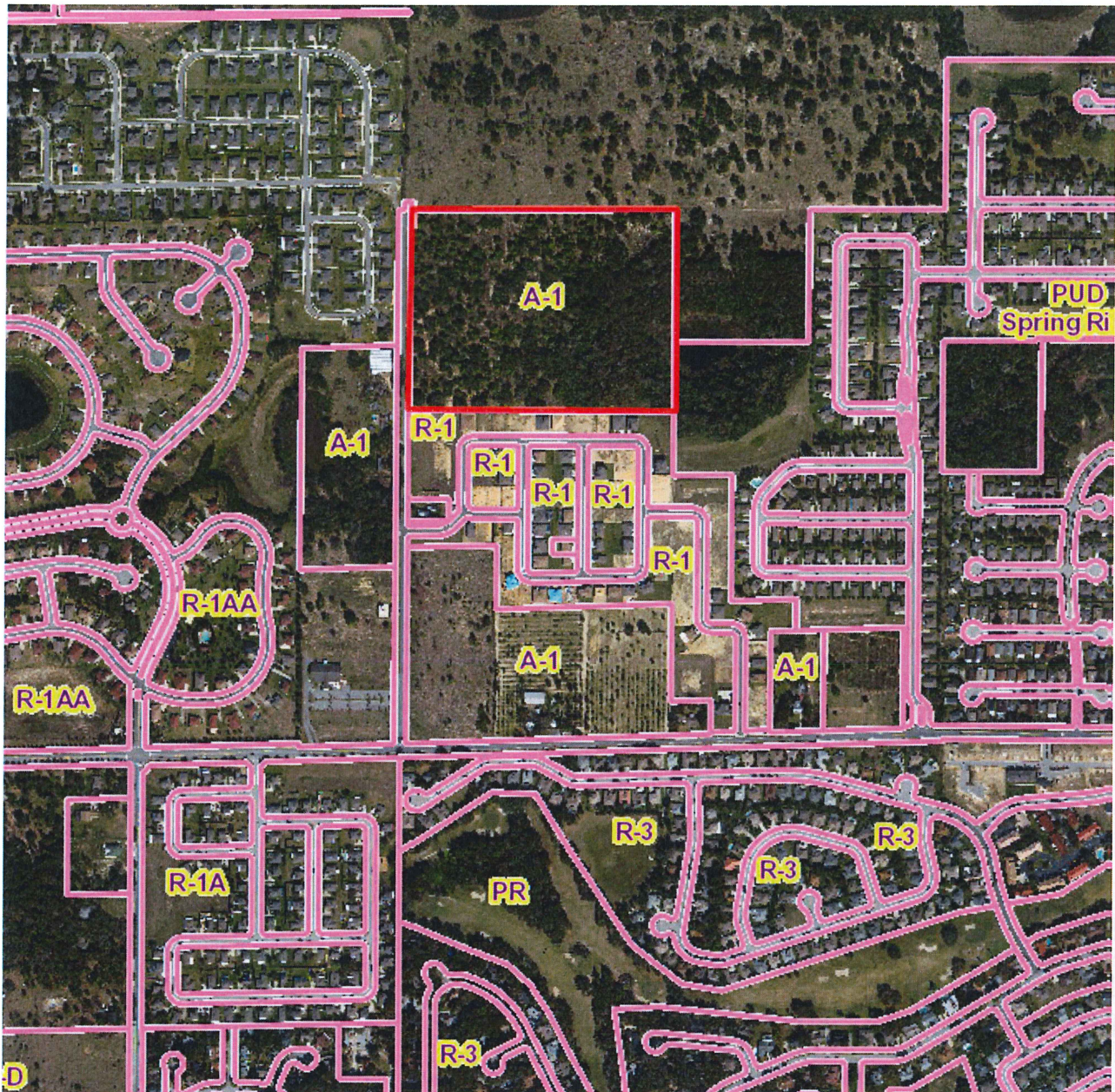


ADJACENT ZONING





ADJACENT USES





Backup material for agenda item:

3. Tractor Supply Apopka - Renderings and Elevations



FRONT ELEVATION



LEFT SIDE ELEVATION

REVISIONS	1	2	3	4	5	6	7	8

PROJECT NO.	DATE

EXTERIOR RENDERINGS

PROPOSED NEW LOCATION FOR :
TRACTOR SUPPLY CO.

