CITY OF APOPKA
DEVELOPMENT REVIEW COMMITTEE

DATE: **March 29, 2017**
TIME: **9:00 AM Development Review Committee Meeting**
LOCATION: **120 E. Main Street (City Hall Conference Room – 1st Floor)**

I. Staff Comments on the following:

A. Special Events:

1. Event: Beat the Heat, Summer Splash (WATER DAY)
Dates: June 9th and June 10th, 2017
Time: 10:00 A.M. thru 3:00 P.M.
Location: Apopka Amphitheater

B. Concept Plan: None

C. Site Plans:

2. Shoot Straight Warehouse Addition – Phase 4 SPR17-17
Final/Major Development Site Plan
Location: 1349 S. Orange Blossom Trail
Parcel I.D. No.: 13-21-28-5300-03-100

3. Audio Enhacement Office/Warehouse – Lot 6 SPR17-18
(Cooper Palms Commerce Facility)
Final/Minor Development Site Plan
Location: 360 Cooper Palms Parkway
Parcel I.D. No.: 09-21-28-1675-00-060

D. Plats: None
E. Street Name Review: None

F. FLUM / Rezoning:

4. Amerigo Farms, Inc. FLU/RZ17-02
Proposed Large Scale Future Land Use Amendment:
From: Mixed Use
To: Agriculture (0-1 du/5 ac)
Proposed Change of Zoning:
From: Mixed-CC
To: AG (Agriculture)
Parcel ID #: 19-20-28-0000-00-013 (32.33 +/- Acres)

5. Community Health Centers, Inc. FLU/RZ17-01
Proposed Small Scale Future Land Use Amendment:
From: "City" Residential Medium
To: "City" Office (max 0.3 FAR)
Proposed Change of Zoning:
From: "City" R-3
To: "City" PO/I
Parcel ID #: 09-21-28-0196-61-160 (0.30 +/- Acres)

G. Special Exception: None
H. Annexation: None

II. Other Business:

A. Public Hearing: None
B. Vacate/Variance: None
C. Request for Extension: None
D. Discussion: None
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) 703-1739.

David B. Moon

David B. Moon, AICP
Planning Manager

RECEIVED
MAR 23 2017
By ef

Special Event Permit

Applicants Information

Name of Applicant: City of Apopka- Carolyn Ray Phone: 407-703-1809

Address: 11 N. Forest Ave City: Apopka

ZIP: _____ Email address: cray@apopka.net

Secondary Contact: _____ Phone: _____

If Special Event is for an organization, please also complete below

Name of Organization: City of Apopka

Tax Exempt: Yes: _____ No: _____ State of Florida Tax Number: _____

If claiming tax exemption a copy of 501-C3 and tax exemption certificates must be provided. Taxes will be charged if not provided.

Type of Event

Name of the Event: Beat the Heat, Summer Splash (WATER DAY)

Date(s) of the Event: June 9th and June 10th Hours of Event: 10am-3pm

Location of the Event: Apopka Amphitheater

Does the location of the event take place on Public or Private Property? public

Briefly describe the event and all activities that will occur during the event:

14 water inflatable attractions, food vendors, concessions

Expected attendance: 1,000

Will there be admission, vendor, participant or other fees: Yes: X No: ____

Will you be serving alcohol: Yes: ____ No: X

*If yes for serving alcohol, you will be required to obtain approval from City Council. Upon final approval you will need to provide a copy of the liquor license.

City of Apopka

Special Events Permit Application

Carolyn Ray – Events Coordinator, cray@apopka.net 407-703-1809

Special Event Permit Requirements

- ☐ ✓ Completed Special Event Permit Application.
- ☐ N/A A non-refundable application fee of $50.00 or completed application for waiver of permit fee is due when application is submitted.
- ☐ ✓ A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required.
- ☐ ✓ Signed and notarized hold harmless agreement.
- ☐ ✓ A site plan (MAP) or Parade/Race Route *MUST* be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms.
- ☐ N/A Letter from the property owner granting permission for use of their property.
- ☐ _____ A list of all concessionaries and vendors (if applicable).
- ☐ ✓ Copies of flyers and advertisements (if applicable).
- ☐ _____ Rental Fees if applicable

-All applications must be submitted 60 days prior to the event date.

-All required documentation must be attached with the application. A partial application submission will not be accepted.

Special Event Permit *(Continued)*

Type of Event

Description of any equipment being used (Tents, Banners, Signs, Animals, Etc.): _____

Inflatable, tents, signs

Will you have any street, lane, or sidewalk closures? Yes:_____ No: X

If yes, explain: _____

Once your completed event permit is received the following will happen:

- The event calendar will be checked to make sure there are no conflicting events (if so, you will be notified immediately).
- Your application will be submitted and reviewed by DRC (Development & Review Committee).
- If approved the event may require additional approval from the City Council if there are any street closures or alcohol sales.
- If the location of the event takes place on City Property, you will be required to complete the Facility Use Agreement.
- You may be required to hire off-duty Apopka Police and Fire Fighters depending upon the size of the event.
- Temporary event signage will require a weekend directional sign permit from the Building Department.
- Any tents 200 square feet or larger will require the following:
  -Copy of Certificate of Flame Resistance for tent.
  -City Inspection Sheet signed by Fire/Building Department Officials
  -Copy of tent permit from Building Department
- Applicants must provide adequate restroom facilities during event.
- Meetings are scheduled, if need be, to solve any conflicts or concerns. A meeting will be required for events with more than 1,000 people in attendance.
- If approved, your final permit will be sent to you.
- You must have your final permit with you on the day of your event. If you don't provide it when asked, your event may be shut down.

For further information, to determine if the event location is in the City limits, or to inquire about special requirements for your event, please contact the Events Coordinator, 407-703-1809 or cray@apopka.net.

HOLD HARMLESS AGREEMENT

I, Carolyn Ray, on behalf of the City of Apopka, agree to indemnify and hold harmless the City of Apopka, its agents, employees or any other person against loss or expense including attorneys' fees, by reason of the liability imposed by law upon the City of Apopka except in the case of the City of Apopka's sole negligence, for damage because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons, or on account of damage to property arising out of or in consequence of the issuance of the permit or conduct of the assembly or any of its participants, in whole or in part, whether such injuries to persons or damage to property are due or claim to be due to any passive negligence of its employees or agents or any other person. It is further understood and agreed that _____ shall, at the option of the City of Apopka, defend the City of Apopka with appropriate counsel and shall further bear all costs and expenses, including the expense of counsel, in the defense of any suit arising hereunder.

Carolyn Ray
PRINTED NAME OF APPLICANT

_____
SIGNATURE OF APPLICANT

_____
DATE SUBMITTED

_____
EVENT NAME / EVENT DATE / LOCATION OF EVENT

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20___ BY _____, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

_____
NOTARY PUBLIC SIGNATURE

_____
NOTARY PUBLIC PRINTED NAME

FOR OFFICIAL USE ONLY *Name/Date of Event*_____

DRC APPROVAL:_____ DATE:_____

DRC COMMENTS:

_____

_____

FIRE APPROVAL:_____ DATE:_____

FIRE COMMENTS:

_____

_____

POLICE APPROVAL:_____ DATE:_____

POLICE COMMENTS:

_____

_____

EVENTS APPROVAL: CRellz DATE: 3.23.17

EVENTS COMMENTS:

_____

_____

RISK MANAGEMENT APPROVAL:_____ DATE:_____

RISK MANAGEMENT COMMENTS:

_____

_____

RECREATION APPROVAL:_____ DATE:_____

RECREATION COMMENTS:

