City of Apopka
Planning Commission
Meeting Agenda
March 10, 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 February 10, 2015, at 5:01 p.m.

2 Approve minutes of the Planning Commission Special Meeting held on March 24, 2015, at 5:01 p.m.

IV. PUBLIC HEARING:

1. COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – McCarthy McCollough, from "County" Rural (0-1 du/10 ac) to "City" Rural Settlement (0-1 du/5 ac), for property located at 1505 West Kelly Park Road. (Parcel ID #: 08-20-28-0000-00-003)

2. CHANGE OF ZONING – McCarthy McCollough, from "County" A-1 (Agriculture) to "City" AG (0-1 du/5 ac) (Agriculture) and RCE-1 for property located at 1505 West Kelly Park Road. (Parcel ID #: 08-20-28-0000-00-003)

3. 2015-2 ADMINISTRATIVE REZONING – Various owners and properties within the City of Apopka from "County" A-1 (ZIP) to "City" AG (1 du/5 ac)

V. SITE PLANS:

1. PRELIMINARY DEVELOPMENT PLAN – Rock Springs Estates, owned by Rock Springs Estates; applicant is Pulte Group, c/o Doug Hoffman, P.E.; engineering firm is Donald W. McIntosh Associates, Inc., c/o John T. Townsend, P.E., located south of West Lester Road, east of Vick Road. (Parcel ID Nos. 3-20-28-0000-00-015, 33-20-28-0000-00-118, 33-20-28-0000-00-003)

2. FINAL DEVELOPMENT PLAN/PLAT – Ponkan Reserve North, owned by Clyde Marie Brown, c/o Donna L. Helton; engineer is June Engineering Consultants, Inc., c/o Jeffrey A. Sedloff and Jimmy Dunn; and the property is located at 301 Ponkan Road. (Parcel ID Nos. 21-20-28-0000-00-003; 21-20-28-0000-00-004; 28-20-28-0000-00-003; 28-20-28-0000-00-004)

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 February 10, 2015, at 5:01 p.m.

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

MEMBERS PRESENT: Steve Hooks, James Greene, Mallory Walters, Teresa Roper, Robert Ryan, and Pamela Toler

ABSENT: Melvin Birdsong, Orange County Public Schools (Non-voting)

OTHERS PRESENT: Andrew Hand, Esq., R. Jay Davoll, P.E. - Community Development Director/City Engineer, David Moon, AICP - Planning Manager, Sam Ruth - City Commissioner, James J. Sheremeta, Alan Spencer, Les Hebert, Tara Tedrow, Greg Wilfong, Greg Ripple, Suzanne Kidd, 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.

INTRODUCTION – Jay Davoll, P.E., Community Development Director/City Engineer, introduced Andrew Hand. Mr. Hand is an attorney with City Attorney Cliff Shepard's law firm, Shepard, Smith and Cassady, P.A. He will likely be attending all of the Planning Commission meetings to direct and support the Commission.

Mr. Hand stated that he would be attending the meetings to represent the Planning Commission. He stated that he will be scheduling training for the Commission to go over quasi-judicial procedures, the Sunshine Law, and other basic issues. He said he does refresher training every year with the Boards he represents. He said the refresher training keeps everything working efficiently. He said the training session will most likely be with Cliff Shepard and himself. He said he is a board certified specialist in Local Government Law.

The Commission welcomed him to the meeting and expressed their appreciation for his continued involvement.

APPROVAL OF MINUTES: Chairperson Hooks asked if there were any corrections or additions to the January 13, 2015, at 5:01 p.m. minutes. With no one having any corrections or additions, he asked for a motion to approve the minutes of the Planning Commission meeting held on January 13, 2015, at 5:01 p.m.

Motion: **Mallory Walters made a motion to approve the Planning Commission minutes from the January 13, 2015, meeting at 5:01, and James Greene seconded the motion. Aye votes were cast by Steve Hooks, James Greene, Teresa Roper, Robert Ryan, Pamela Toler, and Mallory Walters (6-0).**

COMPREHENSIVE PLAN - LARGE SCALE – FUTURE LAND USE AMENDMENT – J. LESLIE AND NANCY HEBERT – 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 Leslie and Nancy Hebert. The property is located south of West Kelly Park Road, east of Golden Gem Road at 3600 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 6.11 +/- acres. The staff report and its findings are to be incorporated into and made a part of the minutes.

The subject property 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 6.11 acres. The property owner intends to use the site for a residential development.

The subject site is located within one (1) mile of the Wekiva Parkway Interchange Land Use Plan. If future development should be proposed for this property that exceeds current allowable uses, a Future Land Use Amendment and zoning application must first be approved by the City consistent with the Wekiva Parkway Vision Plan.

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

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

The proposed rezoning will not result in an increase in the number of residential units which could be developed at the subject property. A capacity enhancement agreement with OCPS is not necessary because the impacts on schools will be de minimus.

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 January 9, 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 Leslie & Nancy Hebert.

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 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 Leslie and Nancy Hebert located at 3600 West Kelly Park Road, and subject to the information and findings in the staff report. Motion seconded by Mallory Walters. Aye votes were cast by Steve Hooks, James Greene, Teresa Roper, Robert Ryan, Pamela Toler, and Mallory Walters (6-0).**

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CHANGE IN ZONING – LESLIE AND NANCY HEBERT – Mr. Moon stated this is a request to recommend approval of the Change of Zoning from "County" A-1 to "City" AG for the property owned by Leslie and Nancy Hebert. The property is located south of West Kelly Park Road, east of Golden Gem Road at 3600 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 6.11 +/- acres. The staff report and its findings are to be incorporated into and made a part of the minutes.

The subject property was annexed into the City of Apopka on December 17, 2014, through the adoption of Ordinance No. 2395. The proposed zoning change is compatible with the character of the surrounding area and the subject parcels are vacant. 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 6.11 acres. The property owner intends to use the site for a single-family home.

The subject site is located within one (1) mile of the Wekiva Parkway Interchange Land Use Plan. If future development should be proposed for this property that exceeds current allowable uses, any development plan would be required to meet policies set forth in the comprehensive plan related to the Wekiva Parkway Interchange Land Use Plan, including Policy 20.4, which requires development plans to meet the development standards of an adopted form-based code for the Wekiva Parkway Interchange Vision Plan.

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

The proposed AG rezoning is consistent with the proposed Future Land Use Designation of Rural Settlement (up to one unit per five acres) for this property. Minimum lot size for property assigned the AG zoning category is 5 acres.

The proposed rezoning will not result in an increase in the number of residential units which could be developed at the subject property. A capacity enhancement agreement with OCPS is not necessary because the impacts on schools will be de minimus.

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 January 9, 2015.

The Development Review Committee recommends approval of the change in Zoning from "County" A-1 to "City" AG for the parcel owned by Leslie & Nancy Hebert.

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 Change of Zoning from "County" A-1 to "City" AG for the property owned by Leslie and Nancy Hebert, located at 3600 West Kelly Park Road, and subject to the information and findings in the staff report. Motion seconded by Teresa Roper. Aye votes were cast by Steve Hooks, James Greene, Teresa Roper, Robert Ryan, Pamela Toler, and Mallory Walters (6-0).**

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TIME-LIMITED MORATORIUM FOR LAND USE AMENDMENTS, ZONING CHANGES AND DEVELOPMENT ORDERS FOR PROPERTIES LOCATED WITHIN THE PROPOSED OCOEE-APOPKA ROAD OVERLAY DISTRICT – Mr. Moon stated In March 2014, the City commenced a small area study for an area covering approximately 4.4 square miles in the vicinity of Ocoee Apopka Road. Completion and expansion of the State Road 429, 414, and 451 tollway system, together with proposed construction of the Florida Hospital Replacement Medical Campus, have and will generate immediate and increased pressure to develop higher density residential, commercial, and industrial uses within the Ocoee Apopka Road Small Area Study boundaries. To better manage growth and development consistent with the desired land use patterns and development standards that will emerge from the Ocoee Apopka Road Small Area Study, a temporary moratorium is proposed and will sunset on October 31, 2015. The moratorium grants City Council authority to waive the moratorium if a proposed development application is determined to meet the intent of the current draft development guidelines.

Chairperson Hooks opened the meeting for public hearing.

In response to questions by Ms. Walters, Mr. Moon stated the proposed ordinance's development standards will address compatible types of uses within the small area overlay district. There are five character zones that include the gateway zone, the new market area, the residential areas, and the research, technology and education zones. Within each of those will identify what is compatible land uses. For example in the new market area, where the hospital is proposed, there will likely be language that requires any new funeral home to be so many feet away from the hospital or a barbeque restaurant because of the smoke it generates. The design guidelines will also address the physical form of development in the area such as the architectural design of the buildings. The Planning Commission will get the opportunity to make comments on those types of decisions. However, the standards can't be too specific to discriminate against any certain type of businesses. There will likely be exclusionary language in terms of distance requirements or performance standards.

In response to a question by Chairperson Hooks, Mr. Moon agreed that is the whole purpose of the moratorium. To allow enough time for the development of the development design guidelines and provide an opportunity for the Planning Commission and City Council to participate in the development of those guidelines.

Alan Spencer, 1367 Alston Bay Boulevard, Apopka, stated his concerns regarding the traffic and development impacts to his and surrounding neighborhoods with all the proposed development in the area.

Chairperson Hooks stated that by adopting a temporary moratorium on development in the Ocoee Apopka Road Study Area will allow the City time to put in place development standards that will address issues like the traffic and development impacts.

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

Motion: **James Greene made a motion to recommend approval of the Time-Limited Moratorium for Land Use Amendments, Zoning Changes and Development Orders for properties located within the proposed Ocoee-Apopka Road Overlay District. Motion seconded by Pam Toler. Aye votes were cast by Steve Hooks, James Greene, Teresa Roper, Robert Ryan, Pamela Toler, and Mallory Walters (6-0).**

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PLAT – SAM'S CLUB – Mr. Davoll stated this is a request to recommend approval of the Plat for the Sam's Club #6189-00 owned by Sam's East, Inc. The engineering firm is Kimley-Horn and Associates, Inc., c/o Greg Ripple, P.E. The property is located south of U.S. 441, west of North Hiawassee Road, and east of Lake Pleasant Road. The existing use and proposed use is the Sam's Club #6189-00 retail center under construction. The future land use is Commercial and the zoning is C-2. The tract size is 33.3 +/- acres. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

The Sam's Club #6189-00 Final Development Plan was approved on September 18, 2013. A condition of this Final Development Plan approval requires "approval and recording of a plat prior to issuance of a certificate of occupancy." To accommodate the land design needs for the Sam's Club site plan, a land swap was made between the City and the property owner to accommodate relocation of the City's stormwater pond and a drainage easement. Lot 2 shown in the Plat establishes the boundary of the property owned by the City. The Plat is consistent with the Final Development Plan.

The Development Review Committee recommended approval of the Sam's Club #6189-00 Plat for the property owned by Sam's Inc. East and located south of U.S. 441, west of North Hiawassee 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.

In response to questions by Ms. Toler, Mr. Davoll stated that the reason the retention pond was moved from the previous location on the site was to accommodate the location of the Sam's Club building. Without moving the retention pond the building could not be built. Sam's has extended the stormwater pipes to the new retention pond location.

In response to a question by Ms. Walters, Mr. Davoll stated that the gas pumps will be located on the northeastern side of the property along US 441 and North Hiawassee Road.

In response to a question by Chairperson Hooks, Mr. Davoll stated that the small, triangular piece of property along US 441 is for sale and is currently in unincorporated Orange County. The owner said he will probably eventually annex into the City.

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 Plat for Sam's Club #6189-00 Plat owned by Sam's East, Inc., subject to the information and findings in the staff report. Teresa Roper seconded the motion. Aye votes were cast by Steve Hooks, James Greene, Teresa Roper, Robert Ryan, Pam Toler, and Mallory Walters (6-0).**

TRAINING SESSION – Mr. Moon asked the Commission if they would like to have the workshop at a regularly scheduled meeting or would they rather have a special meeting?

The consensus of the Commission was to have the training session at a regularly scheduled meeting.

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OLD BUSINESS:

Planning Commission – None.

Public - None.

NEW BUSINESS:

Planning Commission: None.

Public - None.

ADJOURNMENT: The meeting was adjourned at 5:29 p.m.

Steve Hooks, Chairperson

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

Backup material for agenda item:

2 Approve minutes of the Planning Commission Special Meeting held on March 24, 2015, at 5:01 p.m.

MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING HELD ON FEBRUARY 24, 2015, AT 5:01 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: Steve Hooks, James Greene, Teresa Roper, Robert Ryan, and Pamela Toler

ABSENT: Melvin Birdsong, Mallory Walters, Orange County Public Schools (Non-voting)

OTHERS PRESENT: Glenn Irby – City Administrator, R. Jay Davoll, P.E. - Community Development Director/City Engineer, David Moon, AICP - Planning Manager, Kalanit Oded, Esq., Jim Hanson – Woolbright Wekiva, LLC, 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.

MASTER SIGN PLAN – WEKIVA RIVERWALK – EAST SEMORAN BOULEVARD – David Moon, AICP, Planning Manager, stated this is a request for approval of the Master Sign Plan for the Wekiva Riverwalk Plaza located north of East Semoran Boulevard and west of South Wekiwa Springs Road. The owner is Woolbright Wekiva, LLC, c/o Jim Hanson. The existing use is a multi-tenant plaza. The future land use is Commercial and the zoning is C-1. The tract size is 24.74 +/- acres. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

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

<u>Master Sign Plan Conditions</u>:

1. Secondary Monument Sign. No more than three (3) anchor business signs may be displayed on the secondary monument sign (Wekiva Springs Road) on a temporary basis as shown within Exhibit "A" and shall only be provided for Marshalls, Ross and Bed, Bath & Beyond as shown in Exhibit "A". Such business sign shall not be replaced if the business closes and leaves the Wekiva Riverwalk shopping plaza. Should any of these three businesses change their corporate name to another due to merger, rebranding, etc., the sign appearing on the secondary monument sign, as shown in Exhibit "A" shall be removed and cannot be replaced. At such time the business name is removed from the monument sign, it shall not be replaced by any other another business. The shopping plaza name shall remain on the secondary monument sign.

2. To meet the intent of the sign ordinance, the Master Sign Plan for Wekiva Riverwalk Plaza shall not be allowed to use or shall have limited use of the following sign types until such time as all three temporary business signs (Marshalls, Ross and Bed, Bath & Beyond) are permanently removed from the secondary monument sign:

    a. Electronic reader boards are not allowed within the any monument sign along Semoran Boulevard.

    b. Human signs are limited to not more than two (2) permits per year for any business within the Wekiva Riverwalk Shopping Plaza. Prior to issuance of a human sign permit by the City, the business must obtain a letter of authorization from the shopping plaza landlord and include such letter within their sign permit application.

    c. No portable trailer signs shall be allowed for any business within the Wekiva Riverwalk Shopping Plaza.

3. At the time the movie theater vacates the Wekiva Riverwalk Plaza, the current movie pole\pylon sign along Semoran Blvd. shall be permanently removed by the shopping plaza owner. Said pole\pylon sign shall not be replaced.

4. All tenant and anchor wall signs affixed to a store front of the Wekiva Riverwalk Plaza at the time of the Master Sign Plan approval shall conform to the sign code standards when replaced due to significant damage or to accommodate a new sign face, or when an electrical permit application for such sign is submitted to the City.

5. The Wekiva Riverwalk Plaza landlord shall enforce these Master Sign Plan conditions through its lease agreements with all tenants.

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

In granting approval of the Master Sign Plan for Wekiva Riverwalk Plaza, the City of Apopka finds:

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

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

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.

City planning staff does not object to the to approve the Wekiva Riverwalk Plaza, Master Sign Plan, subject to the condition set forth in the staff report.

In response to concerns expressed by the Commission members having to do with when a store leaves and their name is removed from the sign, Mr. Moon stated that a requirement will be added that once the name is removed, the remaining names on the signs needs to be rebalanced and the sign repainted.

In response to a question by Chairperson Hooks, Mr. Moon stated that the code does not allow snipe signs. If the snipe signs are in the right-of-way, Code Enforcement Officers will remove them. If the snipe signs are on private property the Code Enforcement Officers will notify the property owner that they need to remove those signs.

Ms. Roper expressed concerns regarding the “Wekiva Riverwalk” plaza name being smaller than the anchor store names on the sign. She stated that people who are specifically looking for “Wekiva Riverwalk” and not necessarily the anchor stores, they may not be able to see the name on the sign.

Jay Davoll, P.E., Community Development Director/City Engineer, stated that the signs along Semoran Boulevard will be larger than the secondary monument sign.

Jim Hanson, Woolbright Wekiwa, LLC, Rio Pinar Plaza, 401 S Chickasaw Trail, Orlando, FL 32825, in response to Ms. Roper’s concern, stated that the sign contractor, Guy Wingo, will be painting the sign black so that the names will stand out.

Mr. Hanson stated that with regard to why they are requesting approval of their sign master plan, based on approvals received by the City in 2013, Woolbright Wekiva LLC went into negotiations with Ross® as an anchor store at Wekiva Riverwalk. As a part of the contract, it was agreed that a Ross® sign would be installed along the right of way. When they approached the City this year for the permits they were denied the permit because the sign did not meet the current sign code. After discussions with City staff it was agreed that Woolbright would prepare a Master Sign Plan that, if approved, would meet the code requirements.

In response to a question by Mr. Ryan, Mr. Moon stated that if there is a change in any of the signs that meet the requirements in the Master Sign Plan, it would not have to come back to the Planning Commission for review.

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

Ms. Oded arrived at 5:35.

Motion: **James Greene made a motion to approve the Master Sign Plan for the Wekiva Riverwalk Plaza owned by Woolbright Wekiva, LLC and located north of East Semoran Boulevard and west of South Wekiwa Springs Road, subject to the following Master Sign Plan Conditions: (1) Secondary Monument Sign. No more than three anchor business signs may be displayed on the secondary monument sign (Wekiva Springs Road) on a temporary basis and shall only be provided for Marshalls, Ross and Bed, Bath & Beyond. Such business sign shall not be replaced if the business closes and leaves the Wekiva Riverwalk shopping plaza. Should any of these three businesses change their corporate name due to a merger, rebranding, etc., the sign appearing on the secondary monument sign shall be removed. At such time the business name is removed from the monument sign, it shall not be replaced by any other another business name. The shopping plaza name shall remain on the secondary monument sign. Once the anchor store sign is removed, the sign is to be rebalanced and repainted; (2) To meet the intent of the sign ordinance, the Master Sign Plan for Wekiva Riverwalk Plaza shall not be allowed to use or shall have limited use of the following sign types until such time as all three temporary business signs (Marshalls, Ross and Bed, Bath & Beyond) are permanently removed from the secondary monument sign: [a] Electronic reader boards are not allowed within the any monument sign along Semoran Boulevard. [b] Human signs are limited to not more than two permits per year for any business within the Wekiva Riverwalk Shopping Plaza. Prior to issuance of a human sign permit by the City, the business must obtain a letter of authorization from the shopping plaza landlord and include such letter within their sign permit application, and, [c] No portable trailer signs shall be allowed for any business within the Wekiva Riverwalk Shopping Plaza. (3) At the time the movie theater vacates the Wekiva Riverwalk Plaza, the current movie pole\pylon sign along Semoran Blvd. shall be permanently removed by the shopping plaza owner. Said pole\pylon sign shall not be replaced. (4) All tenant and anchor wall signs affixed to a store front of the Wekiva Riverwalk Plaza at the time of the Master Sign Plan approval shall conform to the sign code standards when replaced due to significant damage or to accommodate a new sign face, or when an electrical permit application for such sign is submitted to the City; and (5) The Wekiva Riverwalk Plaza landlord shall enforce these Master Sign Plan conditions through its lease agreements with all tenants; and to the information and findings in the staff report; and Teresa Roper seconded the motion. Aye votes were cast by Steve Hooks, James Greene, Teresa Roper, Robert Ryan, and Pamela Toler (5-0).**

OLD BUSINESS:

Planning Commission – None.

13 **c - None.**

NEW BUSINESS:

Planning Commission: None.

Public - None.

ADJOURNMENT: The meeting was adjourned at 5:37 p.m.

Steve Hooks, Chairperson

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

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Backup material for agenda item:

1. COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – McCarthy McCollough, from “County” Rural (0-1 du/10 ac) to “City” Rural Settlement (0-1 du/5 ac), for property located at 1505 West Kelly Park Road. (Parcel ID #: 08-20-28-0000-00-003)

CITY OF APOPKA
PLANNING COMMISSION

__X__ PUBLIC HEARING		DATE:	March 10, 2015
_____ANNEXATION		FROM:	Community Development
_____PLAT APPROVAL		EXHIBITS:	Land Use Report
_____OTHER:			Vicinity Map
			Adjacent Zoning Map
			Adjacent Uses Map

SUBJECT: **MCCARTHY MCCOLLOUGH – COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT**

PARCEL ID NUMBER: **08-20-28-0000-00-003**

Request: **COMPREHENSIVE PLAN - SMALL SCALE**
FUTURE LAND USE AMENDMENT
FROM: "COUNTY" RURAL (0-1 DU/10 AC)
TO: "CITY" RURAL SETTLEMENT (0-1 DU/5 AC)

SUMMARY

OWNER/APPLICANT: McCarthy McCollough

LOCATION: North of W Kelly Park Road, east of Foliage Way

EXISTING USE: Single-family home

CURRENT ZONING: "County" A-1

PROPOSED DEVELOPMENT: Single-family home

PROPOSED ZONING: "City" AG and RCE-1 and (Note: this Future Land Use Map amendment request is being processed along with a request to change the Zoning Map designation from "County" A-1 to "City" AG (6.44 acres) & "City" RCE-1 (2 acres).)

TRACT SIZE: 8.44 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 1 Unit
PROPOSED: 2 Units

DISTRIBUTION

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

ADDITIONAL COMMENTS:

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 (see attached Land Use Report).

COMPREHENSIVE PLAN COMPLIANCE: 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.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 - Planning Commission (5:01 pm)
March 18, 2015- City Council (7:00 pm) - 1st Reading
April 1, 2015 – City Council (1:30 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Notice and Notification
March 20, 2015 – Ordinance Heading Ad
March 27, 2015 – ¼ Page w/Map Ad

RECOMMENDED ACTION:

The **Development Review Committee** meets on March 4 and the recommendation will be presented to the Planning Commission at its March 20 meeting.

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.

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (City)	Rural Settlement (0-1 du/5 ac)	A-1 (ZIP)	Mobile Home/Vacant Land
East (City)	Agriculture (1 du/5 ac)	A-1 (ZIP)	Single-family home
South (City) South (County)	Rural Settlement (0-1 du/5 ac) Rural (0-1 du/10 ac)	A-1 (ZIP) A-1	Vacant Land Mobile Home
West (County)	Rural (0-1 du/10 ac)	A-1	Manufactured home

II. LAND USE ANALYSIS

The general character of the area surrounding the subject property is compatible with this development of agricultural uses and rural county estate residential. The property lies north of West Kelly Park Road and east of Foliage Way.

Wekiva Parkway Interchange Vision Plan Area: No
Wekiva River Protection Area: No
Area of Critical State Concern: No
DRI / FQD: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The subject property is located within the Northern Area of the Joint Planning area.

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 Basing Study Area, the subject property is not located within the Protection Area. The proposed amendment is consistent with the adopted mandates and requirements. The proposed Future Land Use Map (FLUM) amendment has been reviewed against the best available data, with regard to aquifer and groundwater resources. The City of Apopka's adopted Comprehensive Plan addresses aquifer recharge and stormwater run-off through the following policies:

- Future Land Use Element, Policies 4.16, 14.4, 15.1, 16.2 and 18.2
- Infrastructure Element, Policies 1.5.5, 4.2.7, 4.4, 4.4.1, 4.4.2 and 4.4.3
- Conservation Element, Policy 3.18

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that there are karst features present on the northeast portion of the subject property.

Analysis of the character of the Property: The Property fronts West Kelly Park Rd. The vegetative communities present are urban; the soils present are Candler fine sand; and no wetlands occur on the site, and the terrain has a 5-12 percent slope.

The proposed amendment is consistent with the Comprehensive Plan, including Policy 3.1.s Rural ment Residential 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 Rural Settlement (0-1 du/5 ac). Based on the housing element of the City's Comprehensive Plan, this amendment will increase the City's future population.

CALCULATIONS:
ADOPTED (City designation): 1 Unit(s) x 2.659 p/h = 3 persons
PROPOSED (City designation): 2 Unit(s) x 2.659 p/h = 6 persons

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

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

Transportation: The City of Apopka is a Transportation Concurrency Exception Area. Refer to Chapter 3 of the City of Apopka 2010 Comprehensive Plan. The subject site has access to Kelley Park Road, which is a major collector road.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None ; N/A 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: 392 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 ; N/A 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: 420 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 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: 12 lbs./person/day

4. Projected LOS under proposed designation: 24 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

3. Projected LOS under proposed designation: 100 year - 24 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: 0.018 AC

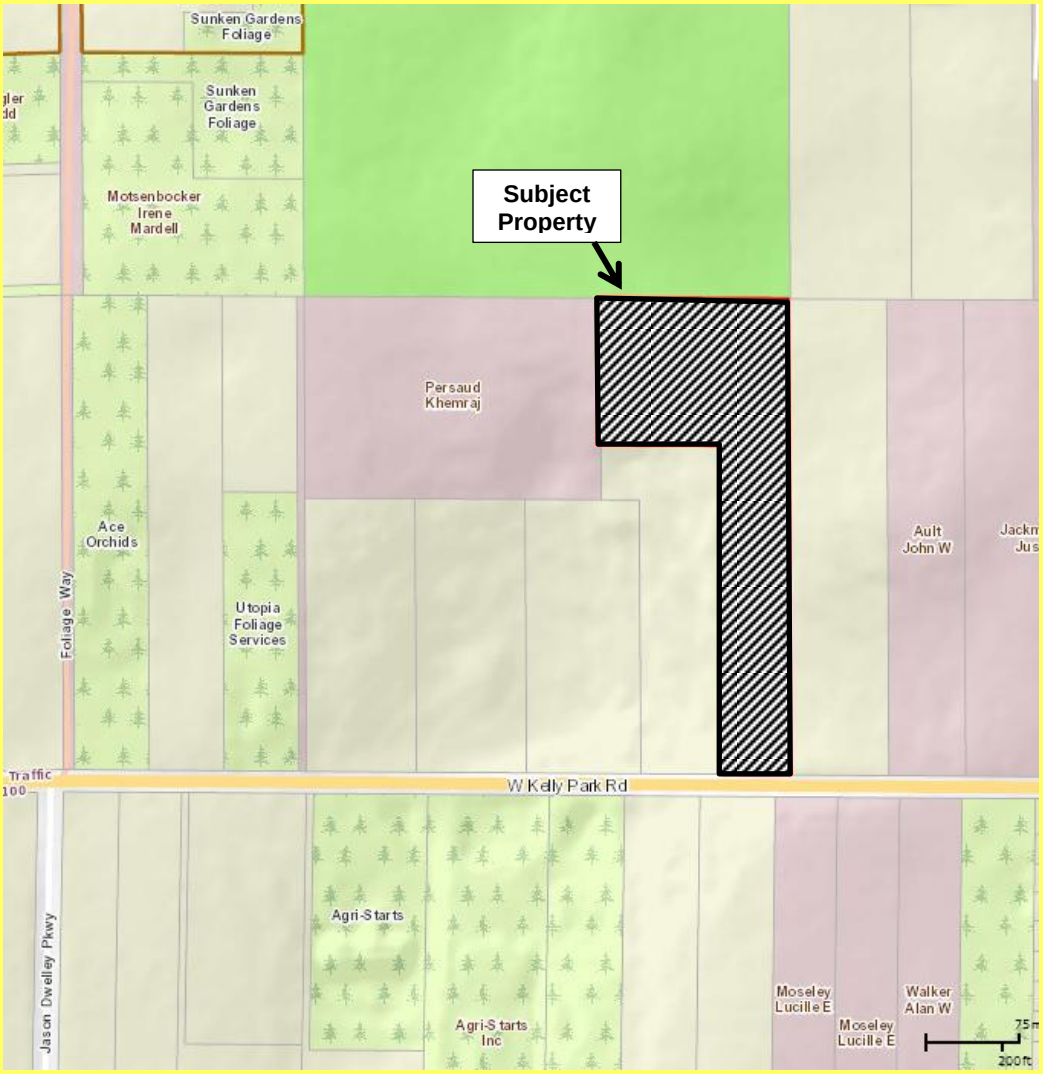
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

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

N

McCarthy McCullough
8.44 +/- Acres
Existing Maximum Allowable Development: 1 dwelling units
Proposed Maximum Allowable Development: 2 dwelling units
Proposed Small Scale Future Land Use Change
From: "County" Rural (0-1/10 ac)
To: "City" Agriculture (0-1 du/5 ac)
Proposed Zoning Change
From: "County" A-1
To: "City" AG & RCE-1
Parcel ID #s: 08-20-28-0000-00-003

VICINITY MAP



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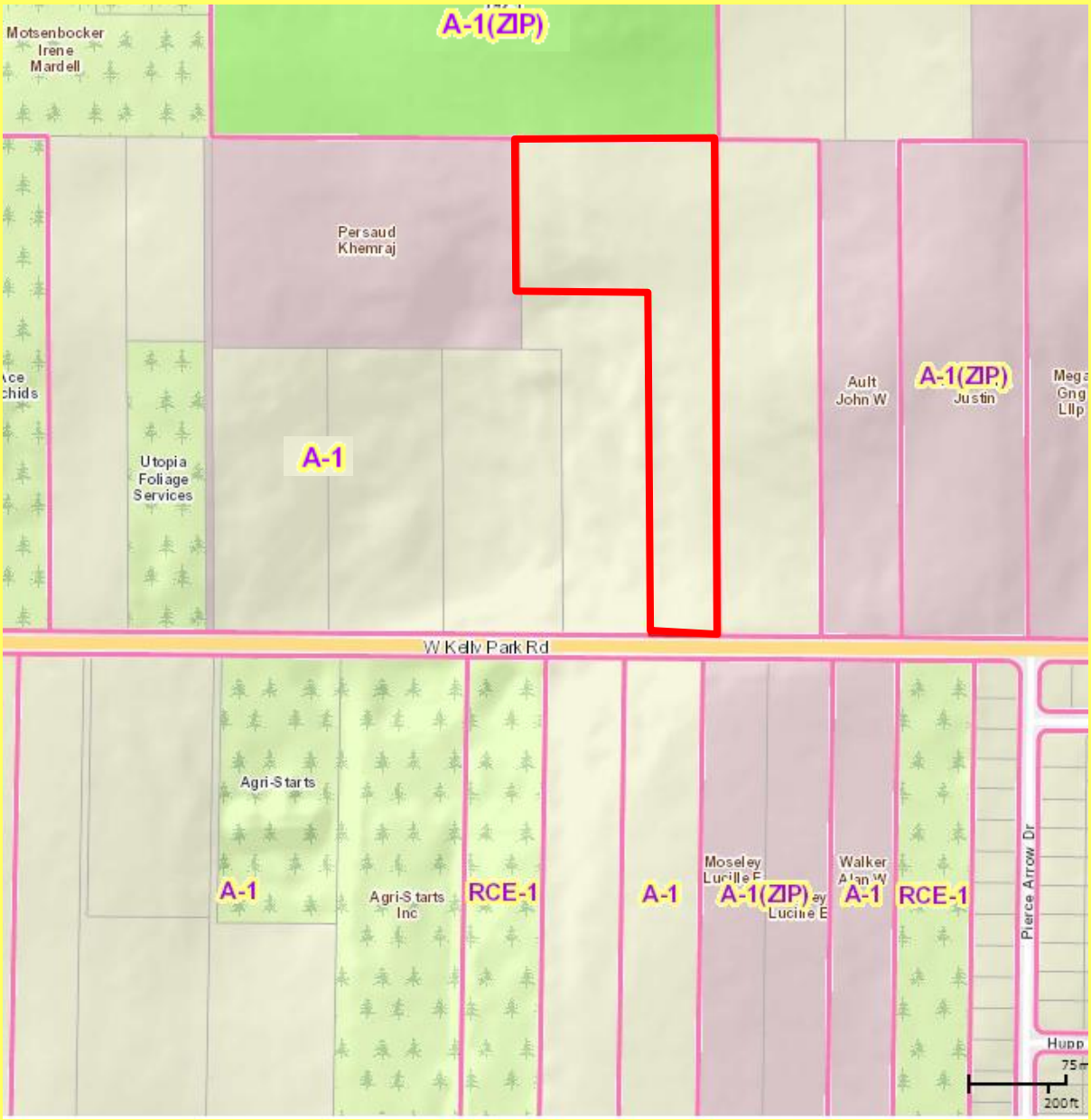
ADJACENT ZONING



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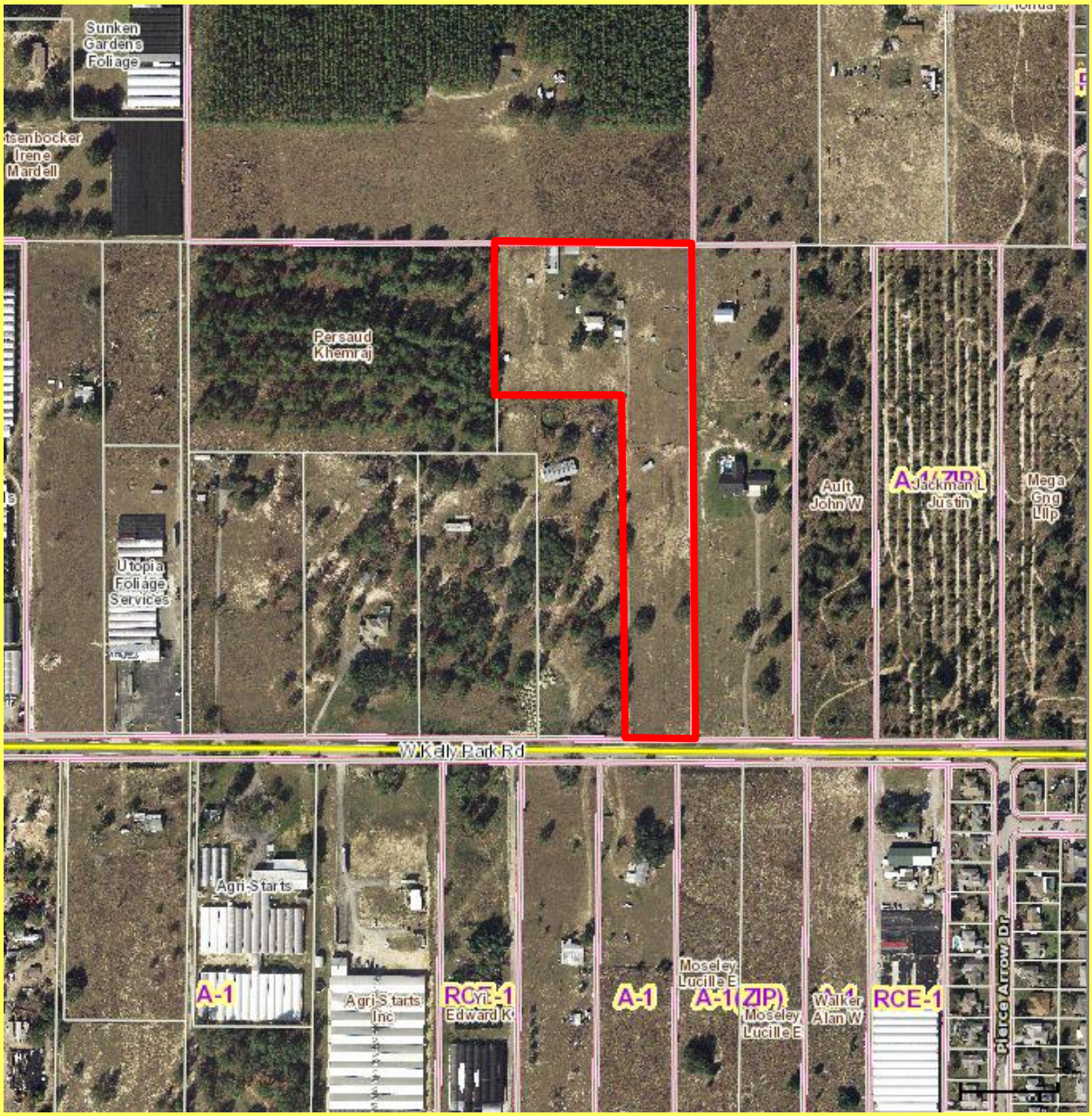
ADJACENT USES



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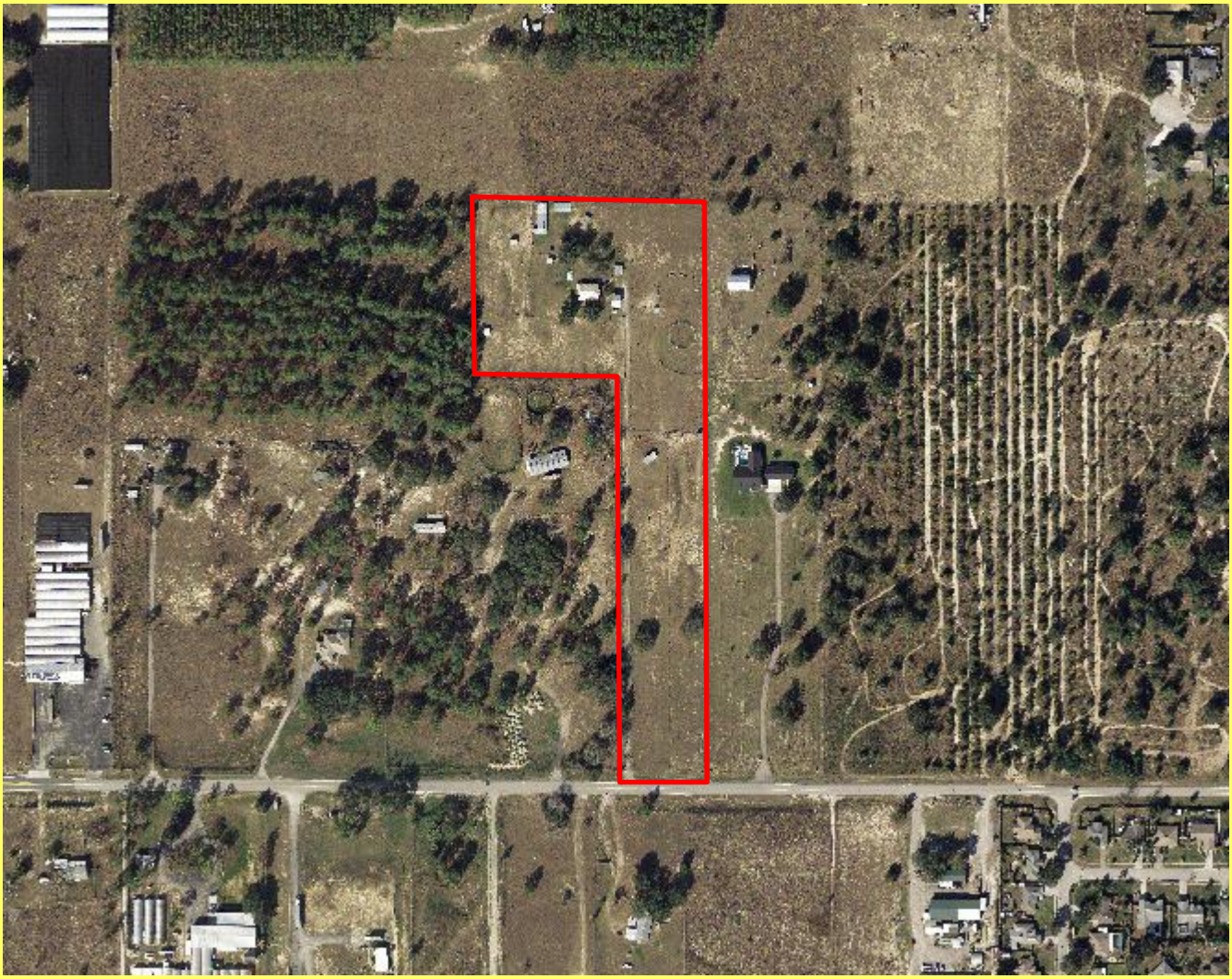
EXISTING USES



Backup material for agenda item:

2. CHANGE OF ZONING – McCarthy McCollough, from “County” A-1 (Agriculture) to “City” AG (0-1 du/5 ac) (Agriculture) and RCE-1 for property located at 1505 West Kelly Park Road. (Parcel ID #: 08-20-28-0000-00-003)

CITY OF APOPKA
PLANNING COMMISSION

__X__	PUBLIC HEARING	DATE:	March 10, 2015
_____	ANNEXATION	FROM:	Community Development
_____	PLAT APPROVAL	EXHIBITS:	Zoning Report
_____	OTHER:		Vicinity Map
			Zoning Change Map
			Site Survey
			Adjacent Zoning Map
			Adjacent Uses Map

SUBJECT: **MCCARTHY MCCULLOUGH – CHANGE OF ZONING**

PARCEL ID NUMBER: **08-20-28-0000-00-003**

Request: **CHANGE OF ZONING**
FROM: **"COUNTY" A-1 (AGRICULTURE)**
TO: **"CITY" AG (AGRICULTURE) (6.44 AC) AND**
"CITY" RCE-1 (RESIDENTIAL) (2.0 AC)

SUMMARY

OWNER/APPLICANT:	McCarthy McCullough
LOCATION:	North of W Kelly Park Road, east of Foliage Way (1505 W Kelly Park Rd.)
EXISTING USE:	Single-family home
FUTURE LAND USE:	"County" Rural (0-1 du/10 ac)
PROPOSED LAND USE:	Residential Low (0-5 du/ac) (Note: this Change of Zoning amendment request is being processed along with a request to change the Future Land Use Map designation from "County" Rural to "City" Rural Settlement (0-1 du/5 ac)).
ZONING:	"County" A-1 (Agriculture)
PROPOSED ZONING:	AG (min. lot area of five acres) and RCE-1(mi. lot area of one acre)
PROPOSED DEVELOPMENT:	Existing and new single-family home
TRACT SIZE:	8.44 +/- acres total
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 1 Residential Units PROPOSED ZONING: 2 Residential Units

DISTRIBUTION

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

ADDITIONAL COMMENTS:

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 (see attached Zoning Report).

COMPREHENSIVE PLAN COMPLIANCE: 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.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 - Planning Commission (5:01 pm)
March 18, 2015- City Council (7:00 pm) - 1st Reading
April 1, 2015 – City Council (1:30 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Notice and Notification
March 20, 2015 – Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** meets on March 4 to review and the recommendation will be presented at the March 10 meeting.

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)	Rural Settlement (0-1 du/5 ac)	A-1 (ZIP)	Manufactured Home/Vacant Land
East (City)	Agriculture (1 du/5 ac)	A-1 (ZIP)	Single-family home
South (City) South (County)	Rural Settlement (0-1 du/5 ac) Rural (0-1 du/10 ac)	A-1 (ZIP) A-1	Vacant Land Mobile Home
West (County)	Rural (0-1 du/10 ac)	A-1	Manufactured home

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a major collector roadway (W Kelly Park Road). The zoning application covers approximately 8.44 acres as follows: Parcel 1 will comprise 6.44 acres and Parcel 2 will comprise 2.00 acres. The property owner intends to split the property into two lots for two-single family residences.

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG and RCE-1zoning is consistent with the City's Rural Settlement (0-1 du/5 ac) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG & RCE-1 zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use designation. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft.
Minimum Site Area:		5 acres.
Minimum Lot Width		None
Setbacks:	Front:	25 ft.
	Rear:	25 ft.
	Side:	25 ft.
	Corner	25 ft.

Based on the above zoning standards, the existing 6.44-acre portion of the subject parcel complies with code requirements for the AG district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

ALLOWABLE USES: Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes. Commercial wholesale foliage plant production nursery, tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, crops and animal production and the buildings and structures necessary to support such production, as well as kennels. Single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code. Apiaries.

RCE-1 DISTRICT REQUIREMENTS:

Minimum Living Area:		2,000 sq. ft.
Minimum Site Area:		1 acre (43,560 sq. ft.)
Minimum Lot Width		130 ft.
Setbacks:	Front:	35 ft.
	Rear:	30 ft.
	Side:	15 ft.
	Corner	35 ft.

Based on the above zoning standards, the proposed split of 2 acres from the subject parcel complies with code requirements for the RCE-1 district.

BUFFERYARD REQUIREMENTS:

Proposed residential subdivisions 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.

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.

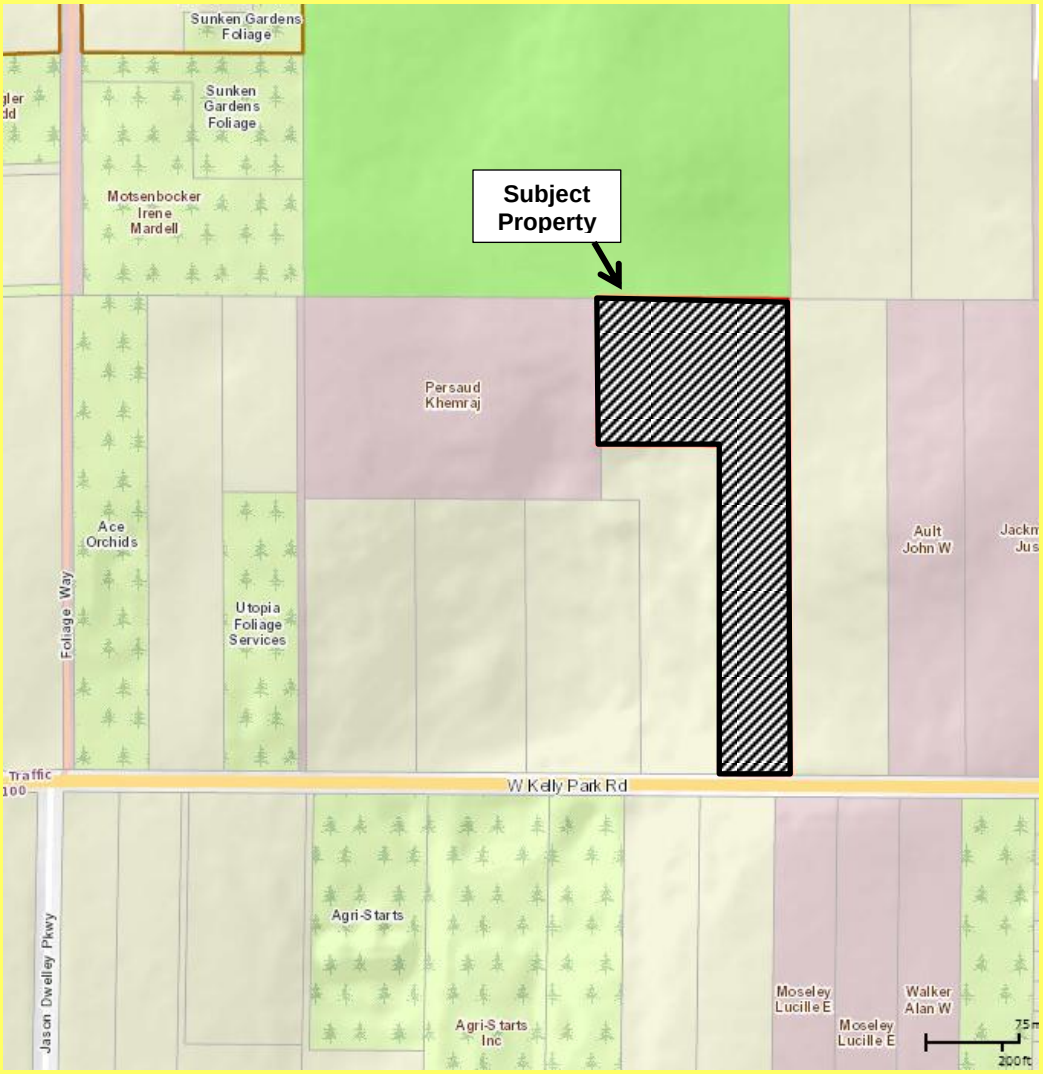
ALLOWABLE USES:

Single-family dwellings and their customary accessory structures and uses in accordance with article VII of this code. Guest/granny quarters in accordance with article VII of this code.