RABITS & ROMANO
ARCHITECTURE
PLANNING
AND
DESIGN
info@rabits-architect.com
www.rabits-architect.com
5127 S. ORANGE AVE.
SUITE 10 ORLANDO, FL 32809
TEL - 407-490-0350
FAX - 407-232-0000
AA26002490

SIGN/SEAL
DATE

SHEET
100
OF
1



FRONT ELEVATION



LEFT SIDE ELEVATION

REVISIONS	1	2	3	4	5	6	7	8

PROJECT NO.	DATE

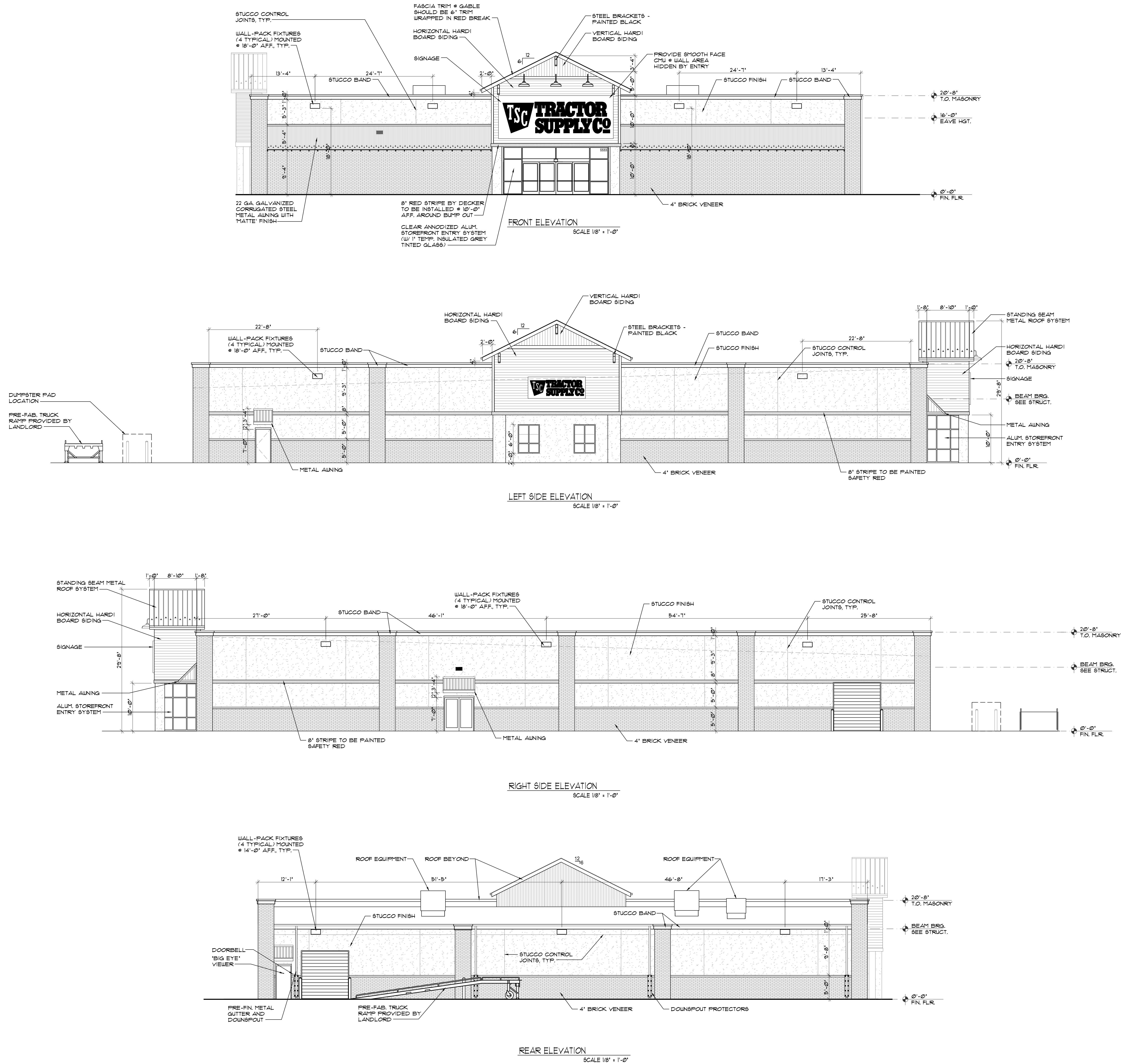
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REVISIONS	1	2	3	4	5	6	7	8

