

CITY OF APOPKA
DEVELOPMENT REVIEW COMMITTEE

DATE: February 01, 2017
TIME: 9:00 AM Development Review Committee Meeting
LOCATION: 120 E. Main Street (City Hall Conference Room – 1st Floor)

I. Staff Comments on the following:

A. Special Events:

1. Event: Public Safety Day
Date: March 4, 2017
Hours: 10:00 AM thru 2:00 PM
Location: Fields of Fame

B. Concept Plan: None

C. Site Plans: None

D. Plats:

2. Carriage Hill PR17-04
Final Development Plan
Residential /Subdivision - 73 Lots
Location: 2303 Rogers Road
Parcel #: 29-20-28-0000-00-004

3. Oak Pointe (South) (Re-submittal) PR16-26
PUD/Master & Preliminary Development Plan
Proposed Use: Single Family and Townhomes
Parcel #s: 29-21-28-00000-00-011; 29-21-28-00000-00-016; 29-21-28-00000-00-033
Portions of 29-21-28-0000-00-038; 32-21-28-0000-00-004; 32-21-28-0000-00-030
Location: 1527 W. McCormick Road - Acres: 53.92 Units 218

4. Oak Pointe (North) (Re-Submittal) PR16-27
Mixed-EC Master/Preliminary Development Plan
Proposed Use: Commercial Use
Parcel #: 29-21-28-0000-00-004
Location: 2901 Ocoee Apopka Road - Acres: 33.03

E. Street Name Review: None

F. FLUM / Rezoning:

5. Project Orlando LLC – Large Scale FLU Amendment
From: Rural Settlement (0-1 du/5 ac)
To: Residential Very Low Suburban (0-2 du/ac)
Parcel #s: 24-20-27-0000-00-005 & 24-20-27-0000-00-076
+/- 11.17 Acres

6. Apopka Holdings LLC – Small Scale FLU & Change of Zoning Amendment
From: "County" Low Density Residential (0-4 du/ac)
To: "City" Office (max 0.3 FAR)
From: "County" R-2 (ZIP)
To: "City" PUD/PO/I (Planned Unit Development/Professional Office/Institutional)
Parcel #: 15-21-28-7540-771 (1109 S Park Ave)
Parcel #: 15-21-28-7540-772 (157 Rand Ct)
+/- 0.82 Acres

G. Special Exception:

None

II. Other Business:

A. Public Hearing:

7. Capital Improvements Element – CIP Update
CIP update to include funding for a fitness trail at Kit Land Nelson Park for grant application
Funding sources:
- FDEP - \$200,000
 - City matching funds - \$80,000

B. Vacate/Variance: None

C. Request for Extension: None

D. Discussion: None

E. Peddlers Permit: None

F. Plan Final Review and Sign-off: **Projects at "Zoning Counter"**

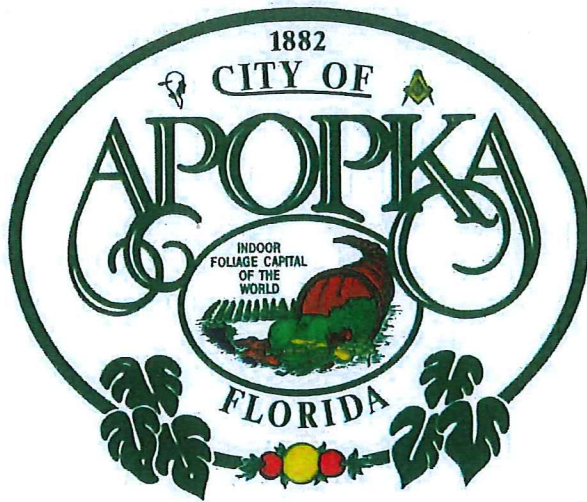
Please direct any comments or questions concerning the items scheduled for this meeting to the Community Development Department at (407) 703-1739.



David B. Moon, AICP,
Planning Manager

Backup material for agenda item:

1. Event: Public Safety Day
Date: March 4, 2017
Hours: 10:00 AM thru 2:00 PM
Location: Fields of Fame



City of Apopka
Special Events Permit Application

Special Events Permit
Checklist

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

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

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

Special Events Permit

Applicants Information

Name of Applicant: Apopka Fire Dept. Phone: 407-703-1756
Address: 175 E. 5th St. City: Apopka
ZIP: 32703 Email: jholderfield@Apopka.net address: _____
Secondary Contact: Brian Bowman
Phone: 407-703-1756

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

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

Type of Event

Name of the Event: Public Safety Day

Date(s) of the Event: 3/4/17 Hours of Event: 10am - 2pm

Location of the Event: Fields of Fame

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

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

This is A Public Safety Day. We will display All types of Public Safety functions.

Expected attendance: 1000

Will there be admission, vendor, participant or other fee: _____

Yes: _____ No: X

Will you be serving alcohol: _____

Yes: _____ No: X

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

533

Revision: 04/20/16

Special Events Permit
(Continued)

Type of Event

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

First Aid tents, AFD & APD signage, K9 demo

Will you have any street, lane, or sidewalk closures?

Yes: _____ No: X

If yes, explain: _____

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

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

For further information, to determine if the event location is in the City limits, or to inquire about special requirements for your event, please contact the Community Relations and Events Coordinator, at 407-703-1809, or visit us at 120 E. Main Street, 1st Floor, Apopka, Florida, Monday through Friday, 8:30 a.m. until 4:30 p.m.

HOLD HARMLESS AGREEMENT

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

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

DATE SUBMITTED

EVENT NAME / EVENT DATE / LOCATION OF EVENT

STATE OF FLORIDA
COUNTY OF ORANGE

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

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC PRINTED NAME

Special Event Permit Application **2016**

FOR OFFICIAL USE ONLY

DRC APPROVAL:__

DATE:__

DRC COMMENTS:

FIRE APPROVAL:__

DATE:__

FIRE COMMENTS:

POLICE APPROVAL:__

DATE:__

POLICE COMMENTS:

EVENTS APPROVAL:__

DATE:__

EVENTS COMMENTS:

RISK MANAGEMENT APPROVAL:__

DATE:__

RISK MANAGEMENT COMMENTS:

RECREATION APPROVAL:__

DATE:__

RECREATION COMMENTS:

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

MEETING DATE:__

APPROVED:__

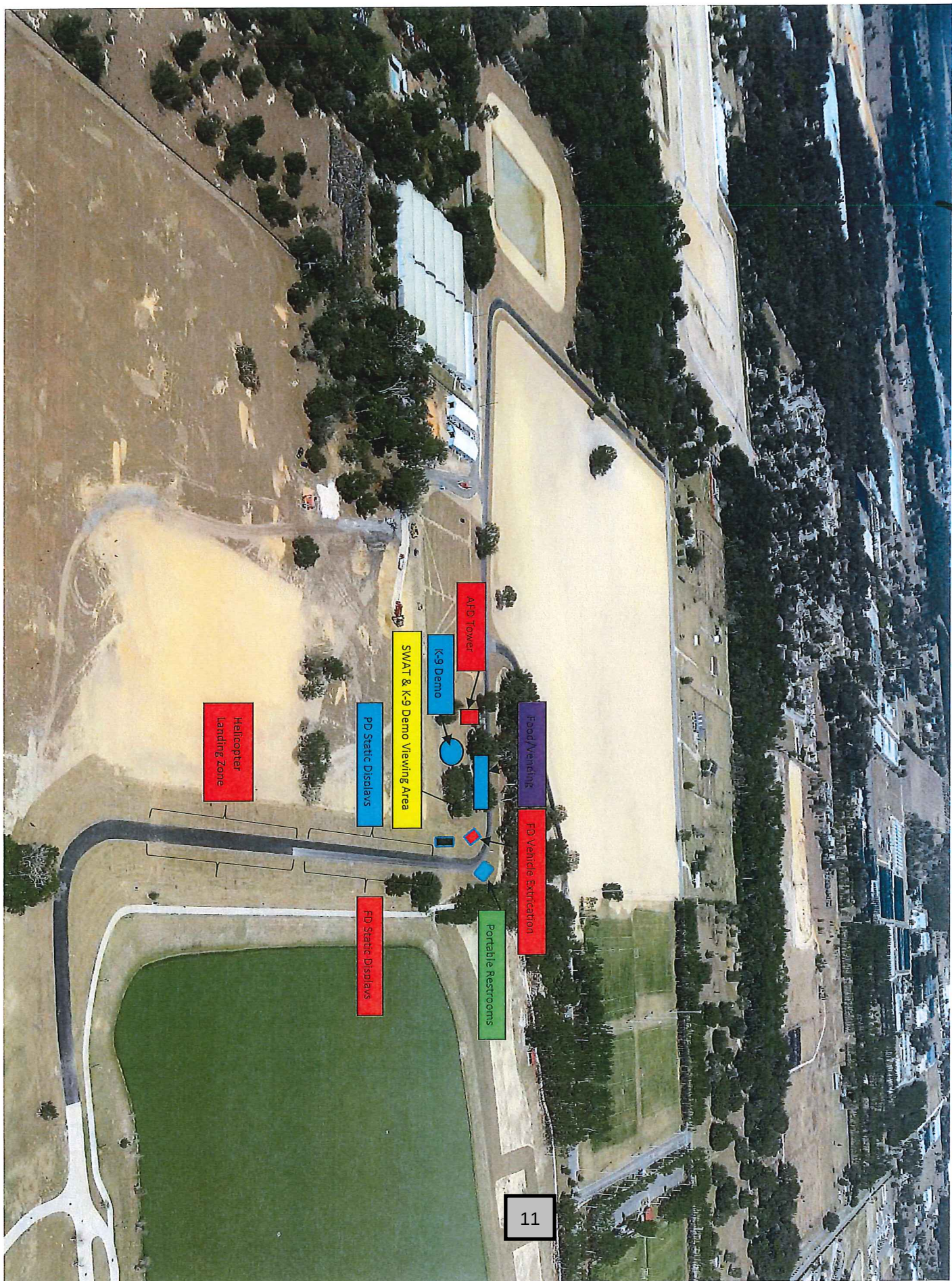
DENIED:__

PERMIT FEE: \$50.00 **DATE PAID:**__

REC'D BY:__

DATE EXEMPTED:__

Layout



Backup material for agenda item:

5. Project Orlando LLC – Large Scale FLU Amendment
From: Rural Settlement (0-1 du/5 ac)
To: Residential Very Low Suburban (0-2 du/ac)
Parcel IDs: 24-20-27-0000-00-005 & 24-20-27-0000-00-076
+/- 11.17 Acres



**CITY OF APOPKA
PLANNING COMMISSION**

☒ PUBLIC HEARING
☐ ANNEXATION
☐ PLAT APPROVAL
☐ OTHER:

DATE: February 14, 2017
FROM: Community Development
EXHIBITS: Land Use Report
Vicinity Map
Future Land Use Map
Adjacent Zoning Map
Adjacent Uses Map
Existing Uses Map

SUBJECT: COMPREHENSIVE PLAN – LARGE SCALE - FUTURE LAND USE
AMENDMENT – PROJECT ORLANDO LLC

PARCEL ID NUMBERS: 24-20-27-0000-00-005 & 24-20-27-0000-00-076

Request: LARGE SCALE - FUTURE LAND USE AMENDMENT
FROM: RURAL SETTLEMENT (0-1 DU/5 AC)
TO: RESIDENTIAL VERY LOW SUBURBAN (0-2 DU/AC)

SUMMARY

OWNER/
APPLICANT: Project Orlando LLC c/o James Welborn

LOCATION: North of Ponkan Road, east of Golden Gem Road

EXISTING USE: Container nursery

CURRENT ZONING: AG (Agriculture)

PROPOSED
DEVELOPMENT: Vacant

PROPOSED ZONING: TBD

TRACT SIZE: 23.43 +/- acres

MAXIMUM ALLOWABLE
DEVELOPMENT: EXISTING: 4 units
PROPOSED: 46 single-family units

DISTRIBUTION:

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

Finance Director
HR Director
IT Director
Police Chief

Public Ser. Director
City Clerk
Fire Chief
Recreation Director

ADDITIONAL COMMENTS: The subject parcels were annexed into the City of Apopka on September 5, 2007 through Ordinance 2007. The applicant requests a future land use designation of Residential Very Low Suburban. The request is compatible with surrounding future land use designations and adjacent uses. As a “Large-Scale” Future Land use Amendment (i.e., ten or more acres), this application will be transferred to State agencies for consistency review with State policies.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is compatible with the character of the surrounding area and is consistent with the Residential Very Low Suburban land use designation. City planning staff supports the FLUM amendment given the consistency with the Comprehensive Plan policies listed below and the intent of the proposed development as a single-family residential community see (Land Use Analysis below). Site development cannot exceed the intensity allowed by the Future Land Use policies.

Future Land Use Element

1. **Policy 3.1.c** The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.

The applicant’s wish to develop the properties for a single-family residential subdivision, which is consistent with Policy 3.1.c.