N

McCarthy McCullough
8.44 +/- Acres
Existing Maximum Allowable Development: 1 dwelling units
Proposed Maximum Allowable Development: 2 dwelling units
Proposed Small Scale Future Land Use Change
From: "County" Rural (0-1/10 ac)
To: "City" Agriculture (0-1 du/5 ac)
Proposed Zoning Change
From: "County" A-1
To: "City" AG (6.44 ac) & RCE-1 (2.0 ac)
Parcel ID #: 08-20-28-0000-00-003

VICINITY MAP



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ZONING CHANGE MAP

N

SITE SURVEY

BOUNDARY SURVEY

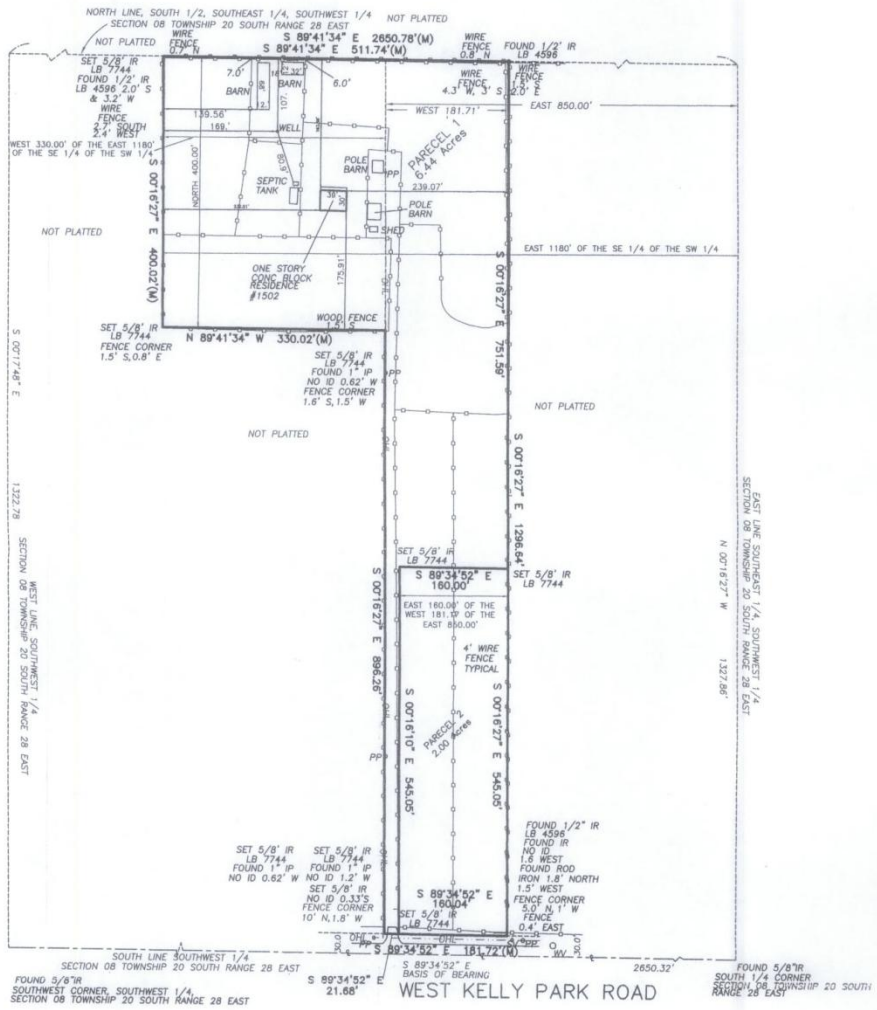
DESCRIPTION: PARCEL 1

THE WEST 181.71 FEET OF THE EAST 850 FEET OF THE SE 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 28 EAST, AND THE NORTH 400 FEET OF THE WEST 330 FEET OF THE EAST 1180 FEET OF THE SE 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

LESS EAST 160.00 FEET OF THE SOUTH 575.00 FEET OF WEST 181.71 FEET OF THE EAST 850.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 28 EAST ORANGE COUNTY.

DESCRIPTION: PARCEL 2

THE EAST 160.00 FEET OF THE SOUTH 575.00 FEET OF WEST 181.71 FEET OF THE EAST 850.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 28 EAST ORANGE COUNTY.



SURVEYORS NOTES:

– THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.

– BEARINGS BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 08, TOWNSHIP 20 SOUTH, RANGE 28 EAST ORANGE COUNTY, FLORIDA AS BEING S 89°34'52" E (AN ASSUMED DATUM THEREOF).

– NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED.

– ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED UNLESS NOTED OTHERWISE.

–BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, THE STRUCTURE SHOWN HEREON DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA. THIS STRUCTURE LIES IN UNSHADED ZONE " X ". COMMUNITY PANEL NO. 120179 0050 F EFFECTIVE DATE: SEPTEMBER 25, 2009 (SUBJECT TO CHANGE)

I hereby affirm that this survey represented hereon is true and correct to the best of my knowledge and belief. It has been prepared in accordance with the Standards set forth in Chapter 5J–17, F.A.C., pursuant to Chapters 177 and 472, Florida Statutes and unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plot or map is for informational purposes only and is not valid.

DANIEL L. WHITTAKER P.S.M. 5648

12/1/2014
PRINT DATE:

PREPARED FOR:
McCARTHY McCOLLOUGH
1502 KELLY PARK ROAD

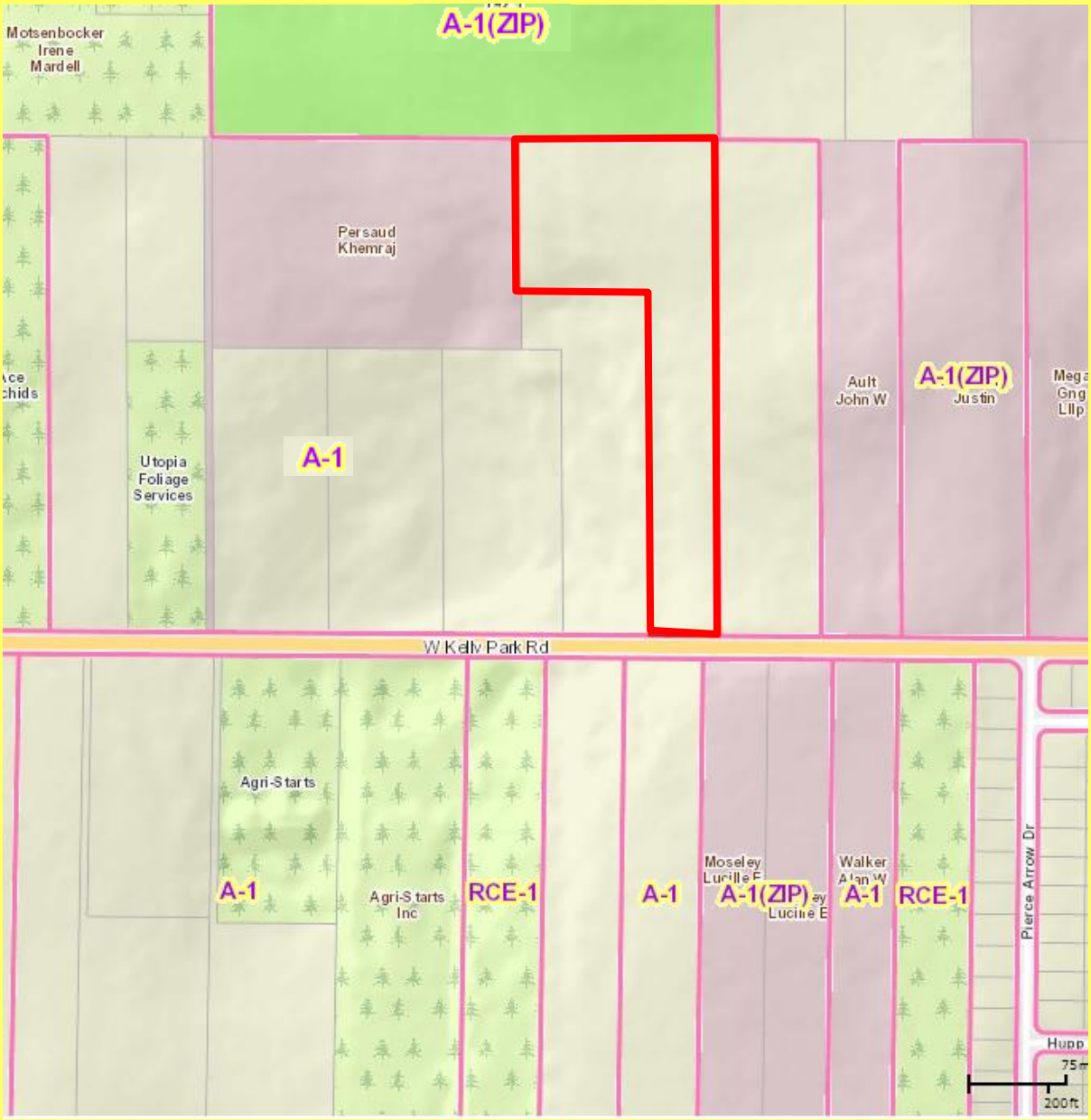
FIELD BY: DLW	DATE: 11/07/14	
DRAWN BY: DW	ORDER NO.: NW 14–344	
SCALE: 1"=150'	SHEET 1 OF 1	

NO. DATE REVISIONS

Nieto-Whittaker Surveying LLC
562 W. Springtree Way, Lake Mary, Fl. 32746
PH: (407) 484-0103 FAX: (407) 302-6776
LB No. 7744

N

ADJACENT ZONING



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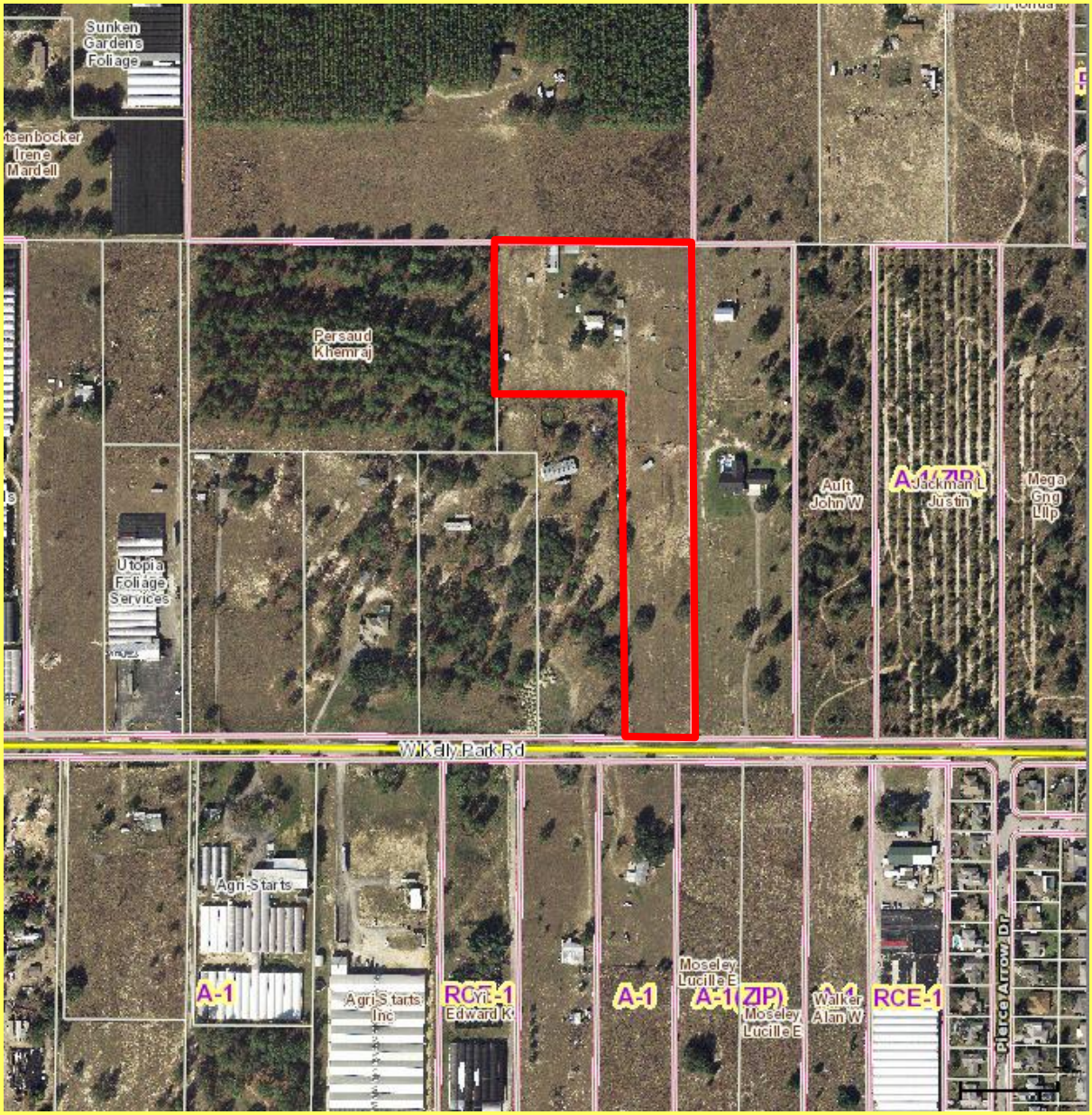

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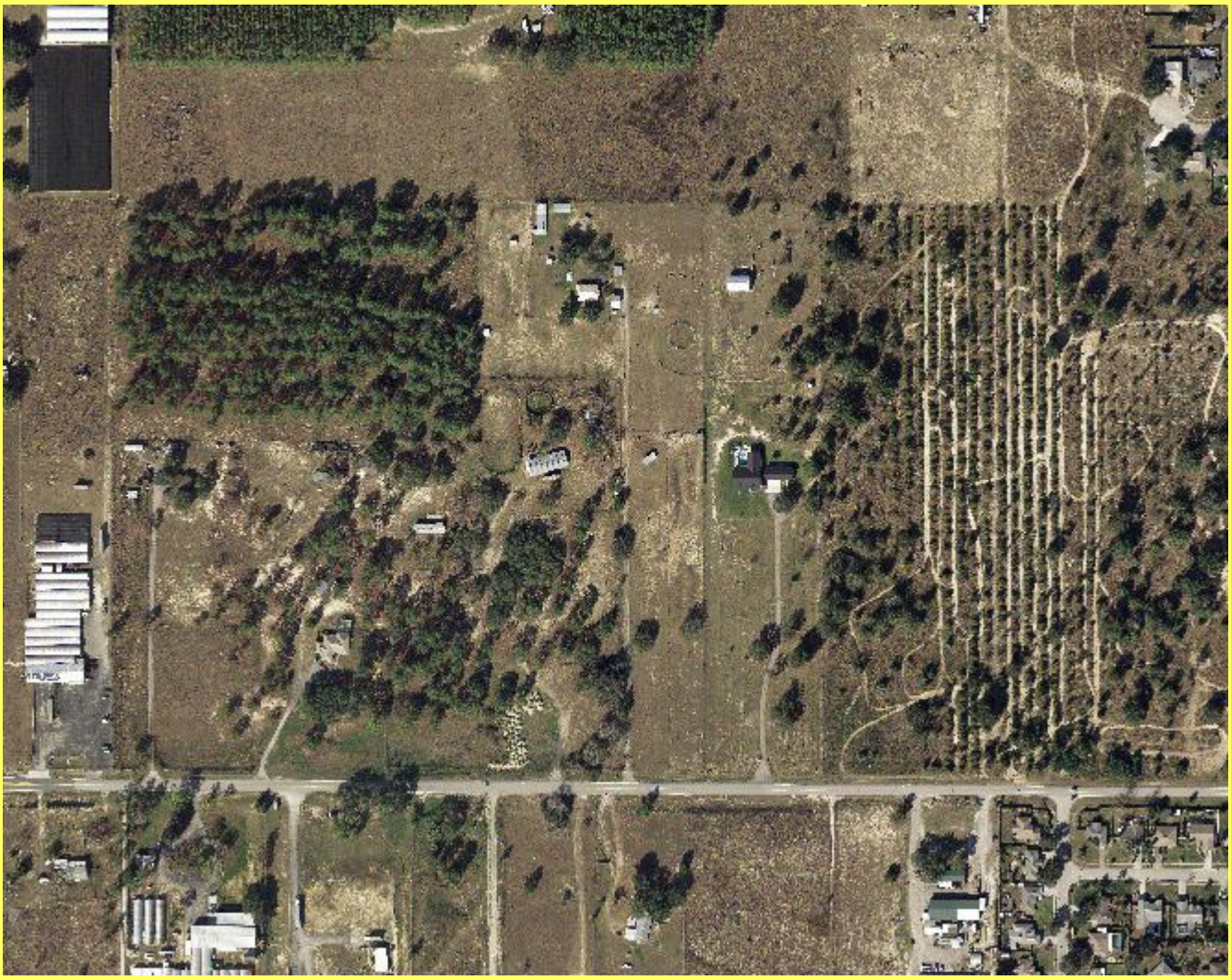
EXISTING USES



Backup material for agenda item:

3. 2015-2 ADMINISTRATIVE REZONING – Various owners and properties within the City of Apopka from “County” A-1 (ZIP) to “City” AG (1 du/5 ac)

CITY OF APOPKA
PLANNING COMMISSION

__X__	PUBLIC HEARING	DATE:	March 10, 2015
_____	ANNEXATION	FROM:	Community Development
_____	PLAT APPROVAL	EXHIBITS:	"A" A-1 Cases Spreadsheet "B" Zoning Reports

SUBJECT: **2015-2 ADMINISTRATIVE REZONING**

Request: **CHANGE OF ZONING**
FROM: "COUNTY" A-1 (ZIP)
TO: "CITY" AG (1 DU/5 AC)

SUMMARY

The 39 parcels, comprising a total of 316.8+/- 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 either A-1 or A-2 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:	38
Total # of Property Owners:	23
Total Acreage:	298.41

One parcel was pulled because the current zoning does not match those included within Cycle 2 Administrative Rezonings. 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.

SCHOOL CAPACITY REPORT: 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

ORANGE COUNTY NOTIFICATION: 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.

DISTRIBUTION

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

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 – City Council (1:30 pm) – 1st Reading
April 14, 2015 – City Council (7:00 pm) – 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

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.

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.

EXHIBIT "A"
2015-2 Administrative Rezoning Properties
From "County" A-1 (ZIP) to "City" AG

Case #	Parcel ID	Name	Mailing Address	Acreage	FLU	Current Zoning	Proposed Zoning	Existing Use
2015-2-1	11-20-27-0000-00-054	Always Growing Trees, Inc.	6318 Nightwind Cir, Orlando, FL 32818-8833	20.07	RS	A-1(ZIP)	AG	Ornamental nursery
2015-2-2	11-20-27-0000-00-031	Chester S. Peckett Trust	15815 Acorn Cir, Tavares, FL 32778-9447	1.18	RS	A-1(ZIP)	AG	Container Nursery
2015-2-2	11-20-27-0000-00-032	Chester S. Peckett Trust	15815 Acorn Cir, Tavares, FL 32778-9447	9.90	RS	A-1(ZIP)	AG	Container nursery and manufactured home
2015-2-2	11-20-27-0000-00-043	Chester S. Peckett Trust	15815 Acorn Cir, Tavares, FL 32778-9447	1.86	RS	A-1(ZIP)	AG	Container nursery
2015-2-2	11-20-27-0000-00-052	Peckett Family Trust	15815 Acorn Cir, Tavares, FL 32778-9447	6.86	RS	A-1(ZIP)	AG	Container nursery and manufactured home
2015-2-3	24-20-27-0000-00-099	Christopher Johnson	1952 Township Road 1095, Ashland, OH 44805-9421	10.00	RS	A-1(ZIP)	AG	Manufactured Home
2015-2-4	09-20-28-0000-00-009	David & Sue Hill	P. O. Box 1358, Sorrento, FL 32776-1358	1.38	RS	A-1(ZIP)	AG	Container nursery
2015-2-4	09-20-28-0000-00-015	David & Sue Hill	P. O. Box 1358, Sorrento, FL 32776-1358	1.46	RS	A-1(ZIP)	AG	Single-family home
2015-2-4	09-20-28-0000-00-031	David & Sue Hill	P. O. Box 1358, Sorrento, FL 32776-1358	1.48	RS	A-1(ZIP)	AG	Container nursery
2015-2-5	09-20-28-0000-00-029	Donald & Debra Kirkland	6220 Mt Plymouth Rd, Apopka, FL 32712-5226	1.59	RS	A-1(ZIP)	AG	Single-family home
2015-2-6	09-20-28-0000-00-013	DRK Inc	6220 Mt Plymouth Rd, Apopka, FL 32712-5226	4.05	RS	A-1(ZIP)	AG	Container nursery
2015-2-7	09-20-28-0000-00-030	Earl Gaylon Ward Estate	P. O. Box 506, Apopka, FL 32704-0506	0.13	RS	A-1(ZIP)	AG	Vacant Residential
2015-2-8	05-20-28-0000-00-004	Franklin & Jacqueline King	1816 S Eola Dr, Orlando, FL 32802-4010	4.01	RS	A-1(ZIP)	AG	Grazing
2015-2-8	05-20-28-0000-00-018	Franklin & Jacqueline King	1816 S Eola Dr, Orlando, FL 32802-4010	9.23	RS	A-1(ZIP)	AG	Grazing
2015-2-9	09-20-28-0000-00-025	J and L Gardenias, Inc.	6336 Mt Plymouth Rd, Apopka, FL 32712-5363	1.99	RS	A-1(ZIP)	AG	Container nursery
2015-2-10	05-20-28-0000-00-030	James & Linda King	1707 Haas Rd, Apopka, FL 32712-5219	1.27	RS	A-1(ZIP)	AG	Single-family home
2015-2-10	05-20-28-0000-00-038	James & Linda King	1707 Haas Rd, Apopka, FL 32712-5219	3.99	RS	A-1(ZIP)	AG	Grazing
2015-2-11	05-20-28-0000-00-032	Joseph & Donna Cox	1689 Haas Rd, Apopka, FL 32712-5219	8.11	RS	A-1(ZIP)	AG	Manufactured Home
2015-2-12	06-20-28-0000-00-028	Kenneth & Harvey Morris	2121 Haas Rd, Apopka, FL 32712-5127	4.14	RS	A-1(ZIP)	AG	Single-family home

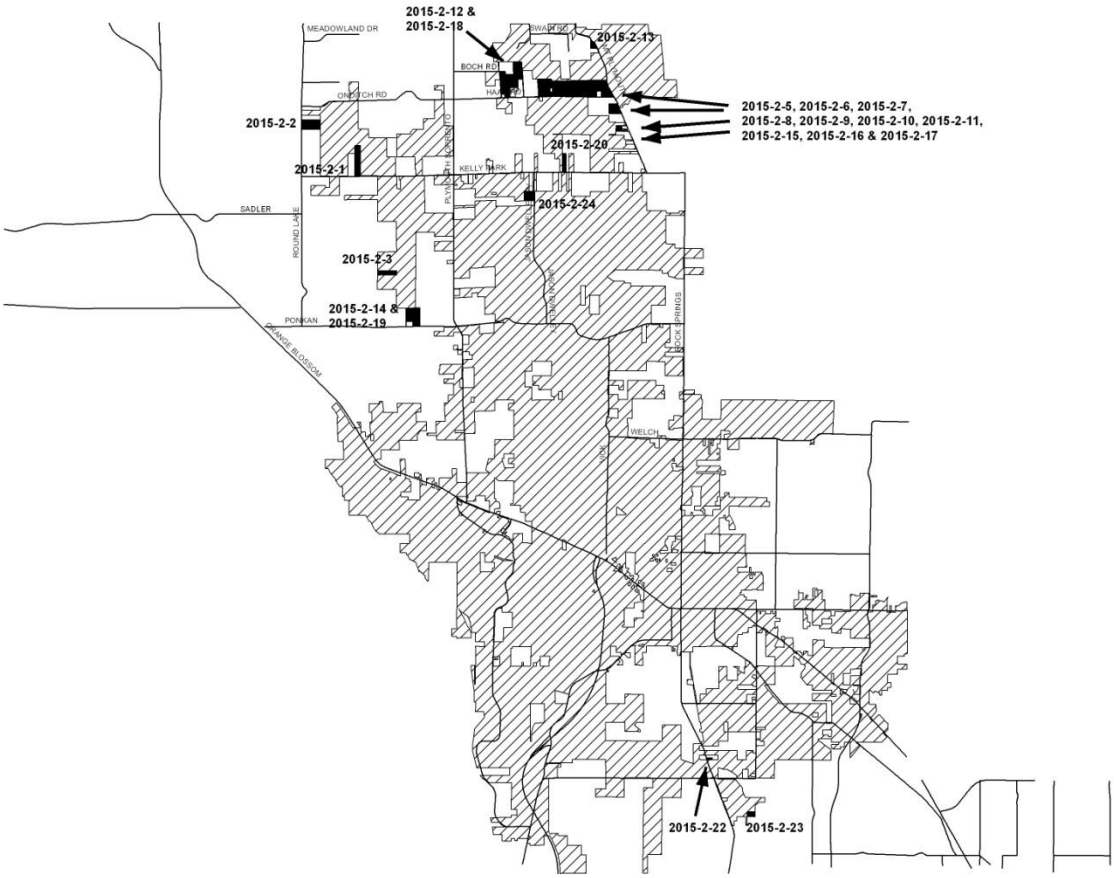
EXHIBIT "A"
2015-2 Administrative Rezoning Properties
From "County" A-1 (ZIP) to "City" AG

Case #	Parcel ID	Name	Mailing Address	Acreage	FLU	Current Zoning	Proposed Zoning	Existing Use
2015-2-12	06-20-28-0000-00-030	Kenneth & Harvey Morris	2121 Haas Rd, Apopka, FL 32712-5127	5.23	RS	A-1(ZIP)	AG	Grazing and manufactured home
2015-2-12	06-20-28-0000-00-044	Kenneth & Harvey Morris	2121 Haas Rd, Apopka, FL 32712-5127	5.18	RS	A-1(ZIP)	AG	Grazing and manufactured home
2015-2-12	06-20-28-0000-00-062	Kenneth & Harvey Morris	2121 Haas Rd, Apopka, FL 32712-5127	14.93	RS	A-1(ZIP)	AG	Grazing and manufactured home
2015-2-13	05-20-28-0476-00-090	Patricia Bartlett	1118 Crown Isle Circle, Apopka, FL 32712-2913	3.69	RS	A-1(ZIP)	AG	Single-family home
2015-2-14	24-20-27-0000-00-076	Project Orlando LLC	1900 Summit Tower Blvd, Ste 820, Orlando FL 32810-5951	11.17	RS	A-1(ZIP)	AG	Non-Ag vacant acreage
2015-2-15	09-20-28-0000-00-028	Robert Brantley	121 Lakeshore Dr, Altamonte Springs, FL 32714-1914	4.23	RS	A-1(ZIP)	AG	Warehousing
2015-2-16	05-20-28-0000-00-006	Rockwood Groves LLC	c/o H. N. Roth, P. O. Box 770249, Winter Garden, FL 34777-0249	101.49	RS	A-1(ZIP)	AG	Timberland
2015-2-17	09-20-28-0000-00-020	Shirley Dobbs	6444 Mt Plymouth Rd, Apopka, FL 32712-5228	0.91	RS	A-1(ZIP)	AG	Single-family home
2015-2-18	06-20-28-0000-00-015	T O Mahaffey Jr	P. O. Box 1147, Sorrento, FL 32776-1147	2.49	RS	A-1(ZIP)	AG	Single-family home
2015-2-18	06-20-28-0000-00-059	T O Mahaffey Jr	P. O. Box 1147, Sorrento, FL 32776-1147	30.03	RS	A-1(ZIP)	AG	Field nursery and grazing
2015-2-19	24-20-27-0000-00-109	William M Duval Trust	P. O. Box 549 Plymouth, FL 32768-0549	2.59	RS	A-1(ZIP)	AG	Container Nursery
2015-2-20	08-20-28-0000-00-005	John & Joanne Ault	1411 W Kelly Park Rd, Apopka, FL 32712-5206	7.99	AG	A-1(ZIP)	AG	Single-family home
~~2015-2-21~~	~~17-20-28-0000-00-018~~	~~Donald & Kathleen Smithers~~	~~1564 W Kelly Park Rd, Apopka, FL 32712-5208~~	~~6.14~~	~~AG~~	~~A-1(ZIP)~~	~~AG~~	~~Manufactured Home~~
2015-2-22	22-21-28-0000-00-190	Beverly Safier	2205 Clarcona Rd, Apopka, FL 32703-7917	1.33	AG	A-1(ZIP)	AG	Single-family home
2015-2-23	27-21-28-0000-00-056	Donald & Donna Thomas	353 Foggy Creek Rd, Davenport, FL 33837-5776	4.34	AG	A-1(ZIP)	AG	Manufactured Home
2015-2-24	18-20-28-0000-00-053	Phillip & Peggy Dionne	4700 Jason Dwelley Pkwy, Apopka, FL 32712-6058	10.12	AG	A-1(ZIP)	AG	Single-family home

N

2015-2 Administrative Change of Zoning
298.41 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (5 acre min. lot)

ADMINISTRATIVE REZONING CASES LOCATION MAP



CASE REPORTS

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

_X_ PUBLIC HEARING		FROM:	Community Development
_____ ANNEXATION		EXHIBITS:	Zoning Report
_____ PLAT APPROVAL			Vicinity Map
_____ OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **ALWAYS GROWING TREES, INC. (Case # 2015-2-1)**

PARCEL ID NUMBER: **11-20-27-0000-00-054**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	Always Growing Trees, Inc.
APPLICANT:	City of Apopka
LOCATION:	North of W Kelly Park Road, west of Gold Gem Road
EXISTING USE:	Ornamental nursery
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Ornamental nursery (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	20.07 acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 4 Residential Units PROPOSED ZONING: 4 Residential Units

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City of Apopka on December 19, 2007, through the adoption of Ordinance No. 2000.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: 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.

JOINT PLANNING AREA/OVERLAY: The subject properties are located within the "Northern 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 February 6, 2015.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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)	Mixed Use	A-1 (ZIP)	Grazing
East (City)	Rural Settlement	A-1 (ZIP)	Grazing
South (CIty)	Rural Settlement	A-1 (ZIP)	Timberland
West (County)	Rural	A-1	Grazing

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (W Kelly Park Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use designation and with the character of the surrounding area and future proposed development. The AG zoning classification is one of the acceptable zoning categories allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site complies with code requirements for the AG district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

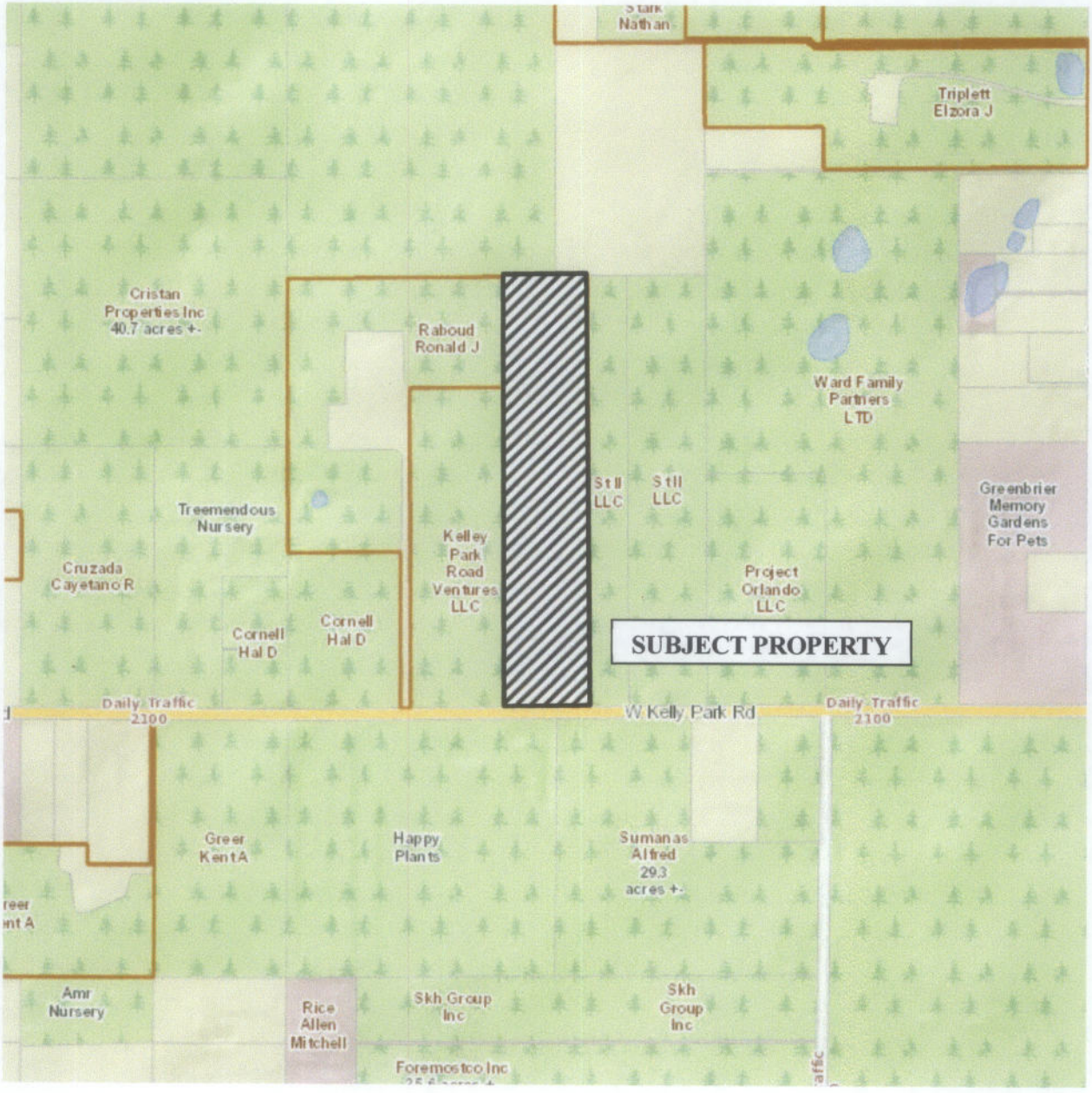
ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

N

Always Growing Trees, Inc.
20.07 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #: 11-20-27-0000-00-054

VICINITY MAP



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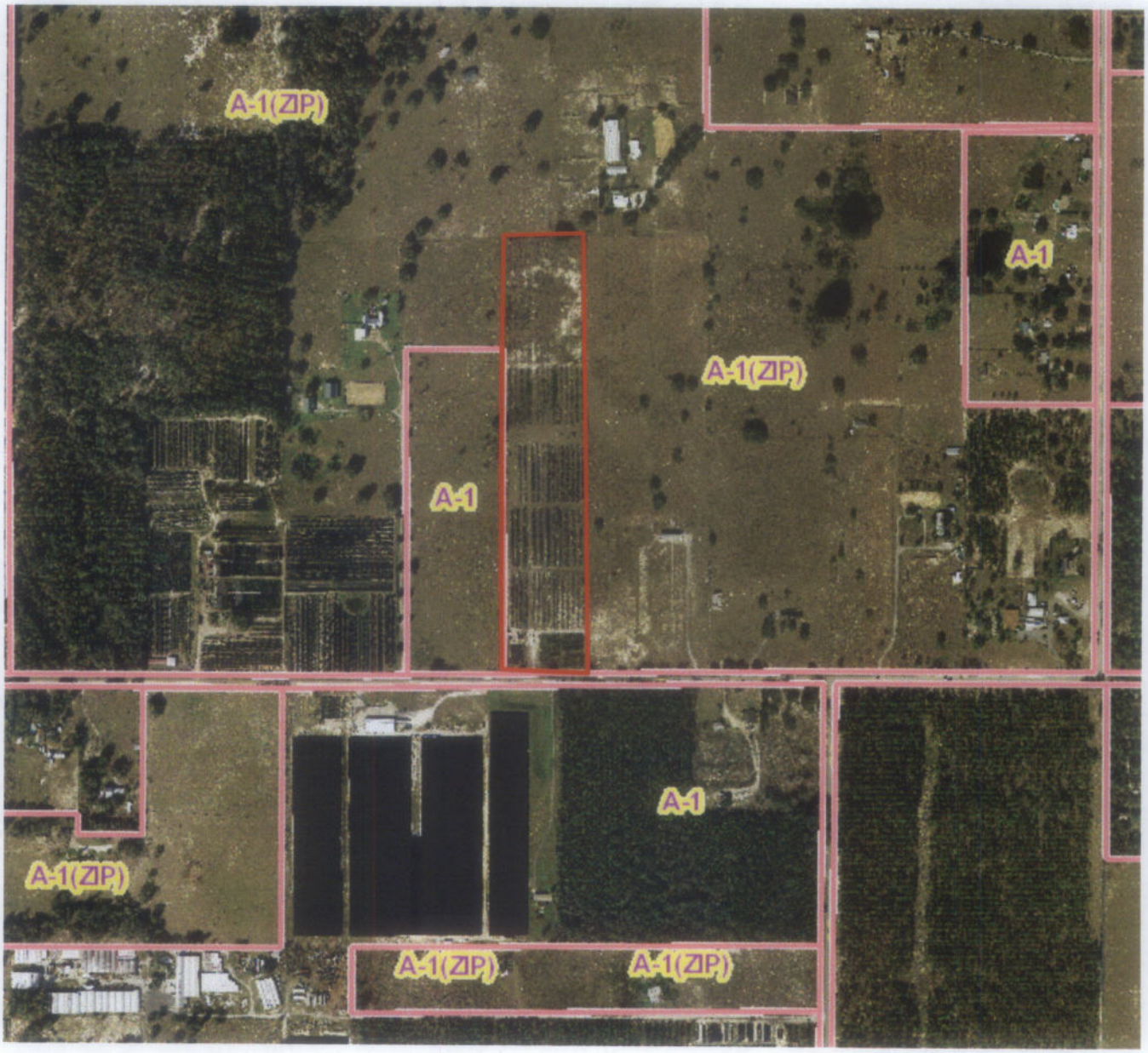
ADJACENT ZONING

N

ADJACENT USES



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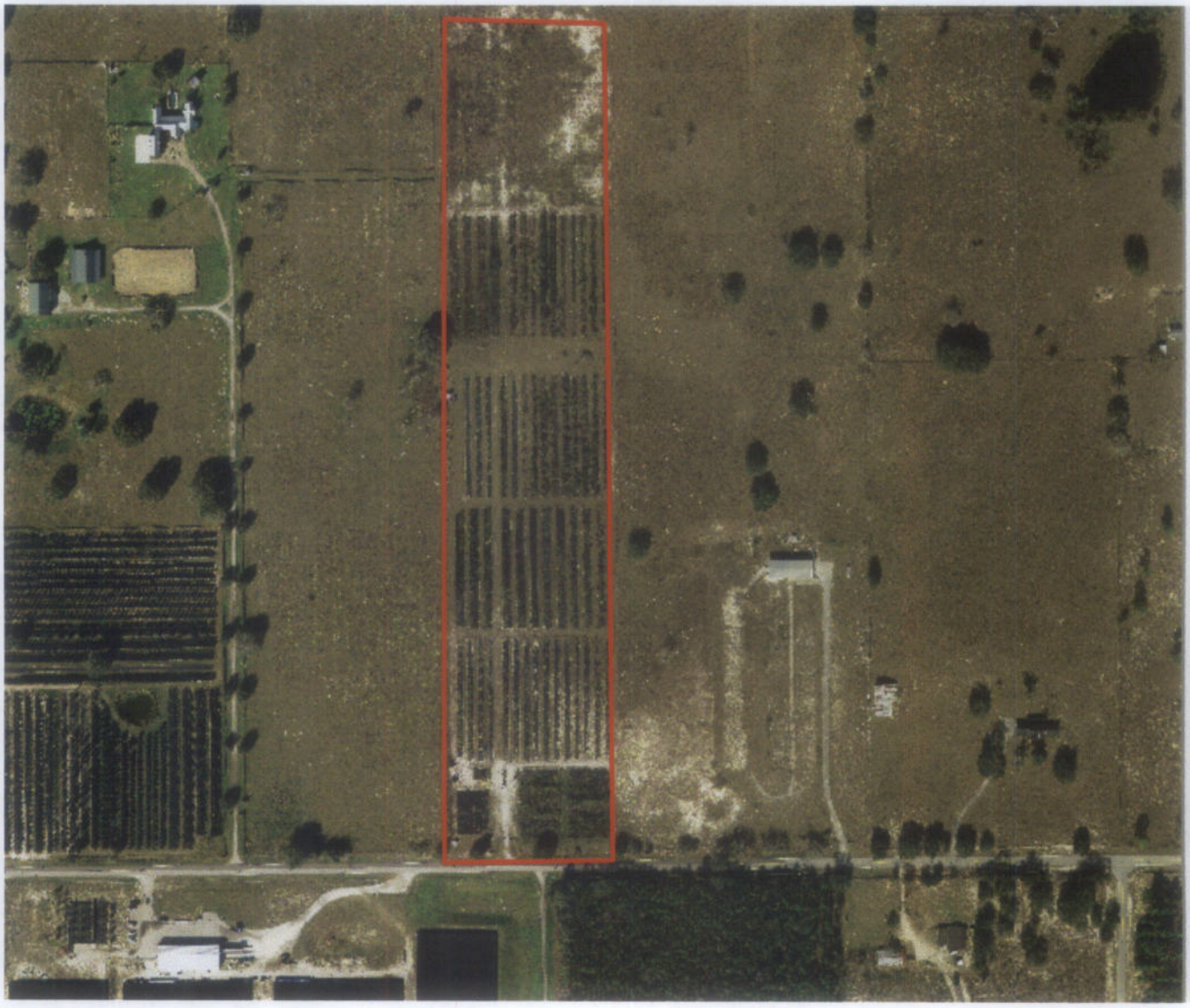
EXISTING USES



CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

X PUBLIC HEARING		FROM:	Community Development
ANNEXATION		EXHIBITS:	Zoning Report
PLAT APPROVAL			Vicinity Map
OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **CHESTER S. PECKETT TRUST & PECKETT FAMILY TRUST (Case # 2015-2-2)**

PARCEL ID NUMBERS: **11-20-27-0000-00-031, 11-20-27-0000-00-032, 11-20-27-0000-00-043 & 11-20-27-0000-00-052**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	Chester S. Peckett Trust & Peckett Family Trust
APPLICANT:	City of Apopka
LOCATION:	East of Round Lake Road, south of Ondich Road
EXISTING USE:	Container nursery
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Container nursery (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	19.8 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 3 Residential Units PROPOSED ZONING: 3 Residential Units

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject properties were annexed into the City of Apopka on October 7, 2009, through the adoption of Ordinance No. 2122.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: 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.

JOINT PLANNING AREA/OVERLAY: The subject properties are located within the "Northern 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 February 6, 2015.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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 (County)	Rural	A-1	Single-family home
East (City)	Mixed Use	A-1 (ZIP)	Grazing
South (County)	Rural	A-1	Container nursery and manufactured home
West (County)	Rural	A-1	Single-family home

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Round Lake Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use designation and with the character of the surrounding area and future proposed development. The AG zoning classification is one of the acceptable zoning categories allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site complies with code requirements for the AG district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

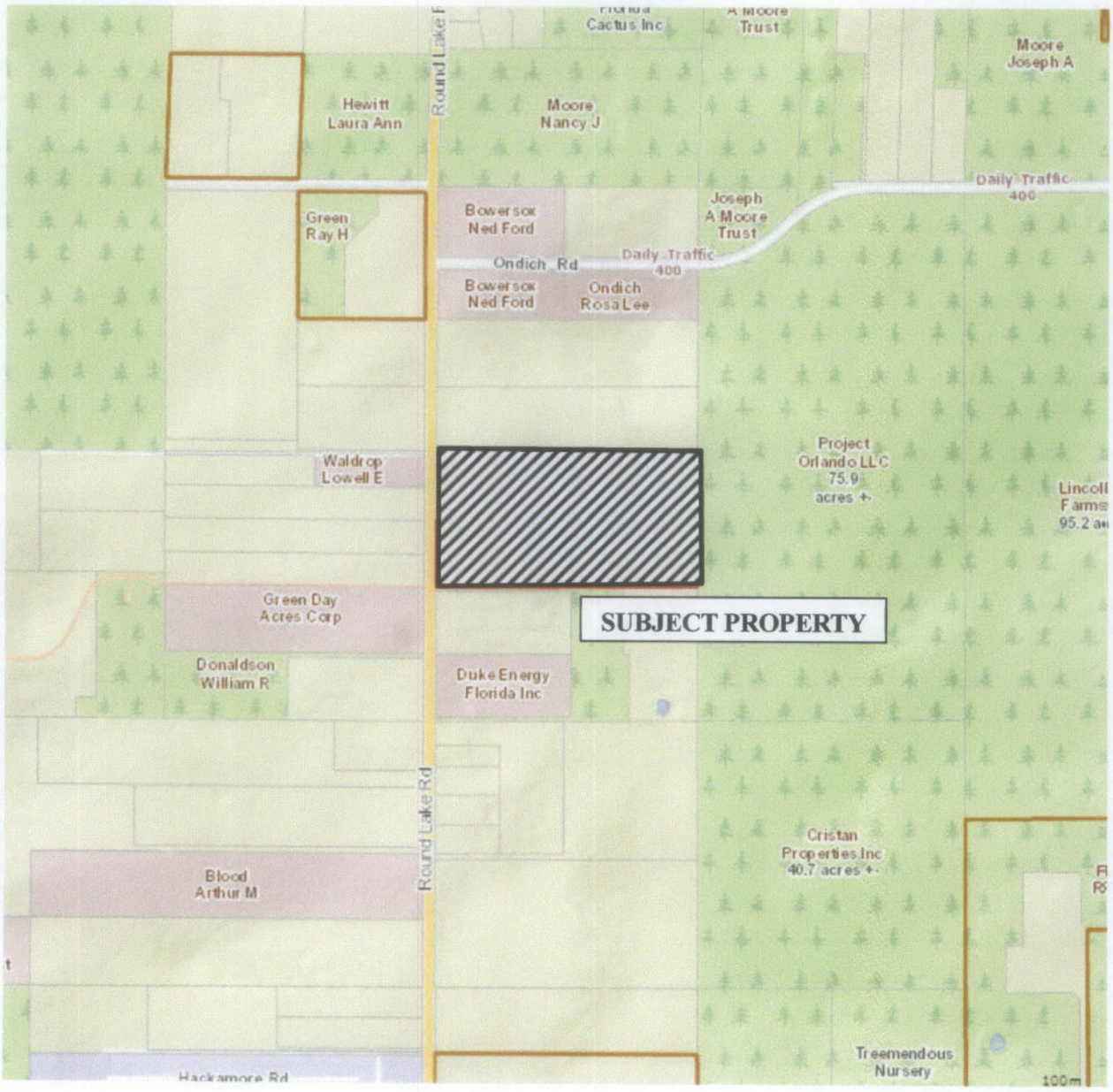
ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

N

Chester S. Peckett Trust & Peckett Family Trust
19.8 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (10,000 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #s: 11-20-27-0000-00-031, 11-20-27-0000-00-032, 11-20-27-0000-00-043, 11-20-27-0000-00-052

VICINITY MAP



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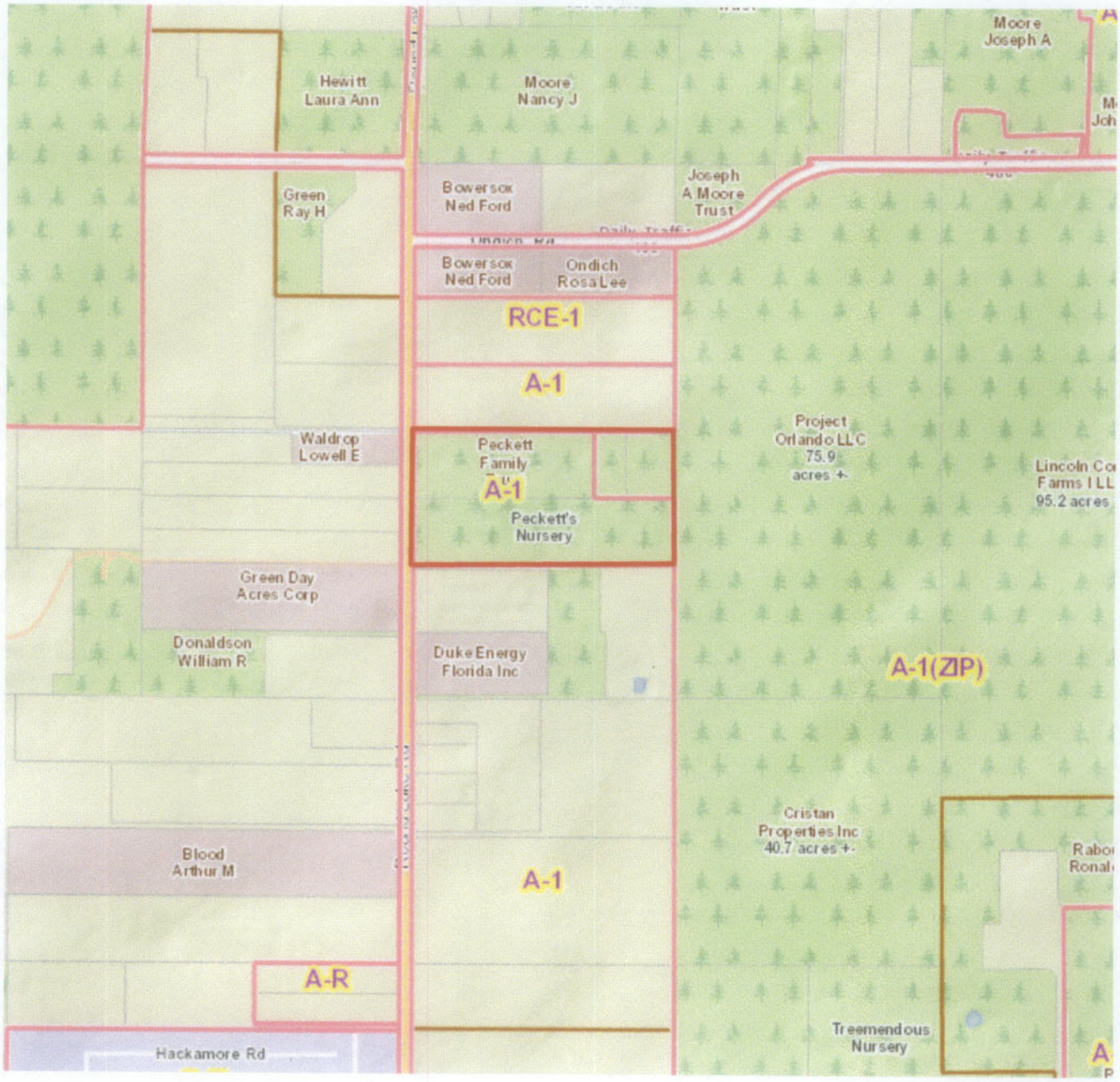
ADJACENT ZONING



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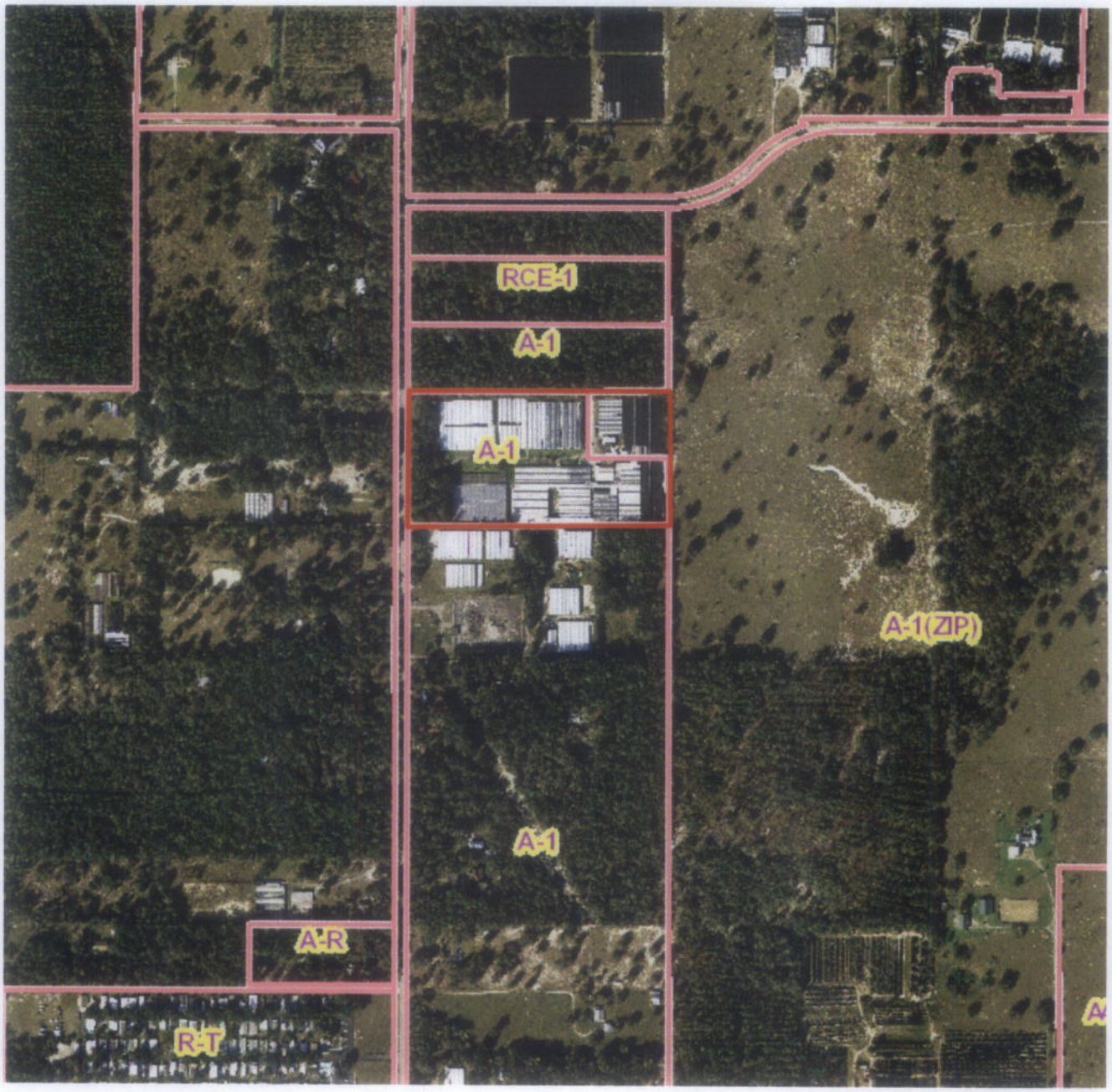
ADJACENT USES



N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

_X_ PUBLIC HEARING		FROM:	Community Development
_____ ANNEXATION		EXHIBITS:	Zoning Report
_____ PLAT APPROVAL			Vicinity Map
_____ OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **CHRISTOPHER JOHNSON (Case # 2015-2-3)**

PARCEL ID NUMBER: **24-20-27-0000-00-099**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	Christopher Johnson
APPLICANT:	City of Apopka
LOCATION:	East of Golden Gem Road, east of W Ponkan Road
EXISTING USE:	Manufactured home
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Manufactured home (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	10.00 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 2 Residential Units PROPOSED ZONING: 2 Residential Units

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City of Apopka on May 16, 2007, through the adoption of Ordinance No. 1930.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed zoning classification is consistent with the Future Land Use Designation assigned to the property.