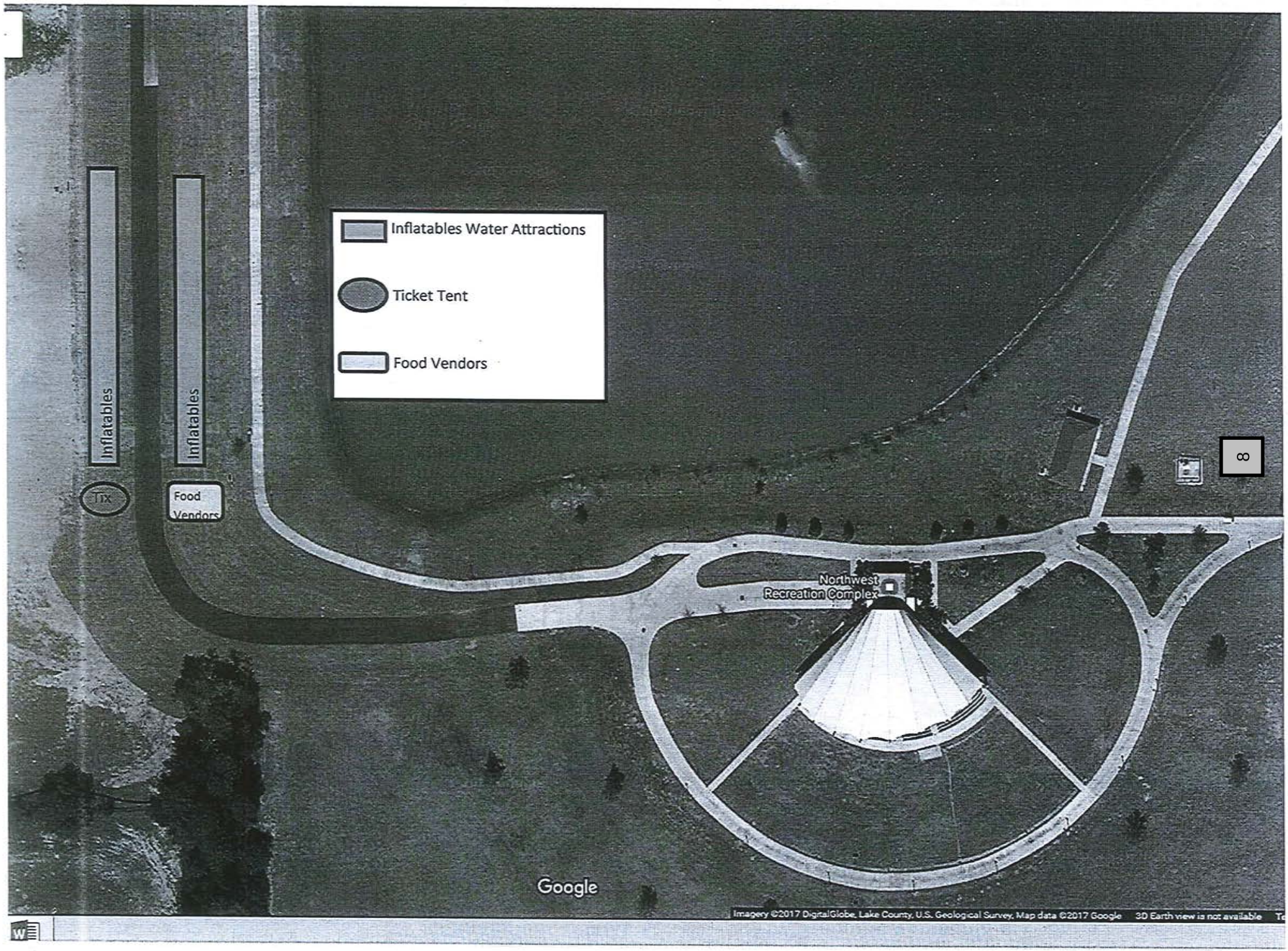
_____

_____

CITY COUNCIL WILL CONSIDER THIS REQUEST SUBJECT TO APPLICANT MEETING ALL CITY REQUIREMENTS ON:

MEETING DATE:_____ APPROVED:_____ DENIED:_____

PERMIT FEE: $50.00 DATE PAID: _____ REC'D BY: _____ DATE EXEMPTED:_____


Inflatables Water Attractions
Ticket Tent
Food Vendors
Inflatables
Inflatables
Tix
Food Vendors
Northwest Recreation Complex
8
Google
Imagery ©2017 DigitalGlobe, Lake County, U.S. Geological Survey, Map data ©2017 Google
3D Earth view is not available

Backup material for agenda item:

4. Amerigo Farms, Inc. FLU/RZ17-02
   Proposed Large Scale Future Land Use Amendment:
   From: Mixed Use To: Agriculture (0-1 du/5 ac)
   Proposed Change of Zoning:
   From: Mixed-CC To: AG (Agriculture)
   Parcel ID #s: 19-20-28-0000-00-013 (32.33 +/- Acres)

DRAFT

CITY OF APOPKA
PLANNING COMMISSION

__X__	PUBLIC HEARING	DATE:	April 11, 2017
_____	ANNEXATION	FROM:	Community Development
_____	PLAT APPROVAL	EXHIBITS:	Land Use Report
_____	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 – AMERIGO FARMS, INC.**

PARCEL ID NUMBERS: **19-20-28-0000-00-013**

Request: **LARGE SCALE - FUTURE LAND USE AMENDMENT**
FROM: MIXED USE
TO: AGRICULTURE (0-1 DU/5 AC)

SUMMARY

OWNER: Amerigo Farms, Inc.

APPLICANT: Jonathan Huels - Lowndes, Drosdick, Doster, Kantor & Reid

LOCATION: 3477 Plymouth Sorrento Road

EXISTING USE: Vacant

CURRENT ZONING: Mixed-CC (Mixed Use – Community Center)

PROPOSED DEVELOPMENT: Vacant (future agricultural or single-family residence)

PROPOSED ZONING: A zoning application will be processed during or within six months of the FLUM adoption hearing.

TRACT SIZE: 32.33 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 242 units
PROPOSED: 6 single-family 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 December 16, 1992. The applicant requests a future land use designation of Agriculture. 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 for future agricultural production or single-family residential is compatible with the character of the surrounding area and is consistent with the Agriculture land use designation. City planning staff supports the FLUM amendment given the consistency with the Comprehensive Plan policies listed below and the intent of the proposed development as a single-family residential community see (Land Use Analysis below). Site development cannot exceed the intensity allowed by the Future Land Use policies.

Future Land Use Element

1. **Policy 3.2** 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 Agriculture future land use designation for the subject property is compatible with the adjacent "County" Rural future land use designations and consistent with the existing uses within the surrounding area. Therefore, the proposed future land use designation is consistent with Policy 3.2.

2. **Policy 3.5** Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.

   The subject property is located north of Ponkan Road and west of Rock Springs Road. This site is not within the Wekiva Parkway Interchange Vision Plan area; the request for an Agriculture future land use designation, which allows for a maximum density of one dwelling units per five acres is consistent with this policy.

SCHOOL CAPACITY REPORT: The proposed future land use designation will permit a maximum density of residential units that is considered de minimus and, therefore, a 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 March 10, 2017.

PUBLIC HEARING SCHEDULE:
April 11, 2017 – Planning Commission (5:30 pm)
May 3, 2017 – City Council (1:30 pm) - 1st Reading & Transmittal

DULY ADVERTISED:
March 24, 2017 – Public Notice and Notification
TBD – Ordinance Heading & Public Notice ¼ Page Ad w/Map

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval to transmit a change in Future Land Use from Mixed Use to Agriculture (0-1 du/10 ac) for the property owned by Amerigo Farms, Inc., subject to the information and findings in the staff report.

Recommended Motion: Find the proposed Future Land Use Designation consistent with the Comprehensive Plan and recommend a change in Future Land Use Designation from Mixed Use to Agriculture (0-1 du/5 ac) for the properties owned by Amerigo Farms, Inc., 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:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (County)	Rural (0-1 du/10 ac)	A-1	Single-family residences & vacant
East (City)	Mixed Use	Mixed-CC	Single-family residence
South (County)	Rural (0-1 du/10 ac)	P-D	Single-family residences
West (County)	Rural (0-1 du/10 ac)	A-1	Single-family residence

The property has access from the east to Plymouth Sorrento Road.

II. LAND USE ANALYSIS

The subject property is located within an area predominated by single-family residences and rural character, including container nurseries.

"County" Rural (0-1 du/10 ac) abuts the subject property to the north, south and west. The property to the east has a "City" Mixed Use future land use and zoning, but is used currently as a single-family residence.

Therefore, the proposed Agriculture future land use designation is consistent with the general future land use character and uses within 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 Tier" of the JPA. Orange County government has been notified of the proposed FLUM amendment and has not objected.

Transportation: Road access to the site from Plymouth Sorrento Road to the east.

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

- Future Land Use Element, Policies 4.16, 14.4, 15.1, 16.2 and 18.2
- 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 current use of the properties are vacant. The dominant soil, Candler Fine Sand, has a 0-5 percent slope.

Analysis of the relationship of the amendment to the population projections: These properties were annexed into the City on December 16, 1992. 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: 242 x 2.659 p/h = 643 persons
PROPOSED: 6 x 2.659 p/h = 15 persons

Housing Needs: This amendment is to change the future land use to a future land use designation that permits residential uses, and will increase the number of available housing units in the City of Apopka.