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AA26002490
info@rabits-architect.com
www.rabits-architect.com
TEL. 407-996-0350
FAX 407-232-4000
5127 SOUTH ORANGE AVE.
SUITE 110 ORLANDO, FL 32809

SIGN/SEAL

DATE

SHEET

1 OF 1

Backup material for agenda item:

4. Dairy Queen of Apopka - Re-Imaging of Dairy Queen Exterior

Dairy Queen of Apopka

803 E Semoran Blvd

Apopka, FL 32703

4/27/16

To,

The Building Department,

City of Apopka

Subject: Relmage of Dairy Queen exterior

Sir/Madam,

I Pragnesh Patel, Owner of Dairy Queen, am applying for Relmaging of Dairy Queen. Dairy queen franchise wants to Relmage Dairy Queens all over the US so I am submitting a Relmage plan for approval. Please check the plans and guide us.

Thanks,

Pragnesh Patel

256-337-2372

pragnesh6401@gmail.com

Food Concept Project Manual

Apopka, FL, Store #14978



A. Getting Started

1. Project Level Description
2. Contact Information

B. Exterior Remodel

1. Elevation Drawings
2. Exterior Finish Schedule
3. Construction Details and Design Elements

C. Interior Remodel

1. Scope of Work (Photo Mark-up)
2. Construction Details and Design Elements
3. Interior Finish Schedule
4. Kitchen Makeover
5. ADA (Americans with Disabilities Act) – what to know

D. Next Steps

1. Hiring an Architect (Architect List)
2. Hiring a Contractor (Contractor List)
3. National Vendor List
4. Signage Ordering
5. Equipment Ordering
6. Building Materials Ordering

TIER 2 BUILDING RE-IMAGE (G&C 2.0 DÉCOR FINISHES REQUIRED)

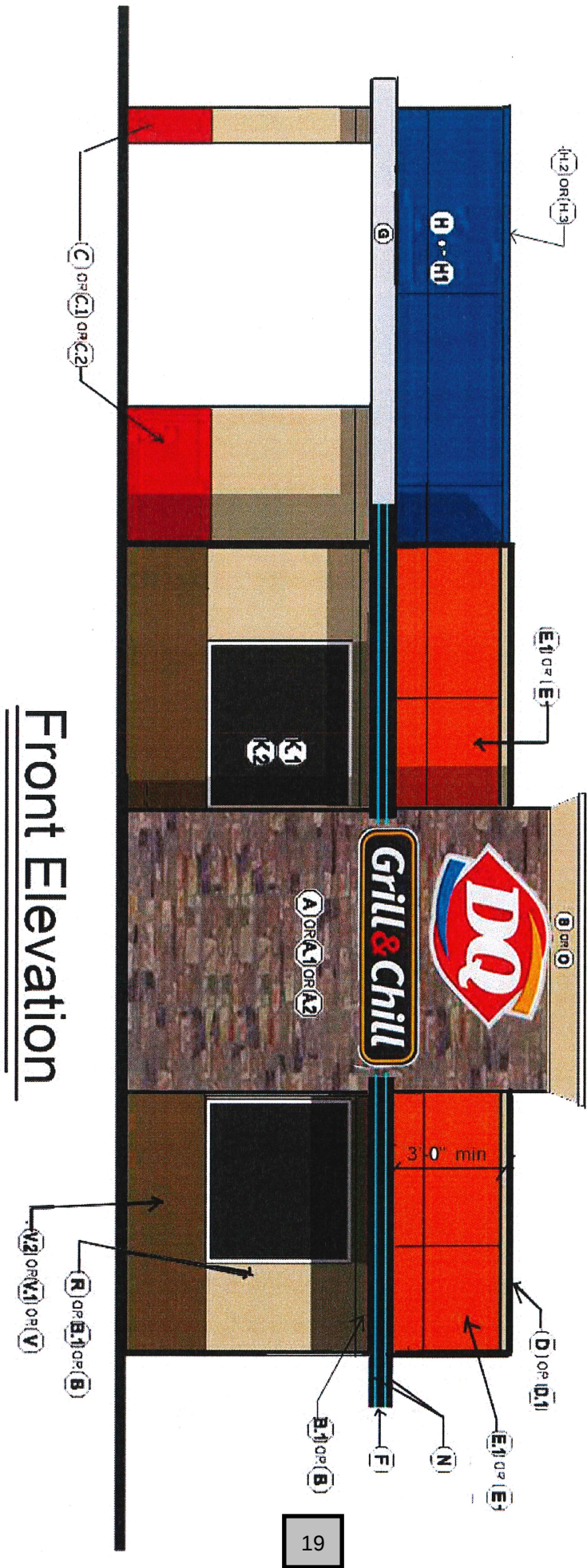
EXTERIOR COMPONENTS: (OBTAIN REQUIRED EXTERIOR RENDERING FROM DQ®)