SCHOOL CAPACITY REPORT: 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.

JOINT PLANNING AREA/OVERLAY: The subject properties are located within the "Northern 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 February 6, 2015.

PROPERTY OWNER NOTIFICATION: The property owner was notified of this administrative rezoning and public hearing dates at least thirty (30) days prior to the adoption public hearing.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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)	Rural Settlement	A-1 (ZIP)	Timberland
East (City)	Conservation	A-1 (ZIP)	Municipal conservation
South (City)	Conservation	A-1 (ZIP)	Municipal conservation
West (County)	Rural	A-1	Office and non-ag vacant acreage

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Golden Gem Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use designation and with the character of the surrounding area and future proposed development. The AG zoning classification is one of the acceptable zoning categories allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site complies with code requirements for the AG district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

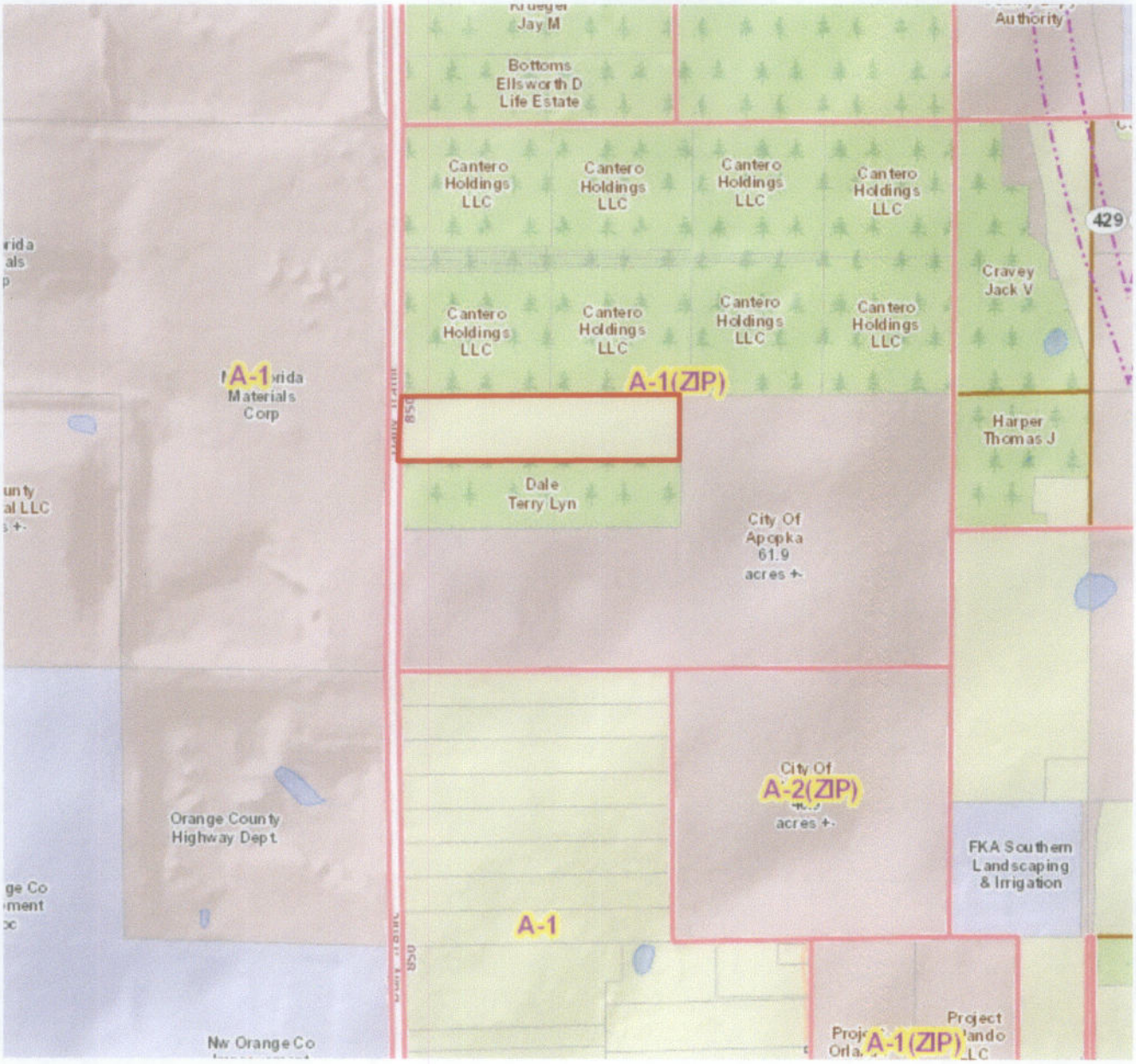
N

Christopher Johnson
10 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (10,000 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #: 24-20-27-0000-00-099

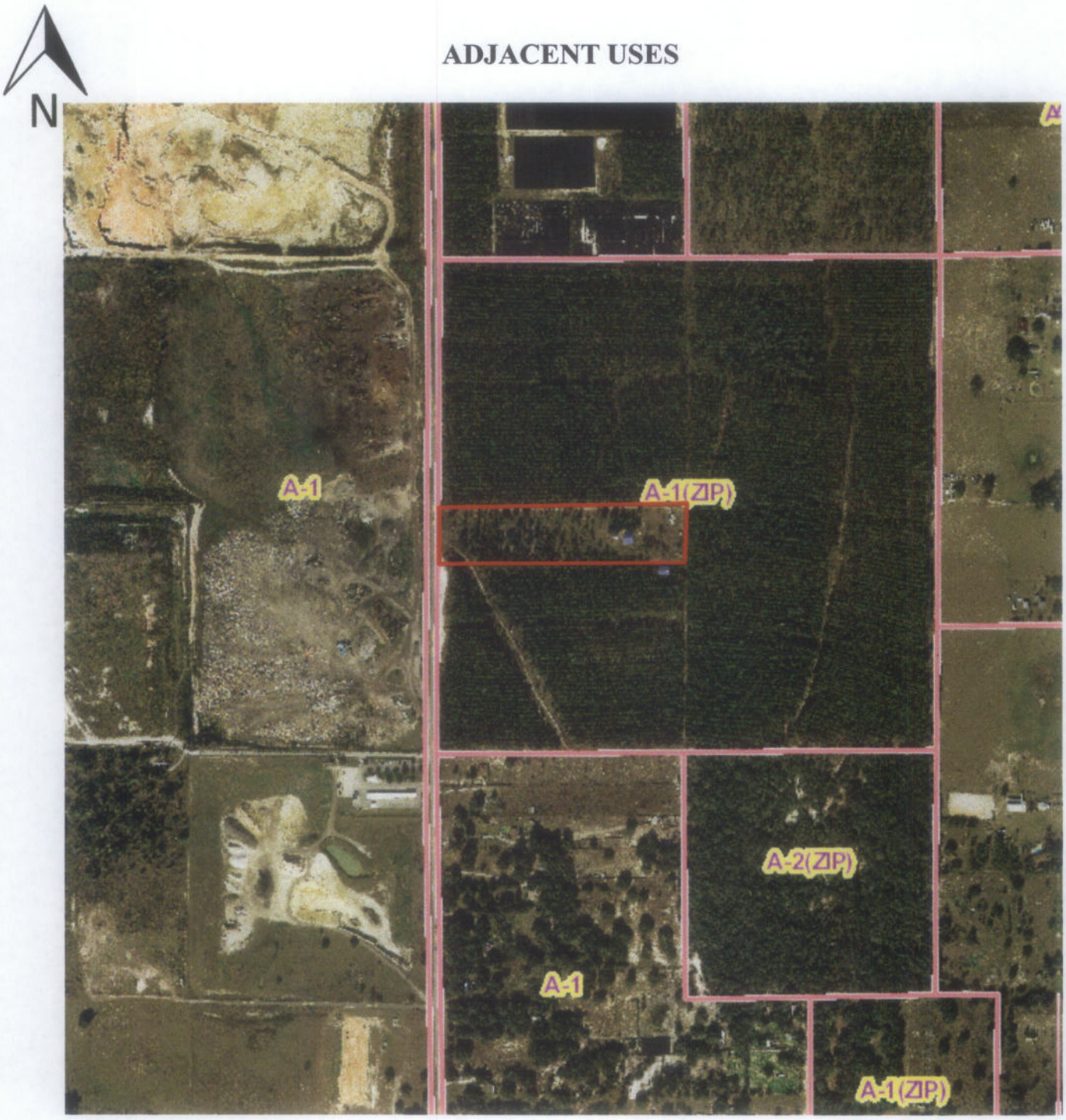
VICINITY MAP

N

ADJACENT ZONING



ADJACENT USES



N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

_X_ PUBLIC HEARING		FROM:	Community Development
_____ ANNEXATION		EXHIBITS:	Zoning Report
_____ PLAT APPROVAL			Vicinity Map
_____ OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **DAVID & SUE HILL (Case # 2015-2-4)**

PARCEL ID NUMBERS: **09-20-28-0000-00-009, 09-20-28-0000-00-015 & 09-20-28-0000-00-031**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	David & Sue Hill
APPLICANT:	City of Apopka
LOCATION:	North of W Kelly Park Road, west of Mt. Plymouth Road
EXISTING USE:	Container nursery & single-family home
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Container nursery & single-family home (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	4.3 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 1 Residential Unit PROPOSED ZONING: 1 Residential Unit

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject properties were annexed into the City of Apopka on November 16, 2005, through the adoption of Ordinance No. 1781.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning designation be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres. The three parcels are legal, non-conforming lots.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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 (County)	Rural	A-1	Single-family home
East (City)	Agricultural Homestead	A-1 (ZIP)	Water management (vacant SJWMD)
South (City)	Rural Settlement	A-1 (ZIP)	Container nursery & vacant residential
West (County)	Rural	A-1	Agricultural and non-ag acreage

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway Mt. Plymouth Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. The AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site is a legal, non-conforming lot under the AG zoning district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

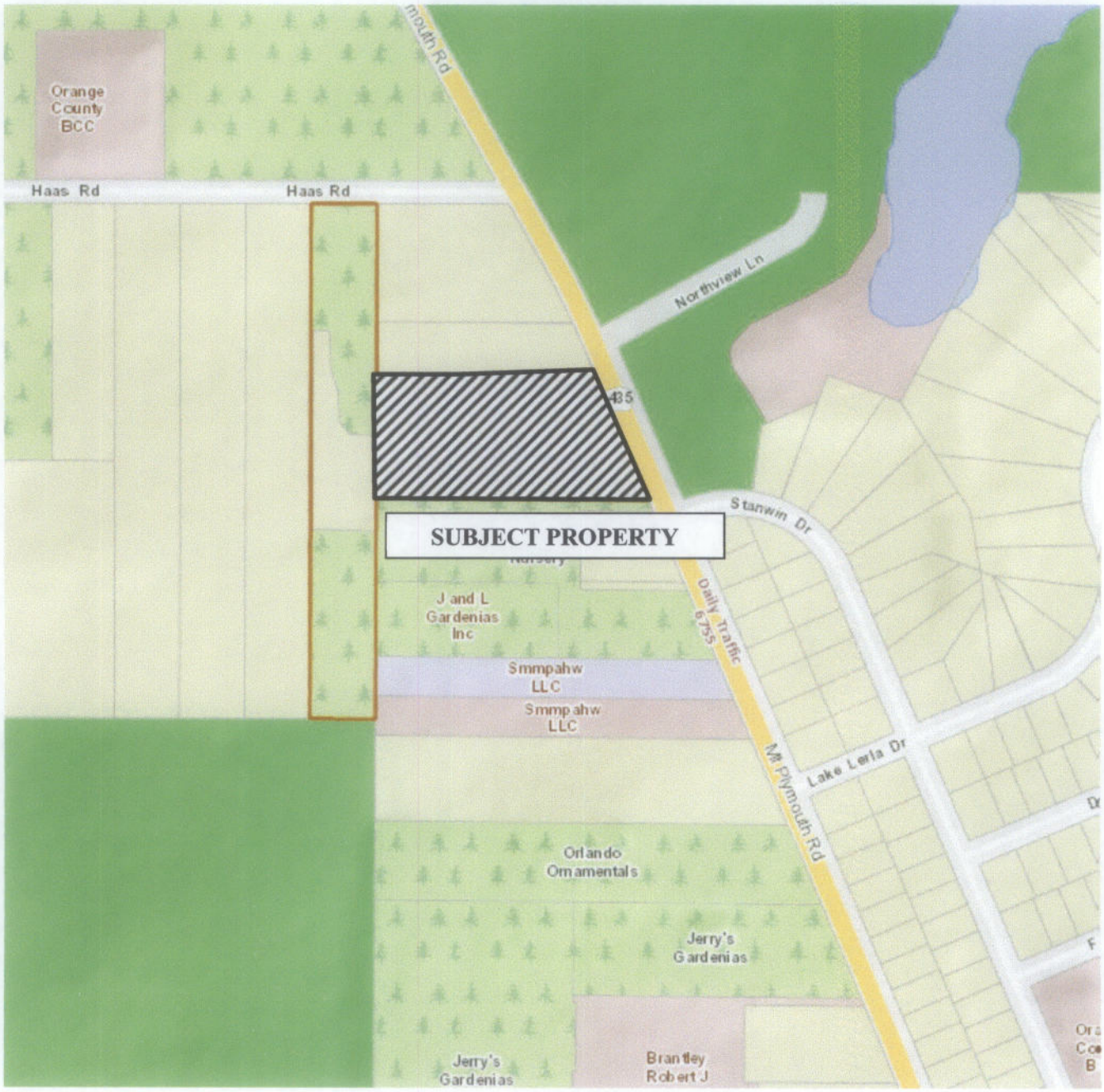
ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

N

David & Sue Hill
4.3 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #s: 09-20-28-0000-00-009, 09-20-28-0000-00-015 & 09-20-28-0000-00-031

VICINITY MAP



N

ADJACENT ZONING

N

ADJACENT USES

N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

X PUBLIC HEARING		FROM:	Community Development
____ANNEXATION		EXHIBITS:	Zoning Report
____PLAT APPROVAL			Vicinity Map
____OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **DONALD & DEBRA KIRKLAND (Case # 2015-2-5)**

PARCEL ID NUMBER: **09-20-28-0000-00-029**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	Donald & Debra Kirkland
APPLICANT:	City of Apopka
LOCATION:	North of W Kelly Park Road, west of Mt. Plymouth Road
EXISTING USE:	Single-family home
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Single-family home (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	1.59 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 1 Residential Unit PROPOSED ZONING: 1 Residential Unit

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City of Apopka on November 16, 2005, through the adoption of Ordinance No. 1780.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning designation be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres. The subject property is considered a legal, non-conforming lot within the AG zoning district.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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 (County)	Rural	A-1	Single-family home
East (County)	Low Density Residential	R-1	Single-family homes
South (City) & (County)	Rural Settlement & Rural	A-1 (ZIP) A-1	Right-of-Way Non-ag acreage
West (City)	Rural Settlement	A-1 (ZIP)	Right-of-way & Warehousing

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway Mt. Plymouth Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. The AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site is a legal, non-conforming lot under the AG zoning district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

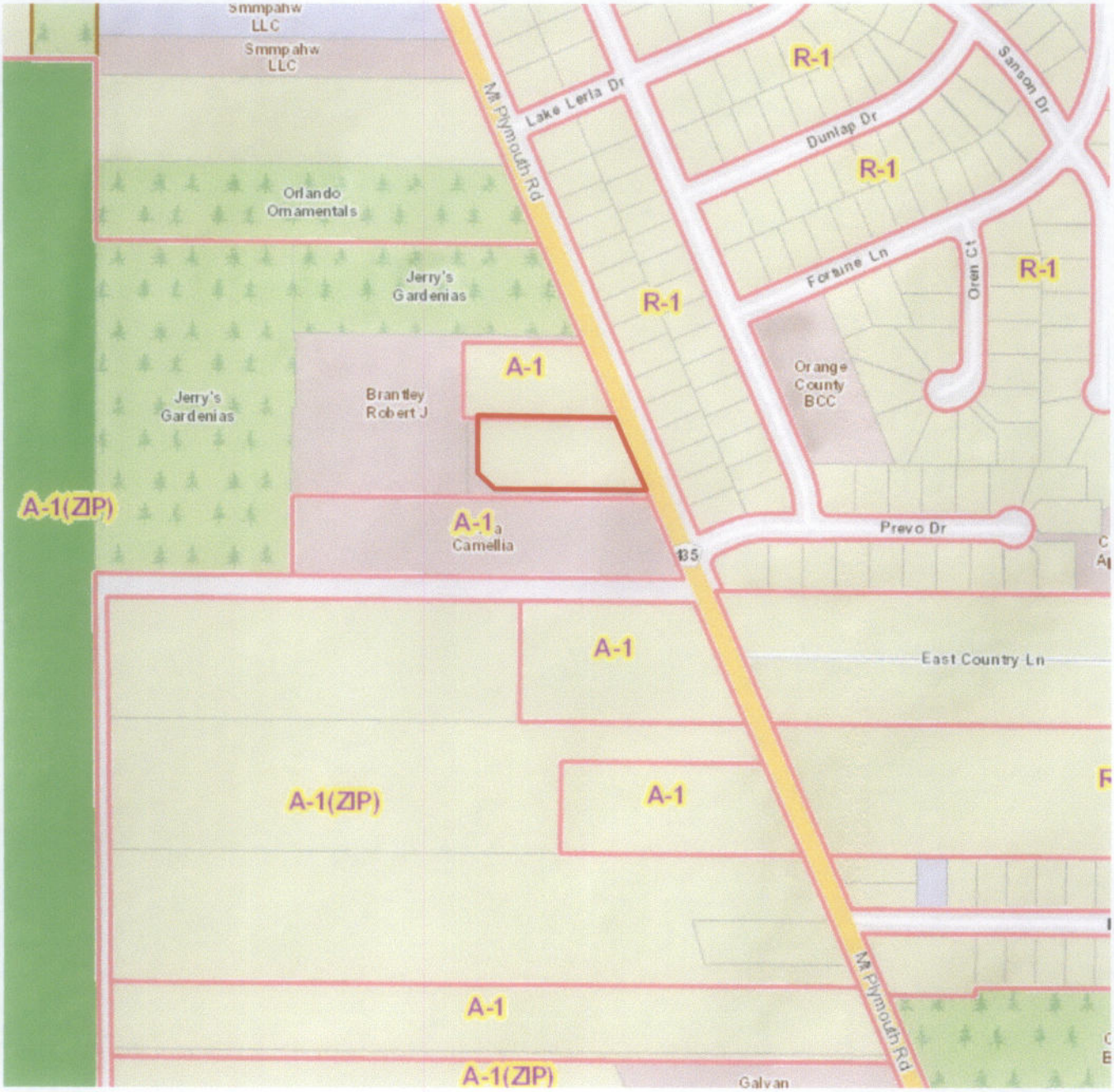
N

Donald & Debra Kirkland
1.59 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID#: 09-20-28-0000-00-029

VICINITY MAP

N

ADJACENT ZONING



N

ADJACENT USES

N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

X PUBLIC HEARING		FROM:	Community Development
____ANNEXATION		EXHIBITS:	Zoning Report
____PLAT APPROVAL			Vicinity Map
____OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **DRK, INC. (Case # 2015-2-6)**

PARCEL ID NUMBER: **09-20-28-0000-00-013**

Request: **ADMINISTRATIVE REZONING**

FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	DRK, Inc.
APPLICANT:	City of Apopka
LOCATION:	West of Mt. Plymouth Road, south of Hass Road.
EXISTING USE:	Container Nursery
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Container Nursery (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	4.05 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 1 Residential Unit PROPOSED ZONING: 1 Residential Unit

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City of Apopka on November 16, 2005, through the adoption of Ordinance No. 1780.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning designation be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan.

The proposed zoning change is compatible with the character of the surrounding area. Currently, the 4.05 acre parcel accommodates a container nursery.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres. The subject property is considered a legal, non-conforming lot within the AG zoning district.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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)	Rural Settlement	A-1 (ZIP)	Single-family home
East (City)	Rural Settlement	A-1 (ZIP)	Single-family home
South (City & County)	Rural Settlement & Rural	A-1 & A-1 (ZIP)	Container nursery & warehousing
West (County)	Rural	A-1	Single-family home & vacant agricultural acreage

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway, Mt. Plymouth Rd.

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site is a legal, non-conforming lot under the AG zoning district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

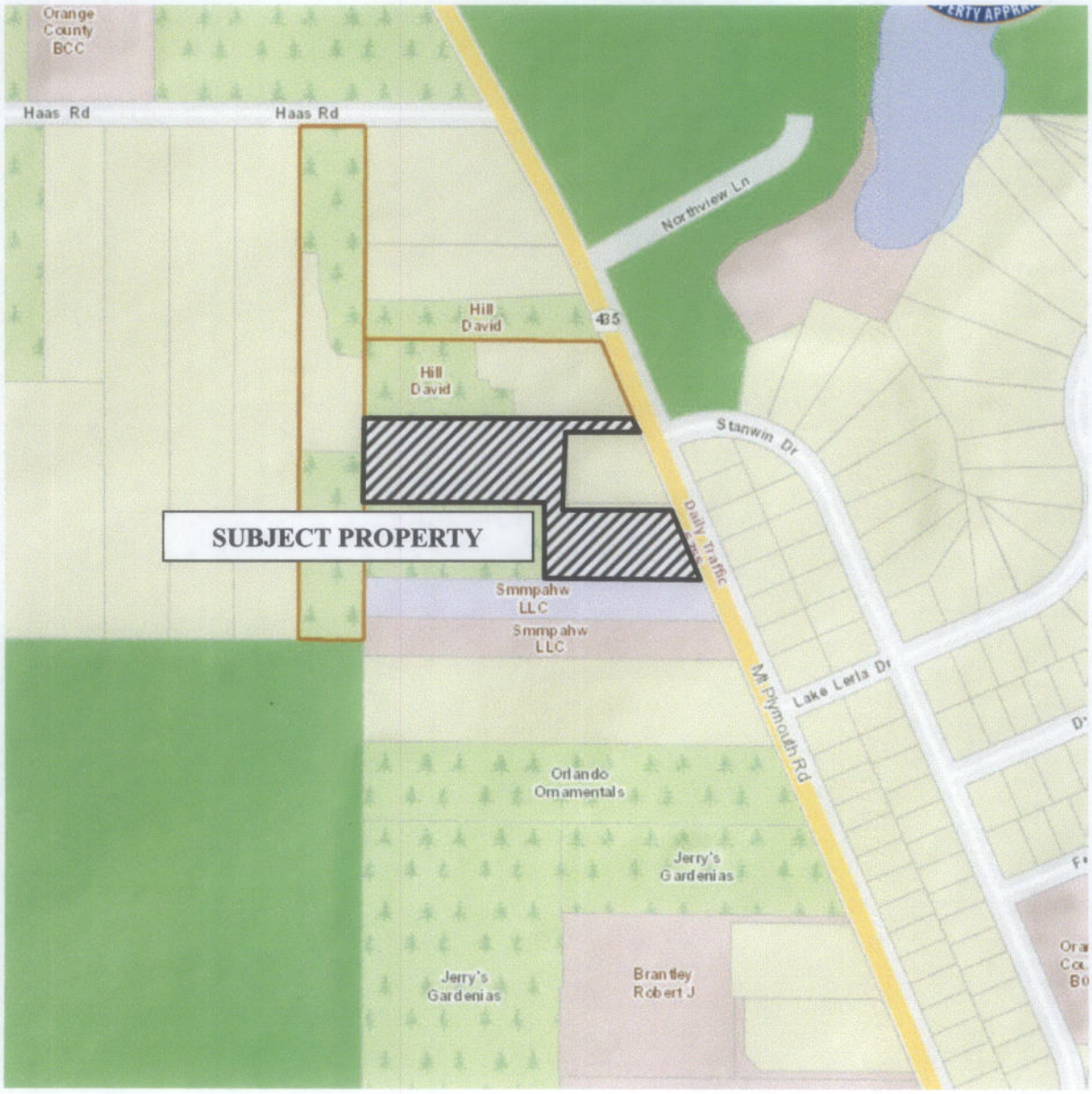
ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

N

DRK, Inc.
4.05 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID#: 09-20-28-0000-00-013

VICINITY MAP



N

ADJACENT ZONING

N

ADJACENT USES

N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

_X_ PUBLIC HEARING		FROM:	Community Development
_____ ANNEXATION		EXHIBITS:	Zoning Report
_____ PLAT APPROVAL			Vicinity Map
_____ OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **EARL GAYLON WARD ESTATE (Case # 2015-2-7)**

PARCEL ID NUMBER: **09-20-28-0000-00-030**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	Earl Gaylon Ward Estate
APPLICANT:	City of Apopka
LOCATION:	West of Mt. Plymouth Road, south of Hass Road.
EXISTING USE:	Vacant
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Container Nursery (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	0.13 +/- acre
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 1 Residential Unit PROPOSED ZONING: 1 Residential Unit

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City of Apopka on November 16, 2005, through the adoption of Ordinance No. 1783.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres. The subject property is considered a legal, non-conforming lot within the AG zoning district.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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)	Rural Settlement	A-1 (ZIP)	Single-family home
East (County)	Rural	R-1	Single-family homes
South (City)	Rural Settlement	A-1 (ZIP)	Container nursery
West (City)	Rural Settlement	A-1 (ZIP)	Container nursery

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway, Mt. Plymouth Rd.

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site is a legal, non-conforming lot under the AG zoning district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

N

Earl Gaylon Ward Estate
0.13 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #: 09-20-28-0000-00-030

VICINITY MAP

N

ADJACENT ZONING

N

ADJACENT USES

N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

_X_ PUBLIC HEARING		FROM:	Community Development
_____ ANNEXATION		EXHIBITS:	Zoning Report
_____ PLAT APPROVAL			Vicinity Map
_____ OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **FRANKLIN & JACQUELINE KING (Case # 2015-2-8)**

PARCEL ID NUMBERS: **05-20-28-0000-00-004, 05-20-28-0000-00-018**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	Franklin & Jacqueline King
APPLICANT:	City of Apopka
LOCATION:	North of Haas Road, east of Foliage Way
EXISTING USE:	Grazing
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Grazing (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	13.24 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 2 Residential Units PROPOSED ZONING: 2 Residential Units

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject properties were annexed into the City of Apopka on November 1, 2006, through the adoption of Ordinance No. 1872.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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)	Rural Settlement	A-1 (ZIP)	Grazing & Conservation
East (City)	Rural Settlement	A-1 (ZIP)	Grazing
South (City)	Rural Settlement	A-1 (ZIP)	State-owned land & manufactured home
West (County)	Rural	A-1	Single-family home & grazing

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Haas Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site complies with code requirements for the AG district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

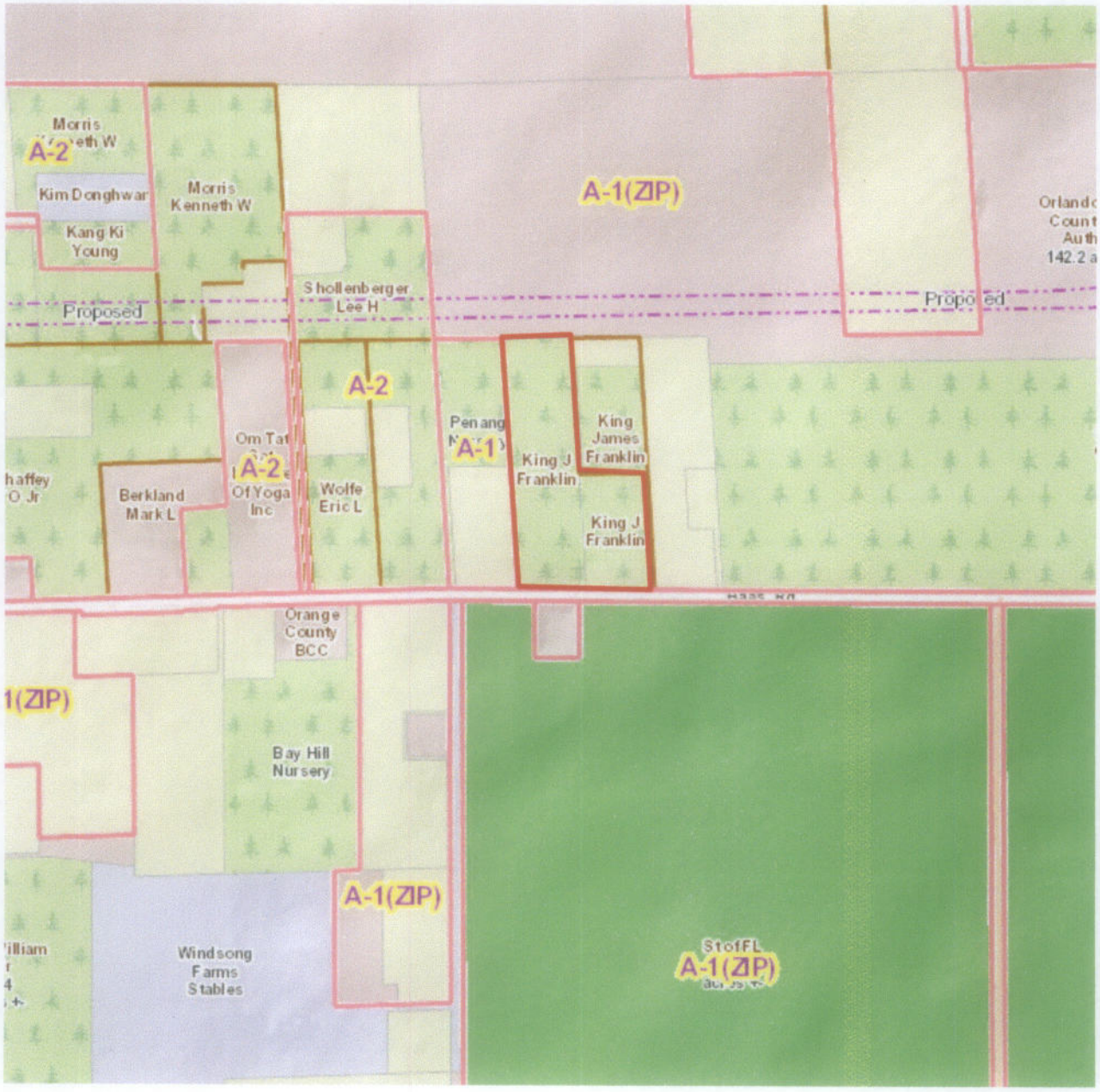
N

Franklin & Jacqueline King
13.24 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #s: 05-20-28-0000-00-004 & 05-20-28-0000-00-018

VICINITY MAP

N

ADJACENT ZONING



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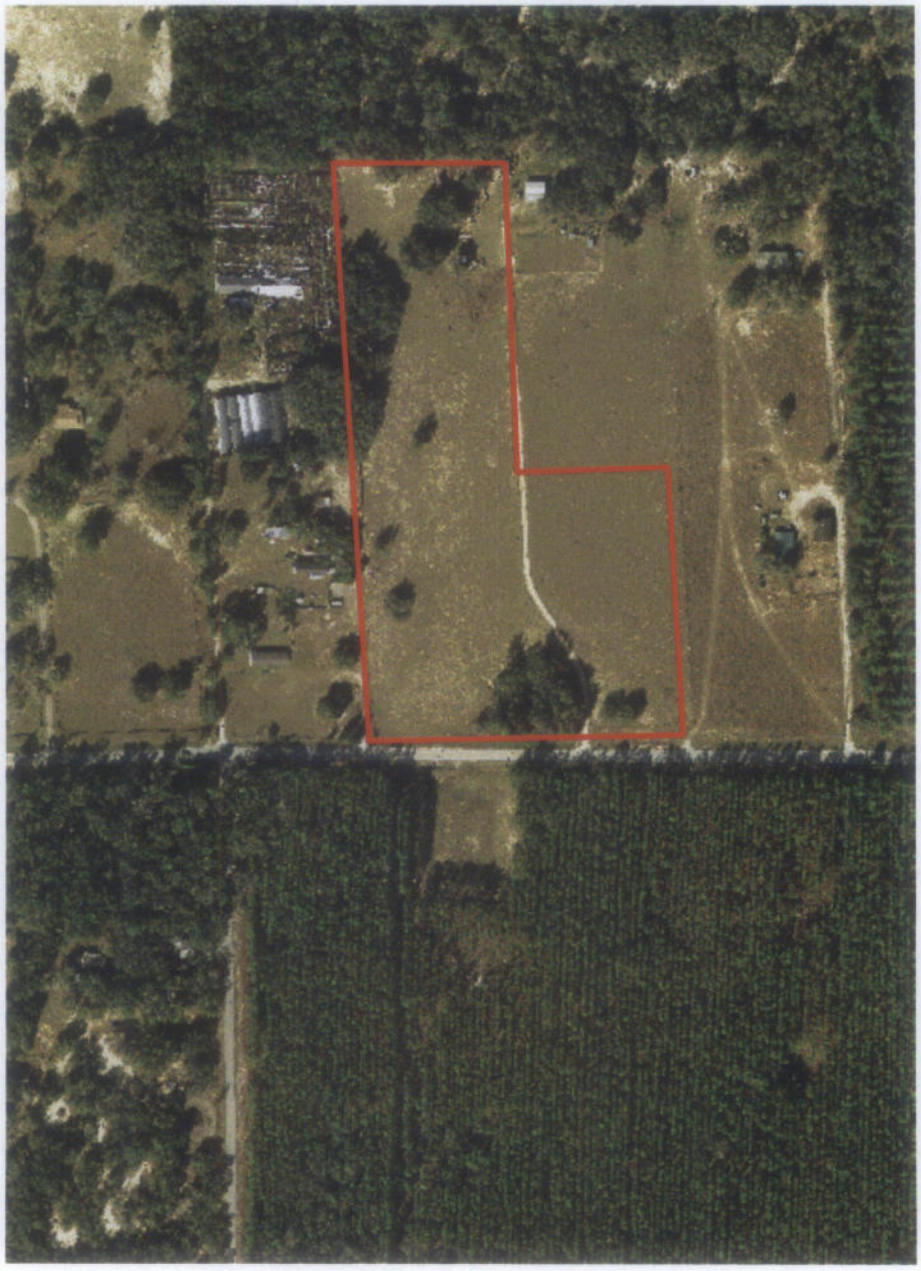
ADJACENT USES

N

EXISTING USES



CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

X PUBLIC HEARING		FROM:	Community Development
____ANNEXATION		EXHIBITS:	Zoning Report
____PLAT APPROVAL			Vicinity Map
____OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **J&L GARDENIAS (Case # 2015-2-9)**

PARCEL ID NUMBER: **09-20-28-0000-00-025**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	J&L Gardenias
APPLICANT:	City of Apopka
LOCATION:	West of Mt. Plymouth Road, south of Haas Road
EXISTING USE:	Container nursery
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Container nursery (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	1.99 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 1 Residential Unit PROPOSED ZONING: 1 Residential Unit

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City of Apopka on November 16, 2005, through the adoption of Ordinance No. 1784.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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)	Rural Settlement	A-1 (ZIP)	Container nursery
North (City)	Rural Settlement	A-1 (ZIP)	Container nursery
South (County)	Rural	A-1	Warehousing
West (County)	Rural	A-1	Container nursery

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Mt. Plymouth Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site is a legal, non-conforming lot within the AG zoning district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

N

J&L Gardenias
1.99 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #: 09-20-28-0000-00-025

VICINITY MAP

N

ADJACENT ZONING

N

ADJACENT USES

N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

_X_ PUBLIC HEARING
_____ ANNEXATION
_____ PLAT APPROVAL
_____ OTHER:

FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Adjacent Zoning Map
Adjacent Uses Map
Existing Uses

SUBJECT: **JAMES & LINDA KING (Case # 2015-2-10)**

PARCEL ID NUMBERS: **05-20-28-0000-00-030 & 05-20-28-0000-00-038**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	James & Linda King
APPLICANT:	City of Apopka
LOCATION:	North of Haas Road, east of Foliage Way
EXISTING USE:	Single-family home and grazing
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Single-family home and grazing (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	5.26 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 1 Residential Unit PROPOSED ZONING: 1 Residential Unit

DISTRIBUTION

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

Finance Dir.
HR Director
IT Director
Police Chief

Public Ser. Dir.
City Clerk
Fire Chief

ADDITIONAL COMMENTS:

The subject properties were annexed into the City of Apopka on November 1, 2006, through the adoption of Ordinance No. 1872.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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)	Rural Settlement	A-1 (ZIP)	Conservation
East (City)	Rural Settlement	A-1 (ZIP)	Manufactured home
South (City)	Rural Settlement	A-1 (ZIP)	State-owned land and manufactured home
West (City)	Rural Settlement	A-1 (ZIP)	Grazing

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Haas Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site complies with code requirements for the AG district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

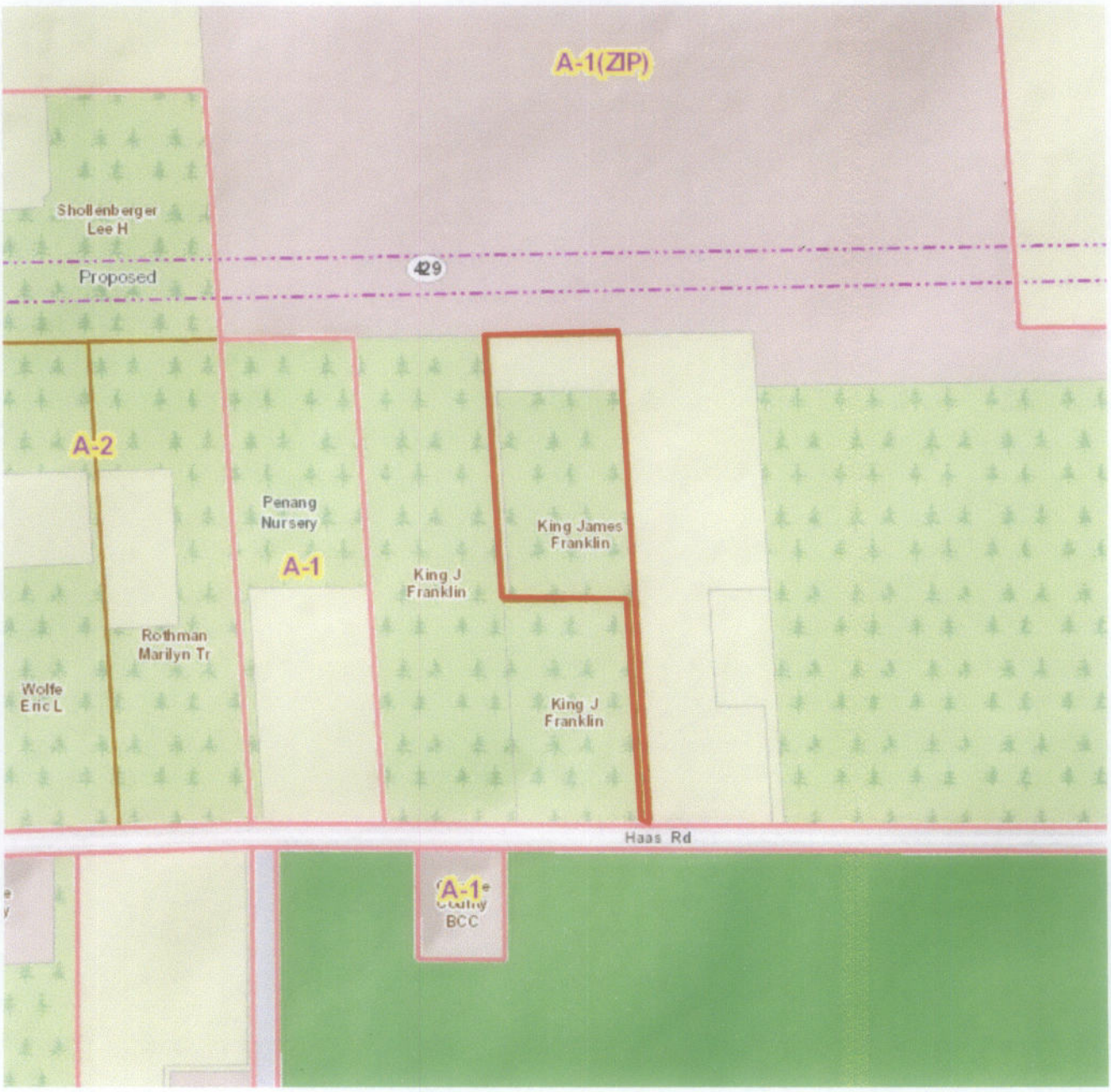
N

James & Linda King
5.26 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #s: 05-20-28-0000-00-030 & 05-20-28-0000-00-038

VICINITY MAP

N

ADJACENT ZONING



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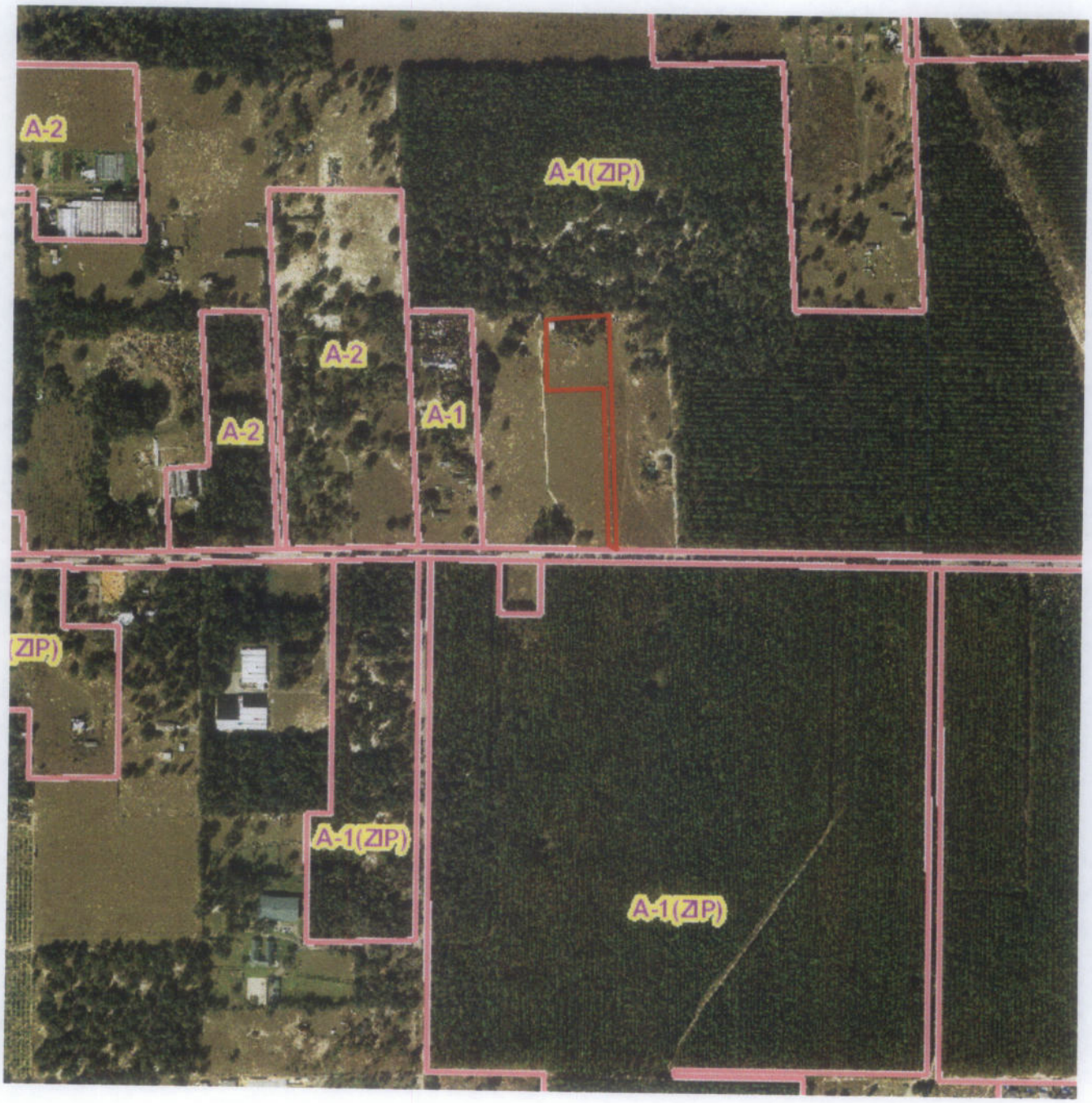
ADJACENT USES



N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

_X_ PUBLIC HEARING		FROM:	Community Development
_____ ANNEXATION		EXHIBITS:	Zoning Report
_____ PLAT APPROVAL			Vicinity Map
_____ OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **JOSEPH & DONNA COX (Case # 2015-2-11)**

PARCEL ID NUMBER: **05-20-28-0000-00-032**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	Joseph & Donna Cox
APPLICANT:	City of Apopka
LOCATION:	North of Haas Road, east of Foliage Way
EXISTING USE:	Manufactured Home
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Manufactured Home (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	8.11 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 1 Residential Unit PROPOSED ZONING: 1 Residential Unit

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City of Apopka on November 16, 2005, through the adoption of Ordinance No. 1776.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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)	Rural Settlement	A-1 (ZIP)	Conservation
East (City)	Rural Settlement	A-1 (ZIP)	Single-family home & Timberland
South (City)	Rural Settlement	A-1 (ZIP)	State-owned land and manufactured home
West (City)	Rural Settlement	A-1 (ZIP)	Grazing

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Haas Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site complies with code requirements for the AG district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