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: 784 GPD

3. Projected total demand under proposed designation: 9,016 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 designation: 840 GPD

3. Projected total demand under proposed designation: 9,660 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: 44 lbs./person/day

4. Projected LOS under proposed designation: 488 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: 0.033 AC

3. Projected facility under proposed designation: 0.366 AC

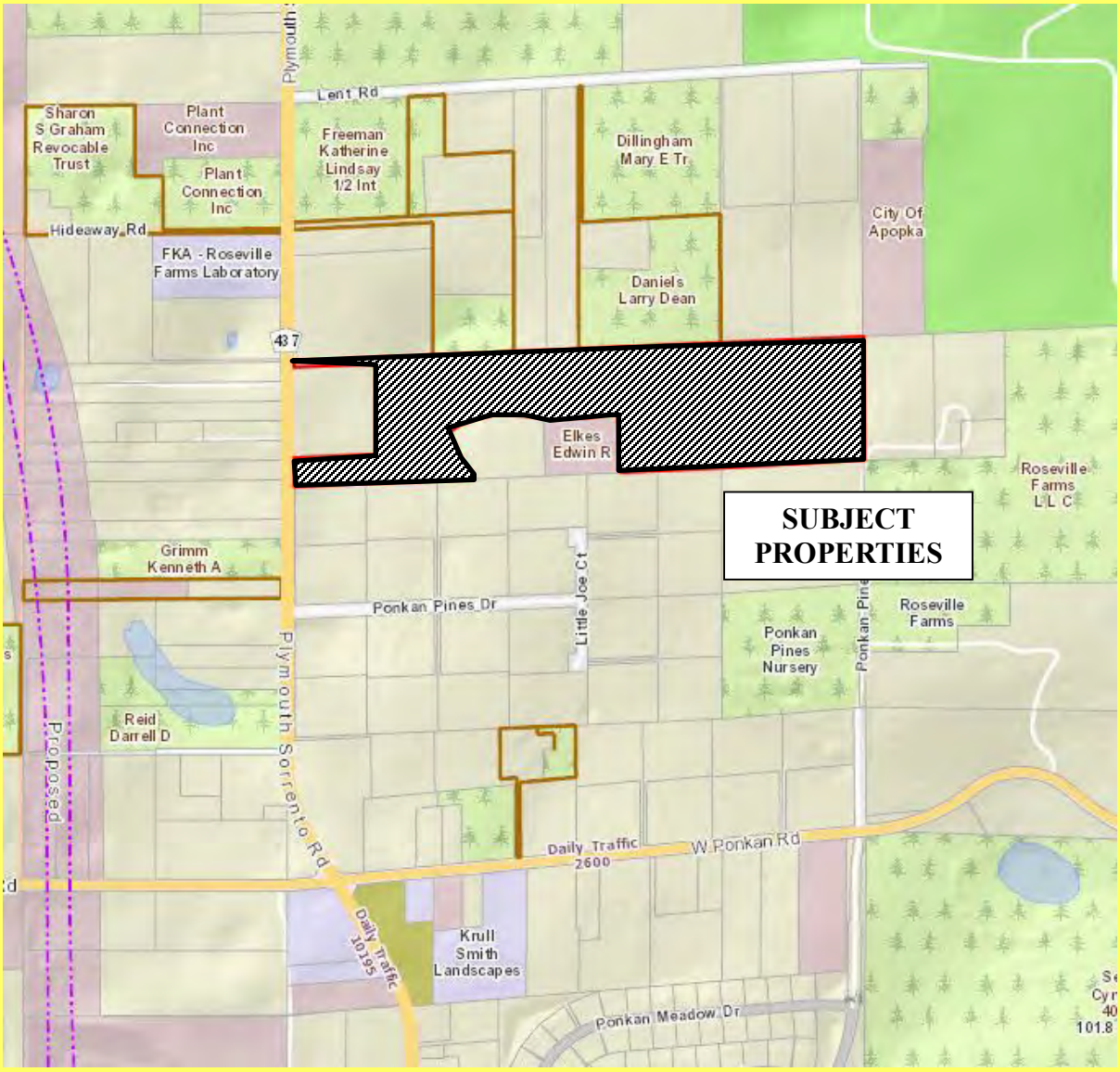
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None.

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

Amerigo Farms, Inc.
Property Owner
32.33 +/- Acres
Proposed Large Scale Future Land Use Amendment:
From: Mixed Use
To: Agriculture (0-1 du/5 ac)
Proposed Change of Zoning:
From: Mixed-CC
To: AG (Agriculture)
Parcel ID #s: 19-20-28-0000-00-013

N

VICINITY MAP



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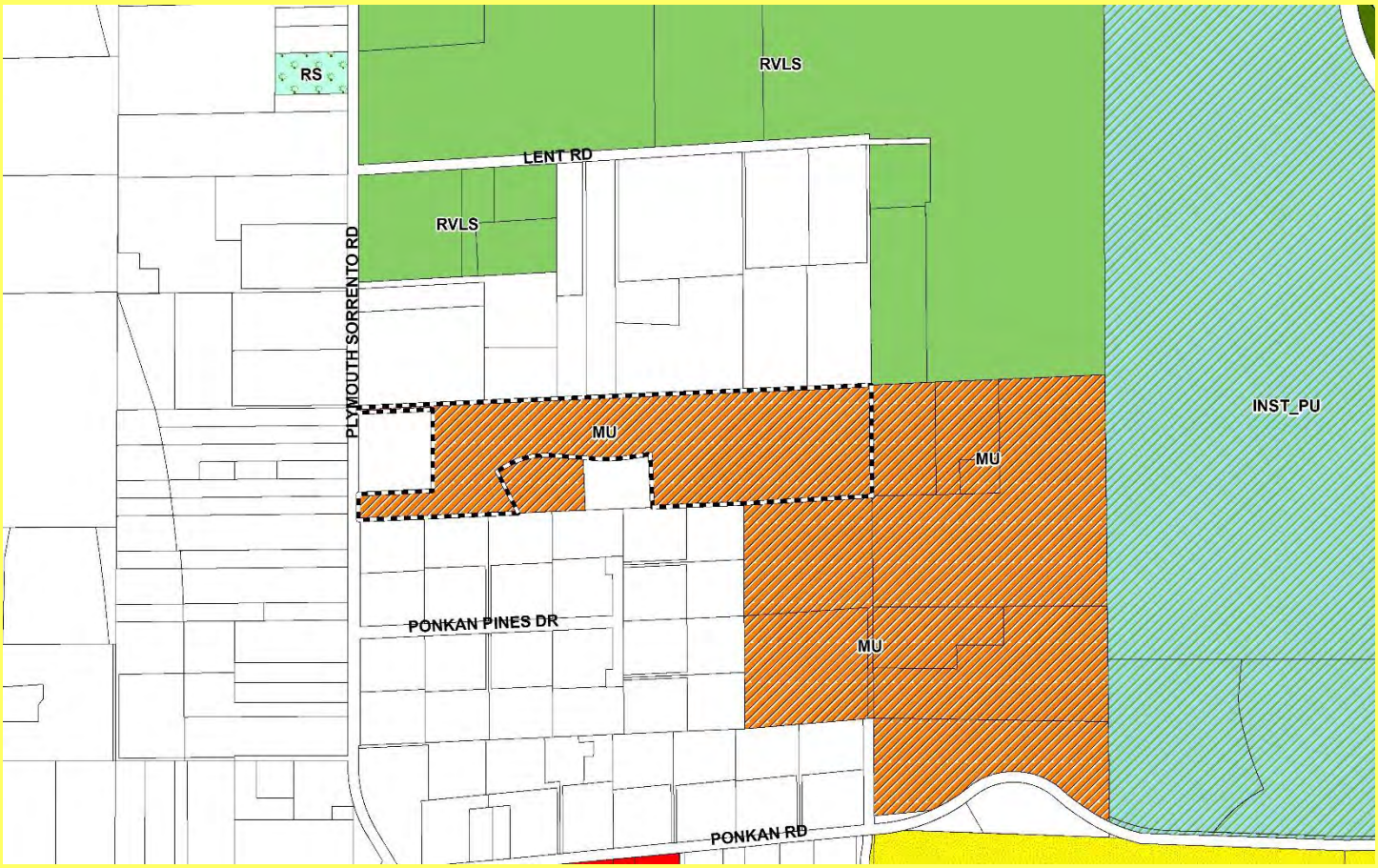
FUTURE LAND USE MAP