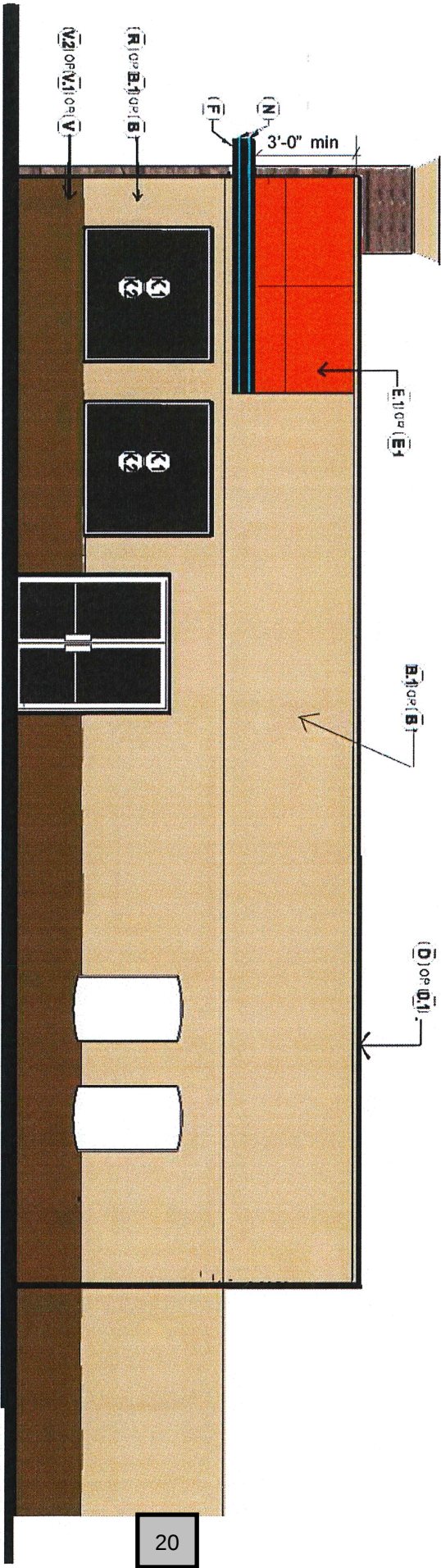
- Signage – Building (logo and bowtie)
- Signage – Pylon (logo, reader board and optional bowtie)
- Signage – Merchandising (poster and frame)
- Signage - Site Signage (replace existing)
- Building - Full height stone, cement board or EIFS chimney (stone must be installed if utilizing alpolic metal at parapets). Remove all sloped or mansard roofs to obtain a flush exterior wall section. On the front and side portions of the building add a black eyebrow with up/down accent lighting, a red accent parapet finish above of either alpolic metal or painted cement board panels with metal trim, and LED lighting.
- Building – Paint building and fencing enclosures
- Building (Drive-Thru) – Add a silver canopy with accent (up/down) lighting and blue parapet finish above of either alpolic metal or painted cement board panels with metal trim. Add red paint or tile at base of drive-thru area.
- Building – Paint existing trash enclosure or add new enclosure with color to match building
- Building – Add new trash receptacles (replace existing)
- Patio – paint or replace existing furniture, umbrellas, railing and lighting

} we have so
we not need.