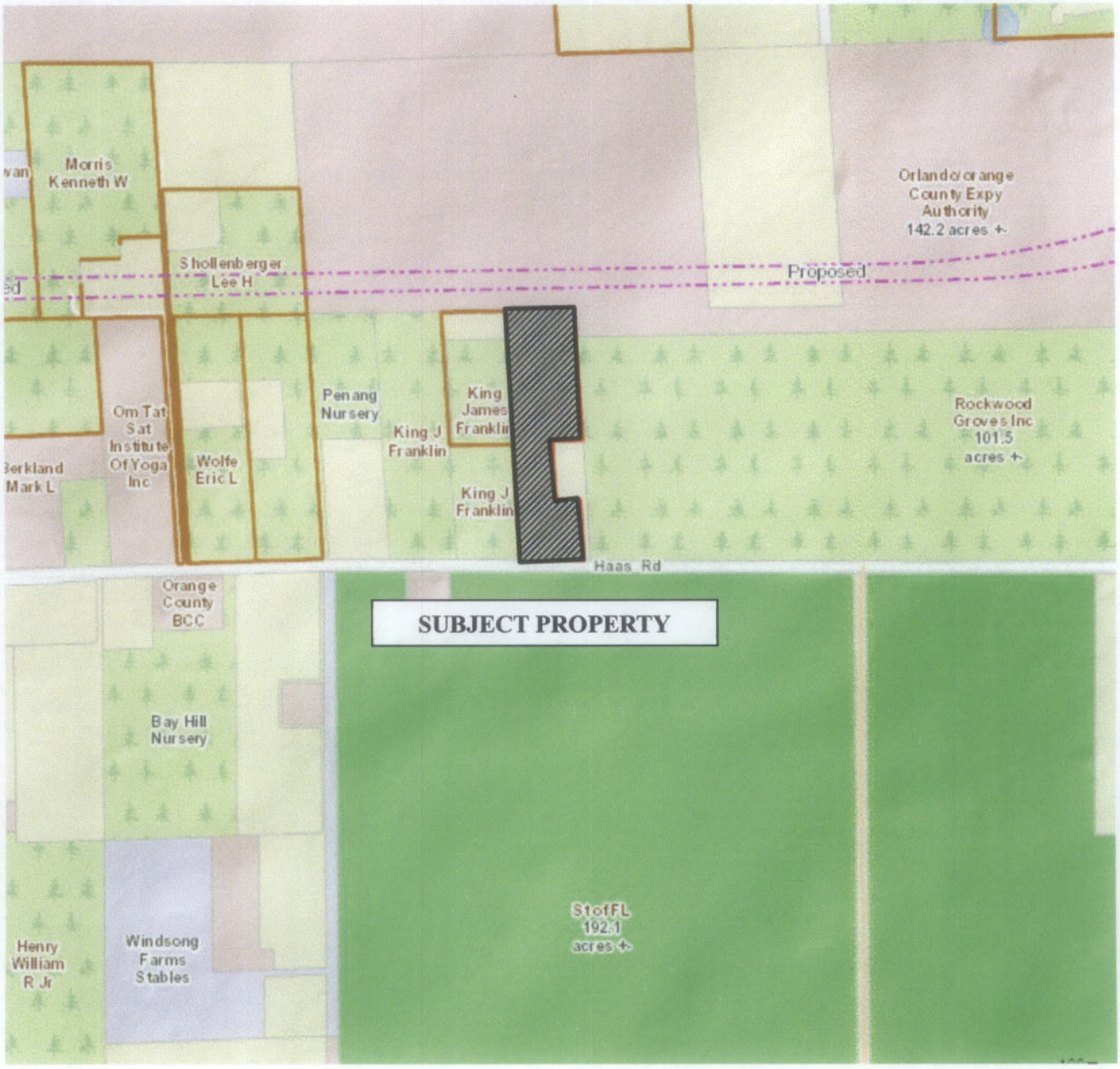
ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

N

Joseph & Donna Cox
8.11 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #: 05-20-28-0000-00-032

VICINITY MAP



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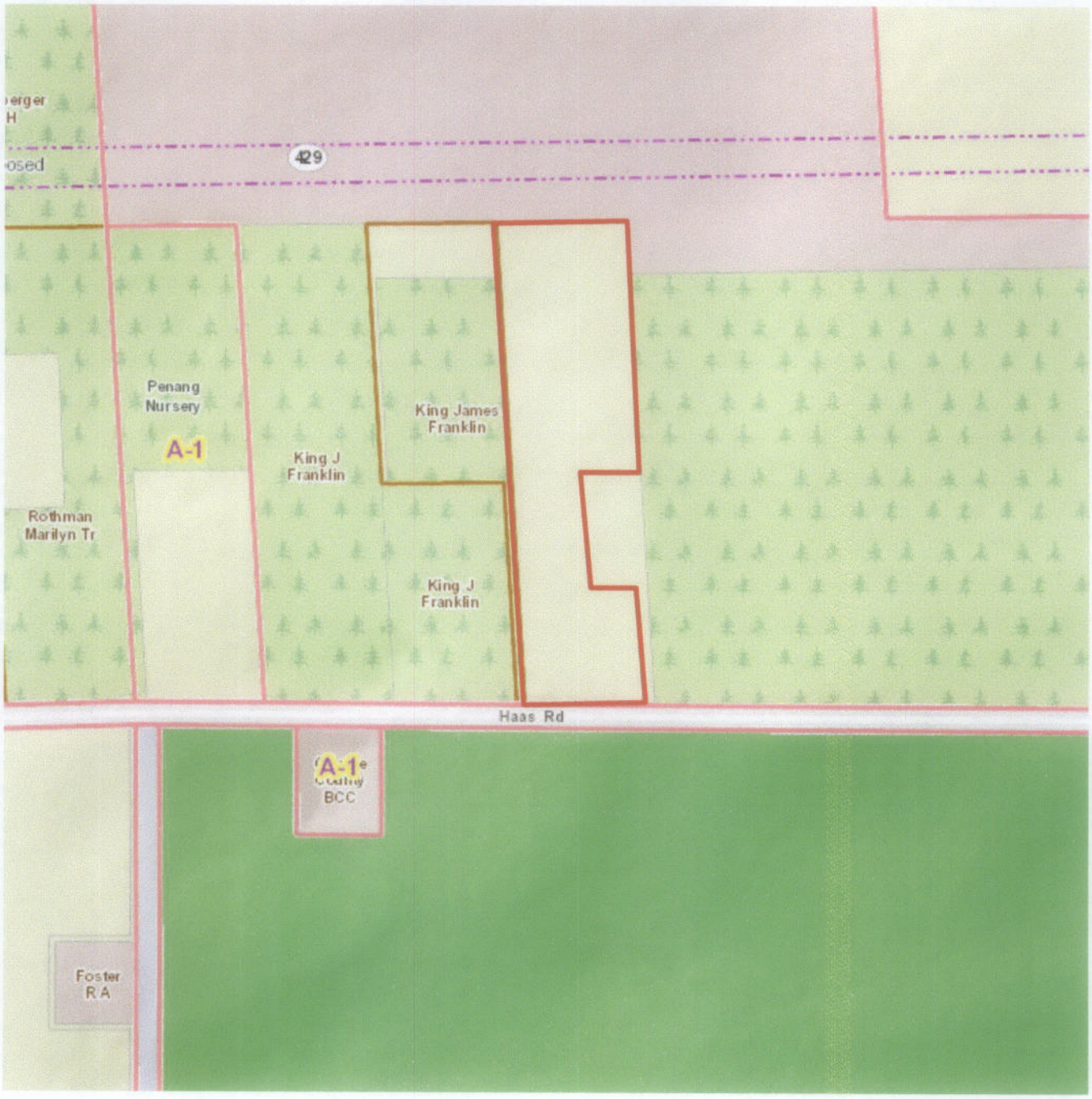
ADJACENT ZONING



N

ADJACENT USES

N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

_X_ PUBLIC HEARING		FROM:	Community Development
_____ ANNEXATION		EXHIBITS:	Zoning Report
_____ PLAT APPROVAL			Vicinity Map
_____ OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **KENNETH & HARVEY MORRIS (Case # 2015-2-12)**

PARCEL ID NUMBERS: **06-20-28-0000-00-028, 06-20-28-0000-00-030, 06-20-28-0000-00-044 & 06-20-28-0000-00-062**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	Kenneth & Harvey Morris
APPLICANT:	City of Apopka
LOCATION:	North of Haas Road, east of Boch Road
EXISTING USE:	Single-family home, manufactured homes and grazing
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Single-family home, manufactured homes and container nursery (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	29.48 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 5 Residential Units PROPOSED ZONING: 5 Residential Units

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject properties were annexed into the City of Apopka on December 1, 2004, through the adoption of Ordinance No. 1684.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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) North (County)	Conservation Rural	PR A-1	Conservation Manufactured home and greenhouse
East (City)	Rural Settlement	A-1 (ZIP)	Manufactured home
South (City) South (County)	Rural Settlement Rural	A-1 (ZIP) A-2	Grazing Non-ag acreage
West (City) West (County)	Rural Settlement Rural	A-1 (ZIP) A-2	Manufactured home Single-family home

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Haas Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site complies with code requirements for the AG district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

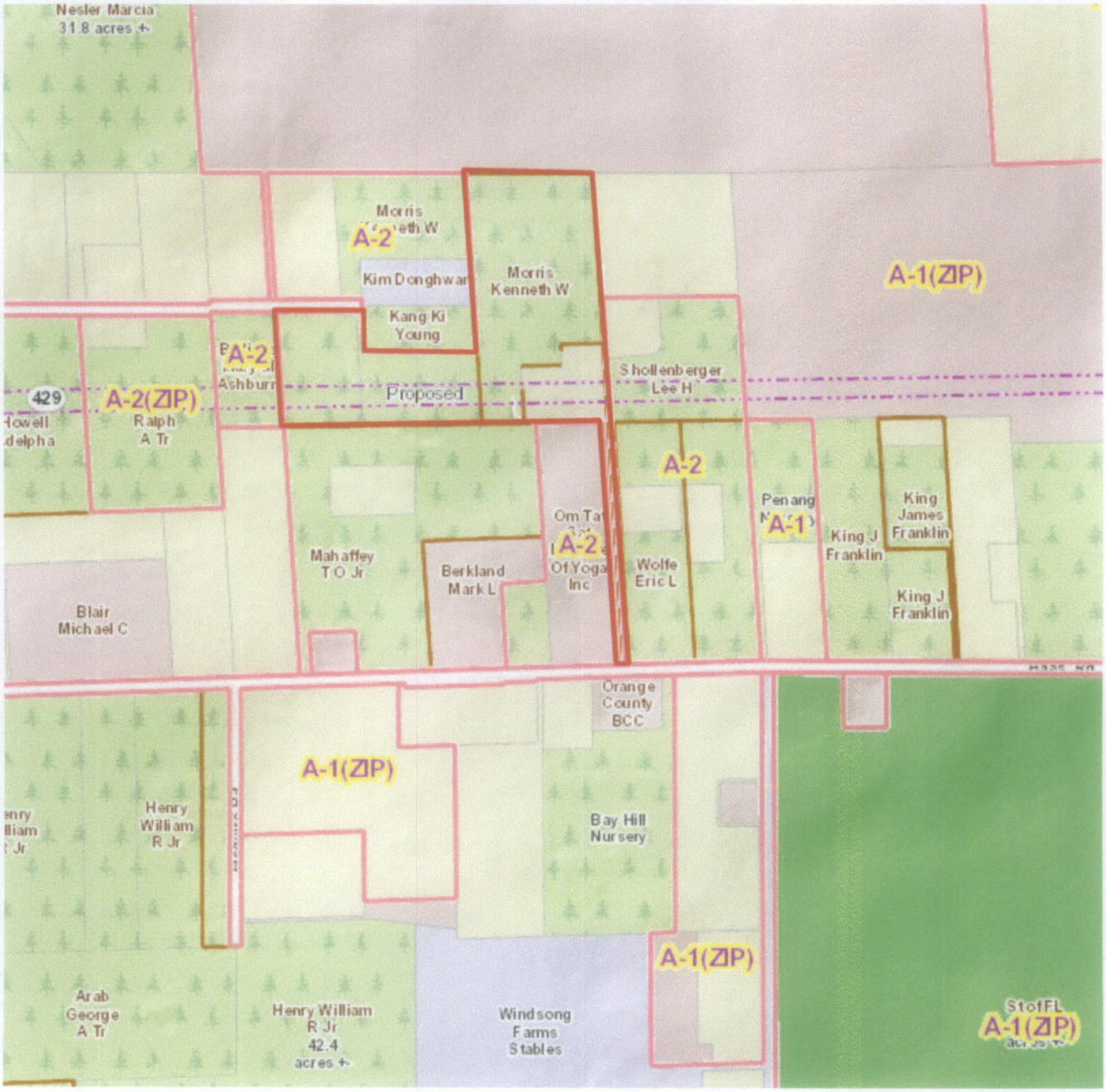
N

Kenneth & Harvey Morris
29.48 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #s: 06-20-28-0000-00-028, 06-20-28-0000-00-030,
06-20-28-0000-00-044, 06-20-28-0000-00-062

VICINITY MAP

N

ADJACENT ZONING



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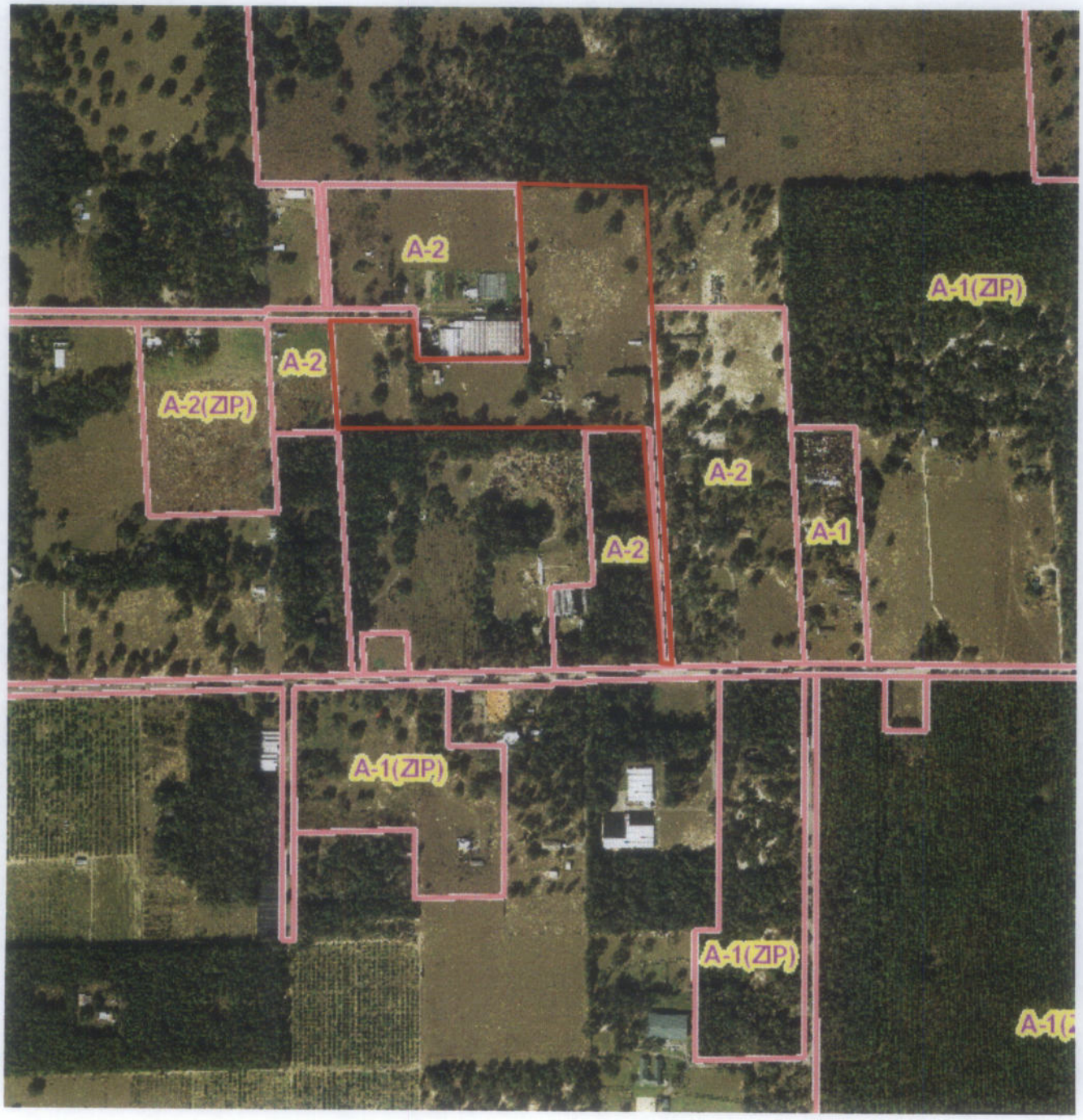
ADJACENT USES



N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

_X_ PUBLIC HEARING		FROM:	Community Development
_____ ANNEXATION		EXHIBITS:	Zoning Report
_____ PLAT APPROVAL			Vicinity Map
_____ OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **PATRICIA BARTLETT (Case # 2015-2-13)**

PARCEL ID NUMBER: **05-20-28-0476-00-090**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	Patricia Bartlett
APPLICANT:	City of Apopka
LOCATION:	West of Mt. Plymouth Road, south of the Lake County line
EXISTING USE:	Single-family home
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Single-family home (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	3.69 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 1 Residential Unit PROPOSED ZONING: 1 Residential Unit

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City of Apopka on December 19, 2007, through the adoption of Ordinance No. 1993.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres. The subject property is considered a legal, non-conforming lot within the AG zoning district.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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)	Rural	A-1 (ZIP)	Manufactured home
East (City)	Agriculture	A-1 (ZIP)	Manufactured home
South (County)	Rural	A-1	Single-family home
West (County)	Rural	A-1	Container nursery

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Mt. Plymouth Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site is a legal, non-conforming lot within the AG zoning district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

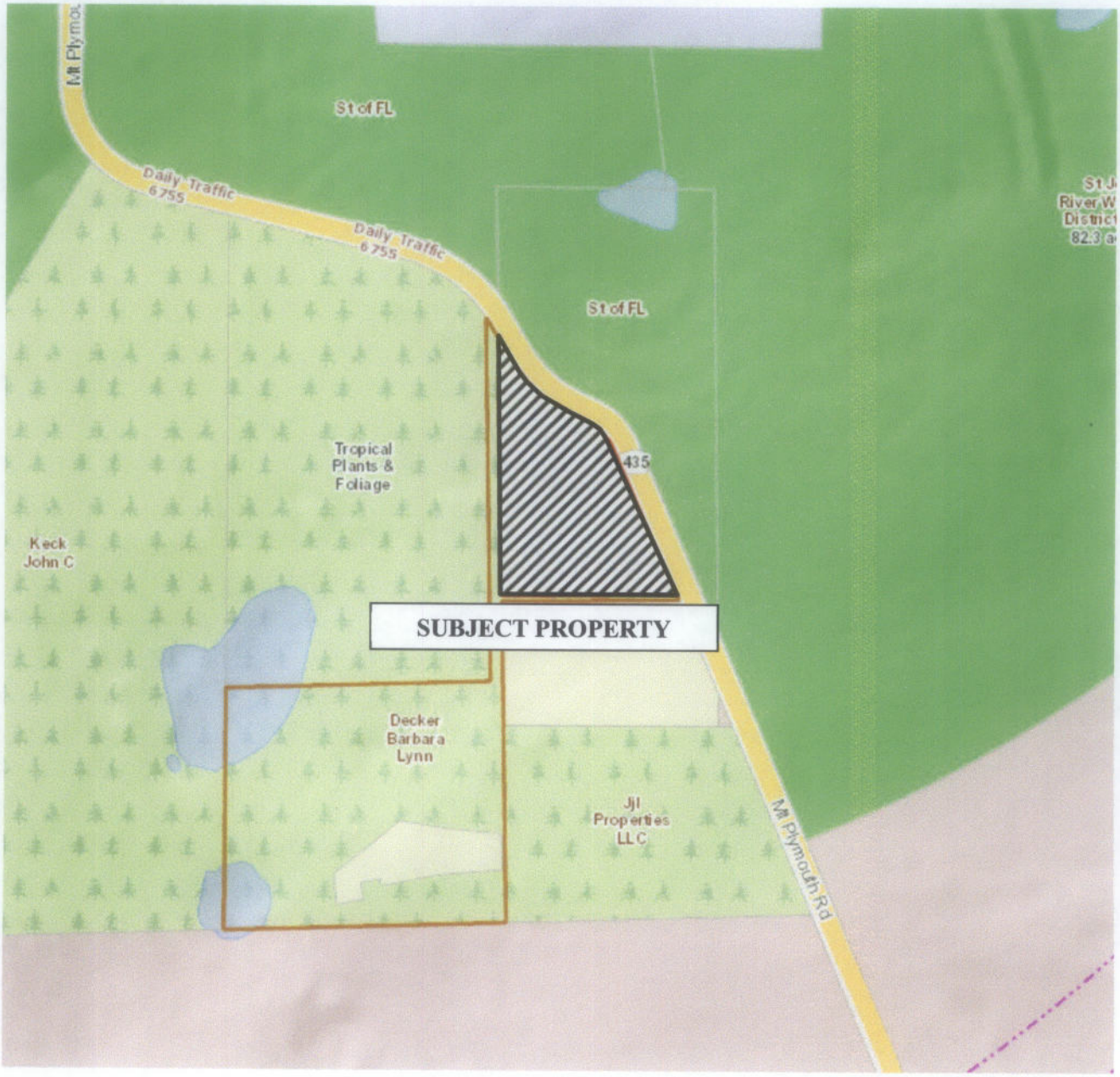
ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

N

Patricia Bartlett
3.69 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #: 05-20-28-0476-00-090

VICINITY MAP



N

ADJACENT ZONING

N

ADJACENT USES

N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

_X_ PUBLIC HEARING		FROM:	Community Development
_____ ANNEXATION		EXHIBITS:	Zoning Report
_____ PLAT APPROVAL			Vicinity Map
_____ OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **PROJECT ORLANDO LLC (Case # 2015-2-14)**

PARCEL ID NUMBER: **24-20-27-0000-00-076**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	Project Orlando LLC
APPLICANT:	City of Apopka
LOCATION:	North of West Ponkan Road, east of Poverty Lane
EXISTING USE:	Vacant non-ag acreage
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Vacant non-ag acreage (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	11.17 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 2 Residential Units PROPOSED ZONING: 2 Residential Units

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City of Apopka on September 5, 2007, through the adoption of Ordinance No. 1965.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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)	Conservation	A-2 (ZIP)	Municipal conservation
East (City)	Rural Settlement	A-1 (ZIP)	Vacant non-agricultural acreage
South (County)	Rural	A-1	Single-family homes and R-O-W
West (County)	Rural	A-1	Single-family homes

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (West Ponkan Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site complies with code requirements for the AG district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

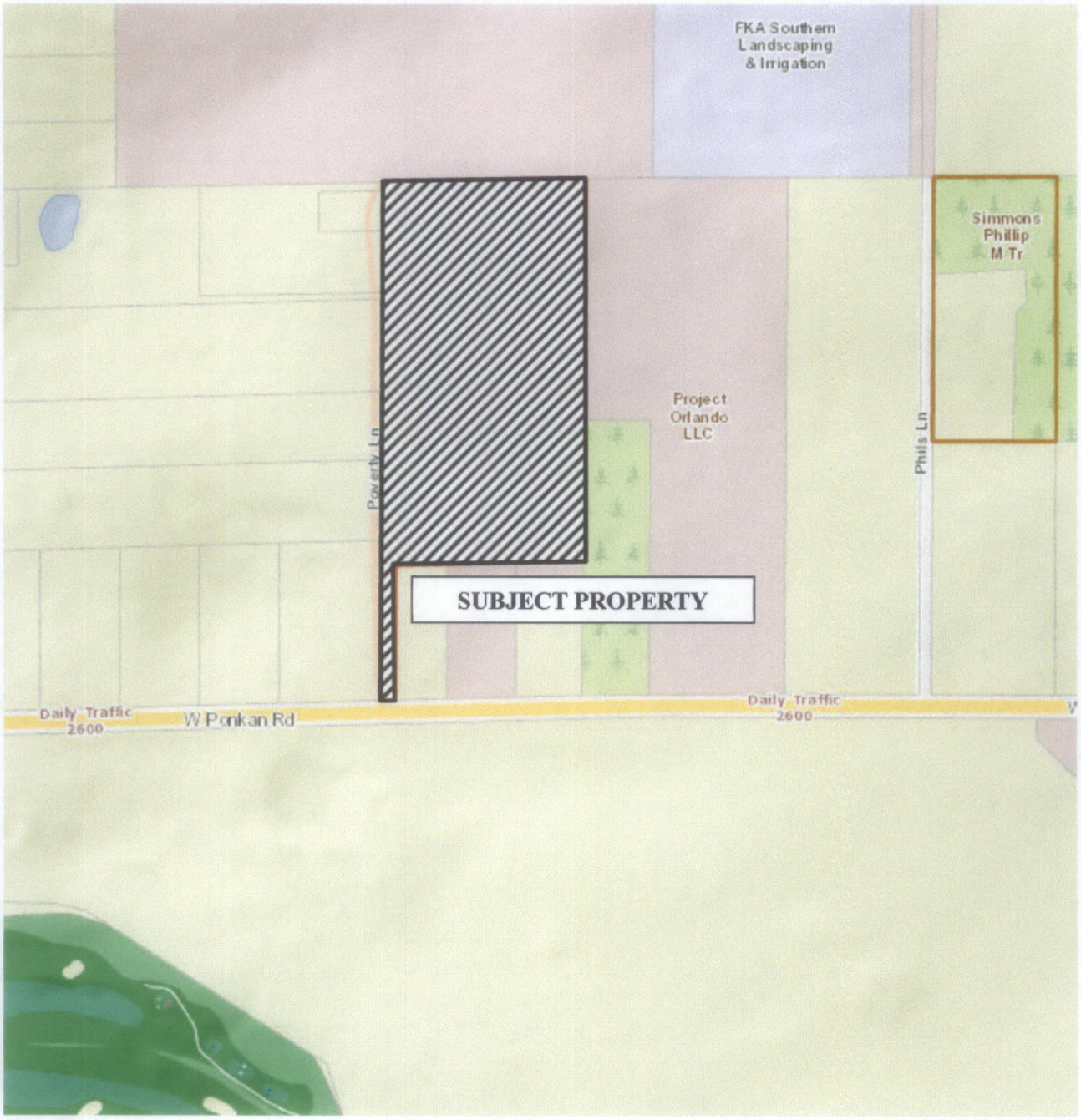
ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

N

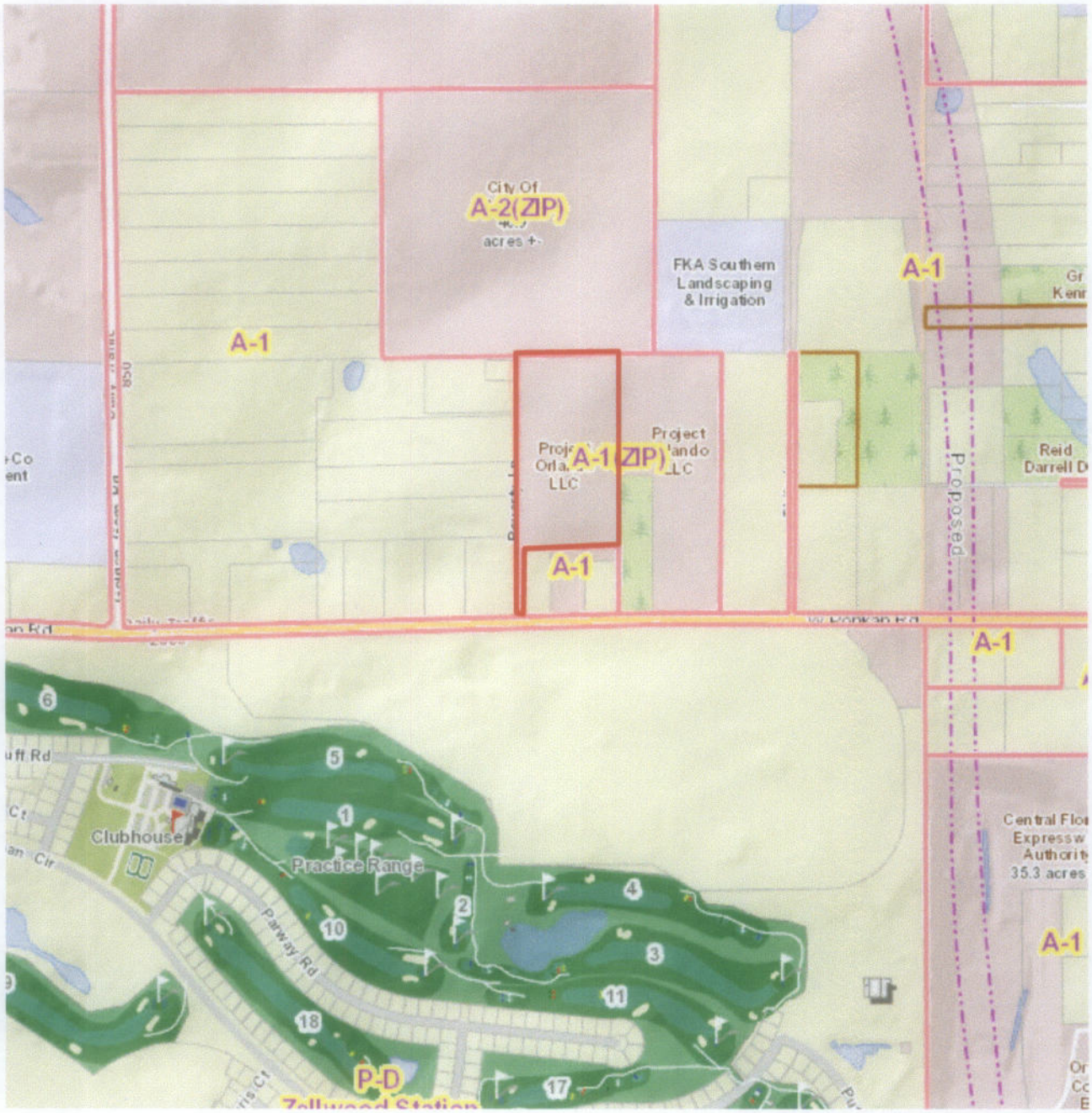
Project Orlando LLC
11.17 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #: 24-20-27-0000-00-076

VICINITY MAP



N

ADJACENT ZONING



N

ADJACENT USES

N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

_X_ PUBLIC HEARING		FROM:	Community Development
_____ ANNEXATION		EXHIBITS:	Zoning Report
_____ PLAT APPROVAL			Vicinity Map
_____ OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **ROBERT BRANTLEY (Case # 2015-2-15)**

PARCEL ID NUMBER: **09-20-28-0000-00-028**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	Robert Brantley
APPLICANT:	City of Apopka
LOCATION:	West of Mt. Plymouth Road, north of Kelly Park Road.
EXISTING USE:	Warehousing & non-ag acreage
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Warehousing & non-ag acreage (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	4.23 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 1 Residential Unit PROPOSED ZONING: 1 Residential Unit

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was were annexed into the City of Apopka on December 1, 2004, through the adoption of Ordinance No. 1687.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres. The subject property is considered a legal, non-conforming lot within the AG zoning district.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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)	Rural Settlement	A-1 (ZIP)	Container nursery
East (County)	Rural Settlement	A-1 (ZIP)	Single-family homes
South (County)	Rural	A-1	Vacant (non-ag acreage)
West (City)	Rural Settlement	A-1 (ZIP)	Container nursery & manufactured home

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Mt. Plymouth Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site is a legal, non-conforming lot within the AG zoning district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

N

Robert Brantley
4.23 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #: 09-20-28-0000-00-028

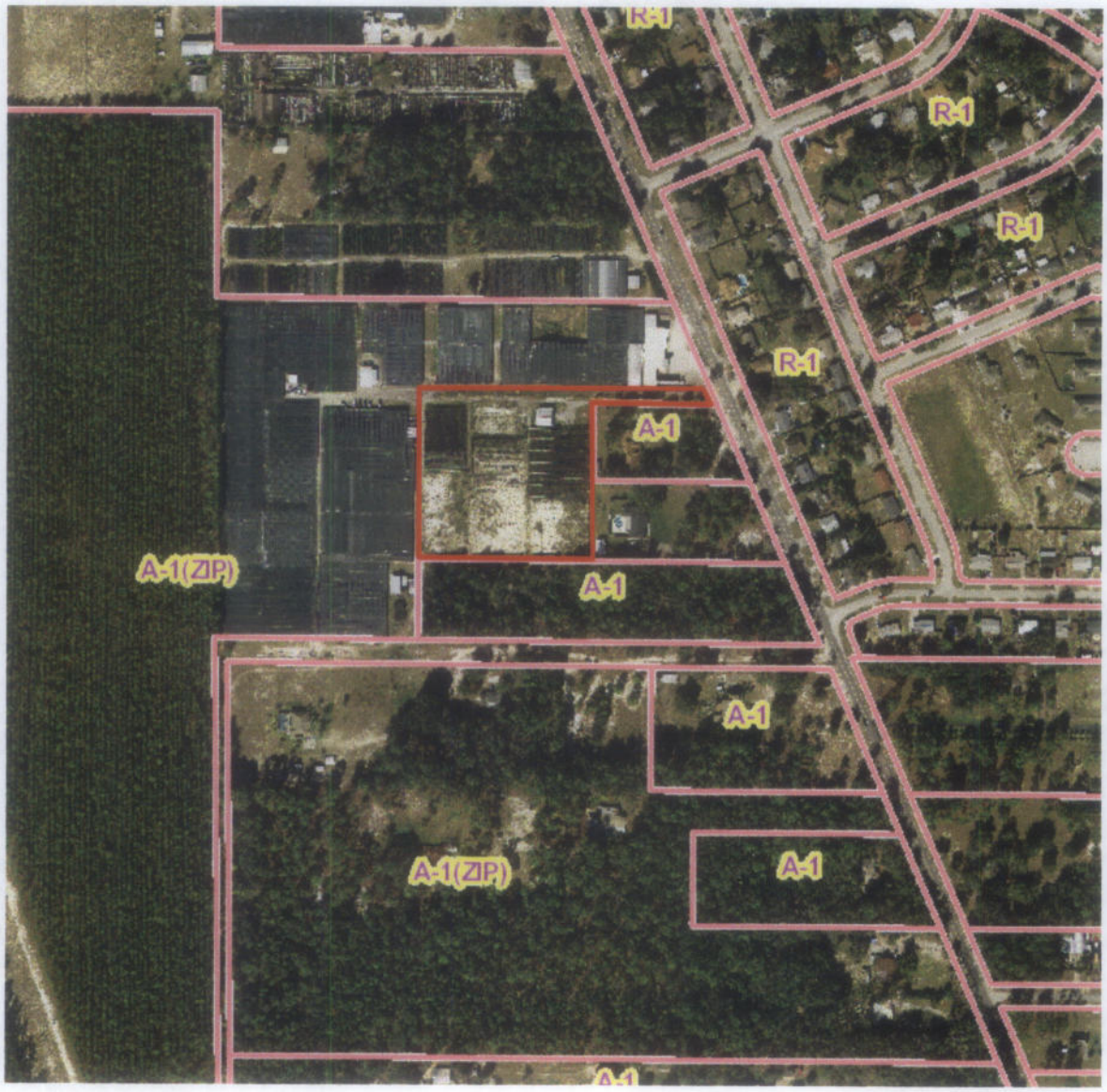
VICINITY MAP

N

ADJACENT ZONING

N

ADJACENT USES



N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

X PUBLIC HEARING		FROM:	Community Development
____ANNEXATION		EXHIBITS:	Zoning Report
____PLAT APPROVAL			Vicinity Map
____OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **ROCKWOOD GROVES LLC (Case # 2015-2-16)**

PARCEL ID NUMBER: **05-20-28-0000-00-006**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	Rockwood Groves LLC
APPLICANT:	City of Apopka
LOCATION:	North of Haas Road, west of Mt. Plymouth Road
EXISTING USE:	Timberland
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Timberland (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	101.49 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 20 Residential Units PROPOSED ZONING: 20 Residential Units

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City of Apopka on February 19, 2003, through the adoption of Ordinance No. 1572.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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)	Rural Settlement	A-1 (ZIP)	Conservation
East (City)	Agriculture Homestead	A-1 (ZIP)	SJWMD land
South (City) South (County)	Rural Settlement Rural	A-1 (ZIP) A-1	State-owned land Single-family homes
West (City)	Rural Settlement	A-1 (ZIP)	Single-family home and grazing

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Mt. Plymouth Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home) 400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site complies with code requirements for the AG district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

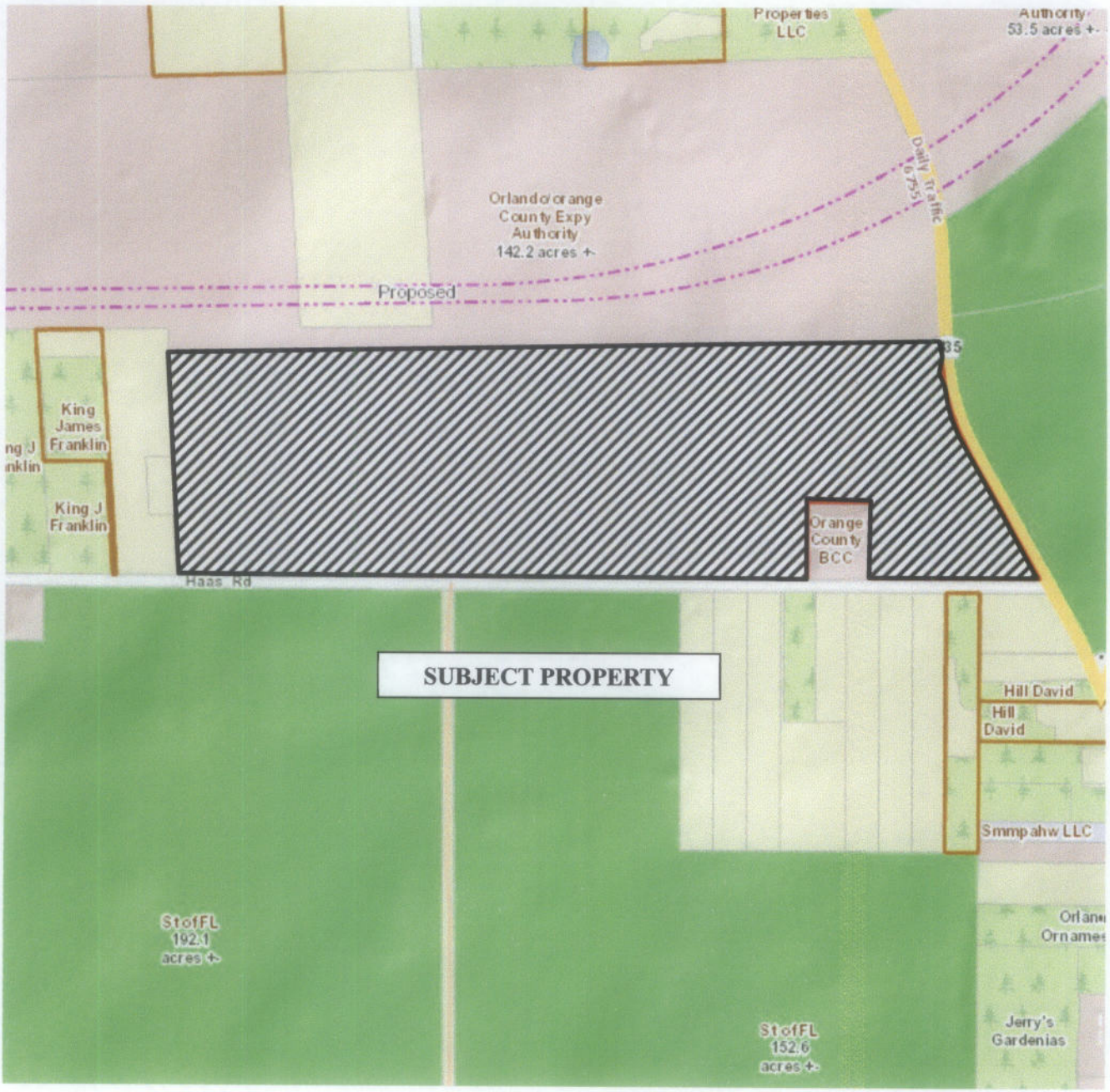
ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

N

Rockwood Groves LLC
101.49 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #: 05-20-28-0000-00-006

VICINITY MAP



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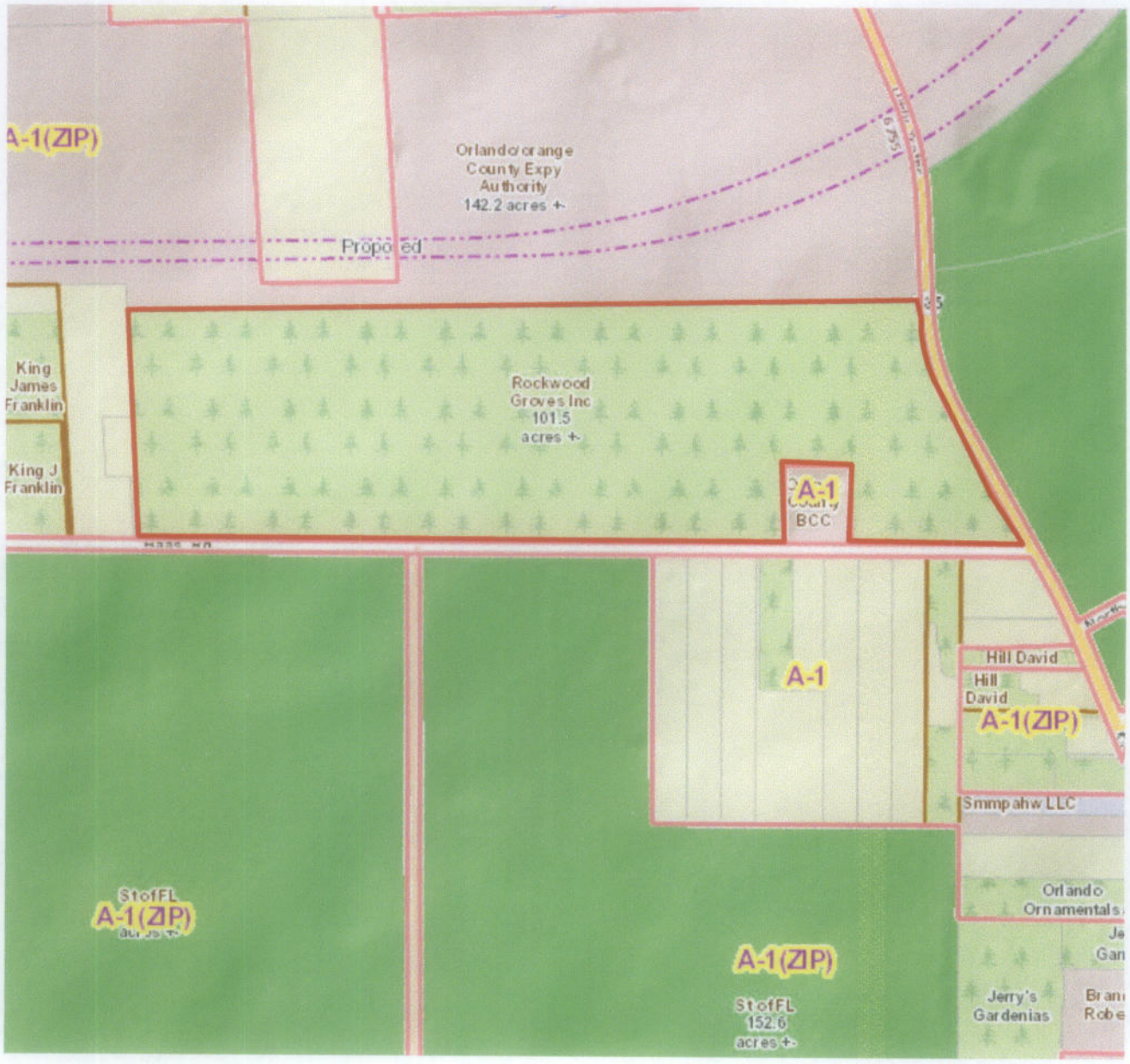
ADJACENT ZONING



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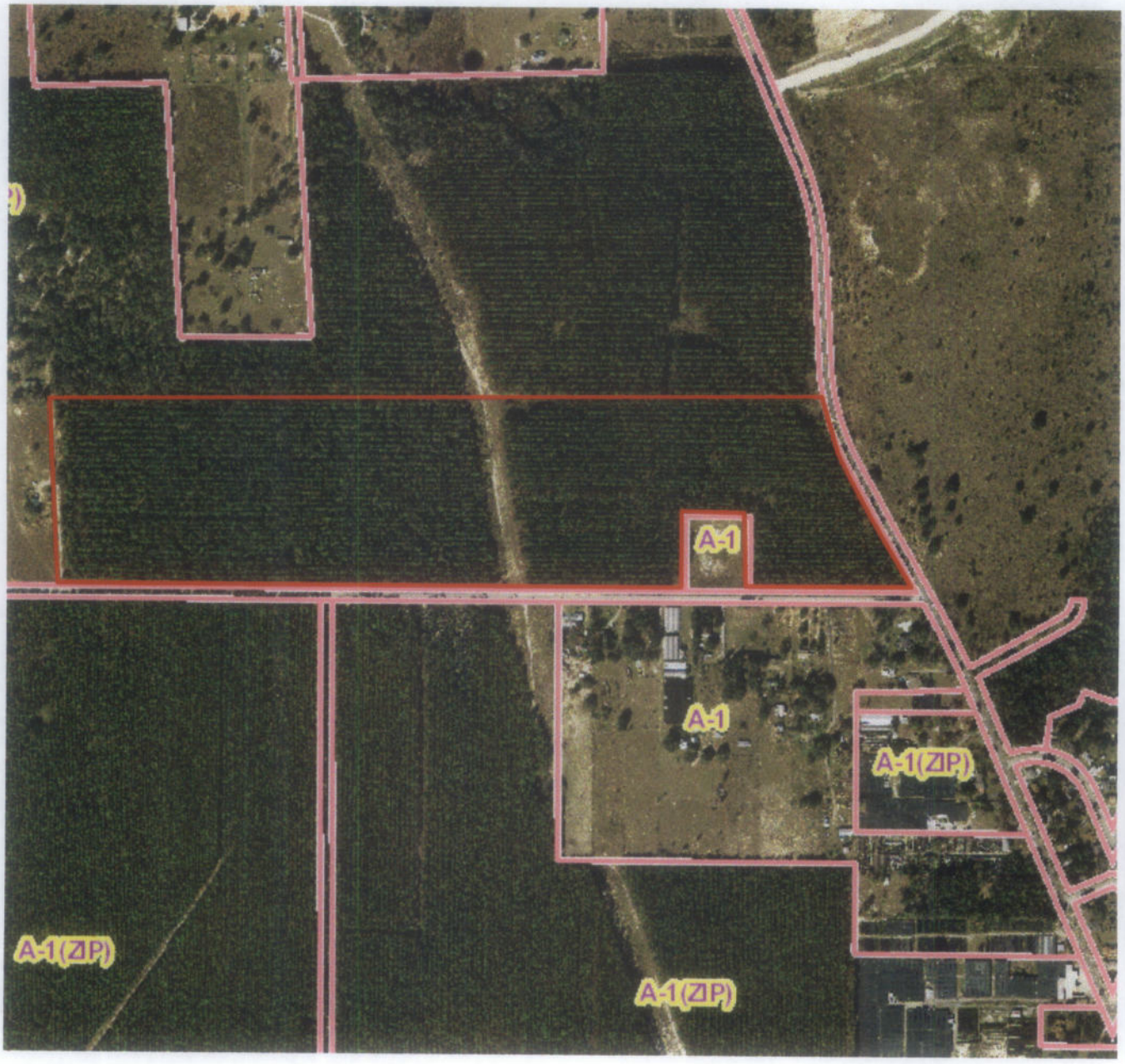


N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

_X_ PUBLIC HEARING		FROM:	Community Development
_____ ANNEXATION		EXHIBITS:	Zoning Report
_____ PLAT APPROVAL			Vicinity Map
_____ OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT:	**SHIRLEY DOBBS (Case # 2015-2-17)**
PARCEL ID NUMBER:	**09-20-28-0000-00-020**
Request:	**ADMINISTRATIVE REZONING** **FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)** **TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)**

SUMMARY

OWNER:	Shirley Dobbs	
APPLICANT:	City of Apopka	
LOCATION:	West of Mt. Plymouth Road, south of Haas Road	
EXISTING USE:	Single-family home	
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)	
ZONING:	A-1 (ZIP)	
PROPOSED DEVELOPMENT:	Single-family home (existing)	
PROPOSED ZONING:	AG	
TRACT SIZE:	0.91 +/- acres	
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING:	1 Residential Unit
	PROPOSED ZONING:	1 Residential Unit

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City of Apopka on November 16, 2005, through the adoption of Ordinance No. 1783.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres. The subject property is considered a legal, non-conforming lot within the AG zoning district.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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)	Rural Settlement	A-1 (ZIP)	Single-family home
East (County)	Low Density Residential	R-1	Single-family homes
South (City)	Rural Settlement	A-1 (ZIP)	Container nursery
West (City)	Rural Settlement	A-1 (ZIP)	Container nursery

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Mt. Plymouth Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the existing 0.91 acre parcel is a legal, non-conforming lot within the AG zoning district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