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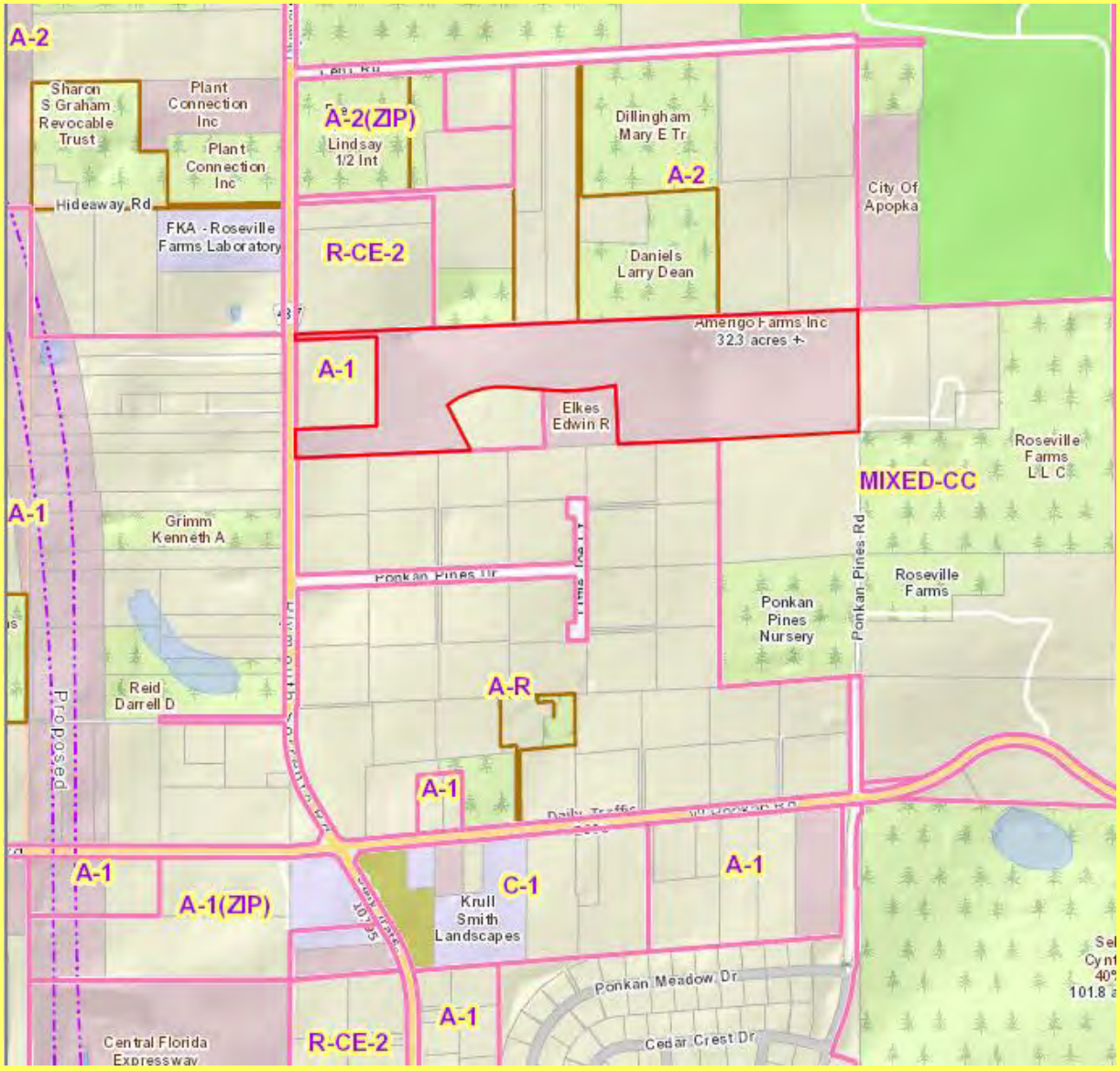
ADJACENT ZONING



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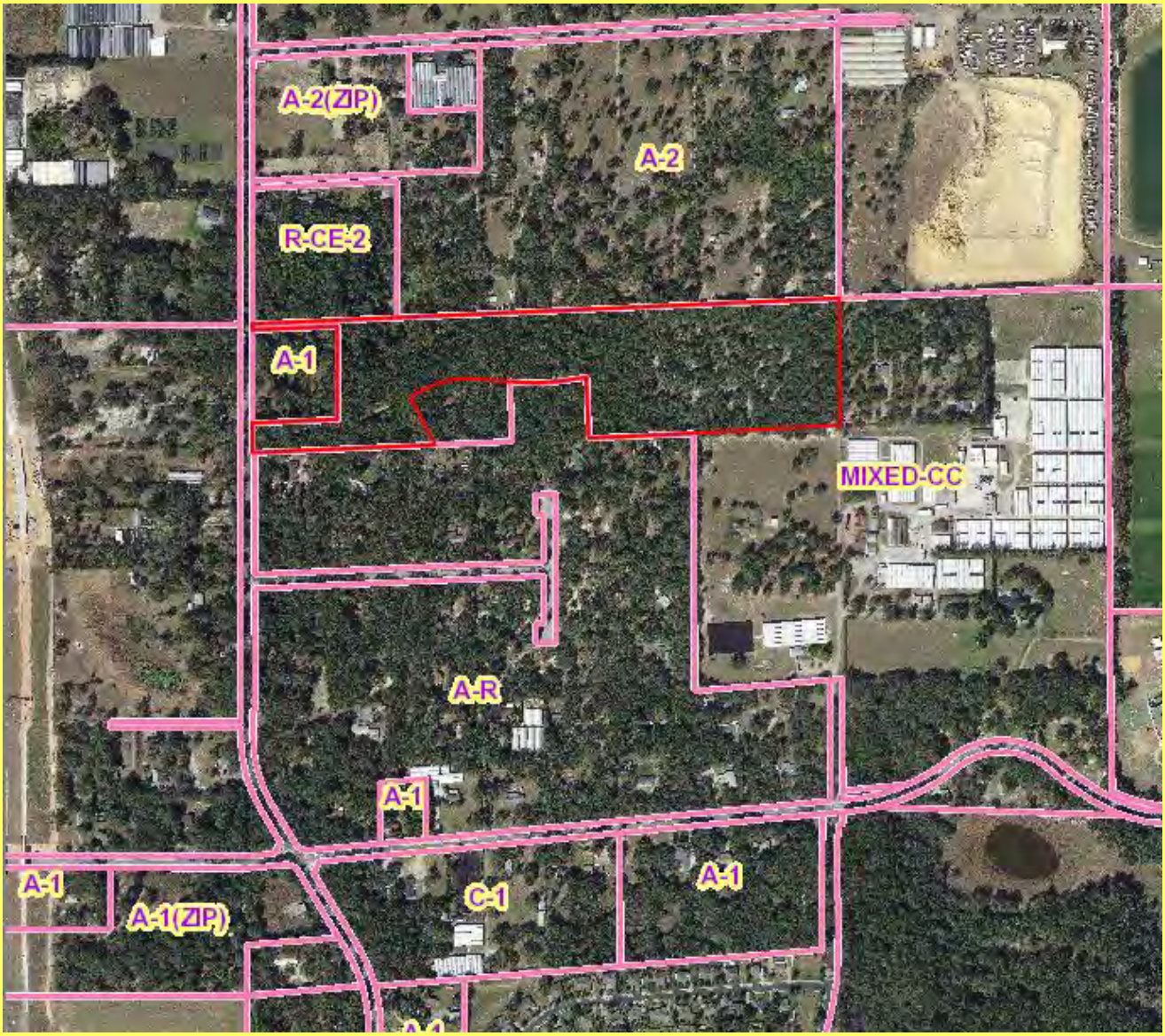
ADJACENT USES



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EXISTING USES

Backup material for agenda item:

5. Community Health Centers, Inc. FLU/RZ17-01
   Proposed Small Scale Future Land Use Amendment:
   From: “City” Residential Medium To: “City” Office (max 0.3 FAR)
   Proposed Change of Zoning:
   From: “City” R-3 To: “City” PO/I
   Parcel ID #s: 09-21-28-0196-61-160 (0.30 +/- Acres)

CITY OF APOPKA
PLANNING COMMISSION

__X__	PUBLIC HEARING	DATE:	April 11, 2017
_____	ANNEXATION	FROM:	Community Development
_____	PLAT APPROVAL	EXHIBITS:	Land Use Report
_____	OTHER:		Vicinity Map
			Adjacent Zoning Map
			Adjacent Uses Map
			Adjacent/Proposed FLU Map