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

The proposed use for the subject properties as a low-density single-family residential development is consistent with the current and future proposed development of the surrounding area. Residential Very Low Suburban future land use designation is within proximity to the subject properties, and is compatible with single-family residential homes immediately adjacent to the subject properties. Any future single-family community will require as part of residential zoning requirements to provide landscape buffers and walls as part of the zoning site requirements to mitigate any adverse impacts.

SCHOOL CAPACITY REPORT: An executed capacity enhancement agreement with Orange County Public Schools will be required prior to adoption of the future land use amendment.

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 January 13, 2017.

PUBLIC HEARING SCHEDULE:

February 14, 2017 – Planning Commission (5:30 pm)

March 1, 2017 – City Council (1:30 pm) - 1st Reading & Transmittal

DULY ADVERTISED:

January 20, 2017 – Public Notice and Notification

TBD – Ordinance Heading & Public Notice ¼ Page Ad w/Map

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval to transmit a change in Future Land Use from Rural Settlement (0-1 du/5 ac) to Residential Very Low Suburban (0-2 du/ac) for the property owned by Project Orlando, LLC, subject to the information and findings in the staff report.

Recommended Motion: Find the Residential Future Land Use Designation consistent with the Comprehensive Plan and recommend a change in Future Land Use Designation from Rural Settlement (0-1 du/5 ac) to Residential Very Low Suburban (0-2 du/ac) for the properties owned by Project Orlando, LLC, subject to the information and findings in the staff report.

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

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City & County)	“City” Conservation & “County” Rural (0-1 du/ac)	“City” A-1 (ZIP) & “County” A-1	Vacant
East (County)	Rural (0-1 du/10 ac)	A-1	Mobile home
South (County)	Rural (0-1 du/10 ac)	P-D	R-0-W & Vacant (Zellwood Country Club)
West (County)	Rural (0-1 du/10 ac)	A-1	Single-family residences

The property has access from the south to W Ponkan Road.

II. LAND USE ANALYSIS

The subject properties are located within an area with land uses that permit low density residential development, including “City” Residential Very Low Suburban land uses less than a quarter-mile east of the subject sites.

City owned conservation properties to other rural, less intense uses to the north. The proposed use as single-family residential is consistent as well with single-family residences to the west and east, and the golf course/mobile home community to the south of W Ponkan Road.

Therefore, the proposed Residential Very Low Suburban future land use designation is consistent with the general future land use character and long-range planning goals of the surrounding area.

Wekiva River Protection Area: No
Area of Critical State Concern: No
DRI / FQD: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The subject property is located within the “Northern Tier” of the JPA. Orange County government has been notified of the proposed FLUM amendment and has not objected.

Transportation: Road access to the site is from Ocoee Apopka Road to the south from W Ponkan Road.

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

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

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

Analysis of the character of the Property: The current use of the properties are vacant. The dominant soil, Candler Fine Sand, has a 0-5 percent slope.

Analysis of the relationship of the amendment to the population projections: These properties were

annexed into the City on September 7, 2005. Based on the adoption of the JPA, the size of the property, and the proposed land use change, the amendment will increase the population if developed.

CALCULATIONS:

ADOPTED: N/A x 2.659 p/h = N/A

PROPOSED: 46 x 2.659 p/h = 122 persons

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

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

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

Sanitary Sewer Analysis

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

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

2. Projected total demand under existing designation: 101,528 GPD

3. Projected total demand under proposed designation: 212,218 GPD

4. Capacity available: Yes

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

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

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

Potable Water Analysis

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

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

2. Projected total demand under existing designation: 108,780 GPD

3. Projected total demand under proposed designation: 265,709 GPD

4. Capacity available: Yes

5. Projected LOS under existing designation: 177 GPCD

6. Projected LOS under proposed designation: 177 GPCD

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

8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: City of Apopka

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

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

4. Projected LOS under proposed designation: 2 lbs./cap/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: Medicine Lake

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

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

4. Improvement/expansion: On-site retention/detention pond

Recreation

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

2. Projected facility under existing designation: 4.131 AC

3. Projected facility under proposed designation: 2.679 AC

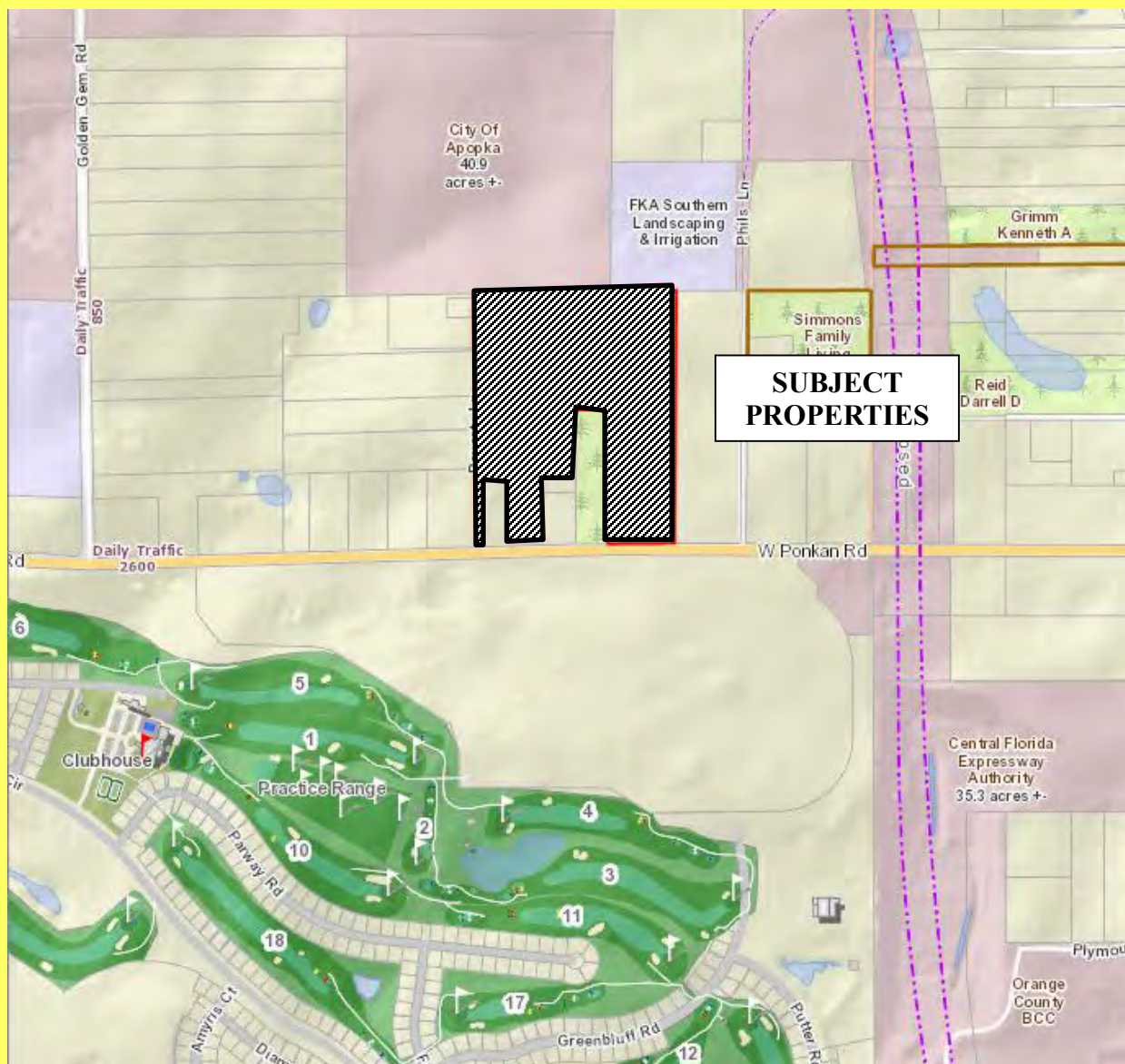
4. Improvement/expansions already programmed or needed as a result of the proposed amendment:
None.