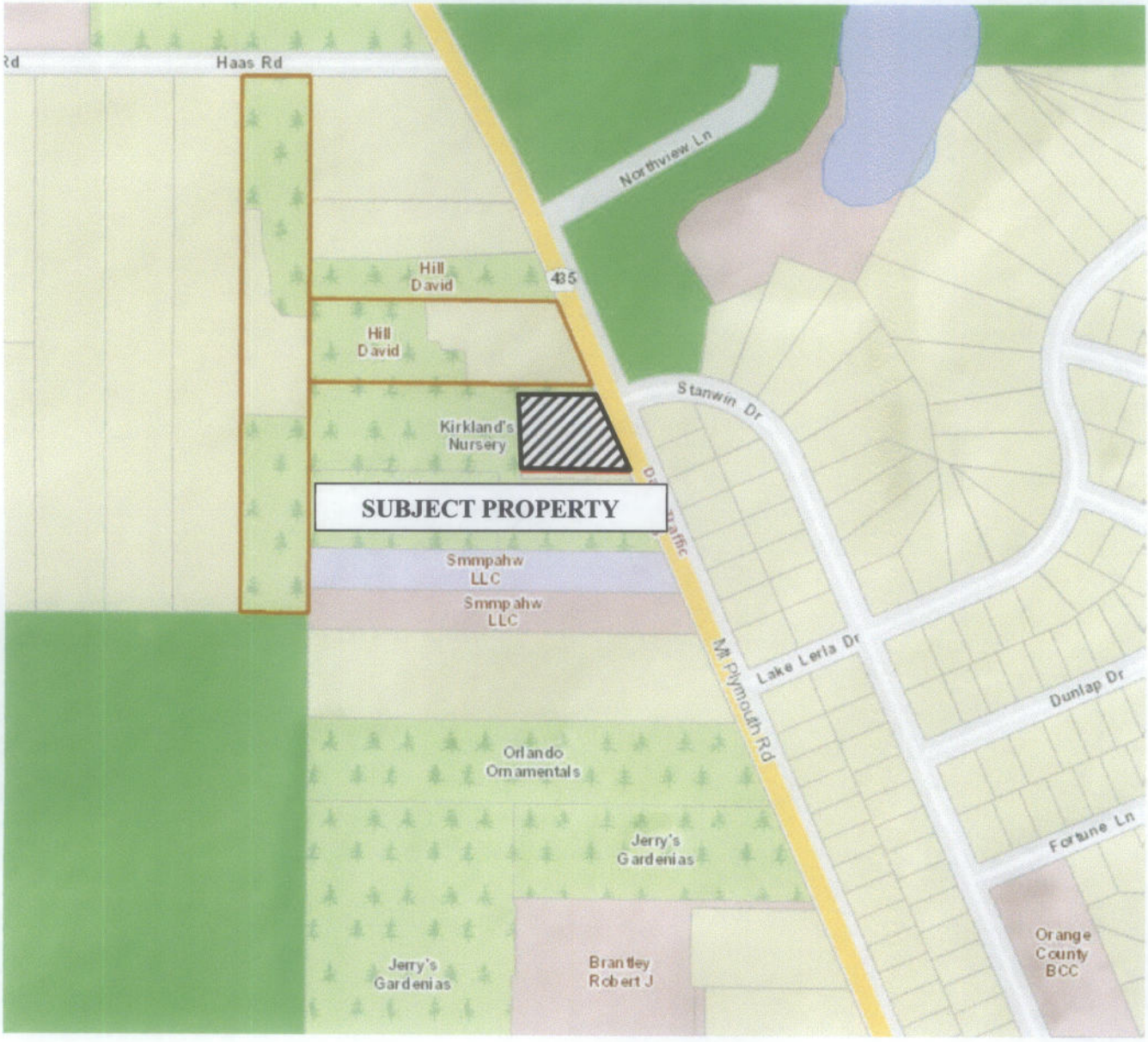
ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

N

Shirley Dobbs
0.91 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #: 09-20-28-0000-00-020

VICINITY MAP



N

ADJACENT ZONING

N

ADJACENT USES

N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

_X_ PUBLIC HEARING		FROM:	Community Development
_____ ANNEXATION		EXHIBITS:	Zoning Report
_____ PLAT APPROVAL			Vicinity Map
_____ OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **T. O. MAHAFFEY, JR. (Case # 2015-2-18)**

PARCEL ID NUMBERS: **06-20-28-0000-00-015 & 06-20-28-0000-00-059**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	T. O. Mahaffey, Jr.
APPLICANT:	City of Apopka
LOCATION:	North of Haas Road, east of McGuire Road
EXISTING USE:	Single-family home & grazing
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Single-family home & grazing (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	32.52 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 6 Residential Units PROPOSED ZONING: 6 Residential Units

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject properties were annexed into the City of Apopka on December 1, 2004, through the adoption of Ordinance No. 1685.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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)	Rural Settlement	A-1 (ZIP)	Single-family home
East (County)	Low Density Residential	R-1	Single-family homes
South (City)	Rural Settlement	A-1 (ZIP)	Container nursery
West (City)	Rural Settlement	A-1 (ZIP)	Container nursery

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Mt. Plymouth Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site complies with code requirements for the AG district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

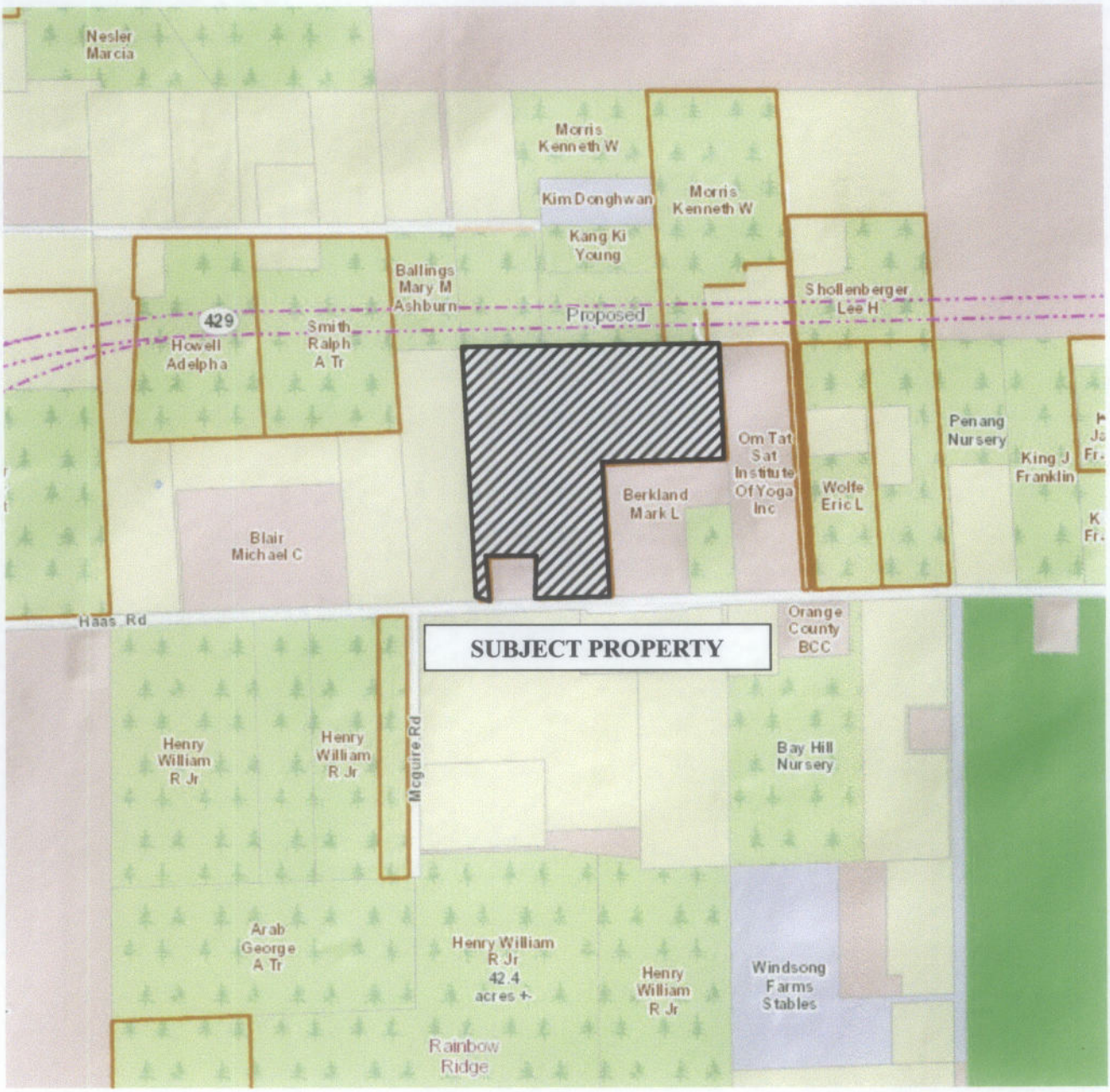
ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

N

T. O. Mahaffey, Jr.
35.52 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #s: 06-20-28-0000-00-015 & 06-20-28-0000-00-059

VICINITY MAP



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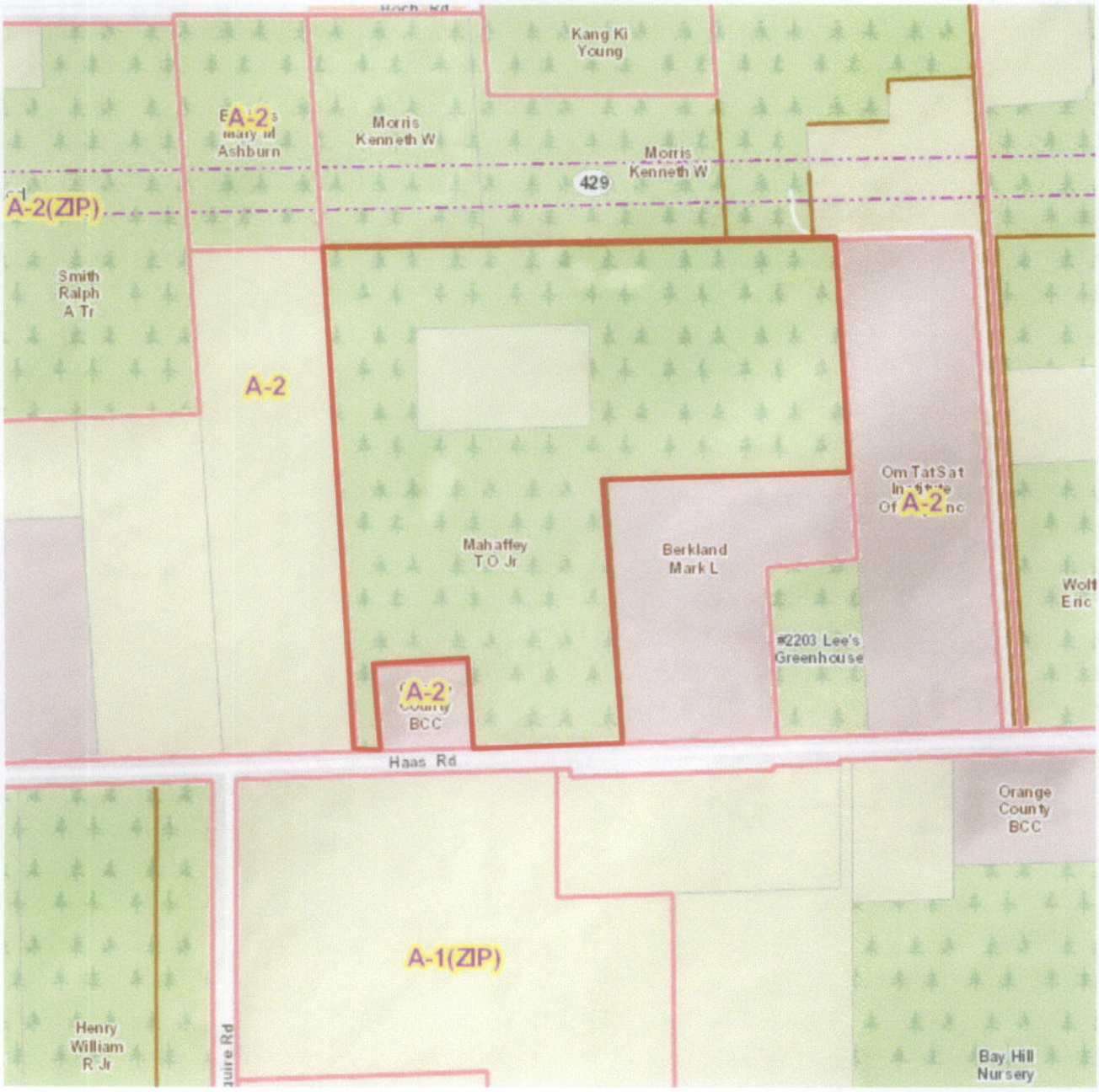
ADJACENT ZONING



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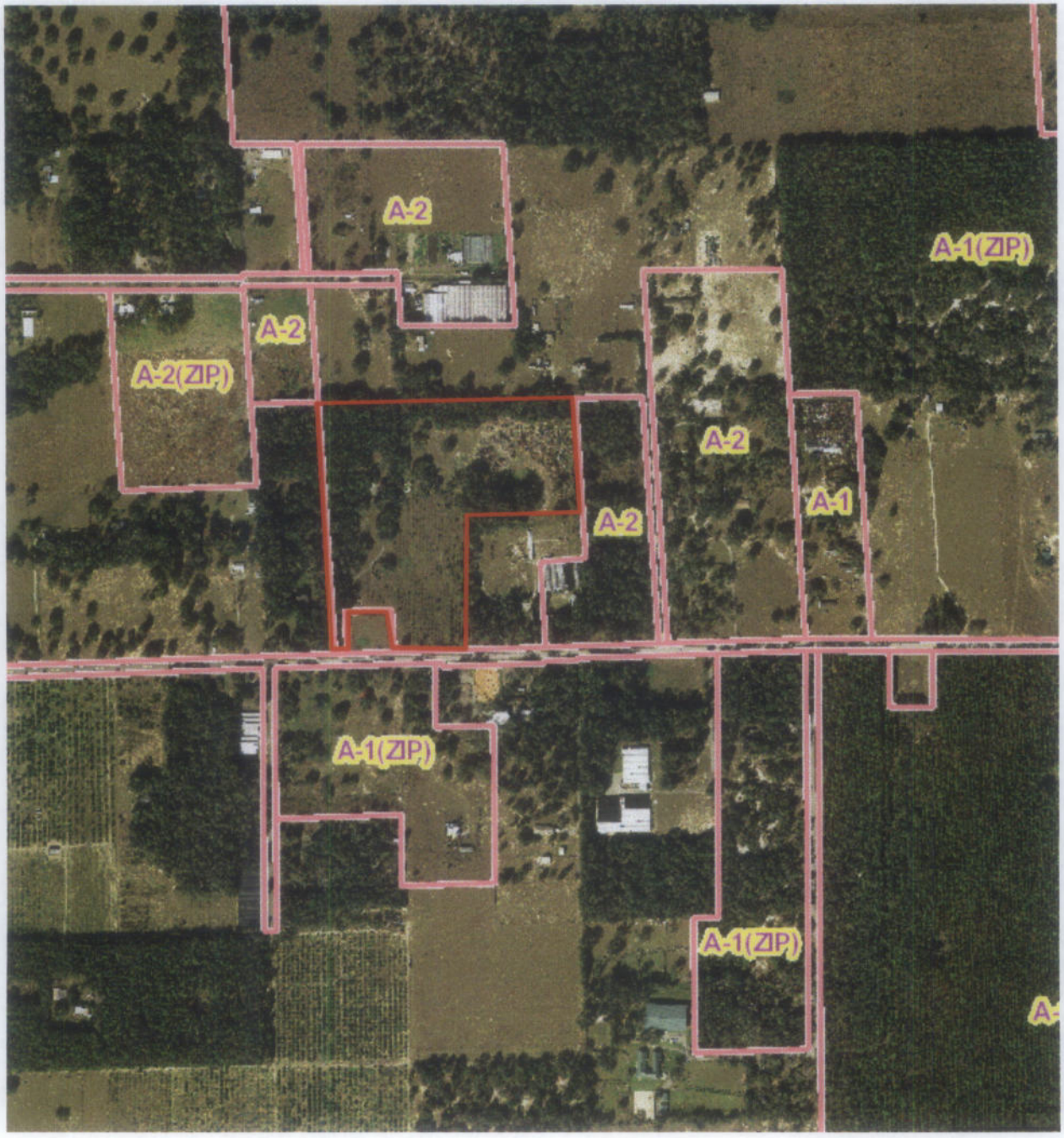
ADJACENT USES



N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

X PUBLIC HEARING		FROM:	Community Development
____ANNEXATION		EXHIBITS:	Zoning Report
____PLAT APPROVAL			Vicinity Map
____OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **WILLIAM M DUVAL TRUST (Case # 2015-2-19)**

PARCEL ID NUMBER: **24-20-27-0000-00-109**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	William M Duval Trust
APPLICANT:	City of Apopka
LOCATION:	North of W Ponkan Road, west of Phils Lane
EXISTING USE:	Container nursery
FUTURE LAND USE:	Rural Settlement (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Container nursery (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	2.59 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 1 Residential Unit PROPOSED ZONING: 1 Residential Unit

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City of Apopka on September 5, 2007, through the adoption of Ordinance No. 1965.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres. The subject property is considered a legal, non-forming lot within the AG zoning district.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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)	Rural Settlement	A-1 (ZIP)	Non-ag acreage
East (City)	Rural Settlement	A-1 (ZIP)	Non-ag acreage
South (County)	Low Density Residential	PD	Vacant residential
West (City) West County)	Rural Settlement Rural	A-1 (ZIP) A-1	Non-ag acreage Single-family home

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (W Ponkan Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site is a legal, non-conforming lot within the AG zoning district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

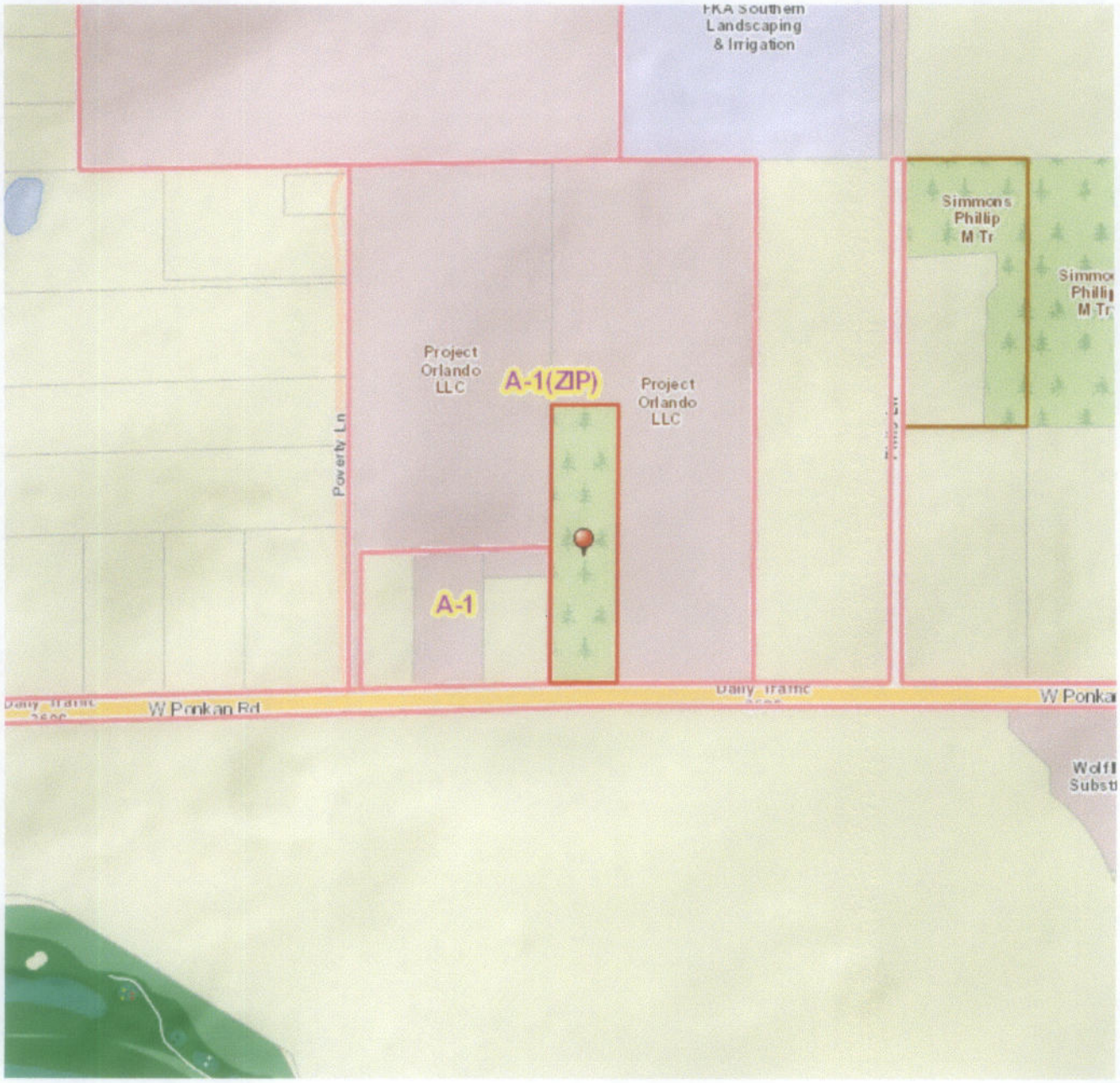
N

William M Duvall Trust
2.59 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #: 24-20-27-0000-00-109

VICINITY MAP

N

ADJACENT ZONING



N

ADJACENT USES

N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

_X_ PUBLIC HEARING		FROM:	Community Development
_____ ANNEXATION		EXHIBITS:	Zoning Report
_____ PLAT APPROVAL			Vicinity Map
_____ OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **JOHN & JOANNE AULT (Case # 2015-2-20)**

PARCEL ID NUMBER: **08-20-28-0000-00-005**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	John & Joanne Ault
APPLICANT:	City of Apopka
LOCATION:	North of W Kelly Park Road, west of Pierce Arrow Drive
EXISTING USE:	Single-family home
FUTURE LAND USE:	Agriculture (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Single-family home (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	7.99 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 1 Residential Unit PROPOSED ZONING: 1 Residential Unit

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City of Apopka on April 20, 2011, through the adoption of Ordinance No. 2212.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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 (County)	Rural	A-1	Manufactured home
East (County)	Rural	A-1	Single-family home
South (City)	Residential Estates	A-1 (ZIP)	Non-ag acreage
West (City)	Rural Settlement	A-1 (ZIP)	Single-family home

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (W Kelly Park Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the subject site complies with code requirements for the AG district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

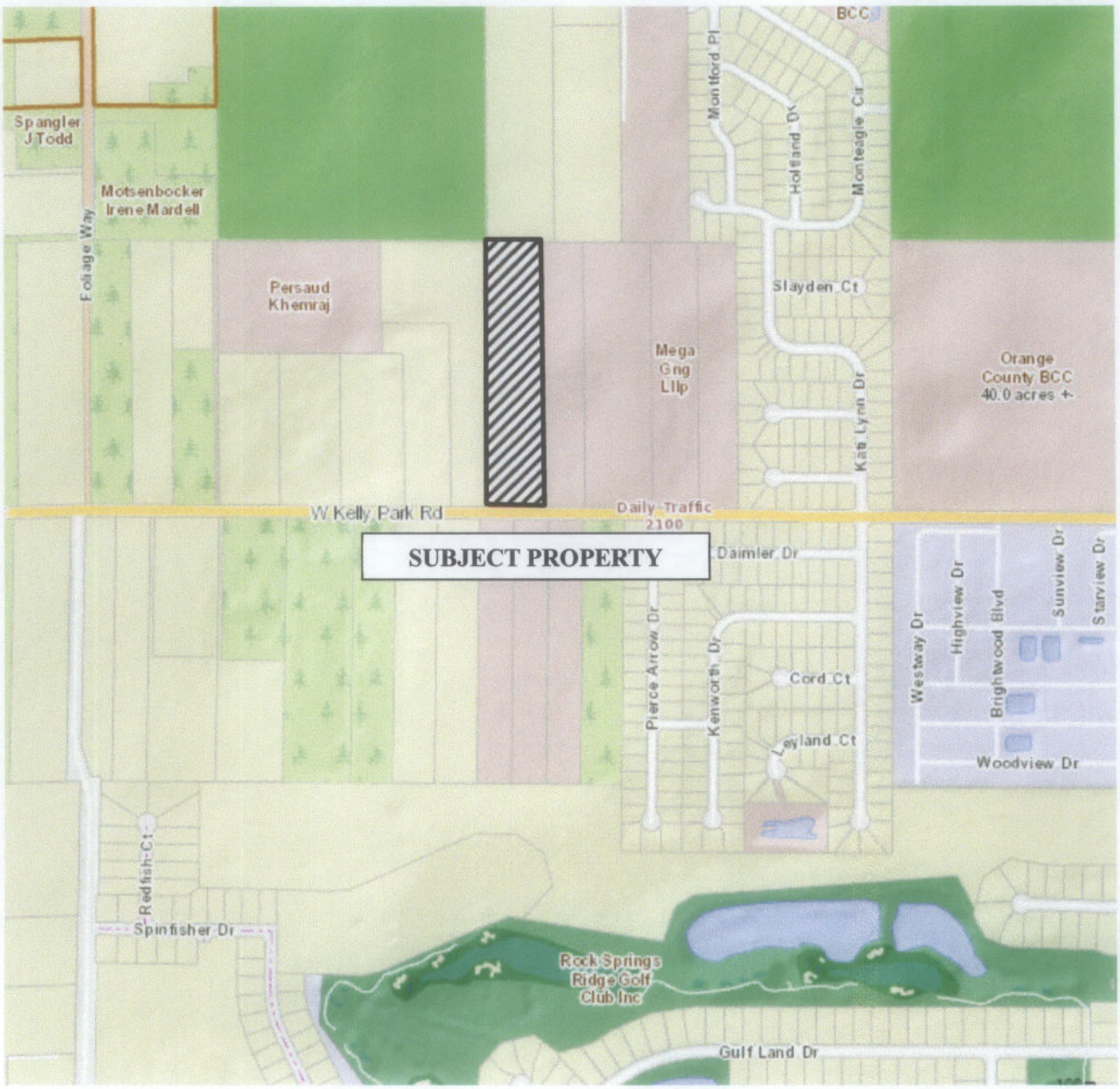
ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

N

John & Joanne Ault
7.99 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #: 08-20-28-0000-00-005

VICINITY MAP



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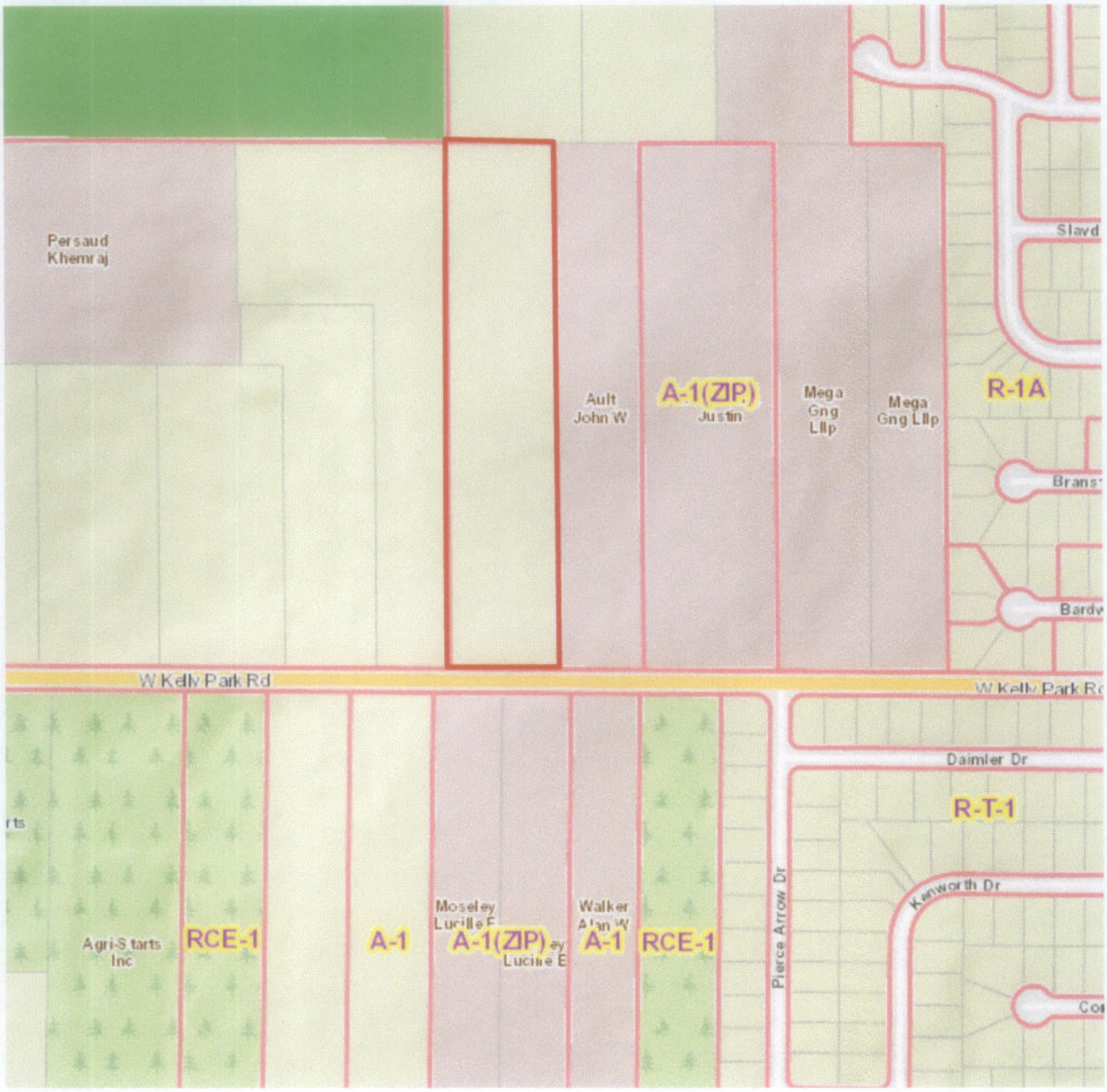
ADJACENT ZONING



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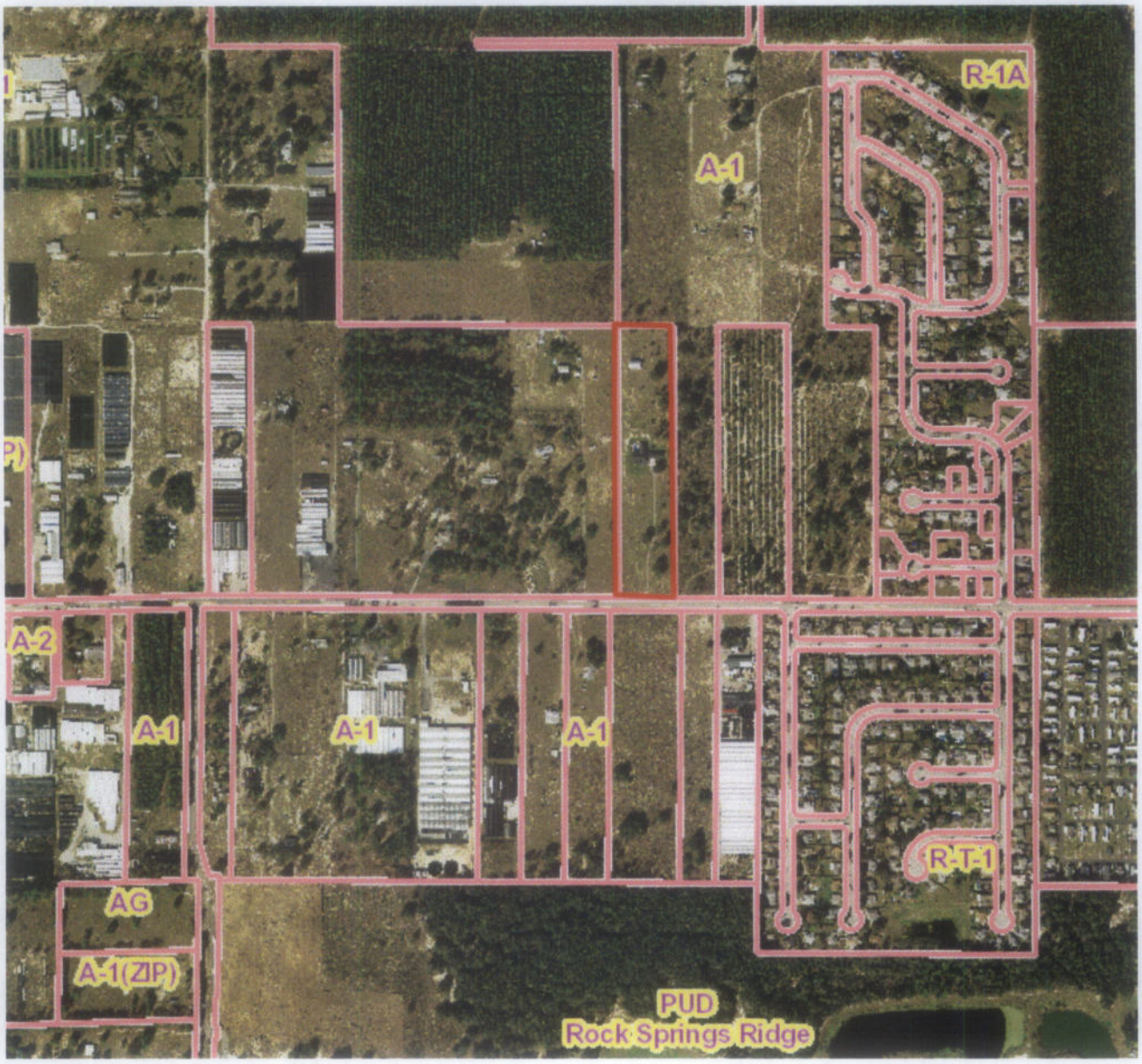
ADJACENT USES



N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

X PUBLIC HEARING		FROM:	Community Development
____ANNEXATION		EXHIBITS:	Zoning Report
____PLAT APPROVAL			Vicinity Map
____OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **BEVERLY SAFIER (Case # 2015-2-22)**

PARCEL ID NUMBER: **22-21-28-0000-00-190**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	Beverly Safier
APPLICANT:	City of Apopka
LOCATION:	East of Clarcona Road, south of Stew Lane
EXISTING USE:	Single-family home
FUTURE LAND USE:	Agriculture (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Single-family home (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	1.33 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 1 Residential Unit PROPOSED ZONING: 1 Residential Unit

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City of Apopka on November 1, 2006, through the adoption of Ordinance No. 1880.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres. The subject property is considered a legal, non-conforming lot within the AG zoning district.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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 (County)	Rural	A-1	Single-family home
East (County)	Rural	A-1	Single-family home
South (City)	Commercial	C-1	Vacant commercial
West (County)	Rural	A-1	Warehousing & R-O-W

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Clarcona Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the existing 1.33 acres is considered a legal, non-conforming lot within the AG zoning district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

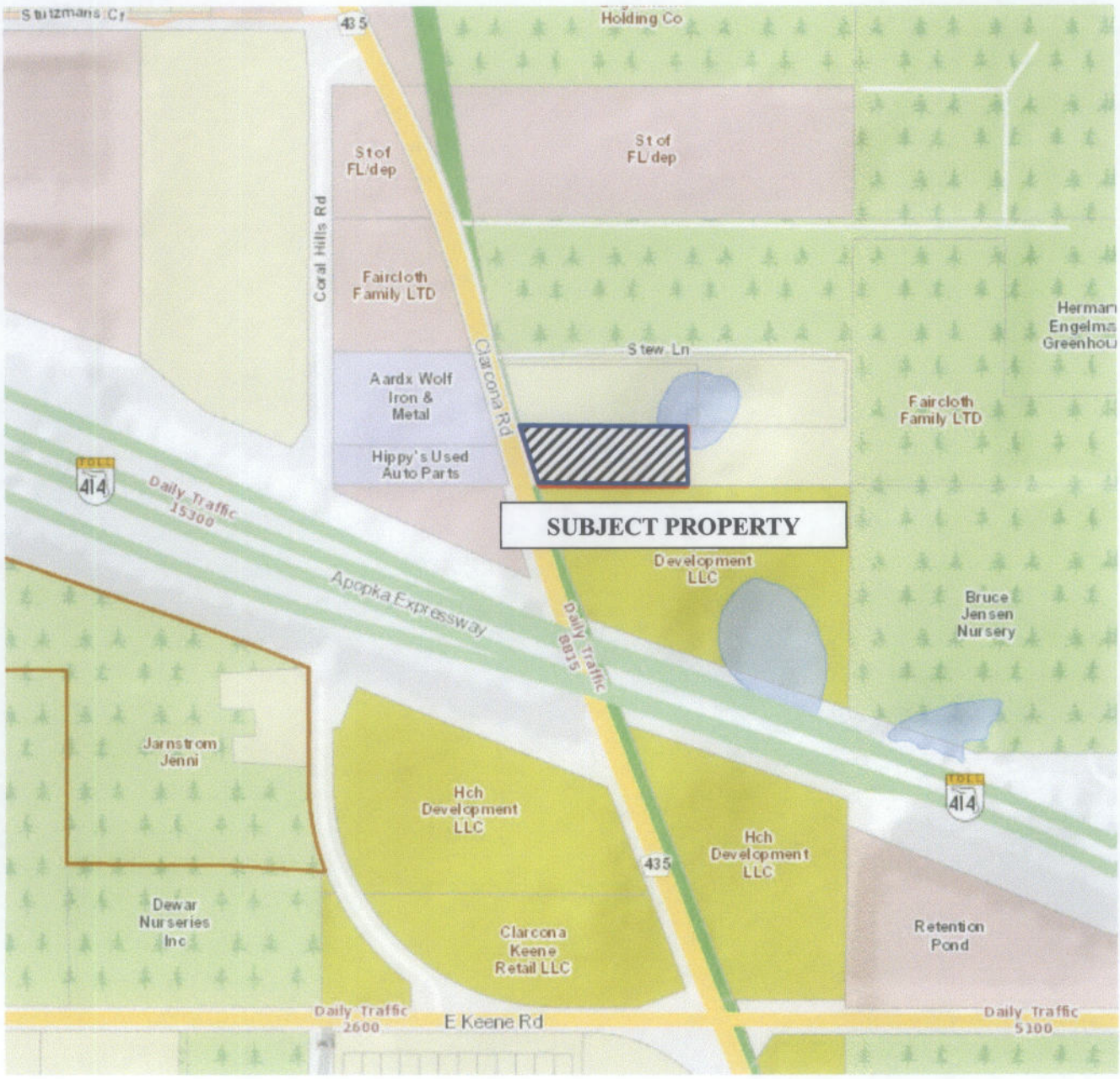
ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

N

Beverly Safier
1.33 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #: 22-21-28-0000-00-190

VICINITY MAP



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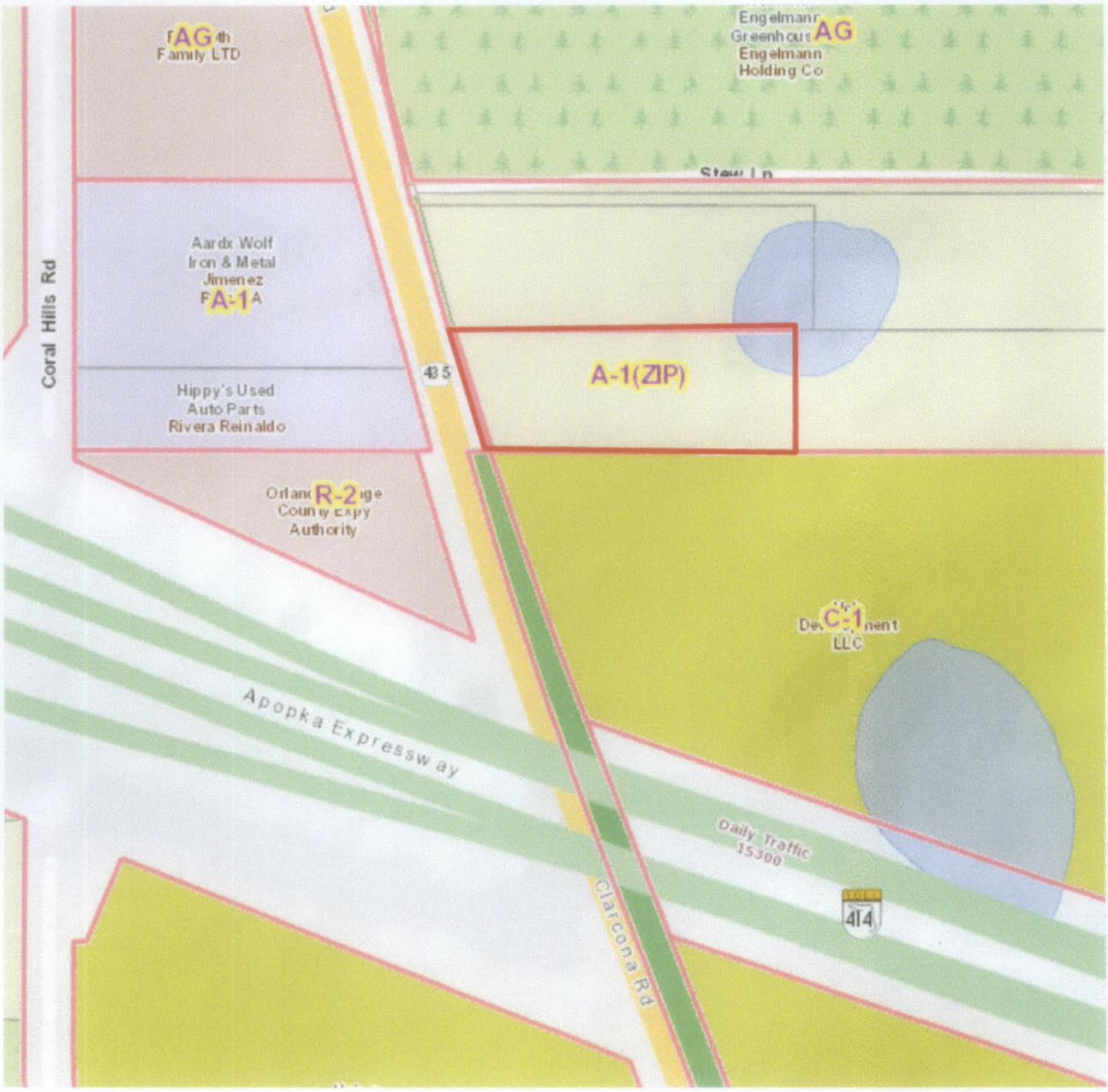
ADJACENT ZONING



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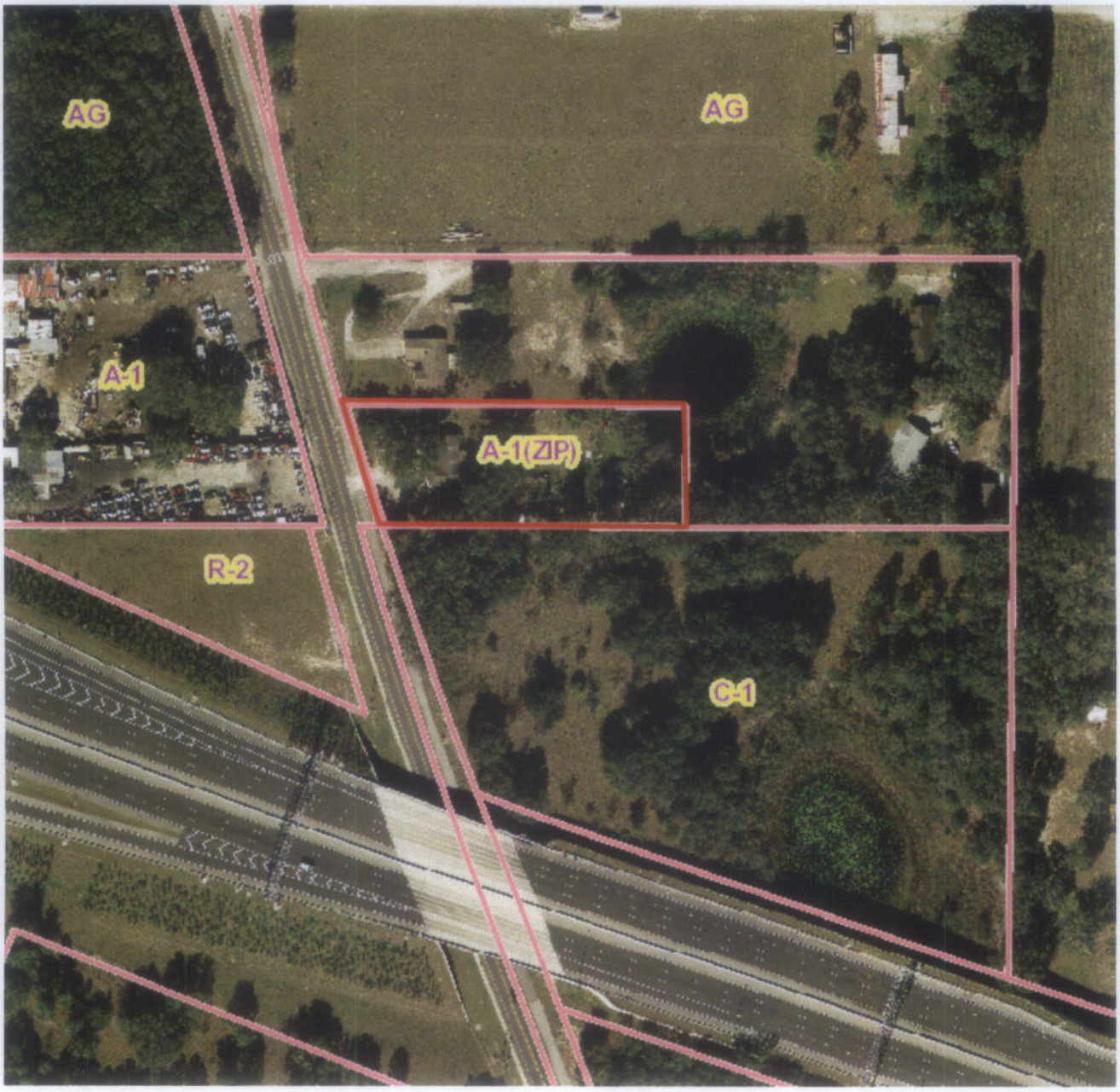
ADJACENT USES



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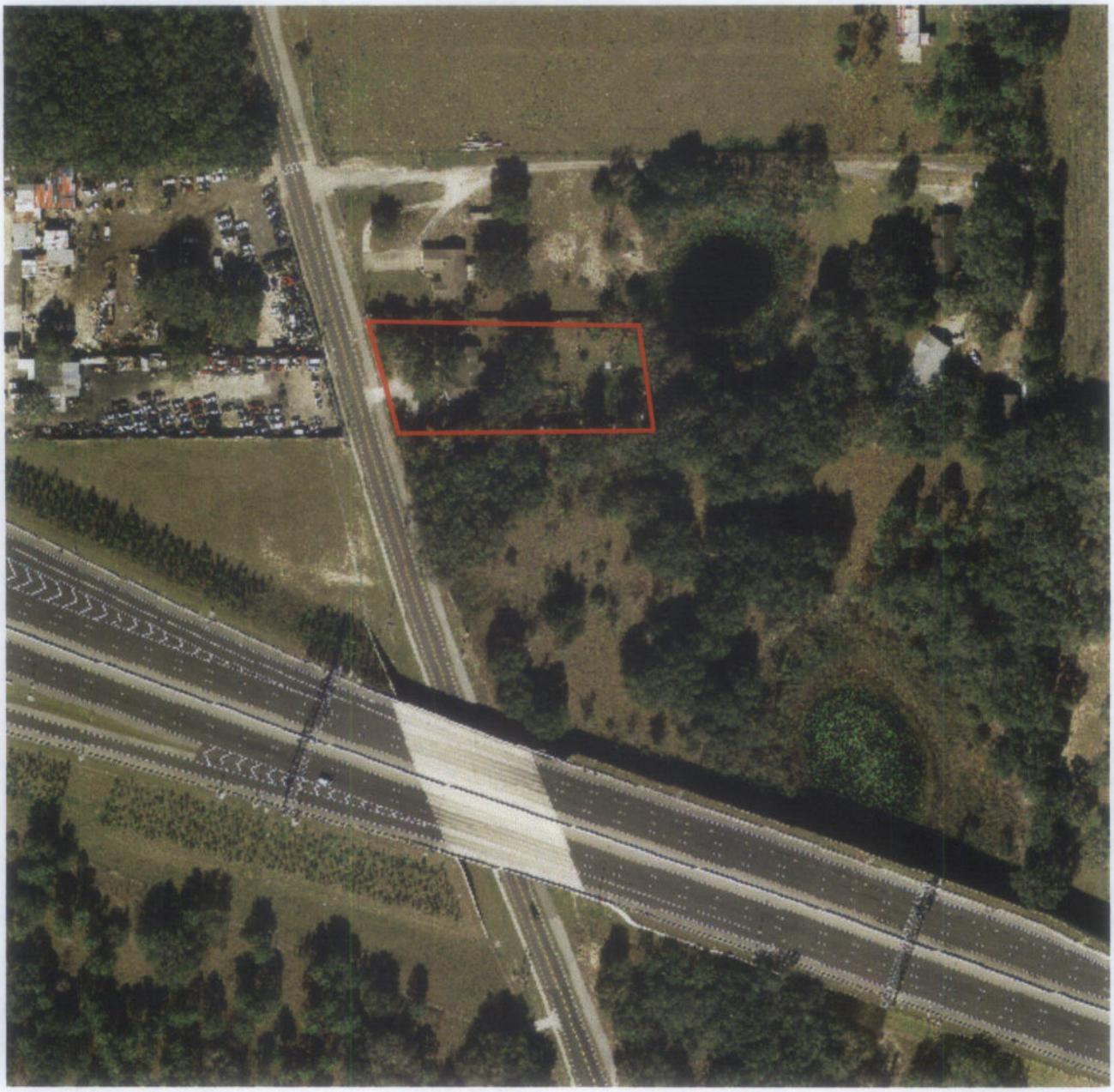
EXISTING USES



CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

X PUBLIC HEARING		FROM:	Community Development
____ ANNEXATION		EXHIBITS:	Zoning Report
____ PLAT APPROVAL			Vicinity Map
____ OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **DONALD & DONNA THOMAS (Case # 2015-2-23)**