SUBJECT: **COMPREHENSIVE PLAN – SMALL SCALE – COMMUNITY HEALTH CENTERS INC**

PARCEL ID NUMBER: **09-21-28-0196-61-160**

Request: **COMPREHENSIVE PLAN - SMALL SCALE – ADMINISTRATIVE FUTURE LAND USE AMENDMENT**
FROM: "City" Residential Medium
TO: "City" Office (max 0.3 FAR)

SUMMARY

OWNER/APPLICANT:	Community Health Centers, Inc.
LOCATION:	South of E 6th Street, East of S Park Avenue
EXISTING USE:	vacant residential
CURRENT ZONING:	"City" R-3
PROPOSED DEVELOPMENT:	Parking Lot
PROPOSED ZONING:	"City" PO/I (Note: this Future Land Use Map amendment request is being processed along with a request to change the Zoning Map designation from "City"R-3 to "City" PO/I.)
TRACT SIZE:	.30 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT UNDER ZONING DISTRICT:	EXISTING: 10 dwelling units per 1 acres PROPOSED: .30 FAR

DISTRIBUTION

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

G:\CommDev\PLANNING ZONING\SMALL SCALE FLU AMENDS\2017\Community Health Centers

ADDITIONAL COMMENTS: The proposed change of zoning is being requested by the owner/applicant. Applicant is requesting the City to assign a future land use classification of Office to the property. The proposed future land use amendment is compatible with the character of the surrounding area.

The subject property is located in an area characterized as urban in nature, with "City" Residential Medium future land use to the north, east and south of the subject property, and "City" Office to the west of the site. The existing and proposed use of the subject site for a parking lot for the adjacent health care offices is a permitted use in the proposed PO/I zoning district and Office future land use designation and compatible with the surrounding zoning and uses.

Staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this zoning change (see attached Land Use Report).

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed use of the property is consistent with "City" Office Future Land Use designation and the City's proposed PO/I Zoning.

SCHOOL CAPACITY REPORT: The proposed rezoning is to a non-residential zoning district and, therefore, a capacity enhancement agreement with OCPS is not necessary.

JOINT PLANNING AREA/OVERLAY: The subject property is located within the "Core Area" of the Joint Planning Area with Orange County. The subject properties are not located within any other city overall or protection area.

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 March 10, 2017.

PUBLIC HEARING SCHEDULE:
April 11,2017 - Planning Commission, 5:30 PM
May 3, 2017 - City Council, 1:30 PM
May 17, 2017 - City Council, 7:00 PM

DULY ADVERTISED:
March 31, 2017– Public Notice and Notification
May 5, 2017– 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 Future Land Use from "City" Residential Medium (10 du/ 1 ac) to "City" Office (.30 FAR) for the property owned by Community Health Centers, Inc.

Recommended Motion: Find the proposed rezoning consistent with the Comprehensive Plan and Land Development Code and to recommend a change of zoning in Future Land Use from "City" Residential Medium (10 du/ 1 ac) to "City" Office (.30 FAR) for the property owned by Community Health Centers, Inc.

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:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (City)	Residential Medium	R-3	Single-family homes
East (City)	Residential Medium	R-3	Single-family homes
South (City)	Residential Medium	R-3	Single-family homes
West (City)	Office	PO/I	Health Care Offices

II. LAND USE ANALYSIS

The general character of the area surrounding the subject property is compatible with the current office uses. The property is South of E 6th Street, East of S Park 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 "North 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 storm water 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 E 7th St. The vegetative communities present are urban; the soils present are Zolfo sand; and no wetlands occur on the site.
The proposed amendment is consistent with the Comprehensive Plan, including Policy 3.1.j Office 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 Office (.30 FAR). Based on the housing element of the City's Comprehensive Plan, this amendment will not increase the City's future population.

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

Housing Needs: This amendment will not impact the housing needs as projected in the Comprehensive Plan. A Parking Lot is the maximum development anticipated for the subject properties.

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 2030 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

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

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

2. Projected total demand under existing designation: 196 GPD

3. Projected total demand under proposed designation: 196 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: 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

2. Projected total demand under existing designation: 210 GPD

3. Projected total demand under proposed designation: 210 GPD

4. Capacity available: Yes

5. Projected LOS under existing designation: 177 GPD/Capita

6. Projected LOS under proposed designation: 177 GPD/Capita

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

8. Parcel located within the reclaimed wa rvice area: Yes

Solid Waste

1. Facilities serving the site: none

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

3. Projected LOS under existing designation: 4 lbs./person/day

4. Projected LOS under proposed designation: 4 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 GPD

Total design capacity of the water treatment plant(s): 33.696 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 - 25 hour design storm

3. Projected LOS under proposed designation: 100 year - 25 hour design storm

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: 0.009 AC

3. Projected facility under proposed designation: 0.009 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.

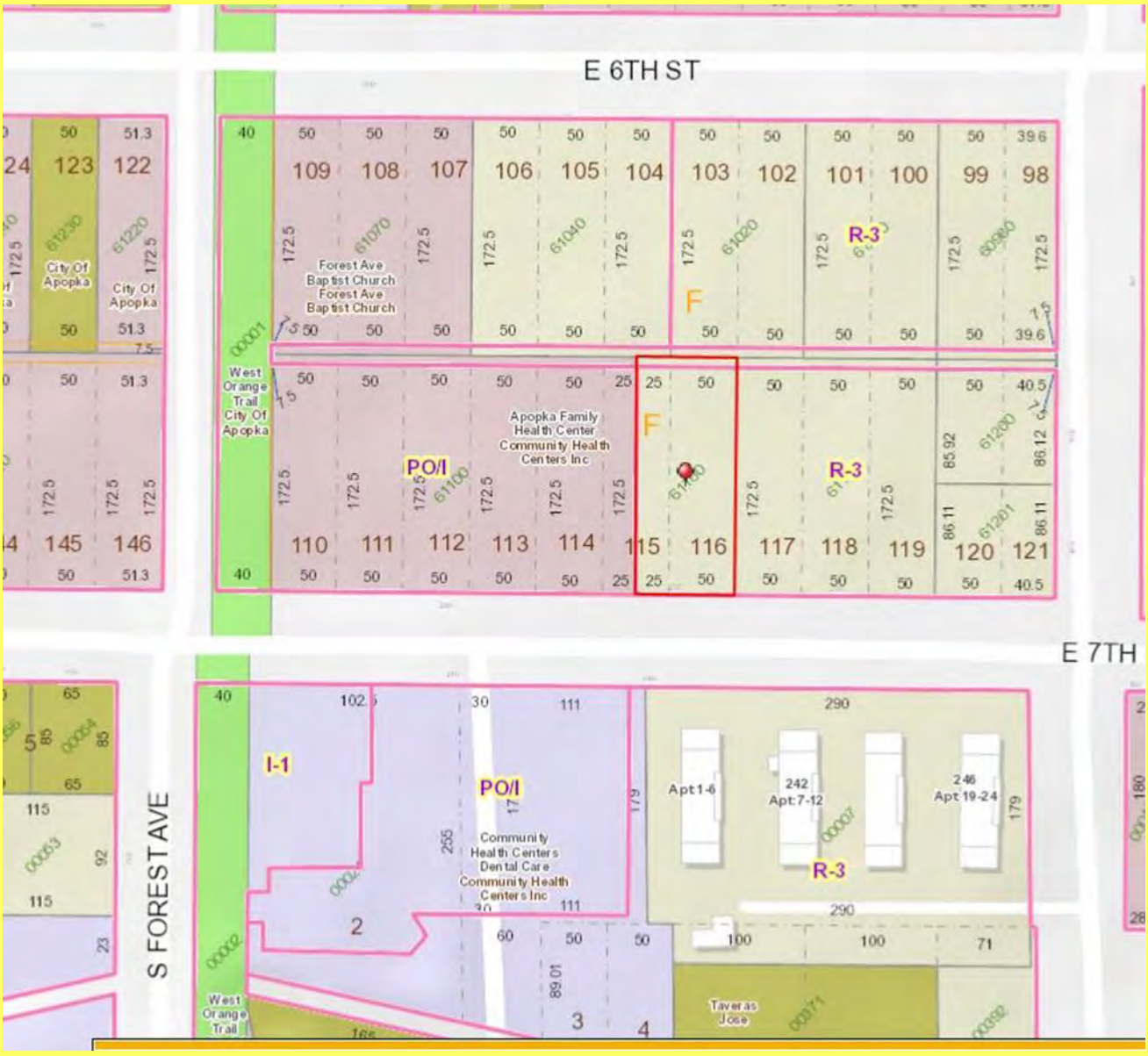
Community Health Centers, Inc.
Property Owner
0.30 +/- Acres
Proposed Small Scale Future Land Use Amendment:
From: "City" Residential Medium
To: "City" Office (max 0.3 FAR)
Proposed Change of Zoning:
From: "City" R-3
To: "City" PO/I
Parcel ID #s: 09-21-28-0196-61-160