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



Project Orlando LLC
Property Owner
23.43 +/- Acres
Proposed Large Scale Future Land Use Amendment:
From: Rural Settlement (0-1 du/5 ac)
To: Residential Very Low Suburban (0-2 du/ac)
Proposed Change of Zoning:
From: AG (Agriculture)
To: TBD
Parcel ID #s: 24-20-27-0000-00-005 & 24-20-27-0000-00-076

VICINITY MAP



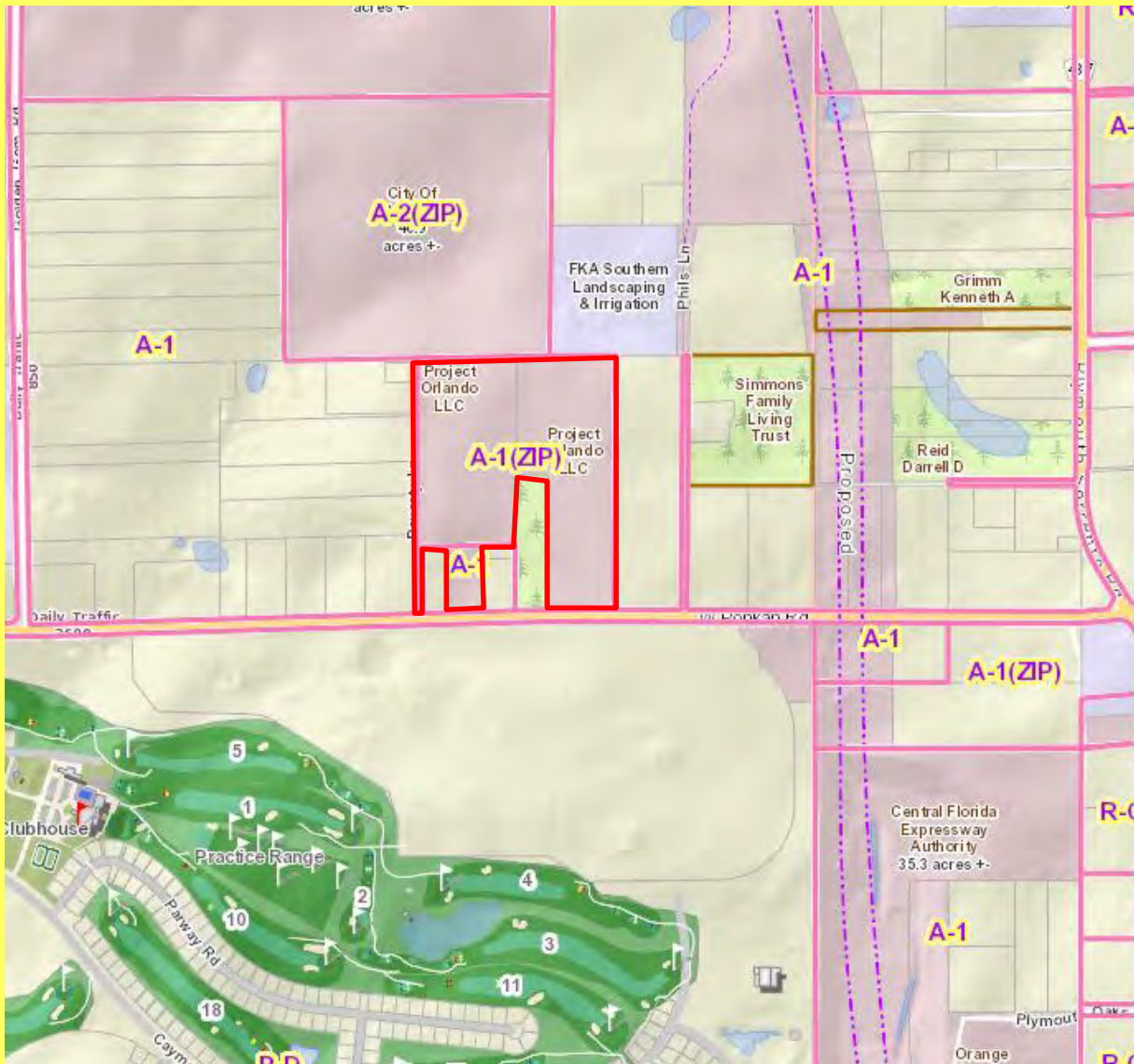


FUTURE LAND USE MAP





ADJACENT ZONING



ADJACENT USES





EXISTING USES



Backup material for agenda item:

6. Apopka Holdings LLC – Small Scale FLU & Change of Zoning Amendment
From: “County” Low Density Residential (0-4 du/ac)
To: “City” Office (max 0.3 FAR)
From: “County” R-2 (ZIP)
To: “City” PUD/PO/I (Planned Unit Development/Professional Office/Institutional)
Parcel No.: 15-21-28-7540-771 (1109 S Park Ave)
Parcel No.: 15-21-28-7540-772 (157 Rand Ct)
+/- 0.82 Acres



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING	DATE:	February 14, 2017
☐ ANNEXATION	FROM:	Community Development
☐ PLAT APPROVAL	EXHIBITS:	Land Use Report
☐ OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Uses

SUBJECT: **COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT - APOPKA HOLDINGS LLC**

PARCEL ID NUMBER: **09-21-28-0000-00-771 & 09-21-28-0000-00-772**

Request: **COMPREHENSIVE PLAN - SMALL SCALE - FUTURE LAND USE AMENDMENT**
FROM: **“COUNTY” LOW DENSITY RESIDENTIAL (0-4 DU/AC)**
TO: **“CITY” OFFICE (MAX. FAR 0.30)**

SUMMARY

OWNER/APPLICANT: Apopka Holdings LLC

LOCATION: 1109 S Park Avenue & 157 Rand Court

EXISTING USE: Single-family residence

CURRENT ZONING: “County” R-3 (ZIP)

PROPOSED DEVELOPMENT: Off-site parking for adjacent mental health and rehabilitation center and future medical office.