PARCEL ID NUMBER: **27-21-28-0000-00-056**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	Donald & Donna Thomas
APPLICANT:	City of Apopka
LOCATION:	East of S Sheeler Road, north of Stone Road
EXISTING USE:	Manufactured home
FUTURE LAND USE:	Agriculture (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Manufactured home (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	4.34 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 1 Residential Unit PROPOSED ZONING: 1 Residential Unit

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City of Apopka on September 21, 2005, through the adoption of Ordinance No. 1771.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning classification be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan. The proposed city zoning category is comparable to the densities and intensities and uses allowed under the existing "county" zoning classification, and the proposed zoning change is compatible with the character of the surrounding area.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres. The subject property is considered a legal, non-conforming lot within the AG zoning district.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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 (County)	Rural	A-1	Single-family home
East (County)	Rural	A-1	Horse farm
South (County)	Rural	A-1	Single-family home
West (County)	Agriculture	AG	Container nursery

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (S Sheeler Road).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the existing 4.34 acres is considered a legal, non-conforming lot within the AG zoning district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

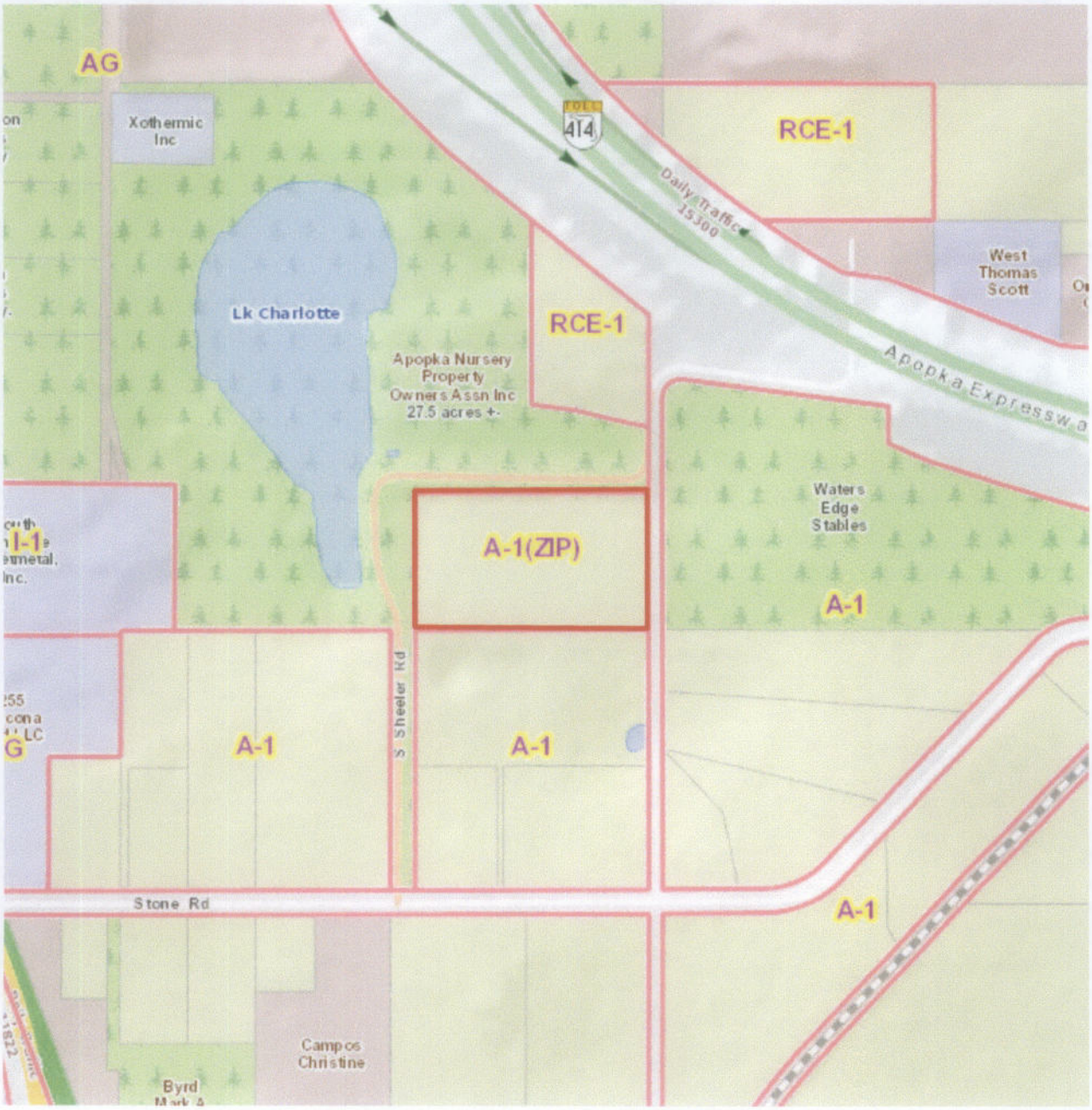
N

Donald & Donna Thomas
4.34 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (1 du/5 ac)
Parcel ID #: 27-21-28-0000-00-056

VICINITY MAP

N

ADJACENT ZONING



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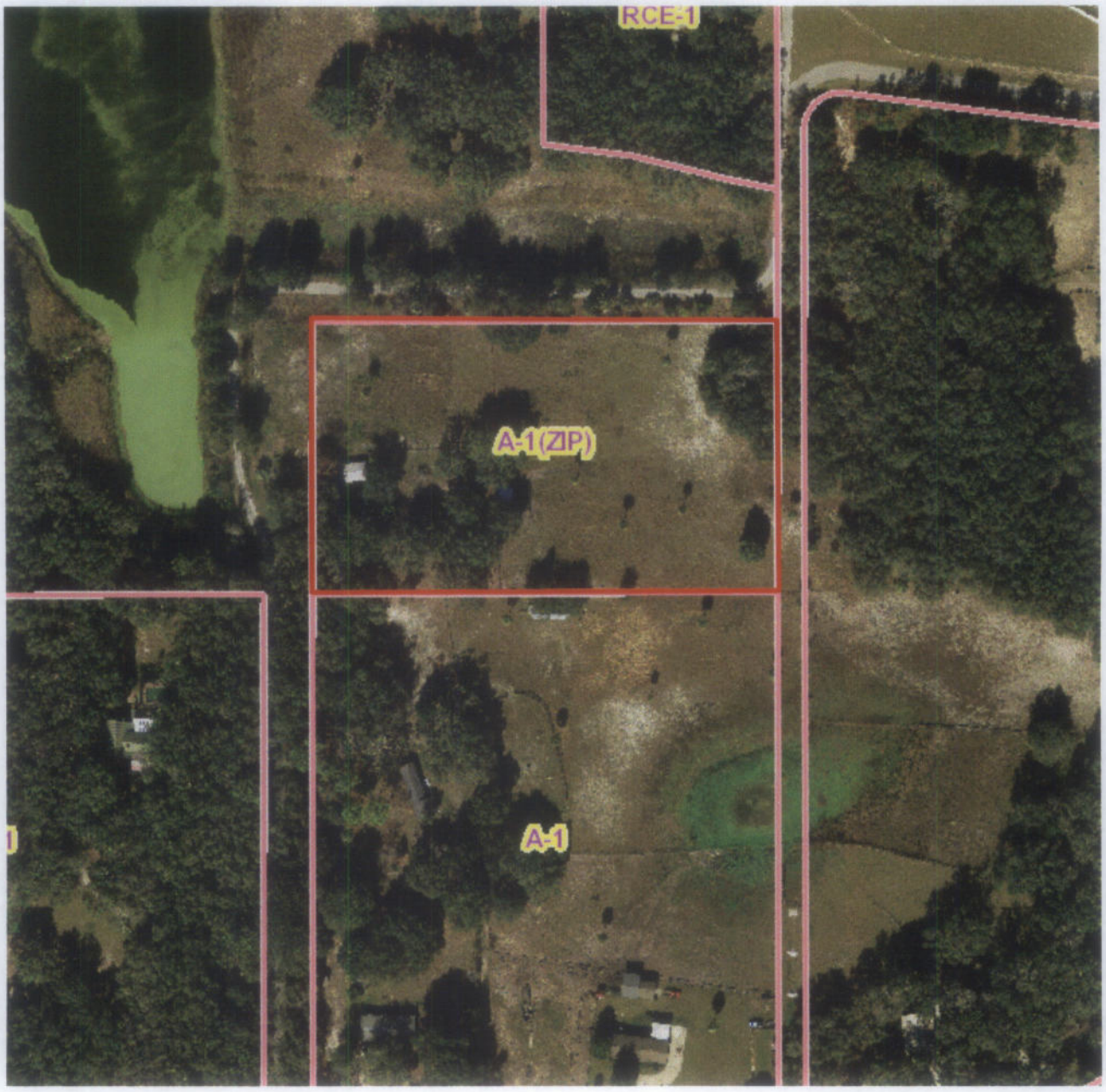
ADJACENT USES



N

EXISTING USES

CITY OF APOPKA
2015-2 ADMINISTRATIVE REZONING

X PUBLIC HEARING		FROM:	Community Development
____ ANNEXATION		EXHIBITS:	Zoning Report
____ PLAT APPROVAL			Vicinity Map
____ OTHER:			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **PHILLIP & PEGGY DIONNE (Case # 2015-2-24)**

PARCEL ID NUMBER: **18-20-28-0000-00-053**

Request: **ADMINISTRATIVE REZONING**
FROM: "COUNTY" A-1 (ZIP) (0-1 DU/10 ACRES) (AGRICULTURE)
TO: "CITY" AG (0-1 DU/5 AC) (AGRICULTURE)

SUMMARY

OWNER:	Phillip & Peggy Dionne
APPLICANT:	City of Apopka
LOCATION:	West of Jason Dwelley Parkway, south of W Kelly Park Road.
EXISTING USE:	Single-family home
FUTURE LAND USE:	Agriculture (1 du/5 acres)
ZONING:	A-1 (ZIP)
PROPOSED DEVELOPMENT:	Single-family home (existing)
PROPOSED ZONING:	AG
TRACT SIZE:	10.12 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING ZONING: 2 Residential Units PROPOSED ZONING: 2 Residential Units

DISTRIBUTION

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

ADDITIONAL COMMENTS:

The subject property was annexed into the City on November 16, 2007, through the adoption of Ordinance No. 1787.

Policy 3.9 of the Apopka Comprehensive Plan 2030 requires that a "city" zoning designation be assigned to annexed properties. Staff is requesting an administrative rezoning for the subject properties to comply with the policy set forth in the Comprehensive Plan.

The proposed zoning change is compatible with the character of the surrounding area. Currently, the 4.23 acre parcel accommodates warehousing and vacant acreage.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG rezoning is consistent with the Future Land Use Designation of Rural Settlement (one dwelling unit per five acres) that is assigned to the property. Minimum lot size for property assigned the AG zoning category is 5 acres.

SCHOOL CAPACITY REPORT: 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.

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 February 6, 2015.

PUBLIC HEARING SCHEDULE:
March 10, 2015 – Planning Commission (5:01 pm)
April 1, 2015 - City Council (1:30 pm) - 1st Reading
April 15, 2015 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
February 20, 2015 – Public Hearing Notice
April 3, 2015 - Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the change in Zoning from "County" A-1 (ZIP) to "City" AG.

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) North (County)	Residential Very Low Suburban Rural	R-1AAA A-1	Container nursery Single-family home
East (City)	Residential Estate	PUD	Single-family homes
South (County)	Rural	A-1	Single-family home
West (County)	Rural	A-1	Single-family home

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (Jason Dwelley Parkway).

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG zoning is consistent with the City's Rural Settlement (1 du/5 acres) Future Land Use category and with the character of the surrounding area and future proposed development. Per Section 2.02.01, Table II-1, of the Land Development Code, AG zoning is one of the acceptable zoning districts allowed within the Rural Settlement Future Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

AG DISTRICT REQUIREMENTS:

Minimum Living Area:		1,200 sq. ft. (single-family home)
		400 sq. ft. (mobile home)
Minimum Site Area:		At least 5 acres (or 217,800 sq. ft)
Minimum Lot Width		NA
Setbacks:	Front:	100 ft. (Non-Residential)
	Rear:	100 ft. (Non-Residential)
	Side:	100 ft. (Non-Residential)
	Corner	100 ft. (Non-Residential)

Based on the above zoning standards, the existing 10.12 acre parcel complies with code requirements for the AG district.

BUFFERYARD REQUIREMENTS: Uses including, but not limited to, kennels, livestock barn stables, and other similar uses shall be a minimum of 100 feet from all property lines. Apiaries shall be located 200 feet from any property line. All other yard setbacks shall be a minimum of 25 feet from the property line.

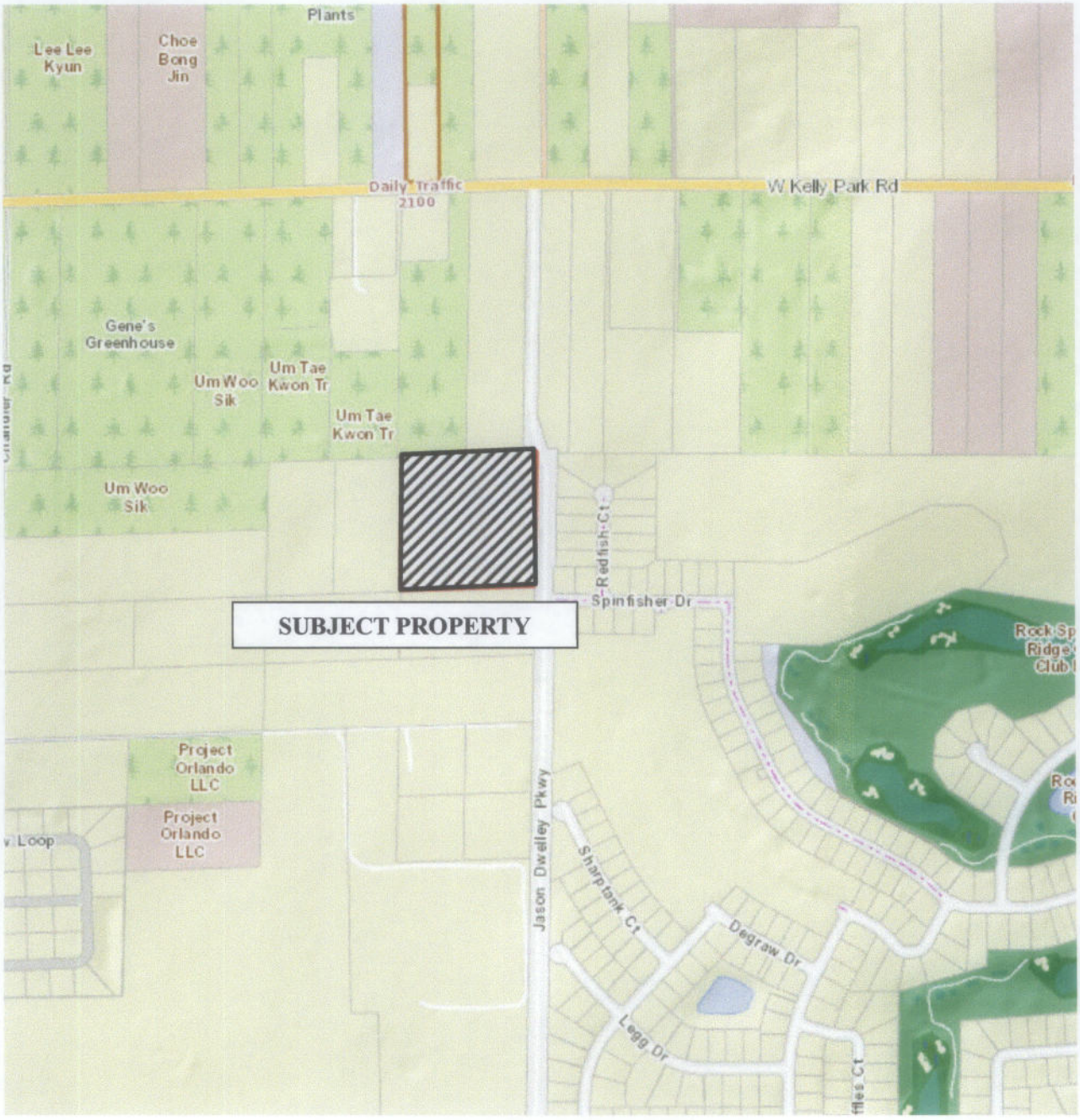
ALLOWABLE USES:

Office building and accessory buildings in conjunction with commercial agriculture uses for packing, shipping, and storage purposes, commercial wholesale foliage plant production nursery. Tenant dwellings, for year-round employees, on the basis of one dwelling unit for each five acres of land, provided such dwellings are accessory to the principal use of land. Livestock barns and stables, apiaries, crops and animal production and the buildings and structures necessary to support such production, kennels; as well as single-family dwellings, including mobile homes, and their customary accessory structures and uses in accordance with article VII of this Code.

N

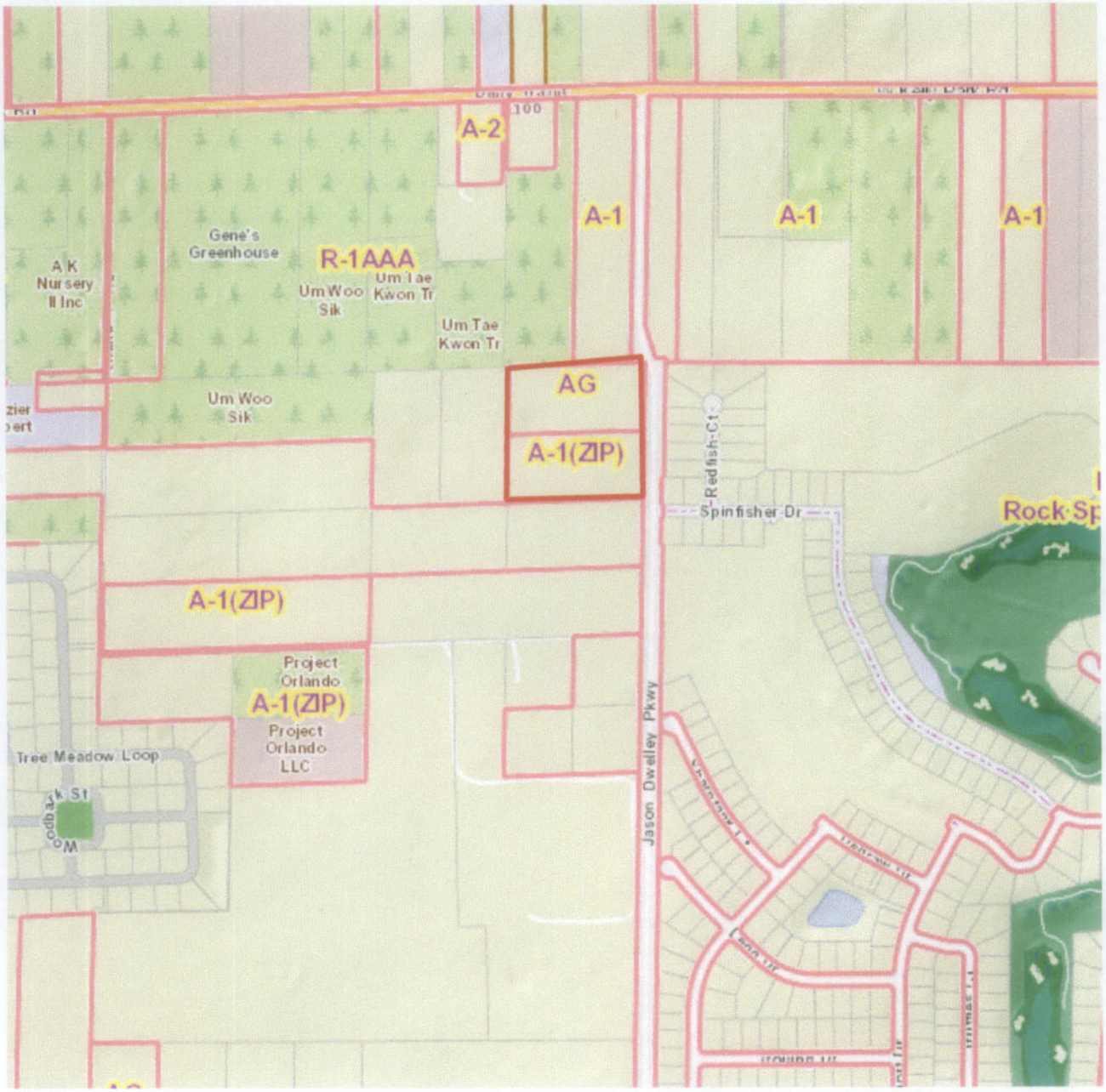
Phillip & Peggy Dionne
10.12 +/- Acres
Proposed Zoning Change:
From: "County" A-1 (ZIP) (Agriculture) (21,780 sq. ft. min. lot)
To: "City" AG (Agriculture) (0-1 du/5 ac)
Parcel ID #: 18-20-28-0000-00-053

VICINITY MAP



N

ADJACENT ZONING



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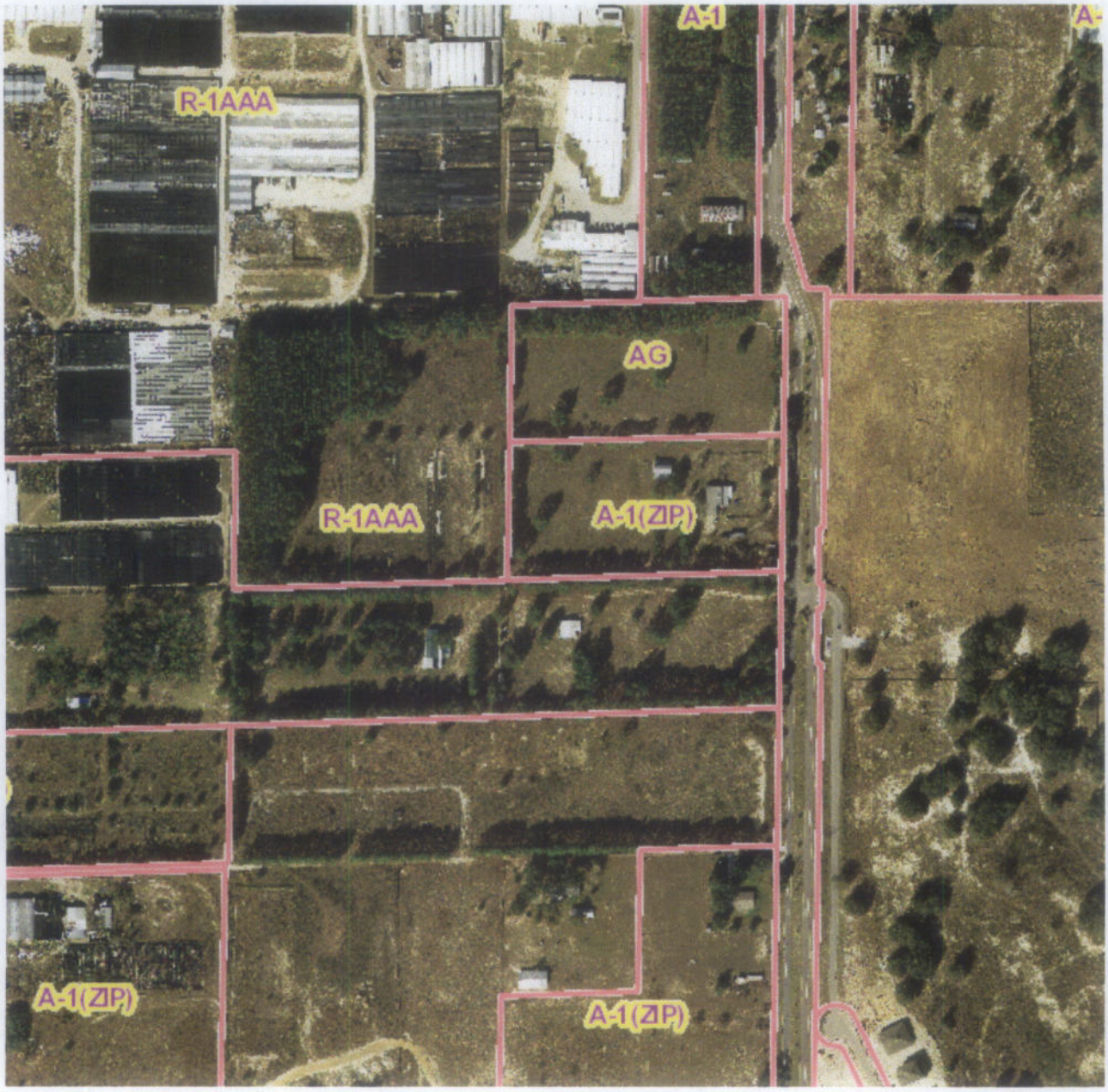
ADJACENT USES



N

EXISTING USES

Backup material for agenda item:

1. PRELIMINARY DEVELOPMENT PLAN – Rock Springs Estates, owned by Rock Springs Estates; applicant is Pulte Group, c/o Doug Hoffman, P.E.; engineering firm is Donald W. McIntosh Associates, Inc., c/o John T. Townsend, P.E., located south of West Lester Road, east of Vick Road. (Parcel ID Nos. 3-20-28-0000-00-015, 33-20-28-0000-00-118, 33-20-28-0000-00-003)

CITY OF APOPKA
PLANNING COMMISSION

___X___	PUBLIC HEARING	DATE:	March 10, 2015
_____	SPECIAL REPORTS	FROM:	Community Development
_____	PLAT APPROVAL	EXHIBITS:	Vicinity Map
___X___	OTHER: Preliminary Dev. Plan		Site Plan
			Landscape Plans

SUBJECT: **PRELIMINARY DEVELOPMENT PLAN - ROCK SPRINGS ESTATES LOCATED SOUTH OF WEST LESTER ROAD, EAST OF VICK ROAD**

Request: **RECOMMEND APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN FOR ROCK SPRINGS ESTATES LOCATED SOUTH OF WEST LESTER ROAD, EAST OF VICK ROAD**

SUMMARY

OWNER:	Rock Springs Estates, LLC
APPLICANT:	Pulte Group, c/o Doug Hoffman, P.E.
PROJECT ENGINEER:	Donald W. McIntosh Associates, Inc., c/o John T. Townsend, P.E.
LOCATION:	South of West Lester Road, east of Vick Road.
EXISTING USE:	One (1) single family residence/vacant land
FUTURE LAND USE:	Residential Low Suburban (Max. 3.5 du/ac) (Residential)
ZONING:	R-1
PROPOSED DEVELOPMENT:	Single-family Residential Subdivision (60 Lots; min. 8,000 sq. ft. lot area)
TRACT SIZE:	25.84 +/- acres

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:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (City)	Res. Low Suburban (0 -3.5 du/ac)	R-1/ZIP	Vacant Land/SFR
East (City)	Res. Low	R-2	SFR
South (County)	Low Density Res. (Max. 4 du/ac)	A-2	World of Life Church of Apopka
South (City)	Residential Low (0-5 du/ac)	R-3	Wekiva Crest Subdivision
West (City)	Residential Low (0-5.0 du/ac)	R-3	Cambridge Commons Subdivision

Project Use: 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.

Access: 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.

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

Recreation: 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.

Buffer/Tree Program: 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

SCHOOL CAPACITY REPORT: 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.

ORANGE COUNTY NOTIFICATION: 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.

PUBLIC HEARING SCHEDULE:
March 10, 2015 - Planning Commission, 5:01 p.m.
March 18, 2015 - City Council, 7:00 p.m.

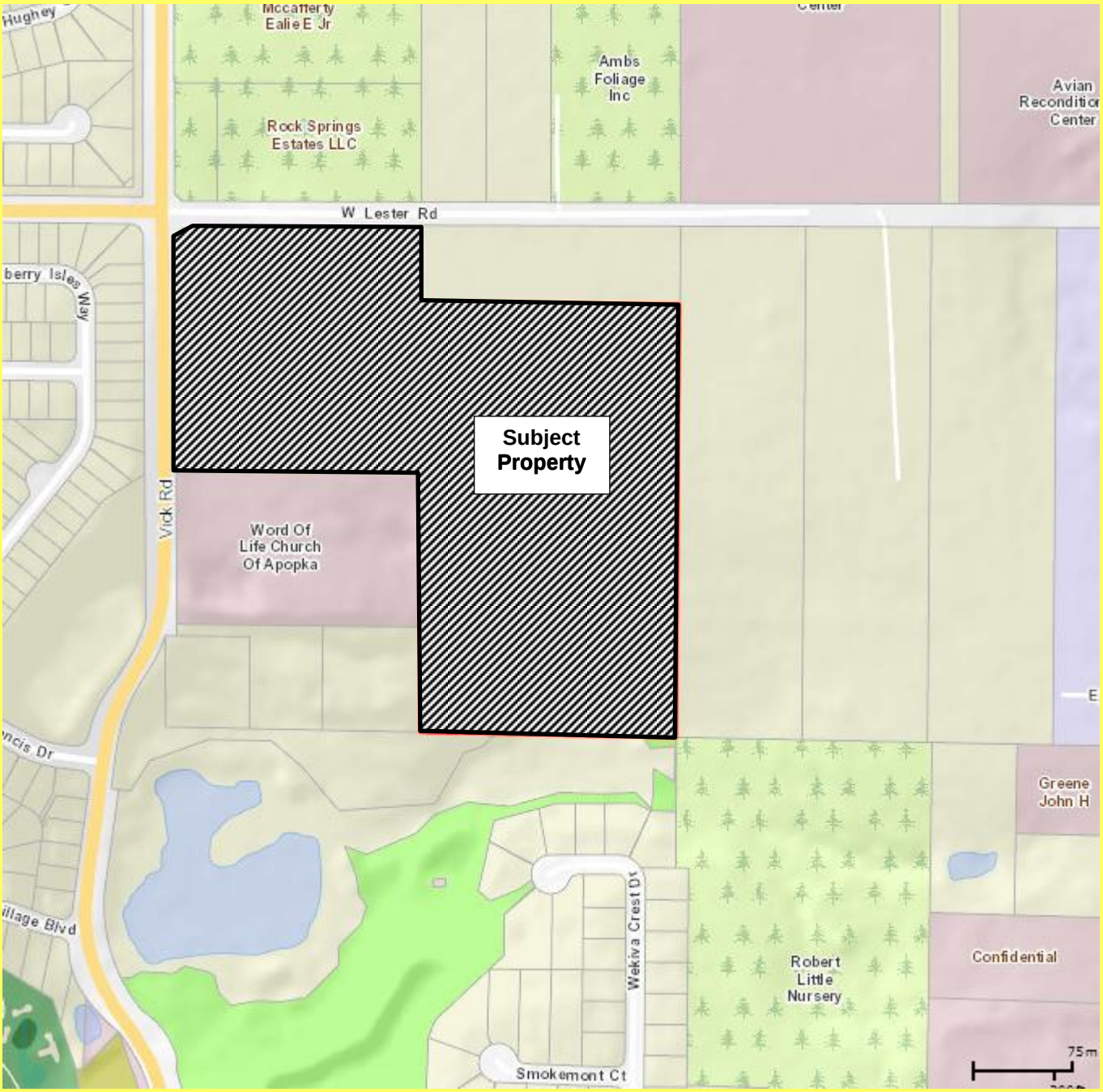
RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of the ROCK SPRINGS ESTATES PRELIMINARY DEVELOPMENT PLAN, subject to the findings of the staff report.

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.

Application:	**Rock Springs Estate Subdivision Preliminary Development Plan**
Owner:	**Rock Springs Estates, LLC**
Applicant:	**Pulte Group, c/o Doug Hoffman, P.E.**
Project Eng.:	**Donald W. Mcintosh Associates, Inc., c/o John T. Townsend, P.E.**
Parcel ID Nos:	**33-20-28-0000-00-015, 33-20-28-0000-00-118, 33-20-28-0000-00-003**
Total Acres:	**25.84 +/-**

VICINITY MAP



PRELIMINARY DEVELOPMENT PLAN

ROCK SPRINGS ESTATES

CITY OF APOPKA, FLORIDA

PREPARED FOR

PULTE GROUP
4901 VINELAND ROAD, 5th FLOOR
ORLANDO, FL 32811
407.509.4014

NOT FOR CONSTRUCTION

DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68

JOHN T. TOWNSEND
FLORIDA P.E. No. 52127
DATE: _____

LEGAL DESCRIPTION

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE NORTH 230 FEET, IN SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

AND:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAYS ALONG THE WEST AND NORTH.

CONTAINING 25.840 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAY, RESTRICTIONS AND EASEMENTS OF RECORD.

THE TWO PARCELS OF LAND THAT COMPRISE THE PROPERTY ARE CONTIGUOUS WITH EACH OTHER ALONG THEIR ABUTTING COMMON BOUNDARY, WITHOUT ANY GAPS, GORES, HIATUSES, OR OVERLAPS, AND THE NORTHWESTERN PARCEL OF LAND WITHIN THE PROPERTY IS CONTIGUOUS, WITHOUT ANY GAPS, GORES, HIATUSES, OR OVERLAPS, TO BOTH WEST LESTER ROAD AND VICK ROAD.

VICINITY MAP

SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST
PROPERTY APPRAISER PARCEL ID # 33-20-28-0000-00-003 & 33-20-28-0000-00-015

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

OWNER:

ROCK SPRINGS ESTATES, LLC.
P.O. BOX 1508
WINTER PARK, FLORIDA 32790

DEVELOPER/APPLICANT:

PULTE GROUP
4901 VINELAND ROAD, 5th FLOOR
ORLANDO, FL 32811
PH: 407.509.4014
CONTACT PERSON: DOUG HOFFMAN

REVISION MARCH 3, 2015
FEBRUARY 2, 2015

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

ALL INTERNAL ROADS, WATER, SANITARY AND RECLAIM UTILITIES WILL BE DEDICATED TO, OWNED AND MAINTAINED BY THE CITY OF APOPKA.

SHEET INDEX

1	COVER SHEET
2	SITE DATA, NOTES AND LEGEND
3	EXISTING CONDITIONS PLAN
4	AERIAL
5	OVERALL DEVELOPMENT PLAN
6	PRELIMINARY DEVELOPMENT PLAN WEST SIDE
7	PRELIMINARY DEVELOPMENT PLAN EAST SIDE
TR.01	TREE REMOVAL PERMIT PLAN
L.01-L.04	LANDSCAPE PLAN
IR.01-IR.04	IRRIGATOIN PLAN
H.01	BRICK WALL & ENTRY SIGNAGE ELEVATIONS

ROCK SPRINGS ESTATES -PDP-14200 - 2/2/15, REV 3/3/15

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NOTES

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING FINAL DEVELOPMENT PLANS APPROVAL PROCESS.
2. FINAL DEVELOPMENT PLANS AT A MINIMUM SHALL ADDRESS THE INFORMATION REQUIRED UNDER SECTION 12.2.04 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
3. ALL PROPOSED DEVELOPMENT IMPROVEMENTS SHALL CONFORM TO THE CITY OF APOPKA LAND DEVELOPMENT CODE, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
4. THE DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEMS, WATER AND SEWER SYSTEMS, UTILITIES AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL. STORM WATER MANAGEMENT FACILITIES WILL BE PROVIDED ONSITE IN TWO RETENTION/DETENTION PONDS.
5. ONSITE UTILITIES ARE SHOWN AS CONCEPTUAL ONLY, FINAL PLACEMENT WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN PROCESS.
6. ALL PROPOSED UTILITIES (ELECTRICAL, CABLE TV, GAS, TELEPHONE, ETC.) SHALL BE INSTALLED UNDERGROUND. APPURTENANCES TO THESE SYSTEMS THAT ARE REQUIRED TO BE ABOVE GROUND SHALL BE EFFECTIVELY SCREENED.
7. PROJECTED UTILITY CONSUMPTION/IMPACTS AND REQUIRED FIRE FLOW:

POTABLE WATER DAILY CONSUMPTION =	27,540 GPD
REQUIRED FIRE FLOW =	500 GPM
RECLAIMED WATER DAILY CONSUMPTION =	29,091 GPD
WASTEWATER DAILY GENERATION =	14,580 GPD
REFUSE DAILY GENERATION =	720 LBS/DAY

8. SANITARY WASTE SERVICES WILL BE PROVIDED BY THE CITY OF APOPKA. A SANITARY LIFT STATION WILL BE INSTALLED WITH FORCE MAIN CONNECTING TO THE EXISTING CITY FORCE MAIN STUB LOCATED AT THE SUBDIVISION ENTRANCE. THE LIFT STATION AND FORCE MAIN WILL BE DEDICATED TO, OWNED AND MAINTAINED BY THE CITY OF APOPKA.
9. THIS SITE IS LOCATED IN ZONE X FLOOD HAZARD ZONE, OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FEMA/FIRM MAP, ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120180C 0110F (FIRM MAP NUMBER 12095C0110F), REVISED SEPTEMBER 25, 2009. NEAREST FLOOD PLAIN ELEVATION SET BY FEMA IS IN ZONE AE, ELEVATION 67.1 MSL FOR LAKE ERROL.
10. PER USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM SOIL SURVEY MAPS THE ONSITE SOILS ARE AS FOLLOWS (SEE MAP BELOW):

    2 – ARCHBOLD FINE SAND, 0–5% SLOPES
    4 – CANDLER FINE SAND, 0–5% SLOPES
    5 – CANDLER FINE SAND, 5–12% SLOPES

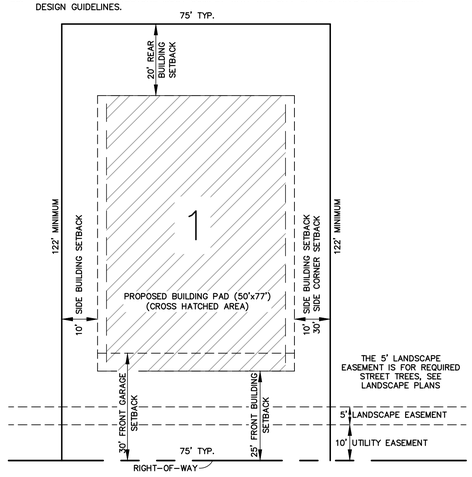
11. NO KNOWN EXISTING HISTORICAL STRUCTURES OR OTHER CULTURALLY SIGNIFICANT ARTIFACTS WERE OBSERVED ONSITE.
12. PROJECT LANDSCAPING WILL MEET STANDARDS SET FORTH IN SECTION 2.09.19(D)(21) OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. LANDSCAPE AND IRRIGATION SHALL BE IN COMPLIANCE WITH "WATER WISE ORDINANCE 2069". UNLESS OTHERWISE APPROVED BY THE CITY. FINAL LANDSCAPE AND IRRIGATION PLANS WILL BE PREPARED AND SUBMITTED DURING THE FINAL DEVELOPMENT PLAN PROCESS.
13. PROJECT LIGHTING WILL MEET STANDARDS SET FORTH IN THE CITY OF APOPKA LAND DEVELOPMENT CODE (LDC) AND THE CITY'S DEVELOPMENT DESIGN GUIDELINES, UNLESS OTHERWISE APPROVED BY THE CITY. PHOTOMETRIC PLANS SHALL BE PROVIDED AS PART OF THE FINAL DEVELOPMENT PLAN PROCESS.
14. PROJECT SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF APOPKA ARTICLE VIII.
15. REFUSE WILL BE COLLECTED BY THE CITY OF APOPKA ON A WEEKLY SCHEDULE.
16. FIRE RESCUE WILL BE PROVIDED BY THE CITY OF APOPKA FIRE DEPARTMENT. THE FIRE DEPARTMENT LOCATED AT 302 WEST WELCH ROAD, APPROXIMATELY 1 MILE FROM THE DEVELOPMENT. ONSITE FIRE PROTECTION WILL BE PROVIDED WITH A LOOPED WATER DISTRIBUTION SYSTEM WITH FIRE HYDRANTS.
17. PARKS & RECREATION WILL BE PROVIDED IN A "POCKET PARK".

REQUIRED:	EQUIVALENT TO TWO (2) LOTS =	16,000 SF =	0.37 AC.
PROVIDED:	TRACT C =	18,207 SF =	0.42 AC.

18. ALL ACCESSORY STRUCTURES AND USES SHALL CONFORM TO CITY OF APOPKA ARTICLE VII, SECTION 7.01.00 OF THE LDC.
18. TRANSPORTATION IMPACT ASSESSMENT: PER THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) TRIP GENERATION MANUAL, 8th EDITION, SINGLE FAMILY DETACHED HOUSING (210) GENERATES AVERAGE RATES AS FOLLOWS:

    WEEKDAY: 9.57 TRIPS/UNIT = (9.57 TRIPS * 60 UNITS) = 574 TRIPS
    P.M. PEAK HOURLY: 1.02 TRIPS/UNIT = (1.02 TRIPS * 60 UNITS) = 61.2 TRIPS

19. ALL INTERNAL TRAFFIC CONTROL SIGNAGE WILL COMPLY WITH CITY OF APOPKA, MUTCD AND FDOT STANDARDS, LATEST EDITIONS. REQUIRED SIGNAGE WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN PROCESS.
20. ALL SIDEWALKS ADJACENT TO SINGLE FAMILY RESIDENTS TO BE CONSTRUCTED BY THE HOME BUILDER AT THEIR TIME OF CONSTRUCTION. SIDEWALKS ADJACENT TO TRACTS, WITHIN TRACT A, THE MAIN ENTRANCE SIDEWALKS AND ALL INTERSECTION CURB RAMPS WITH LANDINGS SHALL BE CONSTRUCTED BY THE SITE CONTRACTOR.
21. WELLFIELD PROTECTION: THERE ARE NO KNOWN WELL FIELDS WITHIN THE PROJECT AREA.
22. FOLLOWING LIST OF PERMITS, BUT NOT LIMITED TO, ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION:
    - CITY OF APOPKA FINAL DEVELOPMENT PLAN APPROVAL
    - FDEP POTABLE WATER SYSTEM DISTRIBUTION PERMIT
    - FDEP WASTEWATER COLLECTION SYSTEM PERMIT
    - ST. JOHNS RIVER WATER MANAGEMENT ERP
    - NPDES PERMITTING (INCLUDING NOI AND NOT)
23. PRIOR TO COMMENCING CLEARING AND GRADING ACTIVITIES, A PERMIT/LETTER FROM THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION MUST BE RECEIVED, WITH A COPY FORWARDED TO THE CITY OF APOPKA, FOR APPROVAL OF A GOPHER TORTOISE SURVEY AND ANY REQUIRED REMEDIAL ACTIVITY.
24. HOME BUILDERS MUST OBTAIN BUILDING PERMITS FROM THE CITY OF APOPKA PRIOR TO ANY HOME CONSTRUCTION. SUBMITTALS MUST INCLUDE BUILDING ELEVATIONS AND FLOOR PLANS.
25. RESIDENTIAL ARCHITECTURE MUST COMPLY WITH THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES.



TYPICAL LOT LAYOUT
NTS

LOT INFORMATION

LOT NUMBER	LOT FRONTAGE	LOT SQUARE FOOTAGE
1	78'	10957
2	48'	18156
3	51'	14134
4	75'	9381
5	75'	9381
6	80'	10498
7	70'	10879
8	47'	20099
9	47'	13477
10	75'	9455
11	75'	9479
12	57'	9503
13	57'	12006
14	65'	21377
15	75'	11401
16	75'	9675
17	75'	9675
18	75'	9675
19	75'	9675
20	80'	10831
21	80'	10000
22	75'	9375
23	75'	9375
24	75'	9375
25	75'	9375
26	75'	9375
27	45'	10155
28	56'	9643
29	75'	9725
30	75'	9775
31	89'	12113
32	81'	10733
33	75'	9813
34	75'	9711
35	75'	9609
36	75'	9508
37	63'	9560
38	49'	9992
39	72'	9334
40	75'	9375
41	75'	9375
42	50'	14011
43	45'	18434
44	78'	11109
45	87'	11595
46	75'	9533
47	87'	11595
48	87'	11595
49	75'	9533
50	87'	11595
51	92'	14513
52	85'	12835
53	85'	12835
54	85'	12835
55	94'	14815
56	94'	14822
57	85'	12842
58	85'	12841
59	85'	12841
60	92'	14520

SITE DATA

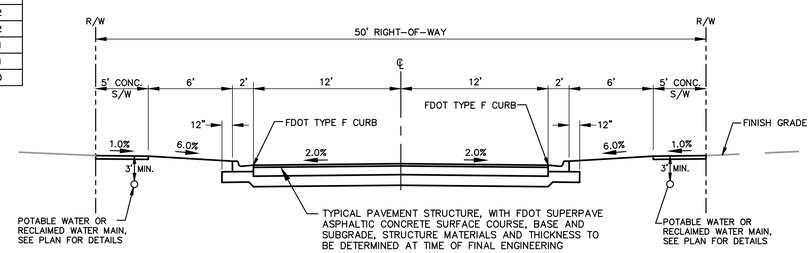
1. THE PROPOSED PROJECT IS DEVELOPMENT OF A 60 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON AN EXISTING SINGLE FAMILY LOT AND ADDITIONAL VACANT LAND. IMPROVEMENTS WILL INCLUDE PAVED ROADS, SIDEWALKS, STORM WATER MANAGEMENT FACILITIES, ASSOCIATED UTILITIES, AND LANDSCAPING. ALL SITE IMPROVEMENTS WILL OCCUR ON A SINGLE PHASE OF CONSTRUCTION.
2. PROJECT AREA: 1,125,594 SF = 25.840 ACRES
3. PROJECT ADDRESS: 1907 VICK ROAD, APOPKA, FL 32703
4. EXISTING ZONING: R–1, LOW DENSITY RESIDENTIAL
6. SURROUNDING ZONING:
   NORTH: R–1, A–2 (ZIP)
   NORTHEAST: A–1
   EAST SIDE: R–2
   SOUTH SIDE: R–3, A–2
   WEST SIDE: R–3
   NORTHWEST: PUD
7. EXISTING FUTURE LAND USE: RESIDENTIAL
8. SURROUNDING FLU:
   NORTH: RLS
   NORTHEAST: RLS
   EAST SIDE: RL
   SOUTH SIDE: RL
   WEST SIDE: RL
   NORTHWEST: RLS
9. EXISTING LAND USE: EXISTING SINGLE FAMILY RESIDENT & VACANT
10. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
11. DEVELOPMENT SETBACKS:
    LESTER ROAD: 10 FT BUFFER
    VICK ROAD: 10 FT BUFFER
    ADJACENT AG ZONED PROPERTY : 5 FT BUFFER
    ADJACENT PROPERTY OTHERS: 0 FT
12. DEVELOPMENT STANDARDS – MINIMUM/MAXIMUM:
    LOT COUNT: 60 SINGLE FAMILY LOTS
    DENSITY MAXIMUM ALLOWED: 3.5 UNITS / ACRE
    DENSITY PROVIDED: 2.3 UNITS / ACRE
    LOT SIZE: 8,000 SF MINIMUM
    LOT WIDTH: 75' TYPICAL, 45' ALONG CURVES (40% REDUCTION)
    LIVING SPACE: 1,500 SF MINIMUM
    BUILDING HEIGHT: 35' (2 STORY)
    IMPERVIOUS PER LOT: 55% MAXIMUM
13. BUILDING SETBACKS:
    FRONT: 25' TO FRONT OF HOUSE
    30' TO GARAGE
    SIDE: 10'
    SIDE CORNER: 30'
    REAR: 20'
    WETLANDS: 50'
15. ALL REQUIRED VEHICULAR PARKING SPACES WILL BE PROVIDED ON EACH INDIVIDUAL RESIDENTIAL LOT. EACH LOT WILL PROVIDE TWO OUTSIDE PARKING SPACES ON THE DRIVEWAY AND TWO INSIDE PARKING SPACES WITHIN GARAGES. ALL PARKING SHALL COMPLY WITH ARTICLE VI OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
16. IMPERVIOUS AREA: MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO IS 70% PER CITY OF APOPKA LDC.
17. REQUIRED OPEN SPACE PER ARTICLE II SECTION 2.02.01–GENERAL OF THE CITY OF APOPKA LDC, IS A MINIMUM OF 30% LAND AREA.
18. PROJECT LIGHTING WILL MEET STANDARDS SET FORTH IN THE CITY OF APOPKA LAND DEVELOPMENT CODE (LDC). PHOTOMETRIC PLANS SHALL BE PROVIDED AS PART OF THE FINAL DEVELOPMENT PLAN PROCESS. ALL LIGHT POLES SHALL BE DECORATIVE IN STYLE WITH BASE FLUSH WITH GROUND (NO BOLLARD MOUNTED LIGHTS).