N

VICINITY MAP

N

ADJACENT ZONING



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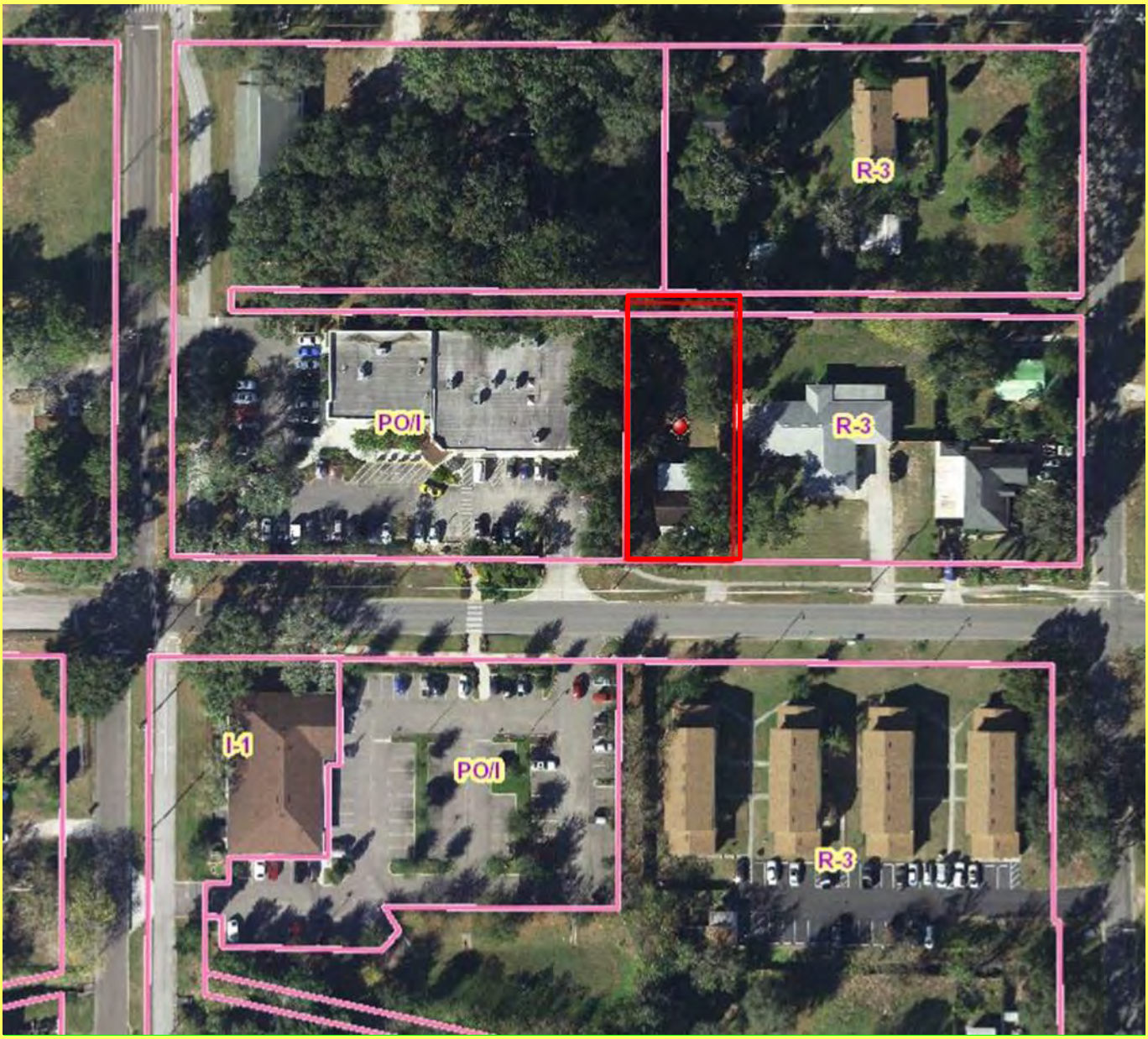
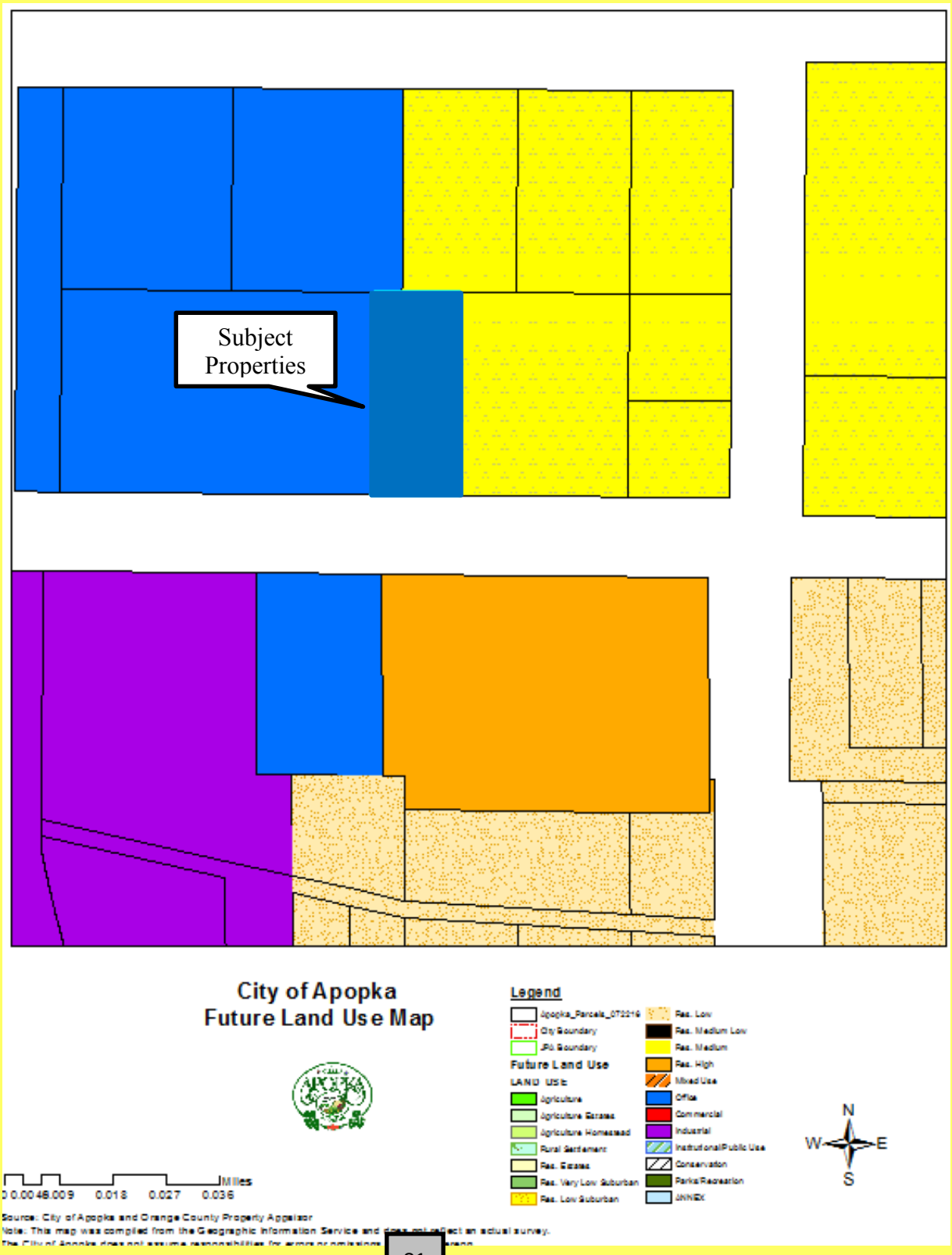
ADJACENT USES



ADJACENT & PROPOSED FUTURE LAND USE DESIGNATION



CITY OF APOPKA
PLANNING COMMISSION

__X__	PUBLIC HEARING	DATE:	April 11, 2017
_____	ANNEXATION	FROM:	Community Development
_____	PLAT APPROVAL	EXHIBITS:	Zoning Report
_____	OTHER:		Vicinity Map
			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **COMMUNITY HEALTH CENTERS INC – CHANGE OF ZONING**

PARCEL ID NUMBER: **09-21-28-0196-61-160**

Request: **CHANGE OF ZONING**
FROM: "CITY" R-3 (RESIDENTIAL)
TO: "CITY" PO/I (PROFESSIONAL OFFICE/INSTITUTIONAL)

SUMMARY

OWNER/APPLICANT:	Community Health Centers, Inc.
LOCATION:	South of E 6th Street, East of S Park Avenue
EXISTING USE:	vacant residential
PROPOSED LAND USE:	Office (max .30 FAR)
CURRENT ZONING:	"City" R-3
PROPOSED DEVELOPMENT:	Parking lot for clinic campus
TRACT SIZE:	.30 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT: PROPOSED:	N/A (Parking Lot)

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The proposed change of zoning is being requested by the owner/applicant. Applicant is requesting the City to assign a zoning classification of PO/I to the property.