PROPOSED ZONING: “City” PUD-PO/I (Professional Office/Institutional) (Note: this Future Land Use Map amendment request is being processed along with a request to change the Zoning Map designation from “County”R-3 (ZIP) to “City” PUD/PO/I.)

TRACT SIZE: 0.82 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT UNDER ZONING DISTRICT: **EXISTING:** Single-family residence
PROPOSED: 2,000 sq. ft. medical office building with on-site parking and off-site parking to serve existing Central Florida Recovery Center to the west of S Park Avenue.

DISTRIBUTION

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

Finance Director
HR Director
IT Director
Police Chief

Public Ser. Director
City Clerk
Fire Chief

ADDITIONAL COMMENTS: Presently, the subject property has not yet been assigned a “City” Future Land Use Designation or a “City” zoning category. Applicant is requesting the City to assign a future land use designation of Office (max FAR of 0.3) to the property.

The subject properties were annexed into the City of Apopka on February 1, 2017, through the adoption of Ordinance No. 2546. 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 Office is compatible with the designations assigned to abutting properties. The FLUM application covers approximately 0.82 acres.

In conjunction with state requirements, staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this land use change (see attached Land Use Report). Based on the findings of the Zoning report, the proposed FLUM amendment is compatible with the surrounding and nearby land uses and the character of the general area.

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed use of the property is consistent with the Office (max FAR 0.3) Future Land Use designation and the City’s proposed PUD/PO/I/ Zoning.

SCHOOL CAPACITY REPORT: Because this Change of Zoning represents a change to a non-residential underlying zoning classification and any residential is ancillary to medical treatment, notification of Orange County Public Schools is not required.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on January 13, 2017.

PUBLIC HEARING SCHEDULE:

February 14, 2017 - Planning Commission (5:30 pm)
March 1, 2017 - City Council (1:30 pm) - 1st Reading
March 15, 2017 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 3, 2017 – Public Notice and Notification
March 10, 2017 – ¼ Page w/Map Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends approval of the change in Future Land Use from “County” Low Density Residential (0-4 du/ac) to “City” Office (max FAR 0.3) for the property owned by Apopka Holdings LLC and located at 1109 S Park Avenue & 157 Rand Court.

Recommended Motion: Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend to amend the Future Land Use Map designation from “County” Low Density Residential to “City” Office.

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

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial (max 0.6 FAR)	I-1	Vacant industrial
East (County)	Low Density Residential (0-4 du/ac)	R-3	Single-family residences
South (County)	Low Density Residential (0-4 du/ac)	R-3	Single family residence
West (City)	Residential Low (0-5 du/ac) & Office (max 0.3 FAR)	R-3 & PUD/PO/I/Residential 1	Church (St. Paul AME Church) and Central Florida Recovery Center Office/Inpatient Residential

II. LAND USE ANALYSIS

The applicant intends to redevelop the property for use for off-site parking to serve their existing mental health and substance abuse center, as well as a future medical/professional office should their treatment needs expand. The proposed future land use of Office and use for the property is compatible with the general character of the surrounding neighborhood. Predominant land uses in the abutting and surrounding area are single family residential and religious facilities, with Office future land use to the west of subject sites (under the same ownership as the subject sites), and Industrial land use to the north.

North: Abutting the subject property to the north are vacant industrial properties.

West: The subject properties front S Park Ave. to the west, with St. Paul AME Church and the existing Central Florida Recovery Center properties to the west. These uses have Residential Low and Office future land use designations, respectively.

South: Single family homes abut the subject property directly to the south. While the areas to the south are predominantly single family residential, commercial-zoned nodes do occur approximately 600 feet away.

East: Properties to the east are located within unincorporated Orange County and are used currently for single-family residences and have a Low Density Residential land use designation.

The proposed future land use designation of “City” Office serves as a transitional land use between the residential uses to the east and south, as well as the institutional uses to the west and industrial land uses to the north.

Other Information:

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 January 13, 2017. The subject property is located within “Core Area” of the JPA.

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan pol

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

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

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that there are no karst features on this property.

Analysis of the character of the Property: The properties front S Park Avenue. 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 0-5 percent slope.

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

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the Property is Office (max FAR 0.3). Based on the housing element of the City's Comprehensive Plan, this amendment will not increase the City's future population.

CALCULATIONS:

ADOPTED (County designation): 2 Unit(s) x 2.659 p/h = 5 persons
PROPOSED (City designation): N/A

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

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

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

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

Sanitary Sewer Analysis

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

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

2. Projected total demand under existing designation: 392 GPD

3. Projected total demand under proposed designation: 1921 GPD

4. Capacity available: Yes

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

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

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

Potable Water Analysis

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

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

2. Projected total demand under existing designation: 908 GPD

3. Projected total demand under proposed designation: 2561 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: 20 lbs./person/day

4. Projected LOS under proposed designation: 25 lbs./day/1000 sf

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

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

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

Permitted capacity of the water treatment plant(s): 21.981 GPD

Total design capacity of the water treatment plant(s): 33.696 GPD

Availability of distribution lines to serve the property: Yes

Availability of reuse distribution lines available to serve the property: No

Drainage Analysis

1. Facilities serving the site: None
2. Projected LOS under existing designation: 100 year - 25 hour design storm
3. Projected LOS under proposed designation: 100 year - 25 hour design storm
4. Improvement/expansion: On-site retention/detention pond