LEGEND

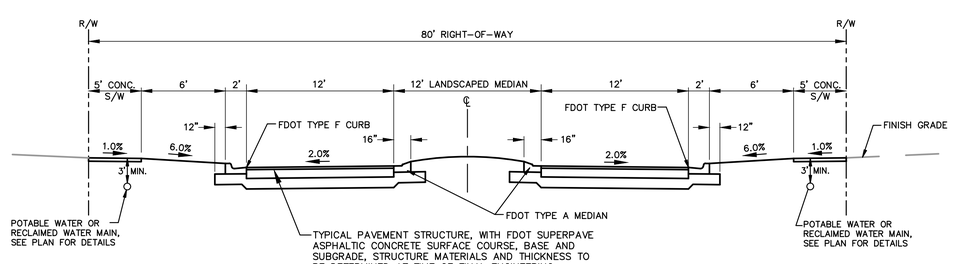
EXISTING	ITEM	PROPOSED
18D	DRAINAGE LINE, SIZE AND CALL-OUT	
	CURB INLETS	
	DITCH BOTTOM INLET, YARD INLET, DRAINAGE MANHOLE, CONTROL STRUCTURE AND MITERED END SECTION	
	U-TYPE ENDWALL	
	STRAIGHT ENDWALL	
	WINGED ENDWALL	
	FLARED END SECTION	
	SURFACE DRAINAGE DIRECTION	
	SWALE	
100	CONTOUR ELEVATION	100
N/A	GRADING ELEVATION, HIGH POINT (HP) OR LOW POINT (LP)	HP OR LP
	SLOPE (HORIZ:VERT)	5:1
X X X X	FENCE LINE W/ GATE	X X X X
8W FH BO	WATER LINE, VALVE, HYDRANT ASSEMBLY, REDUCER AND BLOW-OFF	W FH BO
2"	WATER METER AND MASTER METER ASSEMBLY	
8F PIV	FIRE PROTECTION WATER LINE & SIZE AND POST INDICATOR VALVE	F PIV
N/A	FIRE PROTECTION POINT OF SERVICE	POS
FDC	FIRE DEPARTMENT CONNECTION	FDC
8R BO	RECLAIMED WATER LINE, SIZE, VALVE, REDUCER AND BLOW-OFF	R BO
8R 8DI	RECLAIMED WATER LINE & PLUG	R
8S	SANITARY SEWER LINE, SIZE AND CALL-OUT	S
SM CO 8DI	SANITARY SEWER MANHOLE, SINGLE SERVICE LATERAL WITH CLEAN-OUT, DOUBLE SERVICE LATERAL, DUCTILE IRON PIPE & SIZE AND PLUG	SM-1 CO S
BSL	BUILDING SETBACK LINE	BSL
N/A	PHASE LINE	
N/A	EDGE OF PAVEMENT RADIUS DIMENSION	25'R
	TRAFFIC CONTROL SIGN	
	PAINTED WHITE DIRECTIONAL ARROWS	
N/A	12" WHITE CROSSWALK (F.D.O.T. INDEX 17346) WITH 2' STOP BAR	4' 2' STOP BAR 6' MIN.
N/A	CONCRETE PAVEMENT	
N/A	CONCRETE SIDEWALK (BY SITE DEVELOPER)	

VARIANCE/WAIVER REQUEST TABLE (CIVIL)

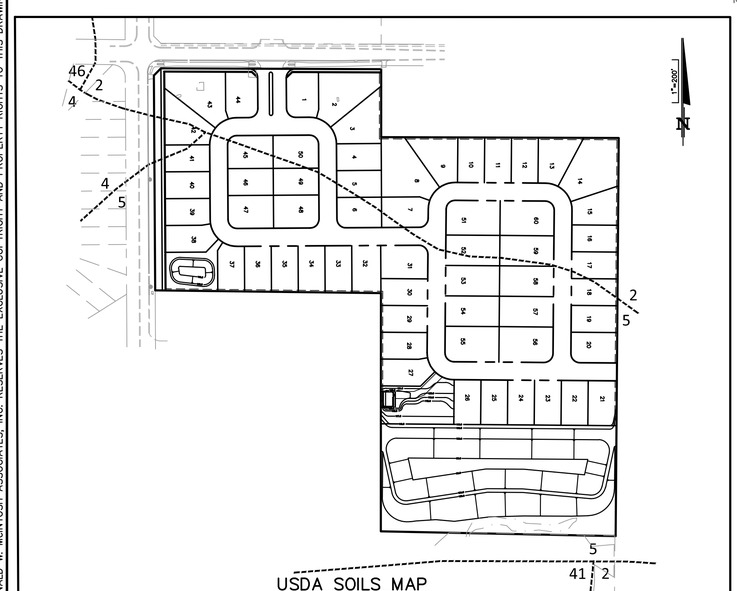
CODE No.	CODE REQUIRED	V/W	REQUEST	JUSTIFICATION
N/A	N/A	–	NONE	N/A



TYPICAL ROAD SECTION
NTS



ENTRANCE DRIVE SECTION
NTS



USDA SOILS MAP

UTILITY PROVIDERS

CITY OF APOPKA

WATER, WASTEWATER & RECLAIM PUBLIC SERVICES DEPARTMENT
748 EAST CLEVELAND STREET
APOPKA, FL 32703
PH: 407.889.1718
FAX: 407.889.1748

DUKE ENERGY

ELECTRICAL DIVISION
452 EAST CROWN POINT ROAD
WINTER GARDEN, FL 32787
PH: 407.905.3302
FAX: 407.905.3365

CENTURYLINK FLORIDA, INC.

TELECOMMUNICATIONS
33 NORTH MAIN STREET
WINTER GARDEN, FL 34787
PH: 407.814.5351
FAX: 407.814.5320

BRIGHT HOUSE NETWORKS

CABLE TV
65 SOUTH KELLER ROAD
ORLANDO, FL 32810
PH: 407.215.5505
FAX: 407.215.5758

LAKE APOPKA NATURAL GAS

NATURAL GAS
1320 WINTER GARDEN VINELAND ROAD
WINTER GARDEN, FL 34787
PH: 407.656.2734
FAX: 407.410.7024

GENERAL NOTES:

1. THESE PLANS ARE PRELIMINARY, NOT FOR CONSTRUCTION.
2. THESE PLANS ARE PRELIMINARY, NOT FOR CONSTRUCTION.
3. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NOT FOR CONSTRUCTION

DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68

JOHN T. TOWNSEND
FLORIDA P.E. No. 52127
DATE:

NO.	DATE	REVISIONS	CHK.
1	2/20/15	REVISED PER CITY OF APOPKA COMMENTS	JTT

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

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	JTT	2/2/15	NTS	14200

PRELIMINARY DEVELOPMENT PLAN

ROCK SPRINGS ESTATES

CITY OF APOPKA, FLORIDA

SITE DATA, NOTES AND LEGEND

DRAWING 14200–PDP–PNOTES

SHEET 2 OF 7

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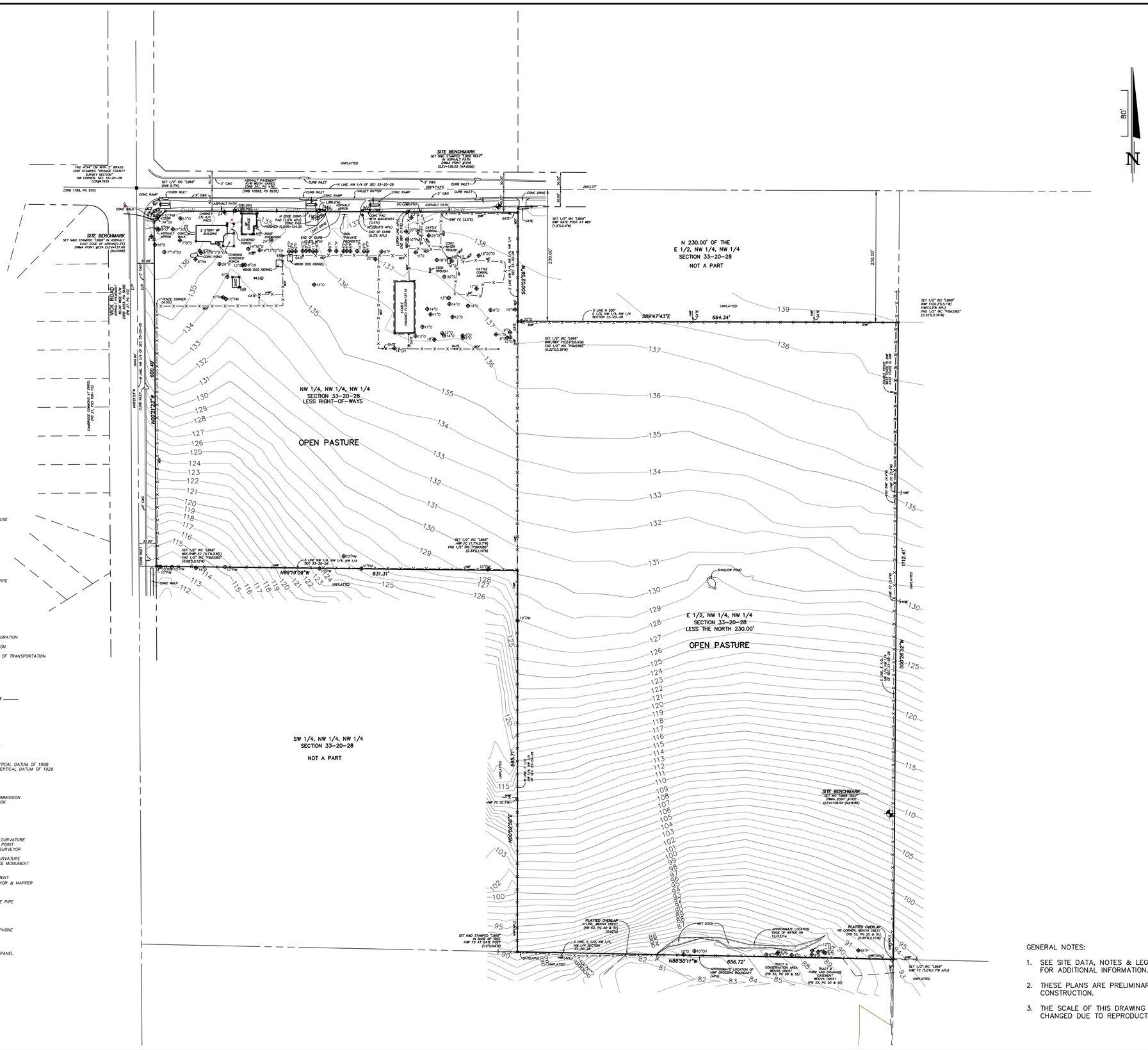

LEGEND

SYMBOLS

L1	LINE NUMBER (SEE LINE TABLE)
C1	CURVE NUMBER (SEE CURVE TABLE)
Δ=	CENTRAL ANGLE
R=	RADIUS
L=	ARC LENGTH
CB=	CHORD BEARING
C=	CHORD
TB=	TANGENT BEARING
T=	TANGENT
x 999	SPOT ELEVATION (EXISTING)
(8)	NUMBER OF PARKING SPACES (INCLUDING HANDICAP)
	SIGN
SEC 5-18-31	SECTION, TOWNSHIP, RANGE
CS	CONTROL STRUCTURE
DMH	DRAINAGE MANHOLE
MES	MITERED END SECTION
INLET	CURB INLET
CMH	CURB INLET WITH MANHOLE
CB	CATCH BASIN
UD	UNDERDRAIN
YD	YARD DRAIN
USM	UNDERGROUND SANITARY MARKER
SSO	SANITARY SEWER STUB-OUT
SMH	SANITARY MANHOLE
RV	REUSE VALVE
CO	CLEAN OUT
FMV	FORCEMAIN VALVE
FMAV	FORCEMAIN AIR RELEASE VALVE
FMSO	FORCEMAIN STUB-OUT
FM	UNDERGROUND FORCEMAIN LINE
WP	WOOD POST
BOL	BOLLARD
TMH	TELEPHONE MANHOLE
UTM	UNDERGROUND TELEPHONE MARKER
TR	TELEPHONE RISER
TVR	TELEVISION RISER
T	UNDERGROUND TELEPHONE LINE
CATV	CABLE TELEVISION MARKER
TPB	TELEPHONE PULLBOX
FOCM	FIBER OPTICS CABLE MARKER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
WSO	WATER STUB OUT
BFP	BACKFLOW PREVENTER
BOV	BLOW OFF VALVE
WVB	WATER VALVE BOX
W	WATERMAIN LINE
	REUSE WATER LINE
UWM	UNDERGROUND WATER MARKER
IRV	IRRIGATION VALVE
RM	REUSE WATER METER
RSO	REUSE WATER STUB OUT
ESO	ELECTRIC STUB-OUT
EMH	ELECTRIC MANHOLE
CUP	CONCRETE UTILITY POLE
UP	UTILITY POLE
ER	ELECTRIC RISER
EPB	ELECTRIC PULL BOX
UEM	UNDERGROUND ELECTRIC MARKER
LP	LIGHT POLE
GW	GUY WIRE
OHW	OVERHEAD WIRE
GL	GROUND LIGHT
E	UNDERGROUND ELECTRIC LINE
CWP	CROSS WALK POLE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
SP	SIGNAL POLE (MAST ARM)
GM	GAS METER
GSO	GAS STUB-OUT
GV	GAS VALVE
GVT	GAS VENT
UGM	UNDERGROUND GAS MARKER
G	UNDERGROUND GAS LINE
	SITE BENCHMARK
12"O	TREE SIZE & TYPE O – OAK P – PINE CA – CAMPHOR C – CHERRY PM – PALM E – ELM MA – MAGNOLIA
	SET IRC "LB68" (UNLESS NOTED OTHERWISE)

ABBREVIATIONS

A/C	AIR CONDITIONER
APPROX	APPROXIMATE
(APU)	APPARENT PHYSICAL USE
ASPH	ASPHALT
BC	BACK OF CURB
BLW	BLOCK WALL
BWF	BARBED WIRE FENCE
CW	CONCRETE WALL
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CBS	CONCRETE BLOCK
℄	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
C&G	CURB AND GUTTER
(C)	COMPUTED
(D)	DESCRIPTION
ELY	EASTERLY
ELEV OR EL	ELEVATION
EE	EDGE OF PAVEMENT
ESMT	EASEMENT
FND	FOUND
FPC	FLORIDA POWER CORPORATION
FC	FENCE CORNER
FF	FINISH FLOOR ELEVATION
FOC	FIBER OPTIC CABLE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FM	FORCEMAIN
GOV'T	GOVERNMENT
HB	HOSEBIB
HC	HANDICAP
HWF	HOG WIRE FENCE
IR	IRON ROD
IRC	IRON ROD WITH CAP #
IP	IRON PIPE
ID	IDENTIFICATION
IE	INVERT ELEVATION
LB	LICENSED BUSINESS
LNDSCP	LANDSCAPE
MH	MANHOLE
MH'S	MANHOLES
MES	MITERED END SECTION
(M)	MEASURED
ML	MOW LINE
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
NR	NON-RADIAL
NT	NON-TANGENT
NLY	NORTHERLY
N&D	NAIL & DISK
OUC	ORLANDO UTILITIES COMMISSION
ORB	OFFICIAL RECORDS BOOK
(P)	PLAT
PB	PLAT BOOK
PG	PAGE
PGS	PAGES
PVC	POLYVINYLCHLORIDE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PLS	PROFESSIONAL LAND SURVEYOR
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVMT	PAVEMENT
RES	RESIDENCE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
R&C	REBAR & CAP
RD	ROAD
RTW	RETAINING WALL
SBT	SOUTHERN BELL TELEPHONE
SLY	SOUTHERLY
SR	STATE ROAD
SW	SIDEWALK
TCP	TELEPHONE CONTROL PANEL
TFP	TRANSFORMER PAD
TRAV	TRAVERSE
TYP	TYPICAL
UG	UNDERGROUND
WF	WOOD FRAME
WDF	WOOD FENCE
WPF	WOOD POST FENCE
WLY	WESTERLY
WIF	WIRE FENCE

NOTE: THERE MAY BE ITEMS ABOVE THAT WERE NOT WITHIN THE SCOPE OF THIS DRAWING TO BE LOCATED.

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DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 68

JOHN T. TOWNSEND
FLORIDA P.E. No. 52127
DATE:

NO.	DATE	REVISIONS	CHK.
1	2/20/15	REVISED PER CITY OF APOPKA COMMENTS	JTT

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

DRAWN BY	DESIGNED BY	CHECKED BY	SCALE	JOB NUMBER	DATE
MAB	MAB	JTT	1"=80'	14200	2/2/15

PRELIMINARY DEVELOPMENT PLAN

ROCK SPRINGS ESTATES

CITY OF APOPKA, FLORIDA

EXISTING CONDITIONS PLAN

GENERAL NOTES:

1. SEE SITE DATA, NOTES & LEGEND SHEET FOR ADDITIONAL INFORMATION.
2. THESE PLANS ARE PRELIMINARY, NOT FOR CONSTRUCTION.
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DRAWING
14200-PDP-EXIST

SHEET
3 OF 7

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100'

N

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DATE:

NO.	DATE	REVISIONS	CHK.
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MAB	MAB	JTT	2/2/15

SCALE	JOB NUMBER
1"=100'	14200

PRELIMINARY DEVELOPMENT PLAN

ROCK SPRINGS ESTATES

CITY OF APOPKA, FLORIDA

AERIAL

DRAWING
14200-PDP-AERIAL

SHEET
4 OF 7

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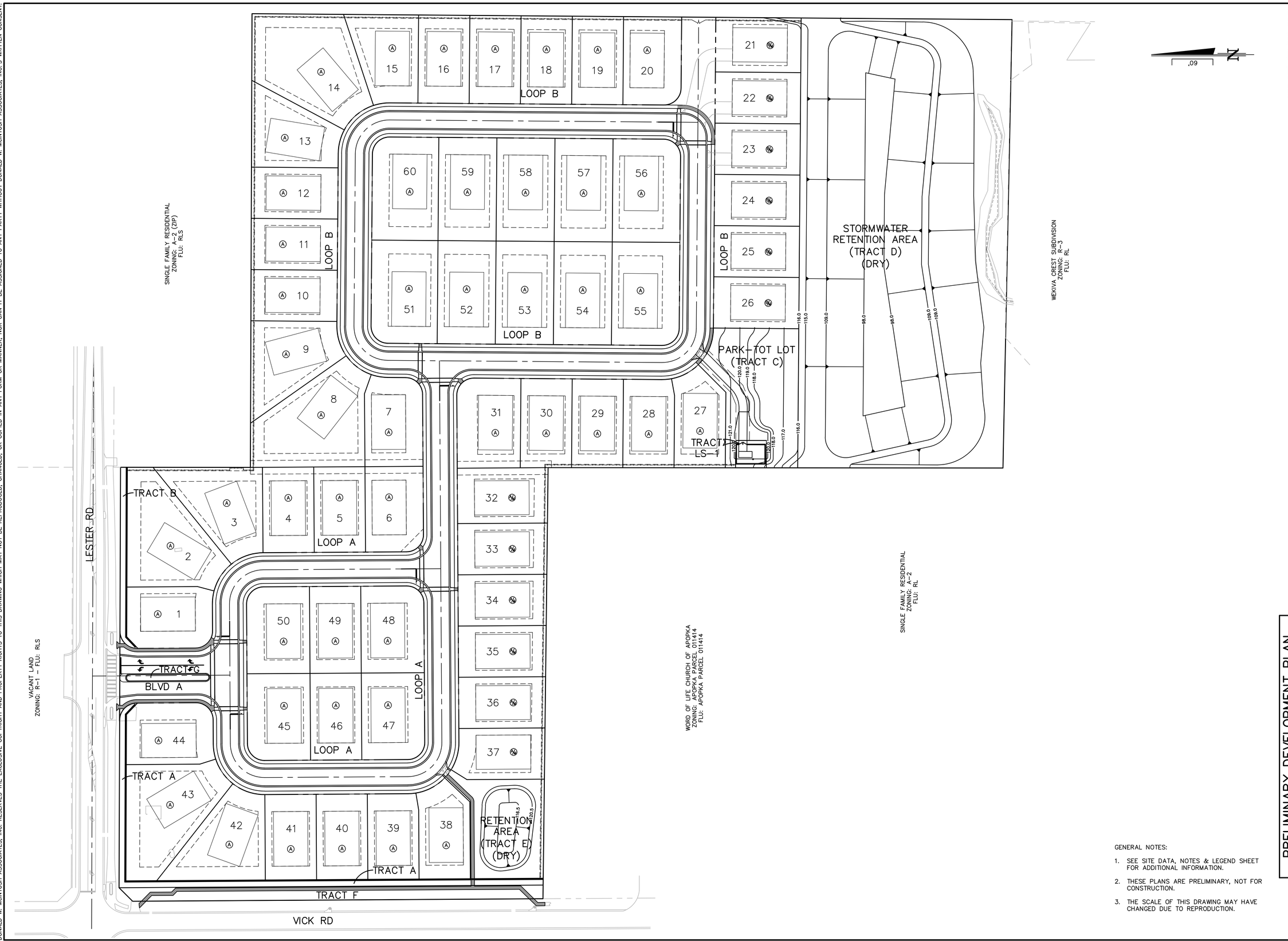

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1	2/20/15	REVISED PER CITY OF APOPKA COMMENTS	JTT

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PRELIMINARY DEVELOPMENT PLAN

ROCK SPRINGS ESTATES

CITY OF APOPKA, FLORIDA

OVERALL DEVELOPMENT PLAN

DRAWING 14200-PDP-OVER

SHEET 5 OF 7

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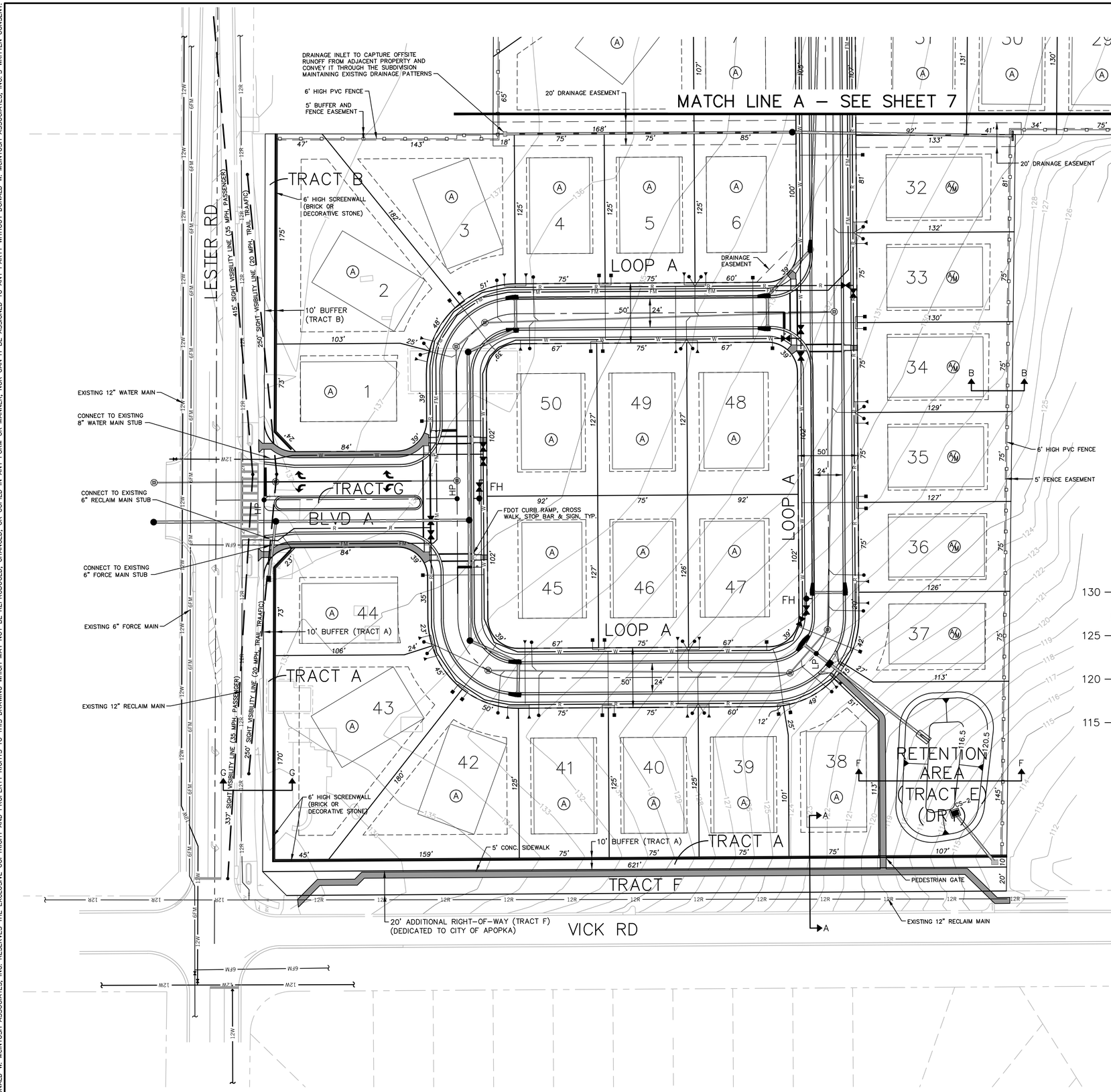
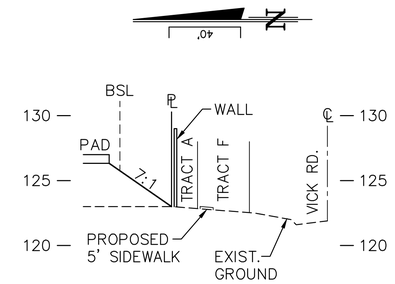
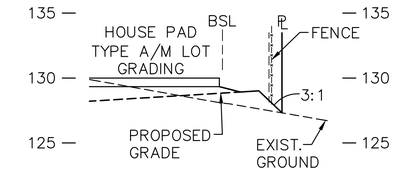




SECTION A–A
NTS



SECTION B–B
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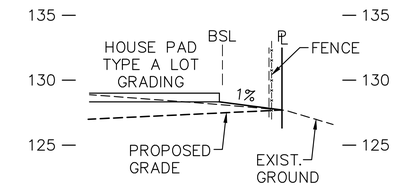
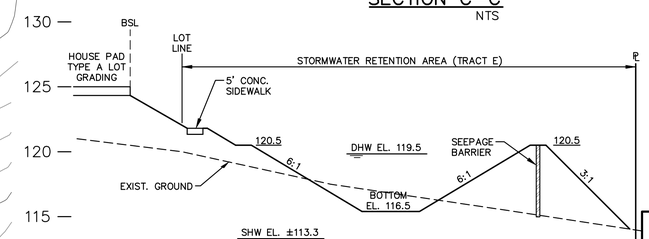
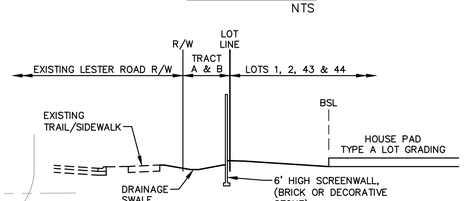


SECTION C–C
NTS



SECTION F–F
NTS



SECTION G–G
NTS

GENERAL NOTES:

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FLORIDA P.E. No. 52127
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MAB	MAB	JTT	2/2/15	1"=40'	14200

PRELIMINARY DEVELOPMENT PLAN

ROCK SPRINGS ESTATES

CITY OF APOPKA, FLORIDA
PRELIMINARY DEVELOPMENT PLAN
WEST SIDE

DRAWING 14200-PDP-PSP

SHEET 6 OF 7

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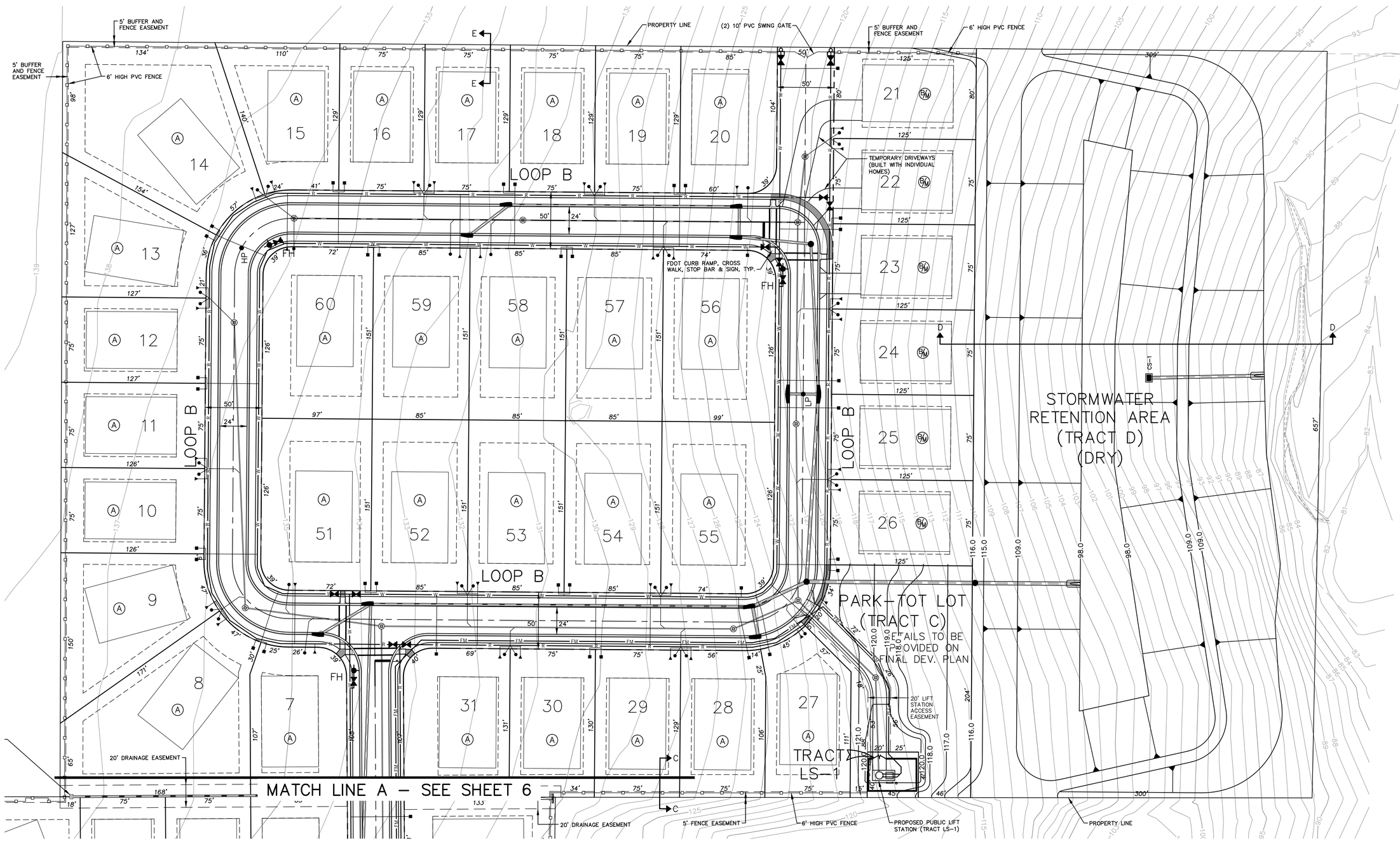
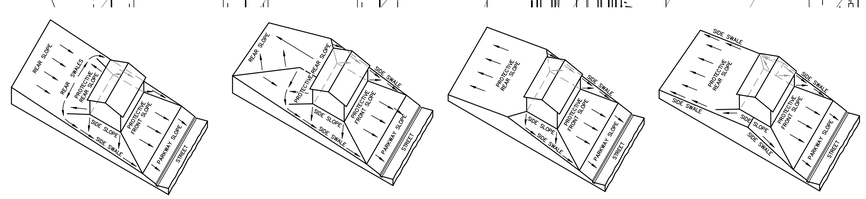


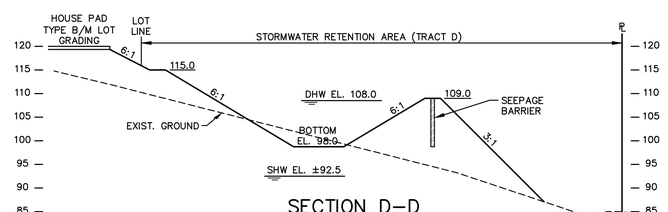


(A) LOT GRADING TYPE A
ALL DRAINAGE TO STREET

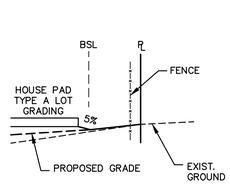
(A/B) LOT GRADING TYPE A/B
DRAINAGE BOTH TO STREET & TO REAR LOT LINE

(B) LOT GRADING TYPE B
DRAINAGE BOTH TO STREET & TO REAR LOT LINE

(B/M) LOT GRADING TYPE B MOD
DRAINAGE BOTH TO STREET & TO REAR LOT LINE



SECTION D–D
NTS



SECTION E–E
NTS

GENERAL NOTES:

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DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
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PRELIMINARY DEVELOPMENT PLAN

ROCK SPRINGS ESTATES

CITY OF APOPKA, FLORIDA
PRELIMINARY DEVELOPMENT PLAN
EAST SIDE

DRAWING 14200–PDP–PSP

SHEET 7 OF 7

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MATCHLINE

MATCHLINE

MATCHLINE

WEST LESTER ROAD

LESTER ROAD BUFFERYARD
PROVIDED:
6' HT. BRICK WALL (REFER TO SHEET H.01)
MEDIUM TREES 35' O.C. MIN.(6' SETBACK FROM OVERHEAD UTILITIES)
CONTINUOUS HEDGE, 24" HT., 36" O.C. MAX.

6' HT. PVC FENCE - BEIGE

LESTER ROAD BUFFERYARD
PROVIDED:
6' HT. BRICK WALL (REFER TO SHEET H.01)
SMALL TREES 25' O.C. MIN.(4' SETBACK FROM OVERHEAD UTILITIES)
CONTINUOUS HEDGE, 24" HT., 36" O.C. MAX.

EXISTING TREE TO REMAIN (TYP.)

6' HT. PVC FENCE - BEIGE

STREET TREES 50' O.C. AVERAGE, LOCATE IN MIDDLE OF 5' LANDSCAPE EASEMENT (REFER TO TYPICAL LOT LAYOUT - CIVIL'S DWGS). STREET TREES TO BE INSTALLED AT COMPLETION OF EACH HOME, FINAL LOCATIONS TO BE COORDINATED WITH DRIVEWAYS.

BRICK SIGNAGE WALL (REFER TO SHEET H.01)

SITE DISTANCE AT ACCESSWAY FORMED BY INTERSECTION PER 5.01.01-3. WITHIN SITE VISIBILITY TRIANGLE PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN 30" HT. AND 8' HT.

BRICK SIGNAGE WALL (REFER TO SHEET H.01)

LESTER ROAD BUFFERYARD
PROVIDED:
6' HT. BRICK WALL (REFER SHEET TO H.01)
SMALL TREES 25' O.C. MIN.(4' SETBACK FROM OVERHEAD UTILITIES)
CONTINUOUS HEDGE, 24" HT., 36" O.C. MAX.

OFF-SITE EXISTING TREES

ON-SITE EXISTING TREES

VICK ROAD BUFFERYARD
PROVIDED:
6' HT. BRICK WALL (REFER TO SHEET H.01)
LARGE/STREET TREES 45' O.C. MIN.
CONTINUOUS HEDGE, 24" HT., 36" O.C. MAX.

6' HT. PVC FENCE - BEIGE

6' HT. BRICK WALL

SITE DISTANCE AT INTERSECTION OF TWO R.O.W.'s PER 5.01.01-3. WITHIN SITE VISIBILITY TRIANGLE PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN 30" HT. AND 8' HT.

VICK ROAD

LANDSCAPE LEGEND:

- LARGE TREE 3.5" DBH
- MEDIUM TREE 3" DBH
- SMALL TREE 2.5" DBH
- PALM
- HEDGE ROW
- SHRUBS & GROUNDCOVER
- 5001 ST.AUGUSTINE (IRRIGATED)
- 5002 BAHIA (IRRIGATED)
- 5009 BAHIA (NON-IRRIGATED)

L.02 L.03 L.01

SHEET KEY MAP

LRDG
407-730-5774

NORTH

SCALE: 1"=30'

NO.	DATE	DESCRIPTION	DWN BY	CHK BY

ROCK SPRINGS ESTATES

CITY OF APOPKA, FLORIDA

PRELIMINARY DEVELOPMENT PLAN

PREPARED FOR: PULTE GROUP

LANDSCAPE PLAN

Landscape Architect In Charge: Barry H. Rymer

Registration # LA0001343 / Certificate of Authorization LC 26000435 Land Resource Design Group

DATE: 02-20-2015

PROJECT NO.: PUL015-03.01

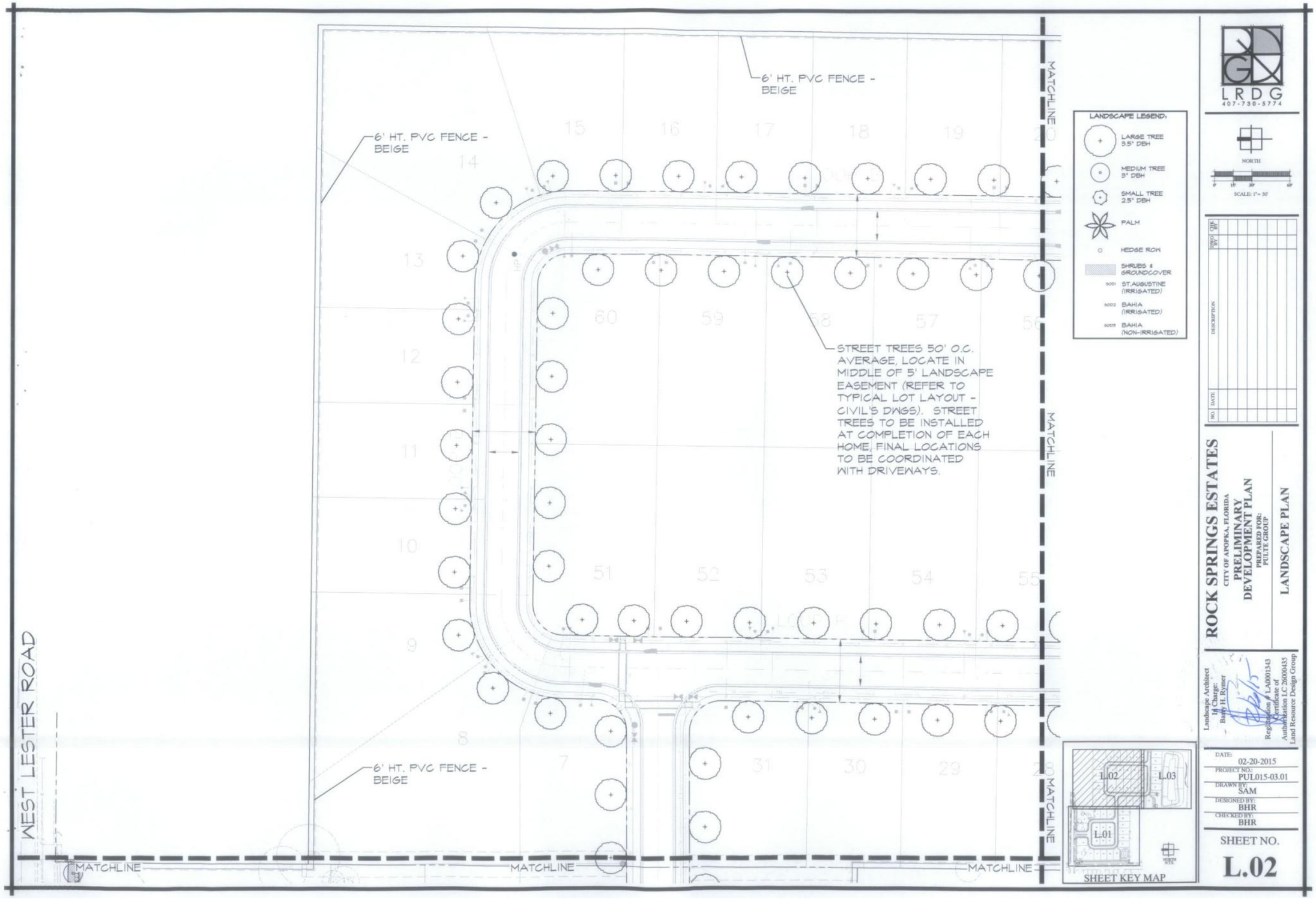
DRAWN BY: SAM

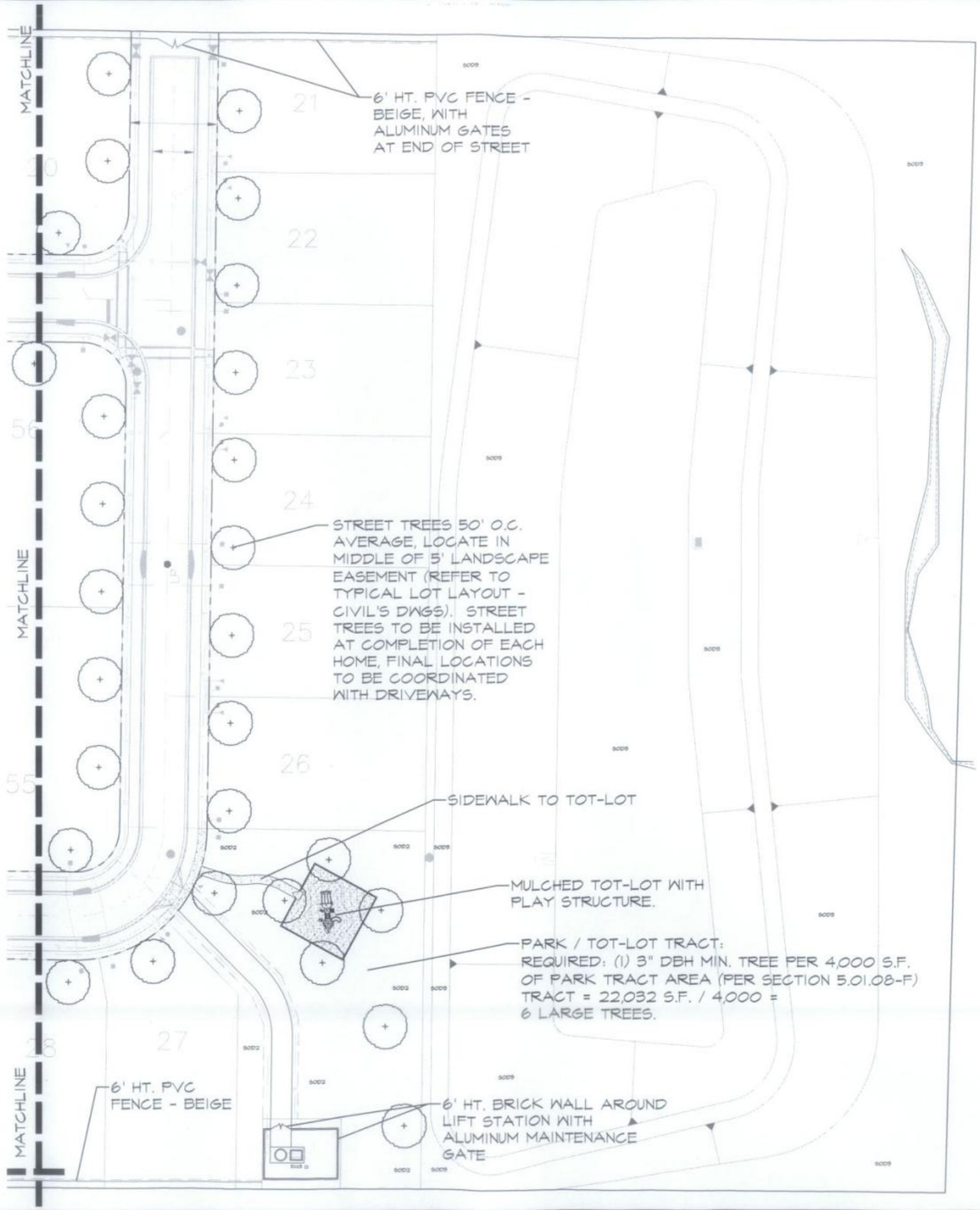
DESIGNED BY: BHR

CHECKED BY: BHR

SHEET NO.

L.01


6' HT. PVC FENCE - BEIGE
6' HT. PVC FENCE - BEIGE
6' HT. PVC FENCE - BEIGE
STREET TREES 50' O.C. AVERAGE, LOCATE IN MIDDLE OF 5' LANDSCAPE EASEMENT (REFER TO TYPICAL LOT LAYOUT - CIVIL'S DWGS). STREET TREES TO BE INSTALLED AT COMPLETION OF EACH HOME, FINAL LOCATIONS TO BE COORDINATED WITH DRIVEWAYS.
MATCHLINE
MATCHLINE
MATCHLINE
MATCHLINE
MATCHLINE
WEST LESTER ROAD
LANDSCAPE LEGEND:
LARGE TREE 3.5" DBH
MEDIUM TREE 3" DBH
SMALL TREE 2.5" DBH
PALM
HEDGE ROW
SHRUBS & GROUNDCOVER
S001 ST. AUGUSTINE (IRRIGATED)
S002 BAHIA (IRRIGATED)
S003 BAHIA (NON-IRRIGATED)
LRDG
407-730-5774
NORTH
SCALE: 1"= 30'
NO. DATE DESCRIPTION DWN CHK
ROCK SPRINGS ESTATES
CITY OF APOPKA, FLORIDA
PRELIMINARY DEVELOPMENT PLAN
PREPARED FOR: PULTE GROUP
LANDSCAPE PLAN
Landscape Architect in Charge: Barry H. Rymer
Registration # LA0001343
Certificate of Authorization LC 26000435
Land Resource Design Group
DATE: 02-20-2015
PROJECT NO.: PUL015-03.01
DRAWN BY: SAM
DESIGNED BY: BHR
CHECKED BY: BHR
SHEET NO.
L.02
L.01
L.02
L.03
SHEET KEY MAP



LANDSCAPE LEGEND:

- LARGE TREE 3.5" DBH
- MEDIUM TREE 3" DBH
- SMALL TREE 2.5" DBH
- PALM
- HEDGE ROW
- SHRUBS & GROUNDCOVER
- 5001 ST.AUGUSTINE (IRRIGATED)
- 5002 BAHIA (IRRIGATED)
- 5003 BAHIA (NON-IRRIGATED)

SHEET KEY MAP

LRDG
407-730-5774

NORTH

SCALE: 1"= 30'

NO.	DATE	DESCRIPTION	DWN BY	CHK BY

ROCK SPRINGS ESTATES

CITY OF APOPKA, FLORIDA

PRELIMINARY DEVELOPMENT PLAN

PREPARED FOR: PULTE GROUP

LANDSCAPE PLAN

Landscape Architect In Charge: Barry H. Rymer

Registration # LA0001343 Certificate of Authorization LC 26000435 Land Resource Design Group

DATE: 02-20-2015

PROJECT NO: PUL015-03.01

DRAWN BY: SAM

DESIGNED BY: BHR

CHECKED BY: BHR

SHEET NO.

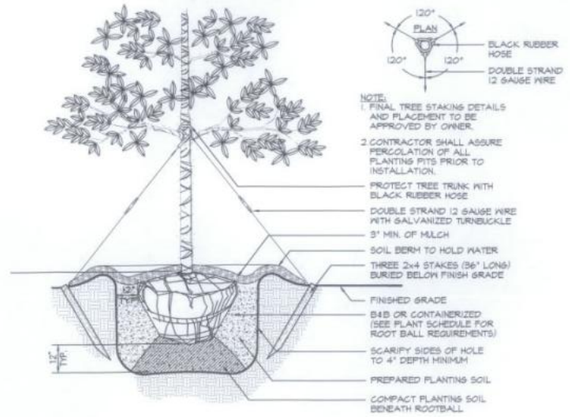
L.03

RECOMMENDED PLANT LIST:

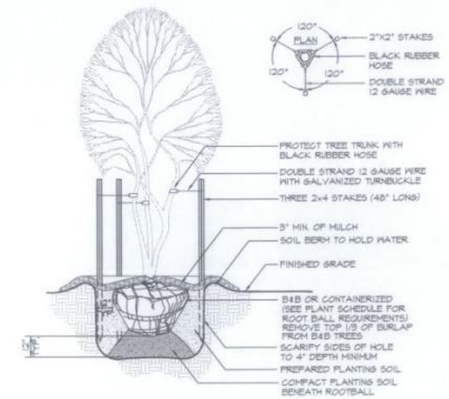
SYMBOL	DESCRIPTION	RECOMMENDED SPECIES		TOTAL QTY.	TOTAL DBH
		SCIENTIFIC NAME	COMMON NAME		
+	LARGE TREE 3.5" DBH MIN. 15' MIN. HT. 45' MIN. SPACING	Acer Rubrum 'Florida Flame' Magnolia grandiflora Platanus Occidentalis Quercus nuttallii Quercus virginiana Taxodium distichum 'Autumn Gold'	FLORIDA FLAME RED MAPLE SOUTHERN MAGNOLIA SYCAMORE NUTTALL OAK LIVE OAK AUTUMN GOLD BALD CYPRESS	156	476"
○	MEDIUM TREE 3" DBH 10" MIN. HT.	Magnolia grandiflora 'Little Gem' Prunus augustifolia Tabebuia heterophylla Tabebuia chrysotricha Ulmus parvifolia 'Drake'	LITTLE GEM MAGNOLIA CHICKASAW PLUM PINK TRUMPET TREE GOLDEN TRUMPET TREE DRAKE ELM	11	33"
⬡	SMALL TREE 2.5" DBH 8' MIN. HT.	Eriobotrya japonica Ilex opaca 'Eagleston' Ilex 'Oak Leaf' Lagerstroemia indica 'Muskogee' Lagerstroemia indica 'Natchez' Lagerstroemia indica 'Tuscarora' Ligustrum japonicum	LOQUAT EAGLESTON HOLLY OAK LEAF HOLLY LAVENDER CRAPE MYRTLE NATCHEZ CRAPE MYRTLE TUSCARORA CRAPE MYRTLE JAPANESE PRIVET	14	35"
	PALM LOCATED AS SHOWN	Phoenix sylvestris Syagrus romanzoffiana Acoelorrhaphe wrightii	SYLVESTER PALM QUEEN PALM PAUROTIS PALM	1	
○	HEDGE ROW 24" HT. 36" O.C.	Eleagnus pungens Podocarpus macrophylla Tripsacum dactyloides Viburnum odoratissimum Viburnum suspensum	SILVERTHORNE PODOCARPUS PAKAHATCHEE GRASS SWEET VIBURNUM SANDANKWA VIBURNUM	362	
	SHRUBS & GROUNDCOVER 12"-30" O.C. - VARIES	Annuals Agapanthus africanus Arachis glabrata Dianella tasmanica Hamelia patens 'Compacta' Ilex vomitoria 'Nana' Juniperus chinensis 'Parsonii' Liriope 'Emerald Goddess' Loropetalum chinense Muhlenbergia capillaris Plumbago auriculata 'Imperial Blue' Rhaphiolepis indica 'Alba' Trachelospermum jasminoides	ANNUALS LILY OF THE NILE PERENNIAL PEANUT BLUEBERRY FLAX LILY DWARF FIREBUSH DWARF YAUPON HOLLY PARSON'S JUNIPER EMERALD GODDESS FRINGE FLOWER GULF MUHLY GRASS IMPERIAL BLUE PLUMBAGO WHITE INDIAN HAWTHORN CONFEDERATE JASMINE	S.F.	
SOD1	ST.AUGUSTINE (IRRIGATED)	Stenotaphrum secundatum 'Floratam'		S.F.	
SOD2	BAHIA (IRRIGATED)	Paspalum notatum 'Argentine'		S.F.	
SOD3	BAHIA (NON-IRRIGATED)	Paspalum notatum 'Argentine'		S.F.	