A request to assign a change of zoning to PO/I is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The property owner is requesting the PO/I zoning classification to accommodate the use of the property for a parking lot for their clinic allowed under the PO/I zoning district. This use is consistent with the proposed Office Future Land Use Designation, proposed zoning district and compatible with the general character of surrounding zoning and uses.

The change of zoning application covers approximately .30 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 proposed use of the property is consistent with the Office (max 0.30 FAR) Future Land Use designation and the City's proposed PO/I Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: The proposed rezoning is to a non-residential zoning district and, therefore, a capacity enhancement agreement with OCPS is not necessary.

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 March 10, 2017.

PUBLIC HEARING SCHEDULE:
April 11,2017 - Planning Commission, 5:30 PM
May 3, 2017 - City Council, 1:30 PM
May 17, 2017 - City Council, 7:00 PM

DULY ADVERTISED:
March 31, 2017– Public Notice and Notification
May 5, 2017– Ordinance Heading & ¼ Page w/Map Ad

RECOMMENDED ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and the Land Development Code recommends adoption of the change in Zoning from "City" R-3 to "City" PO/I, subject to the adoption of the associated small scale future land use amendment, for the property owned by Community Health Centers, Inc.

Recommended Motion: Find the proposed rezoning consistent with the Comprehensive Plan and Land Development Code and to recommend a change of zoning from "County" R-3 to "City" PO/I, for property owned by Community Health Centers, Inc., subject to the adoption of the associated small scale future land use amendment.

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:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (City)	Residential Medium	R-3	Single-family homes
East (City)	Residential Medium	R-3	Single-family homes
South (City)	Residential Medium	R-3	Single-family homes
West (City)	Office	PO/I	Health Care Offices

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (E 7th Street). The proposed PO/I (Public Office/Institutional) zoning district is consistent and compatible with the adjacent zoning classifications and uses within the surrounding area. Property owned by the same owner to west is used currently for health care use, and properties to the north, south, and east have "City" R-3 (Residential) zoning classifications.

COMPREHENSIVE PLAN COMPLIANCE: The proposed PO/I zoning is consistent with the City's Office (max 0.30 FAR) Future Land Use designation and with the character of the surrounding area and future proposed development. The PO/I zoning classification is one of the acceptable zoning categories allowed within the Office Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

PO/I DISTRICT REQUIREMENTS:

Minimum Living Area:		NA
Minimum Site Area:		10,000 sq. ft.
Minimum Lot Width		85 ft.
Setbacks:	Front:	25 ft.
	Rear:	10 ft.
	Side:	10 ft.
	Corner	25 ft.

Based on the above zoning standards, the subject parcels comply with code requirements for the PO/I district.

BUFFERYARD REQUIREMENTS:

1. Areas adjacent to all road rights-of-way shall provide a minimum ten-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 of five-foot landscaped bufferyard.
4. Landscaping requirements for existing platted lots of record and structures may be approved in a lesser amount than required after review by the

development review committee.

ALLOWABLE USES:

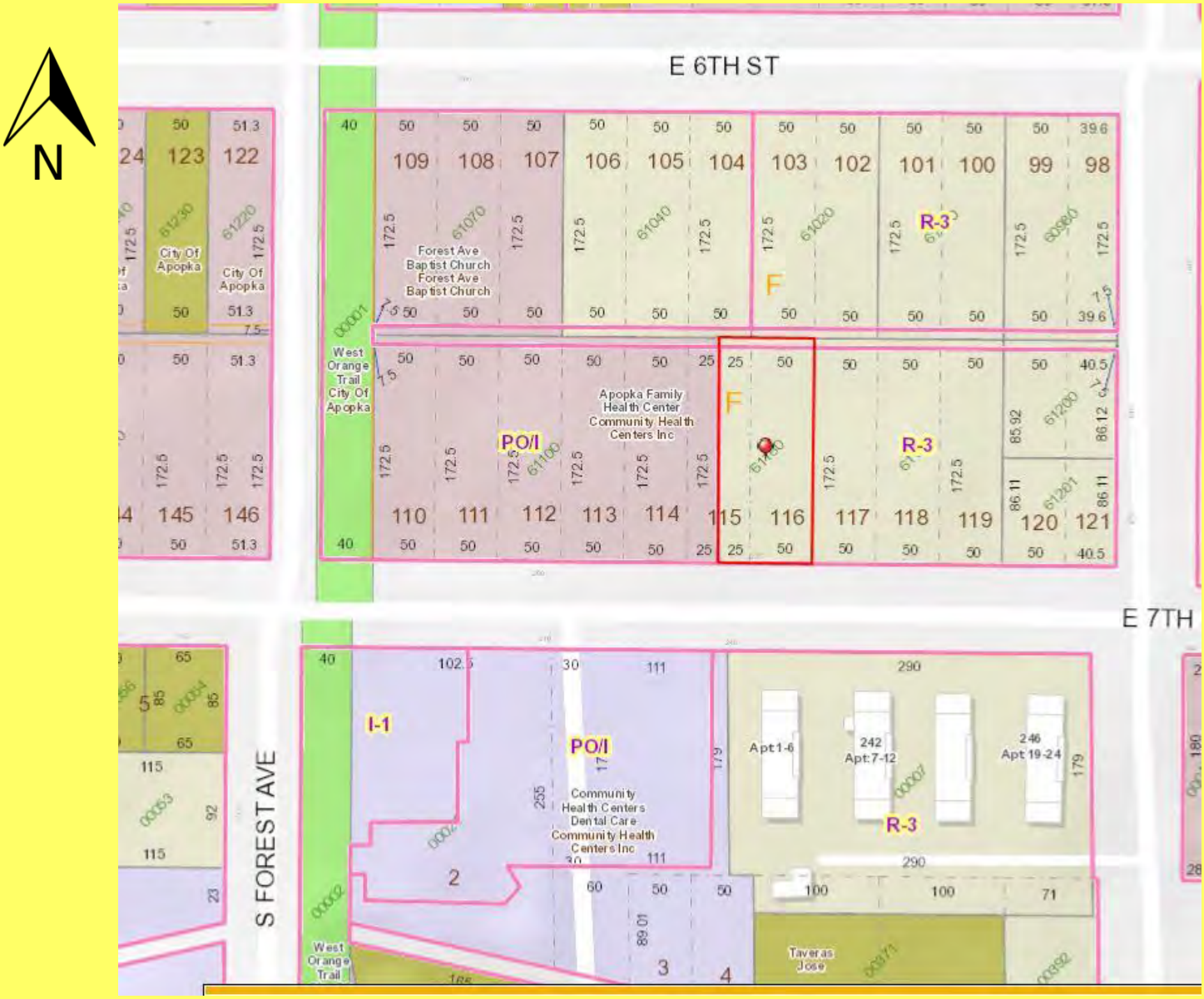
Professional offices, including those of architects, engineers, lawyers, accountants, tax and financial services or consultants, bookkeepers, realtors and brokers, insurance, investment counselors, travel agencies, etc. Medical or dental clinics and offices. Establishments for the retail sale of pharmaceutical, medical and dental supplies and other hospital-related items such as wheelchairs, braces, crutches, etc., for the handicapped, and other similar merchandise. Parks and recreational areas owned and operated by nonprofit organizations. Hospitals, museums, libraries, and cultural institution. General government offices, including, but not limited to, fire stations, police stations, and post offices. Churches and attendant educational facilities. Educational facilities and day nurseries. Public and private utilities. Supporting infrastructure and public facilities. Other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district and which are not prohibited as specified in this code. Use determination shall be based on the community development director's recommendation.