Recreation

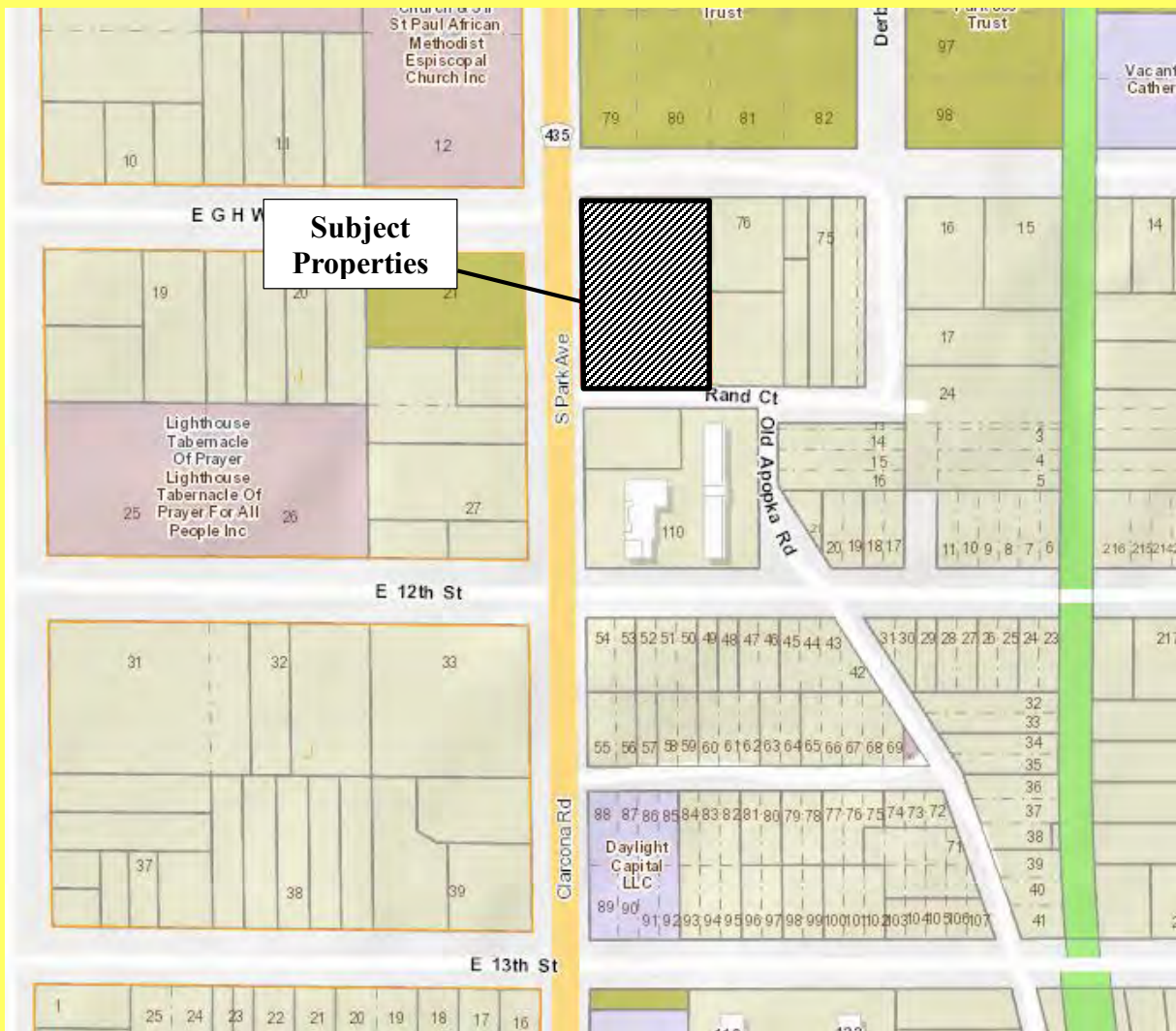
1. Facilities serving the site; LOS standard: City of Apopka Parks System; 3 AC/1000 capita
2. Projected facility under existing designation: 0.015 AC
3. Projected facility under proposed designation: N/A AC
4. Improvement/expansions already programmed or needed as a result of the proposed amendment:
None

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



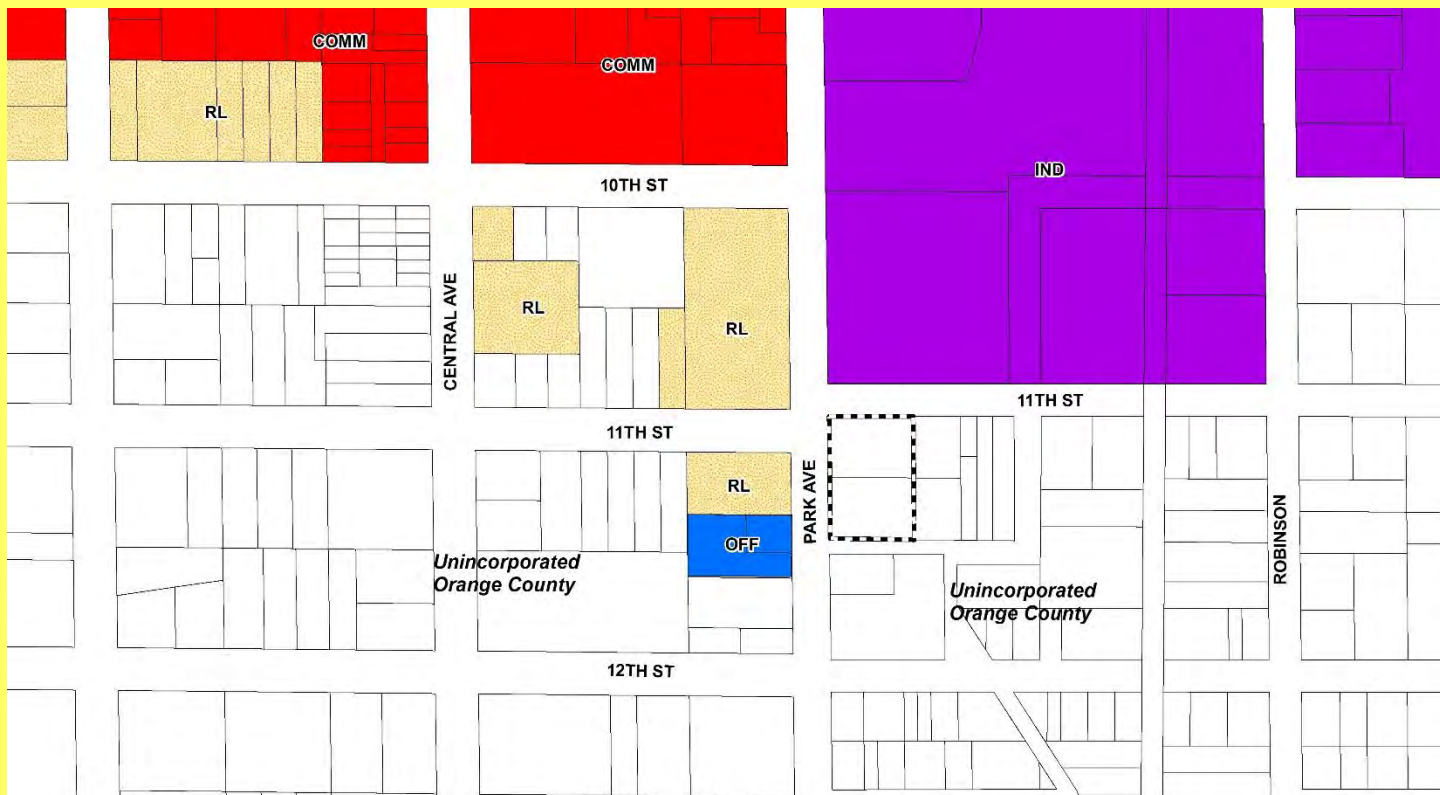
Proposed Small Scale Future Land Use Amendment:
From: “County” Low Density Residential (0-4 du/ac)
To: “City” Office (max 0.3 FAR)
Proposed Change of Zoning:
From: “County” R-3 (Residential)
To: “City” PO/I (Professional Office/Institutional)
Parcel ID #s: 15-21-28-7540-00-771; -772