LANDSCAPE NOTES:

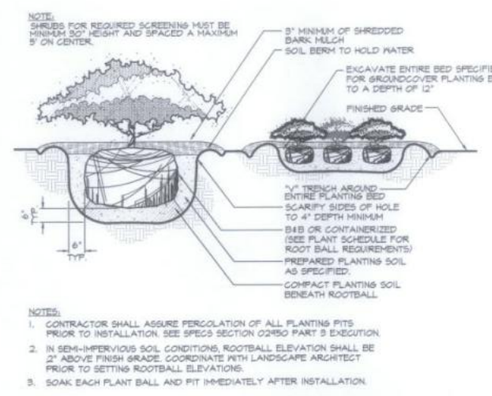
1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", "PARTS 1 AND 2, BY DIVISION OF PLANT INDUSTRY, FLORIDA", DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN 'STANDARDS FOR NURSERY STOCK', LATEST EDITION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES ON THE PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO PREFORM THE WORK.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ALL DISCREPANCIES AND IMPROPER CONDITIONS (WETNESS, MUCK, DEBRIS, ECT) TO LANDSCAPE ARCHITECT PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND IS RESPONSIBLE FOR ALL SOIL AMENDMENTS TO CONFORM TO SPECIFICATIONS.
5. ALL TREE MATERIAL SHALL BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED.
6. THE LANDSCAPE CONTRACTOR SHALL AQUAINT HIMSELF WITH ALL CIVIL DRAWING AS THEY RELATE TO PAVING SITE GRADING, AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY) TO PRECLUDE ANY MISUNDERSTANDING AND ENSURE TROUBLE FREE INSTALLATION. THE EIACT LOCATION OF ALL EXISTING STRUCTURES, UNDERGROUND UTILITIES, EXISTING UNDERGROUND SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PREVENT INTERRUPTION OR DAMAGE TO EIISTING SYSTEMS WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR SHALL PROTECT UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL AND SHALL BE RESPONSIBLE FOR THERE REPLACEMENT IF DAMAGED BY HIM.
7. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER (1" OVER ROOTBALL) OF HARD WOOD MULCH.
8. PLANT MATERIAL TYPES LISTED ON THIS PLAN ARE SUBJECT TO CHANGE AT TIME OF FINAL LANDSCAPE PLAN CONSTRUCTION DOCUMENTS PREPARATION.
9. LANDSCAPE PLANS SHALL MEET OR EXCEED CITY OF APOPKA LAND DEVELOPMENT CODE, SECTION 5.01.08.



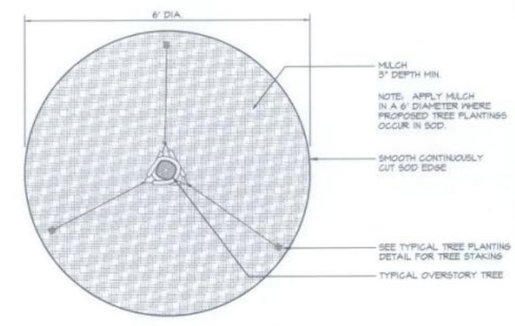
LARGE TREE PLANTING DETAIL 1/L04
NOT TO SCALE



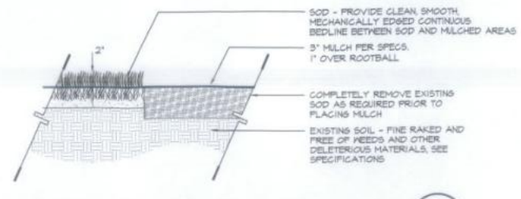
MULTI-STEM TREE PLANTING DETAIL 2/L04
NOT TO SCALE



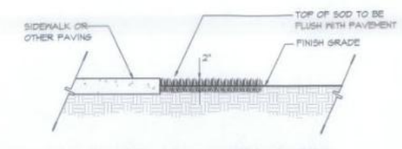
SHRUBS & GROUNDCOVER PLANTING DETAIL 3/L04
NOT TO SCALE



TYPICAL TREE MULCHING DETAIL IN SOD AREAS 4/L04
NOT TO SCALE



SOD PLACEMENT ADJ. TO MULCH 5/L04
NOT TO SCALE



SOD PLACEMENT ADJ. TO PAVEMENT 6/L04
NOT TO SCALE

LRDG
407-730-5774

NO.	DATE	DESCRIPTION	DWN BY	CHK BY

ROCK SPRINGS ESTATES
CITY OF APOPKA, FLORIDA
PRELIMINARY DEVELOPMENT PLAN
PREPARED FOR:
PULTE GROUP

RECOMMENDED PLANT LIST, NOTES & DETAILS

Landscape Architect In Charge: Barry H. Rymer
Registration # LA0001343
Certificate of Authorization LC 26000435
Land Resource Design Group

DATE: 02-20-2015
PROJECT NO.: PUL015-03.01
DRAWN BY: SAM
DESIGNED BY: BHR
CHECKED BY: BHR

SHEET NO.
L.04

Backup material for agenda item:

2. FINAL DEVELOPMENT PLAN/PLAT – Ponkan Reserve North, owned by Clyde Marie Brown, c/o Donna L. Helton; engineer is June Engineering Consultants, Inc., c/o Jeffrey A. Sedloff and Jimmy Dunn; and the property is located at 301 Ponkan Road. (Parcel ID Nos. 21-20-28-0000-00-003; 21-20-28-0000-00-004; 28-20-28-0000-00-003; 28-20-28-0000-00-004)

CITY OF APOPKA
PLANNING COMMISSION

_X_PUBLIC HEARING	MEETING OF: March 10, 2015
___SPECIAL REPORTS	FROM: Community Development
___PLAT APPROVAL	EXHIBITS: Vicinity Map
_X_OTHER: Final Dev. Plan/Plat	Final Dev. Plan/Plat
	Landscape Plan

PROJECT: **PONKAN RESERVE NORTH FINAL DEVELOPMENT PLAN\PLAT**

Request: **RECOMMEND APPROVAL OF THE FINAL DEVELOPMENT PLAN/PLAT**

SUMMARY:

OWNER:	Clyde Marie Brown, c/o Donna L. Helton
APPLICANT/ENGINEER:	June Engineering Consultants, Inc. c/o Jeffrey A. Sedloff and Jimmy Dunn
LOCATION:	301 Ponkan Road
PARCEL ID NUMBER:	21-20-28-0000-00-003, 21-20-28-0000-00-004; 28-20-28-0000-00-003 & 28-20-28-0000-00-004
FUTURE LAND USE:	Mixed Use (max. 2 du/ac per Policy 3.5, Future Land Use Element)
ZONING:	Mixed Use CC (max. 2 du/ac per Policy 3.5, Future Land Use Element)
EXISTING USE:	Single Family Home, Manufacture Home and Vacant Land
PROPOSED USE:	Single Family Residential Subdivision (51) Lots Min. Lot Size: 12,500 sq. ft. Min. Lot Width: 95 ft. Min. Living Area (house): 2,500 sq. ft.
TRACT SIZE:	25.5 +/- Acres
DENSITY:	Existing: 2 units per gross acre Proposed: 2 units per gross acre

DISTRIBUTION

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

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (City)	Residential Estates (0-1 du/ac)	R-1AA	Vacant Land
East (City)	Office	PO/I	Duke Energy Regional Center
South (City)	Residential Low Suburban (0-3.5 du/ac)	R-1AA	Vacant Land/Ponkan Reserve South
West (City)	Residential Estates (0-1 du/ac)	PUD	Rock Springs Ridge Subdivision

ADDITIONAL COMMENTS:

Project Use: 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’

Access: Ingress/egress for the development will be via Ponkan Road with a future connection to the parcel located to the east of the site. 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.

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

Recreation: 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.

Environmental: 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.

Building Architecture: 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 that 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.

Buffer and Landscaping: 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 brink 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.

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.

WAIVER REQUEST
A six-foot brick wall is required 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.

SCHOOL CAPACITY REPORT: 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 currently in the process of being executed and recorded.

PUBLIC HEARING SCHEDULE:
March 10, 2015 - Planning Commission, 5:01 p.m.
March 18, 2015 - City Council, 8:00 p.m.

RECOMMENDED ACTION:

The **Development Review Committee (DRC)** 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.

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

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.

Clyde Marie Brown, c/o Donna L. Helton
June Engineering Consultants, Inc.,
c/o Jeffrey A. Sedloff and Jimmy Dunn
Ponkan Reserve North Subdivision
25.48 +/- Acres
Proposed Maximum Allowable Development: 51 Single Family Lots
Parcel ID #s: 21-20-28-0000-00-003, 21-20-28-0000-00-004,
28-20-28-0000-00-003, and 28-20-28-0000-00-004

VICINTY MAP

FINAL DEVELOPMENT PLAN
for
PONKAN RESERVE NORTH

DEVELOPMENT INFORMATION

Land Area	25.48 Ac. (1,109,784.21) sf.
Zoning Single Family Residential	Existing – Mixed Use – CC
Future Land Use	Mixed Use
Number of Proposed Lots	51
Proposed Density	2.00 units/acre
Maximum Height	35 ft (2 Stories)
Minimum Lot Area	12,500 sf
Minimum Living Area	2,500 sf
Minimum Lot Width	95 ft
Minimum Yard Setback:	
Front:	30 ft
Side:	10 ft.
Side Corner:	25 ft
Rear:	35 ft

* Irregular Lots Front Yard Setback Distance is Indicated at the Minimum Required Lot Width

Phasing	One Phase
Projected Traffic:	510 Average Daily Traffic Trips
Schools	Elementary – Wolf Lake Middle – Wolf Lake High – Apopka

Sewer Flow – 15,300 gal. per day

Water Flow – 17,850 gal. per day (Fire flow per Sub. Regs.)

Stormwater	Provide Retention/Detention System on-site per Sub. Regs.

Existing Vegetation: Pasture

No fences, landscaping or other structures are allowed within drainage easements between lots with underground piping.

Internal Streets are to be Public

DESCRIPTION

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, AND THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 LYING NORTH OF WEST PONKAN ROAD ALL IN TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

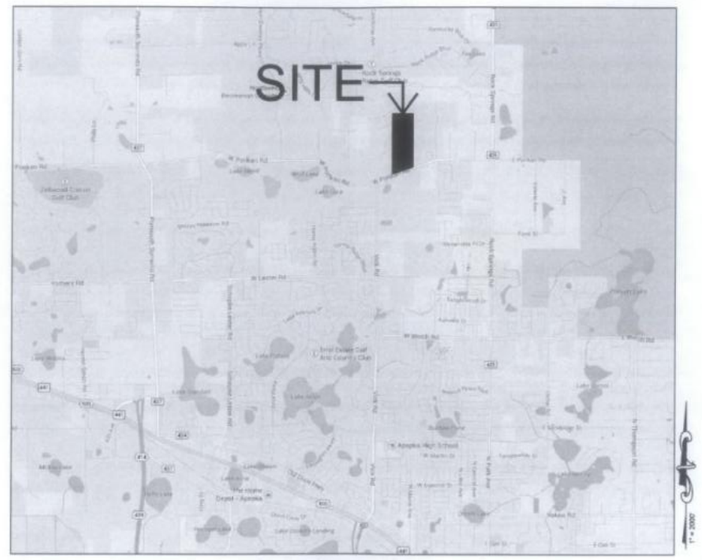
CONTAINING 25.477 ACRES, MORE OR LESS.

Parcel ID#'s

28-20-28-0000-00-003
28-20-28-0000-00-004
21-20-28-0000-00-003
21-20-28-0000-00-004

OWNER OF RECORD:	MARIE BROWN C/O DONNA L HELTON 195 SW 28TH STREET OKEECHOBEE, FL. 34974	(407) 905-8180
APPLICANT/ DEVELOPER:	FLORIDAY PROPERTIES, LLC. P.O. BOX 770609 WINTER GARDEN, FL. 34777-0609	(407) 905-8180
ENGINEER:	JUNE ENGINEERING CONSULTANTS, INC. P.O. BOX 770609 WINTER GARDEN, FL. 34777-0609	(407) 905-8180
SURVEYOR:	BISHMAN SURVEYING AND MAPPING, INC. 32 W. PLANT STREET WINTER GARDEN, FL. 34787	(407) 905-8877
GEOTECHNICAL ENGINEER:	UNIVERSAL ENGINEERING SCIENCES 3532 MAGGIE BLVD. ORLANDO, FL. 32811	(407) 423-0504
ENVIRONMENTAL CONSULTANT:	BIO-TECH CONSULTING, INC. 2002 E. ROBINSON STREET ORLANDO, FL. 32803	(407) 894-5969

UTILITIES		
	Water	City of Apopka
	Sewer	City of Apopka
	Telephone	Century Link
	Electric	Duke Energy
	Cable	Brighthouse Networks



Location Map

Tract Ownership Table			
Tract	Use	Ownership & Maint.	Area (sf)
A	Stormwater – Retention	Homeowners Association	153,292.03
B	Landscape	Homeowners Association	4,981.90
C	Landscape	Homeowners Association	1,554.85
D	Park	Homeowners Association	25,000.52
E	Stormwater – Retention	Homeowners Association	52,902.25
F	Lift Station	City of Apopka	900.00
G	Dedicated Right-of-Way	City of Apopka	14,098.84
H	Landscape	Homeowners Association	265.27

Variance / Waiver Table			
Code #	Code Requirement	V/W Request	
2.02.01(B)4c(3)	6' Masonry, Brick or Precast Wall Along Ponkan Road Frontage	6' Wrought Iron Style/Brick Column Fence Along Ponkan Road Frontage Where Adjacent to Pond	The Wrought Iron Fence with Columns Along the Pond Frontage Will Help Create a More Aesthetic Feel with Views of the Proposed Pond, While Still Providing Safety. The Areas Adjacent to the Lots Will Still Have a Brick Wall to Provide a Visual and Sound Buffer Between the Project and Ponkan Road

RECEIVED
FEB 26 2015
By

INDEX OF SHEETS	
SHEET TITLE	No.
Cover Sheet	1
Typical Section	2
Overall Plan	3
Existing Conditions	3a
Tree Survey / Tree Removal	3b
SWPPP	3c
Overall Grading & Drainage Plan	3d–3e
Overall Water System Plan	3f
Overall Sewer Plan	3g
Overall Reuse Water System	3h
Striping & Signage Plan	3i
Plan & Profile	4–6
Off-Site Utilities	7
Retention	8
Site Details	9
Lift Station Details	10–11
General Utility Details	12–16
City General Notes Plan	17
Landscape Plan	L–1
Irrigation Plan	I–1

General Notes:

1. The front of all homes shall face the street. See Section 6.01.00.C.4 of the City Land Development Code.

2. A minimum of one street tree (canopy tree) per 30 feet on center is required per section 3.6 of the City's Development Design Guidelines.

3. A minimum of 3 trees per lot is required per section 3.6 of the City's Development Design Guidelines.

4. Residential architectural design shall comply with intent of the development design guidelines.

5. Prior to any clearing or grading activity, developer must submit to the City approved wildlife management plan from Florida Fish and Wildlife Conservation Commission.

6. Any retaining walls that are needed must be of brick or stone finish.

7. Street light poles shall be decorative type consistent with the Development Design Guidelines. Light pole footers cannot be exposed above finished grade. Exterior light fixtures affixed to building walls must also be decorative.

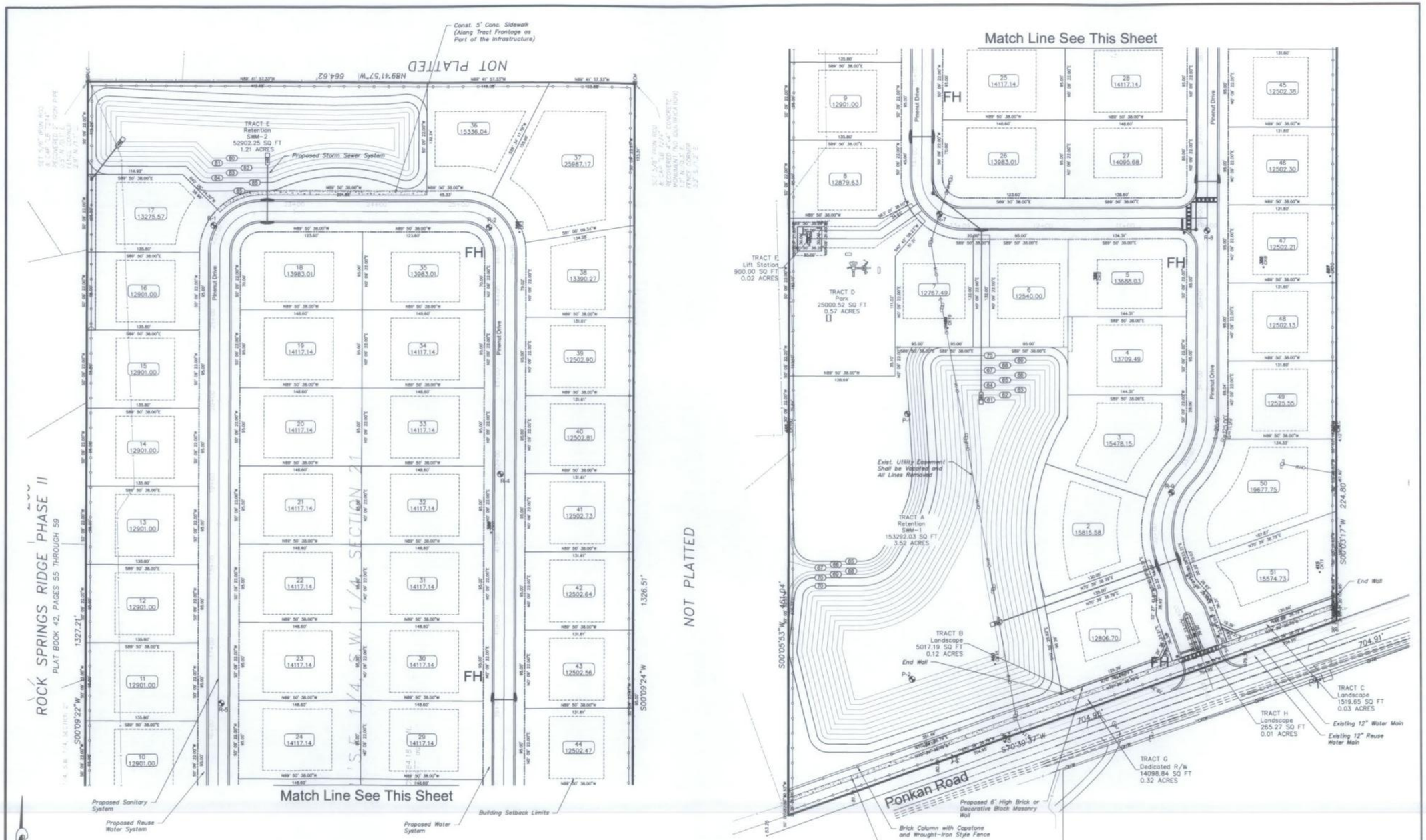
8. All electrical power and utility lines shall be placed underground. All overhead electric on site will be removed.

9. All roadway and fire hydrant infrastructure shall be in place before building construction begins.

April 24, 2014
Revised February 26, 2015

JEG
june engineering consultants, inc.
32 W. Plant Street
Winter Garden, FL 34787
Ph. 407-905-8180
Fax 407-905-6232
Certificate of Authorization #00008507

JEFFREY A. SEDLOFF
PE# 51506



Notes:

1. 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.

2. 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 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.

DATE	REVISION
6/9/14	City Comments
7/7/14	City Comments
2/26/15	City Comments

Overall Plan

Ponkan Reserve North

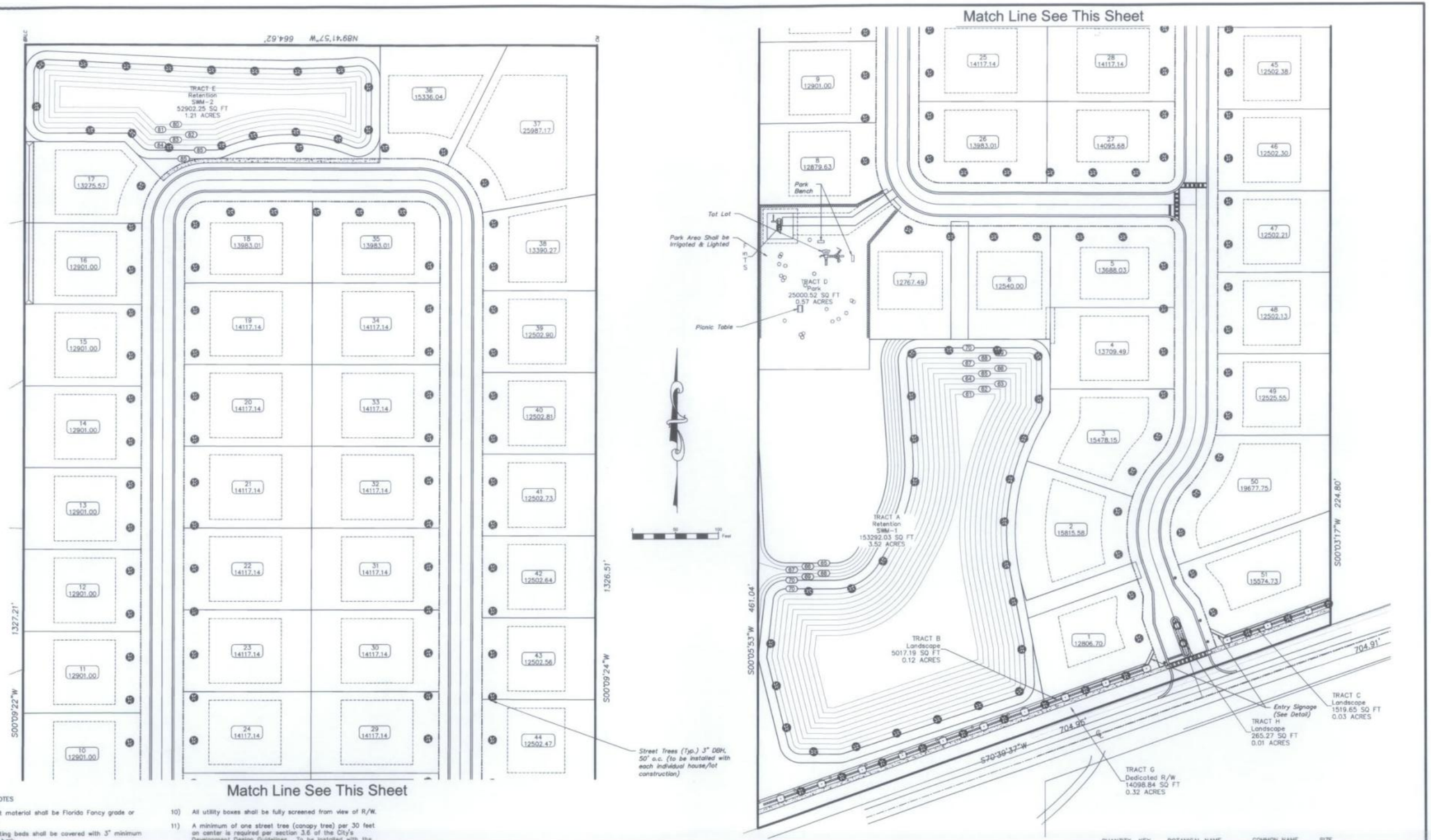
jec june engineering consultants, inc.
32 W. Plant Street
Winter Garden, FL 34787
Ph. 407-905-8180
Fax 407-905-6232
Certificate of Authorization #00008507

DRAWN BY: CLK DATE: 4/24/14 | CHECKED BY: JAS DATE: 4/24/14 | SCALE 1" = 50'

JEFFREY A. SEDLOFF PE# 51506

JOB NO. 12-0451

SHEET 3 OF 17



LANDSCAPE NOTES

1) All plant material shall be Florida Fancy grade or better.
2) All planting beds shall be covered with 3" minimum of pine bark.
3) All areas disturbed by construction shall be sodded/replanted appropriately when outside the site.
4) All plant quantities indicated above are approximate. In case of discrepancy the plan shall govern.
5) All planting shall be done by qualified individuals and in accordance with accepted commercial procedures.
6) Landscaping shall be in accordance with City of Apopka "Water-Wise" Ordinance 2069.
7) Provide Irrigation for all landscaping – A Rain Sensor Will be Required for Irrigation System
8) Landscape and Irrigation plans are required with the final development plan & Irrigation systems are to be designed with the pop-up type devices only. Risers are not allowed.
9) Final plans shall be in compliance with the Citys revised Landscape and Irrigation requirements (water-wise ordinance)
10) All utility boxes shall be fully screened from view of R/W.
11) A minimum of one street tree (canopy tree) per 30 feet on center is required per section 3.6 of the City's Development Design Guidelines. To be installed with the development of each individual lot.
12) A minimum of 3 trees per lot is required per section 3.6 of the City's Development Design Guidelines.
13) If oak trees planted along Ponkan Road are 5 feet or closer to the sidewalk then root barriers, with a 36 inch minimum depth, must be utilized.
14) Park and common areas shall be irrigated by an underground automatic irrigation system.
15) All common residential landscaped areas and parks shall be irrigated by an underground automatic irrigation system.
16) All trees inside of proposed Right-of-Way and inside of the building pad will be removed. Care will be taken to save as many trees as possible.
17) Proposed trees will measure 3" D.B.H. minimum.

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
160	QV	Quercus Virginiana	Live Oak	10'-12' Ht. 8'-10' Spd., 65 gal. 3" DBH 6' Clr. Trk.
2	MG	Magnolia Grandiflora	Southern Magnolia	10'-12' Ht. 8'-10' Spd., 65 gal. 3" DBH 6' Clr. Trk.
13	LI	Lagerstroemia Indica	Crape Myrtle	8' Ht., Multi Trunk
552	VO	Viburnum Odoratissimum	Sweet Viburnum	Min. 30" Ht., 30" o.c.

DATE	REVISION
6/9/14	City Comments
7/7/14	City Comments
2/26/15	City Comments

Landscape Plan

Ponkan Reserve North

June engineering consultants, inc.
32 W. Plant Street
Winter Garden, FL 34787
Ph. 407-905-8180
Fax 407-905-6232
Certificate of Authorization #00008507

DRAWN BY: CLK DATE: 4/24/14 | CHECKED BY: RAJ DATE: 4/24/14 | SCALE 1" = 50'

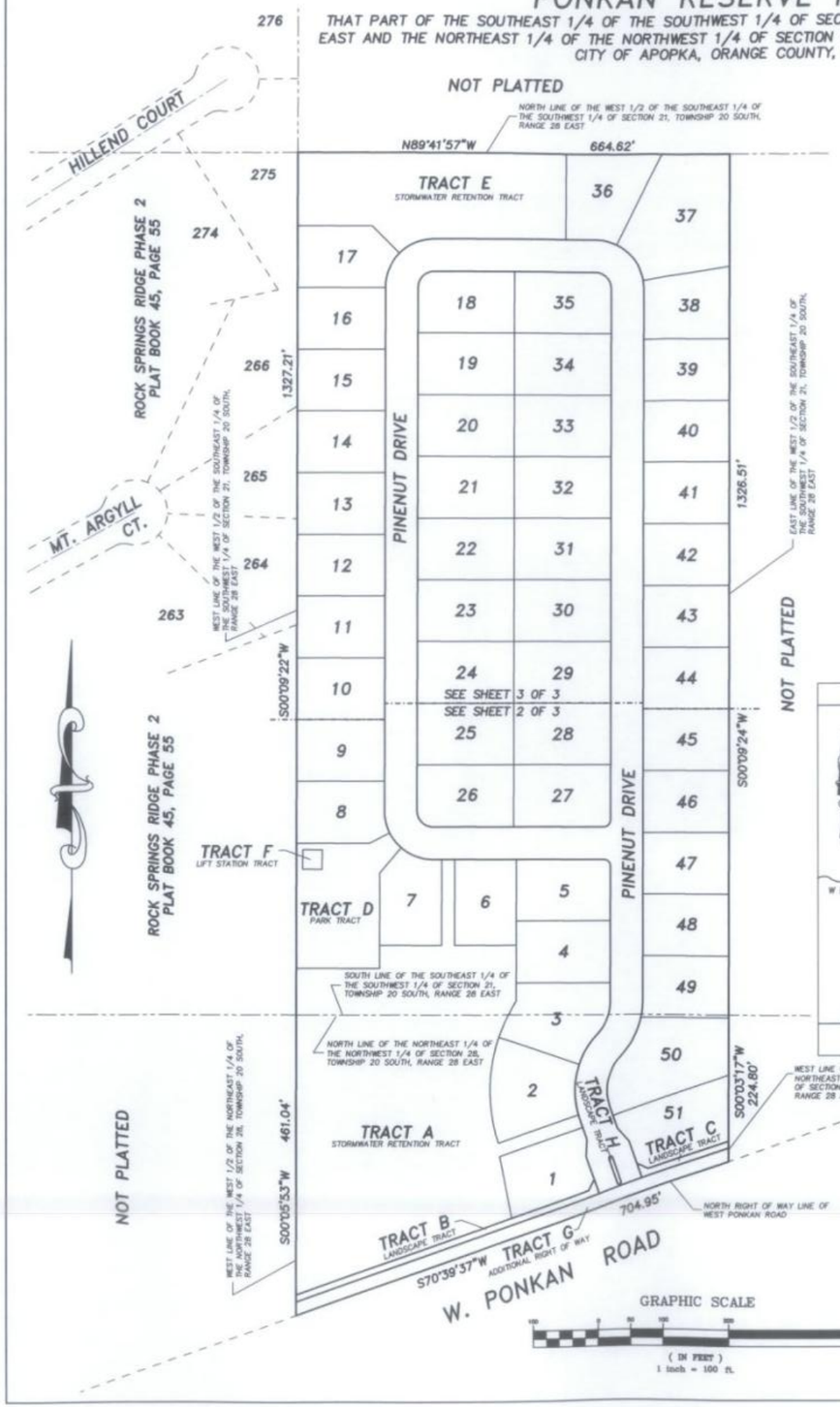
JEFFREY A. SEDLOFF
PE# 51506

JOB NO. 12-0451
SHEET L-1 OF 17

PONKAN RESERVE NORTH

SHEET 1 OF 3

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 28 EAST AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA



DESCRIPTION

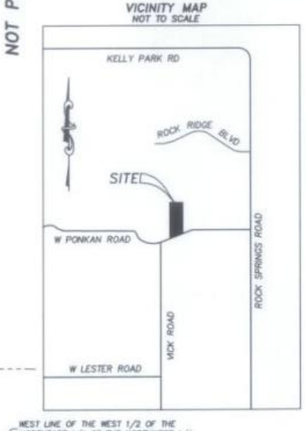
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, AND THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 LYING NORTH OF WEST PONKAN ROAD ALL IN TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

CONTAINING 25.477 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 28 EAST AS S00°09'22"W.
2. LOT LINES ARE RADIAL UNLESS NOTED WITH (N.R.) FOR NON-RADIAL.
3. REFERENCES BELOW TO THE PONKAN RESERVE NORTH HOMEOWNERS' ASSOCIATION, INC., REFER TO A FLORIDA CORPORATION NOT-FOR-PROFIT THAT WILL BE FORMED FOR REGULATING THE USE AND CONDITION OF THIS PROPERTY.
4. TRACT A AND E (STORMWATER-RETENTION TRACTS), SHALL BE CONVEYED TO AND MAINTAINED BY THE PONKAN RESERVE NORTH HOMEOWNERS' ASSOCIATION, INC.,
5. TRACT B, C AND H (LANDSCAPE TRACTS) SHALL BE OWNED AND MAINTAINED BY THE PONKAN RESERVE NORTH HOMEOWNERS' ASSOCIATION, INC.
6. TRACT D (PARK TRACT) SHALL BE OWNED AND MAINTAINED BY THE PONKAN RESERVE NORTH HOMEOWNERS' ASSOCIATION, INC..
7. TRACT F (LIFT STATION TRACT) SHALL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA. THE 5.00' MAINTENANCE EASEMENT AROUND TRACT "F" IS ASSIGNED TO THE CITY OF APOPKA FOR MAINTENANCE OF THE LIFT STATION WALL.
8. TRACT G (ADDITIONAL RIGHT OF WAY) IS DEDICATED TO THE CITY OF APOPKA.
9. TRACT H (LANDSCAPE TRACT) SHALL BE OWNED AND MAINTAINED BY THE PONKAN RESERVE NORTH HOMEOWNERS' ASSOCIATION, INC.
10. THE INGRESS/EGRESS EASEMENT THAT RUNS ACROSS TRACT "D" TO TRACT "F" IS ASSIGNED TO THE CITY OF APOPKA.
11. THERE IS A 10.00' DRAINAGE AND UTILITY EASEMENT ON ALL FRONT LOT LINES, AND A 5.00' LANDSCAPE EASEMENT ADJACENT TO THE 10.00' DRAINAGE AND UTILITY EASEMENT AS SHOWN HEREON. THE LANDSCAPE EASEMENT SHALL BE MAINTAINED BY THE PONKAN RESERVE NORTH HOMEOWNERS ASSOCIATION.
12. THERE IS A 7.5' DRAINAGE AND UTILITY EASEMENT ON ALL REAR LOT LINES, AS SHOWN HEREON.
13. THERE IS A 5.00' DRAINAGE AND UTILITY EASEMENT ON ALL SIDE LOT LINES, AS SHOWN HEREON.
14. ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IN WHICH CASE THE CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
15. THERE ARE 51 LOTS AND 8 TRACTS IN THIS SUBDIVISION.
16. NO FENCES, LANDSCAPING OR OTHER STRUCTURES ARE ALLOWED WITHIN DRAINAGE EASEMENTS BETWEEN LOTS WITH UNDERGROUND PIPING.

VICINITY MAP
NOT TO SCALE



LEGEND

Δ	CENTRAL ANGLE
R	RADIUS LENGTH
L	ARC LENGTH
T	TANGENT LENGTH
CB	CHORD BEARING
CH	CHORD LENGTH
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
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L.B.	LICENSED BUSINESS
DE	DRAINAGE EASEMENT
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AL	ACCESS AND LANDSCAPE EASEMENT
LW	LANDSCAPE AND WALL EASEMENT
WE	WALL EASEMENT
R/W	RIGHT OF WAY
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
HOA	HOME OWNERS ASSOCIATION
FND	FOUND
CM	CONCRETE MONUMENT
CCR	CERTIFIED CORNER RECORD

NOTES:

□ DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT "PRM LB 7274", UNLESS NOTED OTHERWISE.

◉ DENOTES SET PERMANENT CONTROL POINT, A NAIL AND DISC "PCP LB 7274", UNLESS NOTED OTHERWISE.

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BISHMAN Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION LB 7274
32 W. PLANT STREET Phone No. 407.905.8877
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

PLAT BOOK PAGE

PONKAN RESERVE NORTH

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT FLORIDAY PROPERTIES, LLC, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE STREETS AND THE EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC, UNLESS OTHERWISE NOTED.

IN WITNESS WHEREOF, THE LIMITED LIABILITY CORPORATION NAMED BELOW, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW

FLORIDAY PROPERTIES, LLC
P.O. BOX 770609
WINTER GARDEN, FLORIDA 34777

BY: _____
ROHLAND A. JUNE, MANAGING MEMBER

SIGNED AND SEALED IN THE PRESENCE OF:

_____ _____

PRINT NAME: _____ PRINT NAME: _____

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, BY ROHLAND A. JUNE, MANAGING MEMBER OF FLORIDA LAND HOLDINGS X, LLC ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER CERTIFIES THAT I HAVE PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES, AND THAT SAID LAND IS LOCATED IN, THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

Dated: _____ Signed _____

BISHMAN SURVEYING AND MAPPING, INC.
32 W. PLANT STREET,
WINTER GARDEN, FLORIDA 34787

ARON D. BISHMAN, P.S.M.
Florida Registration No. 5668
Licensed Business No. 7274

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON _____, THE CITY COUNCIL THE CITY OF APOPKA APPROVED THE FOREGOING PLAT.
ATTEST:

_____ _____
JOE KILSHEIMER, MAYOR CITY CLERK

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS EXAMINED AND APPROVED BY

_____
R. JAY DAVOLL, CITY ENGINEER

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE APOPKA PLANNING COMMISSION OF THE CITY OF APOPKA.

_____ _____
CHAIRMAN DATE

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATURES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART I OF THE FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS AS SHOWN ON THIS PLAT.

SIGNED: _____ DATE _____

RALPH A. NIETO P.S.M.
NIETO WHITTAKER SURVEYING, LLC
REGISTRATION NUMBER 6025

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____ AS FILE NO. _____ COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

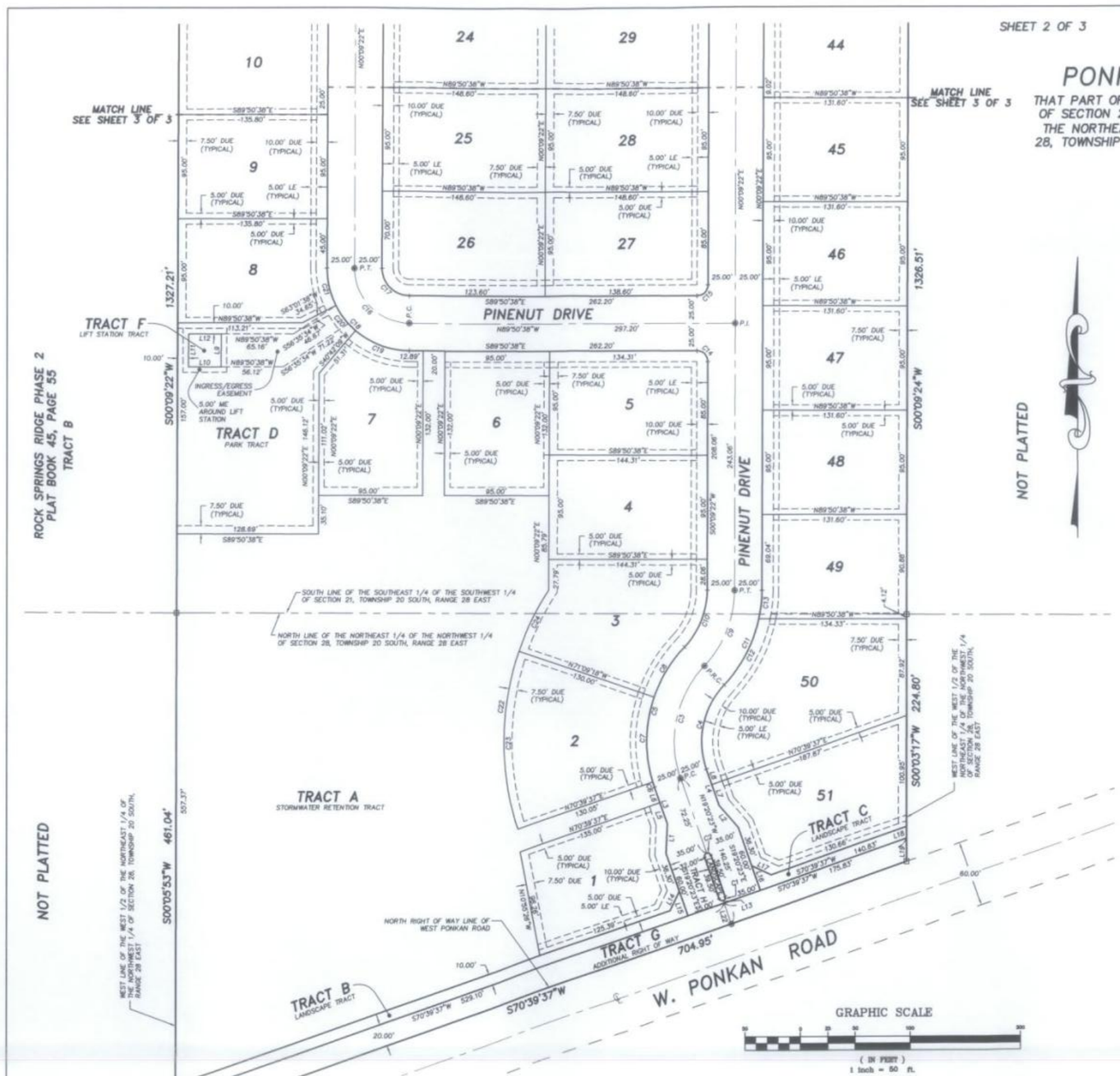
BY _____

SHEET 2 OF 3

PLAT BOOK	PAGE

PONKAN RESERVE NORTH

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 28 EAST AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA



CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	180°00'00"	3.00'	9.42'	6.00	N70°28'37"E
C2	180°00'00"	3.00'	9.42'	6.00	S70°28'37"W
C3	62°53'02"	100.00'	109.75'	104.33	S12°06'08"W
C4	62°53'02"	75.00'	82.31'	78.25	S12°06'08"W
C5	62°53'02"	125.00'	137.19'	130.41	S12°06'08"W
C6	2°16'38"	125.00'	4.97'	4.97	S18°12'04"E
C7	35°54'27"	125.00'	78.34'	77.06	S00°53'49"W
C8	24°41'57"	125.00'	53.89'	53.47	S31°11'41"W
C9	43°23'17"	100.00'	75.73'	73.93	N21°51'01"E
C10	43°23'17"	75.00'	56.79'	55.45	N21°51'01"E
C11	43°23'17"	125.00'	94.66'	92.41	N21°51'01"E
C12	31°21'56"	125.00'	68.50'	67.65	N27°50'40"E
C13	11°58'19"	125.00'	26.16'	26.11	N06°09'01"E
C14	90°00'00"	10.00'	15.71'	14.14	N44°50'38"W
C15	90°00'00"	10.00'	15.71'	14.14	N45°09'22"E
C16	90°00'00"	50.00'	78.54'	70.71	S44°50'38"E
C17	90°00'00"	25.00'	39.27'	35.36	S44°50'38"E
C18	90°00'00"	75.00'	117.81'	106.07	S44°50'38"E
C19	40°33'47"	75.00'	53.08'	51.97	S69°34'14"E
C20	22°18'29"	75.00'	29.22'	29.04	S38°58'06"E
C21	27°07'44"	75.00'	35.51'	35.18	S13°24'30"E
C22	51°03'05"	255.00'	227.21'	219.77	S07°18'07"W
C23	37°04'08"	255.00'	164.98'	162.12	S00°18'38"W
C24	13°58'57"	255.00'	62.23'	62.08	S25°30'11"W

LINE TABLE		
LINE	BEARING	LENTH
L1	S00°22'42"W	26.83'
L2	S41°08'28"E	26.93'
L3	S19°20'23"E	35.25'
L4	S19°20'23"E	35.25'
L5	N19°20'23"W	20.22'
L6	N19°20'23"W	15.03'
L7	N19°20'23"W	20.22'
L8	N19°20'23"W	15.03'
L9	N00°09'22"E	30.00'
L10	N89°50'38"W	30.00'
L11	S00°09'22"W	30.00'
L12	N89°50'38"W	30.00'
L13	N19°20'23"W	2.50'
L14	N25°38'37"E	19.37'
L15	S19°20'23"E	23.70'
L16	N19°20'23"W	23.69'
L17	S64°20'23"E	19.36'
L18	S00°03'17"W	10.60'
L19	S00°03'17"W	21.20'
L20	N00°05'53"E	21.21'
L21	N00°05'53"E	10.60'
L22	N19°20'23"W	20.00'

LEGEND

Δ	CENTRAL ANGLE
R	RADIUS LENGTH
L	ARC LENGTH
T	TANGENT LENGTH
CB	CHORD BEARING
CH	CHORD LENGTH
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
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PG.	PAGE
P.B.	PLAT BOOK
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L.B.	LICENSED BUSINESS
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
ME	MAINTENANCE EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
AL	ACCESS AND LANDSCAPE EASEMENT
LW	LANDSCAPE AND WALL EASEMENT
W.E.	WALL EASEMENT
R/W	RIGHT OF WAY
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
HOA	HOME OWNERS ASSOCIATION
FND	FOUND
CM	CONCRETE MONUMENT
CCR	CERTIFIED CORNER RECORD

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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NOTES:

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BISHMAN Surveying & Mapping, Inc.

CERTIFICATE OF AUTHORIZATION LB 7274

32 W. PLANT STREET
WINTER GARDEN, FL 34787

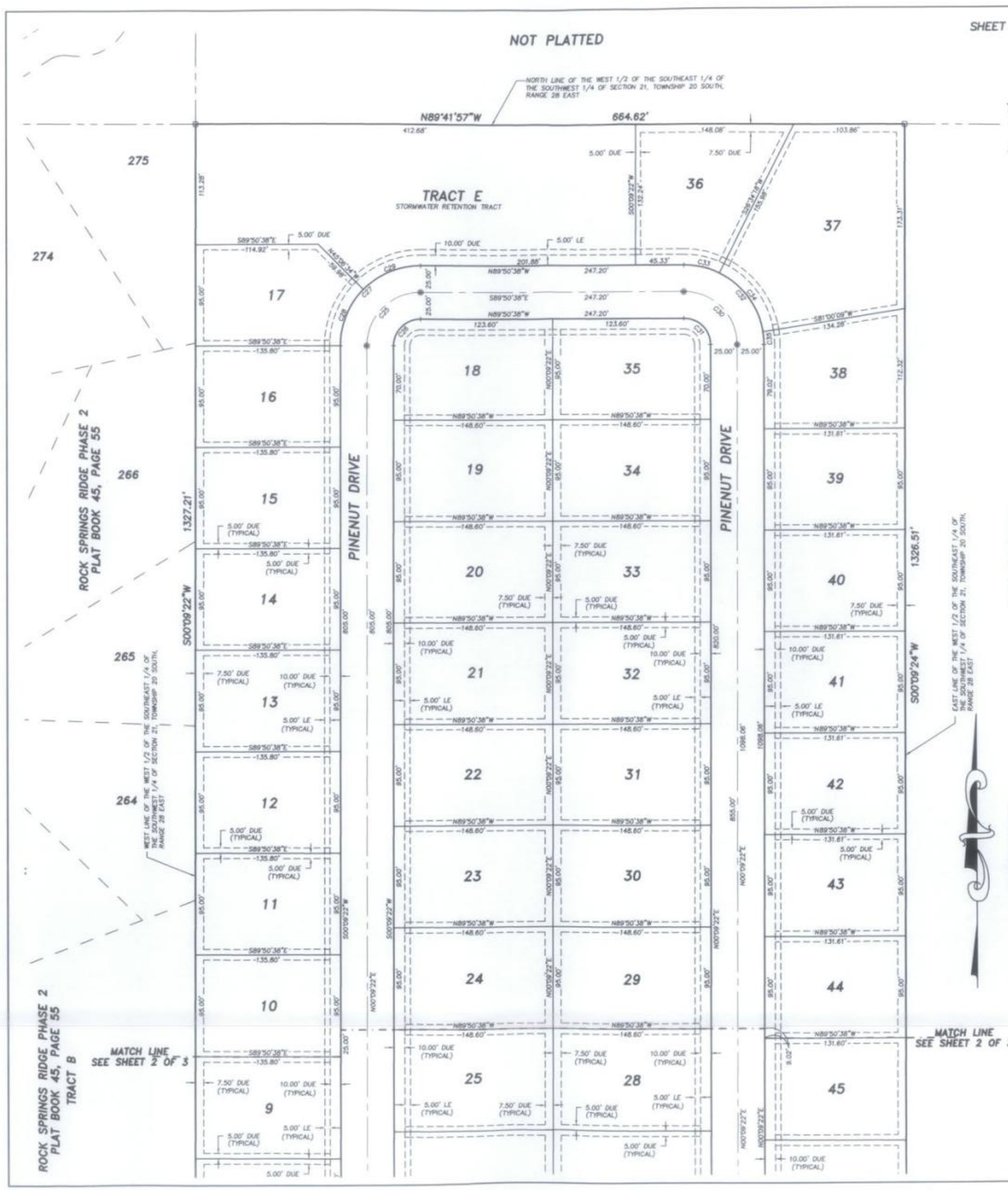
Phone No. 407.905.8877
Fax No. 407.905.8875

SHEET 3 OF 3

PLAT BOOK	PAGE

PONKAN RESERVE NORTH

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 28 EAST AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA



CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD	CH. BEARING
C25	90°00'00"	50.00'	78.54'	70.71	S45°09'22"W
C26	90°00'00"	25.00'	39.27'	35.36	S45°09'22"W
C27	90°00'00"	75.00'	117.81'	106.07	S45°09'22"W
C28	44°44'04"	75.00'	58.56'	57.08	S22°31'24"W
C29	45°15'56"	75.00'	59.25'	57.72	S67°31'24"W
C30	90°00'00"	50.00'	78.54'	70.71	N44°50'38"W
C31	90°00'00"	25.00'	39.27'	35.36	N44°50'38"W
C32	90°00'00"	75.00'	117.81'	106.07	N44°50'38"W
C33	26°24'56"	75.00'	34.58'	34.27	N78°38'10"W
C34	54°25'32"	75.00'	71.25'	68.60	N36°12'46"W
C35	9°09'13"	75.00'	11.98'	11.97	N04°25'14"W

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