Community Health Centers, Inc.
Property Owner
0.30 +/- Acres
Proposed Small Scale Future Land Use Amendment:
From: "City" Residential Medium
To: "City" Office (max 0.3 FAR)
Proposed Change of Zoning:
From: "City" R-3
To: "City" PO/I
Parcel ID #s: 09-21-28-0196-61-160

N

VICINITY MAP

ADJACENT ZONING



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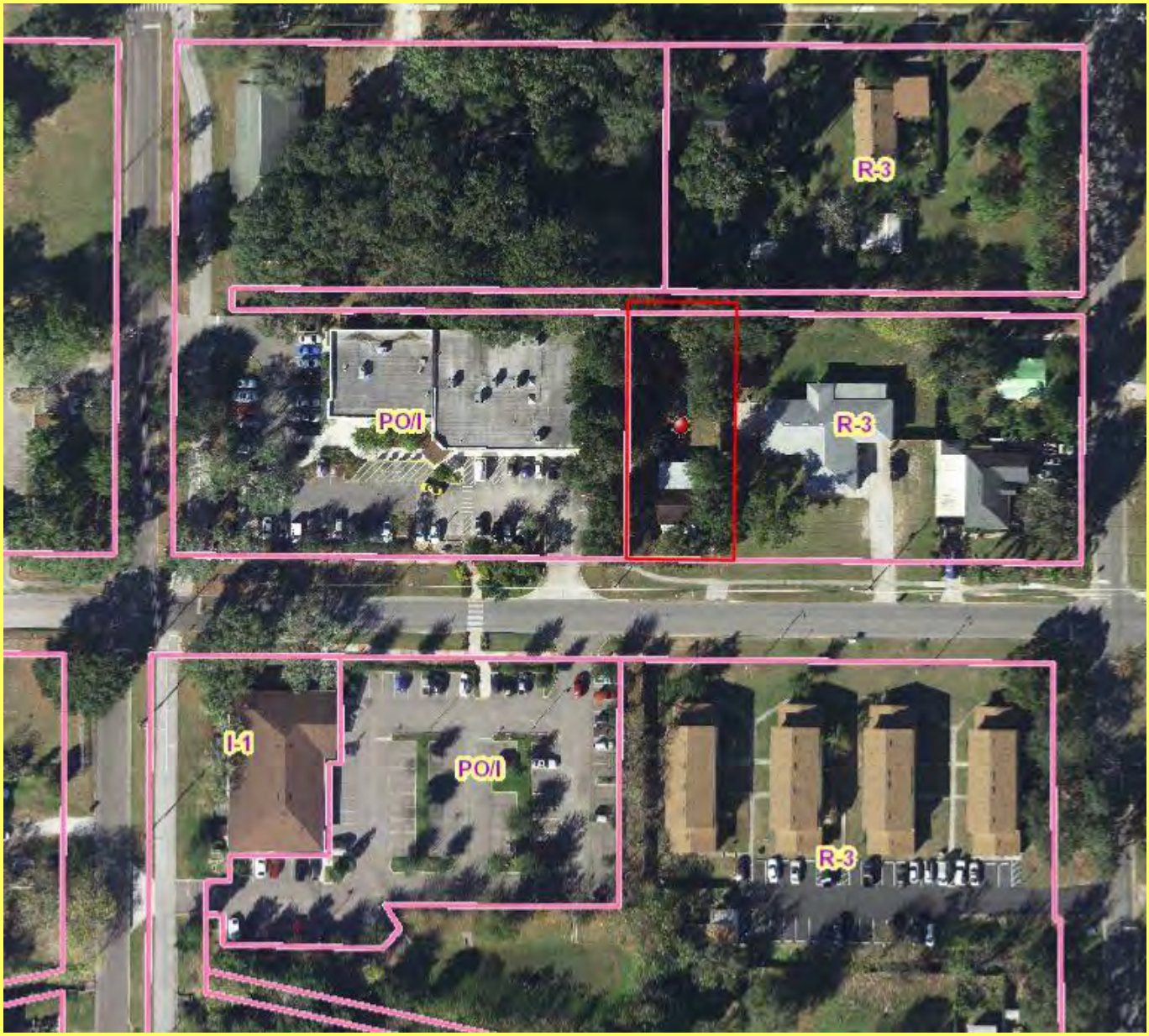
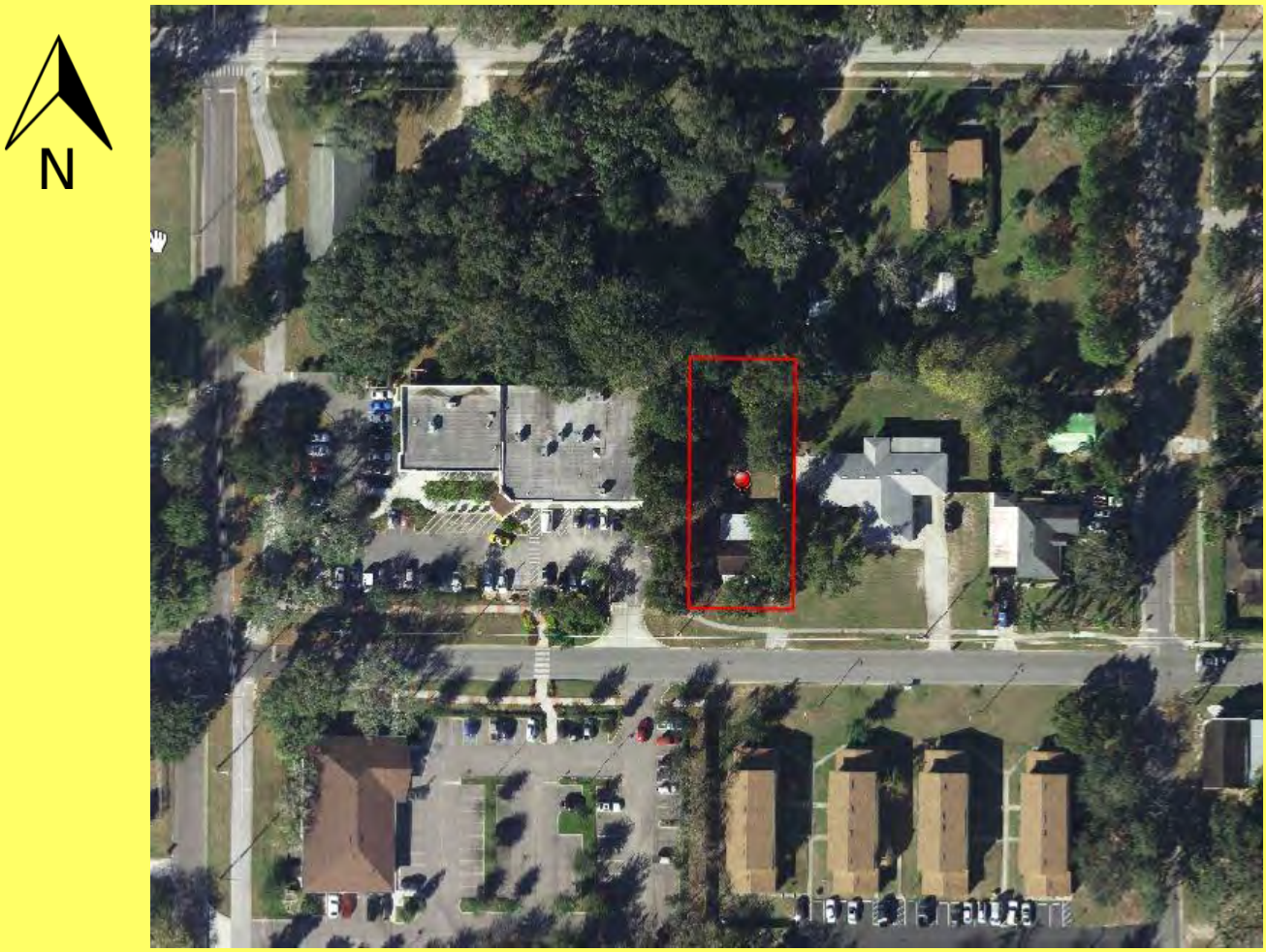
EXISTING USES