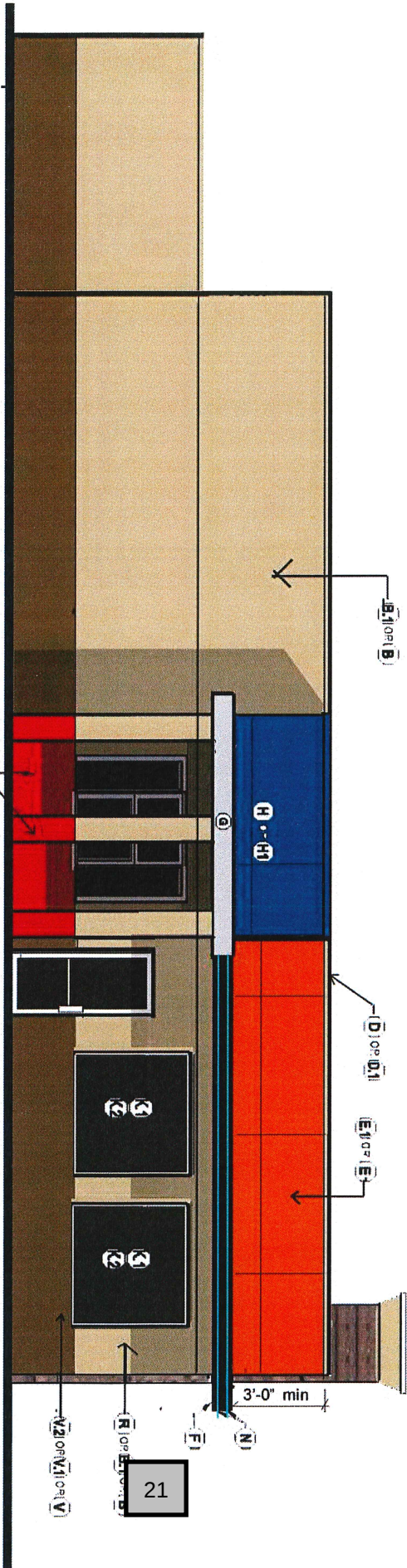
INTERIOR COMPONENTS: (DINING, LOBBY, RESTROOMS)

- Signage - Merchandising (poster and frames)
- Seating Package – Courtland (hard booth seat) or Value-Line (padded booth seat), chairs and tables, and upholstered soft seating where possible
- Trash Receptacles – Replace existing
- Front Counter – Solid surface counter with laminate panels on front and side. Add counter-cut for table delivery service. Replace existing finish material on all walls behind the front counter, including the drive-thru and soft-serve prep areas (where in view of customers), with approved full-height tile or paint finish.
- Drink Station - Remote location with solid surface counter and laminate cabinet face
- Wall Finishes – Paint existing wainscot finish (below chair rail) or add new tile or panel system finish. Paint or wallpaper remaining walls and either paint existing wood trim, including the chair rail, or replace with maple.
- Colonnade – Site constructed tile or marmoleum colonnade, or pre-fabricated laminate colonnade and red ceiling element(s) with recessed and pendant lights in the dining and/or lobby.
- Ceiling - Paint (or replace) existing grid and tiles
- Cake Freezer Enclosure – Paint or tile finish
- Wall Art – Remove existing art and replace with new frameless DQ art
- Restrooms – Paint existing wall and ceiling surfaces where possible
- ADA (Americans with Disabilities Act) – Confirm compliance requirements
- DQ approved sound system





Right Side Elevation



LEFT ELEVATION