VICINITY MAP

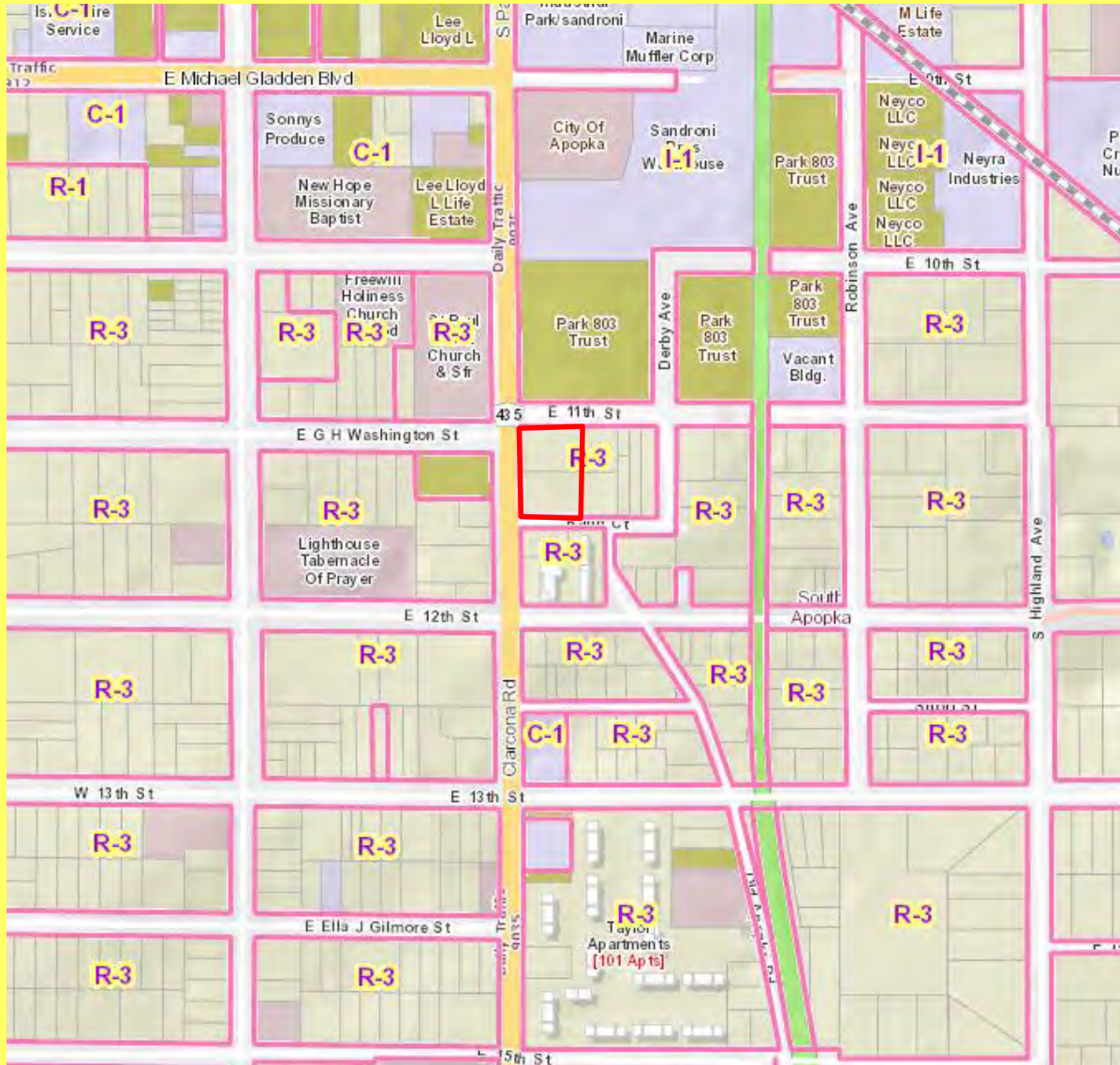




FUTURE LAND USE MAP

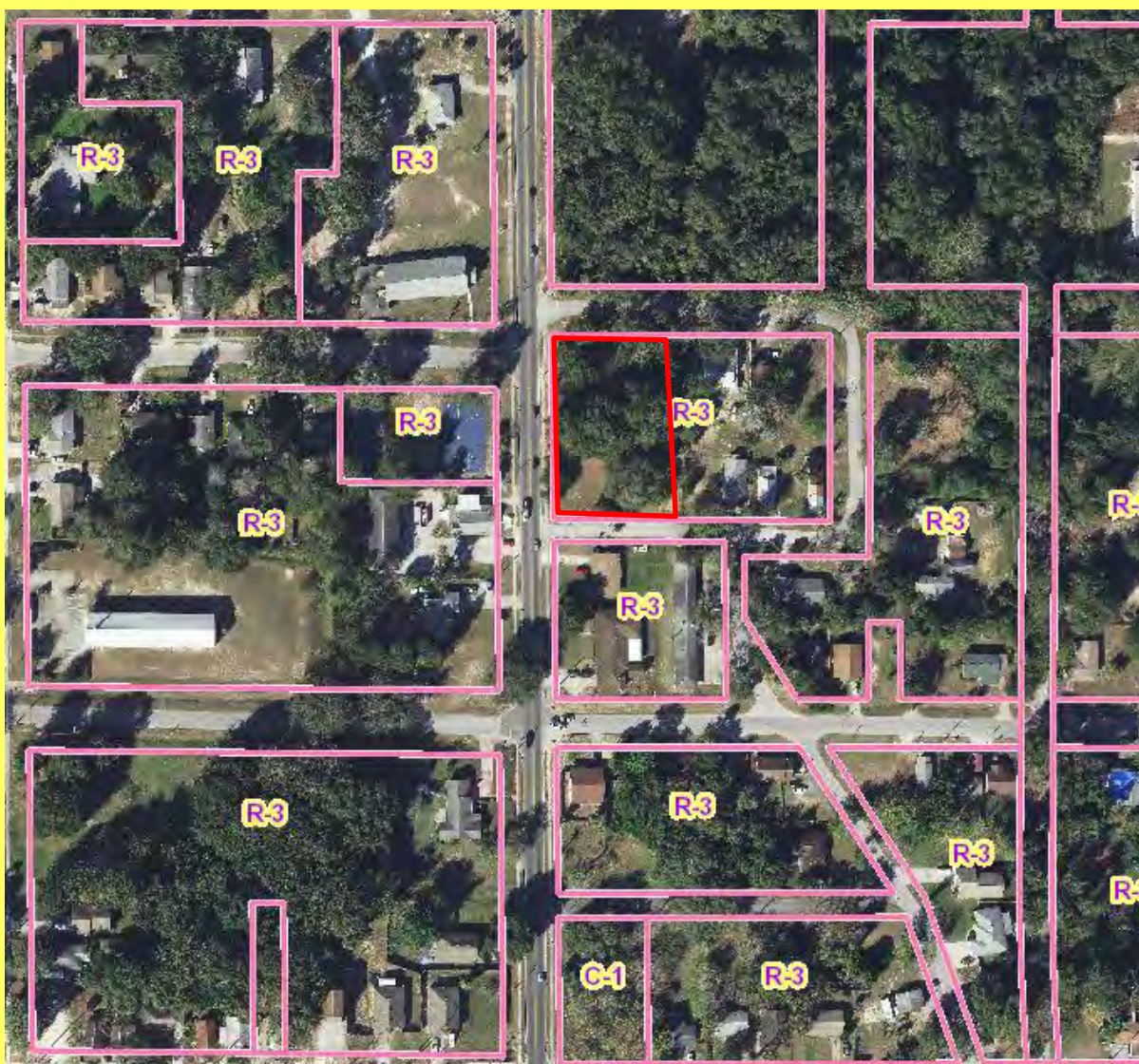


ADJACENT ZONING



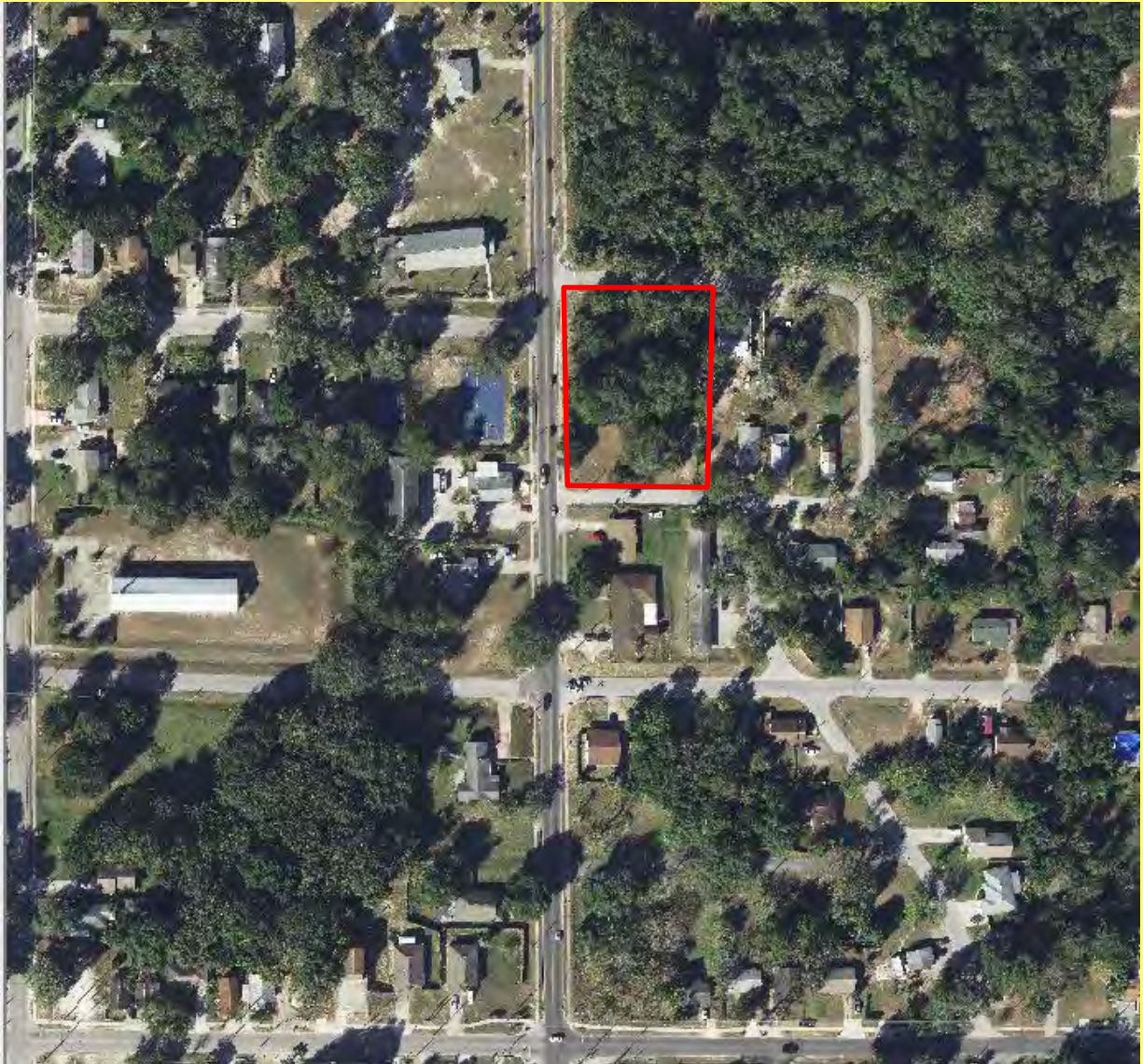


ADJACENT USES





EXISTING USES





CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING	DATE:	February 14, 2017
☐ ANNEXATION	FROM:	Community Development
☐ PLAT APPROVAL	EXHIBITS:	Land Use Report
☐ OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Existing Use Map

SUBJECT: CHANGE OF ZONING – APOPKA HOLDINGS, LLC

PARCEL ID NUMBER: 09-21-28-0000-00-771 & 09-21-28-0000-00-772

Request: CHANGE OF ZONING
FROM: “COUNTY” R-3 (RESIDENTIAL)
TO: PLANNED UNIT DEVELOPMENT (PUD - PO/I - RESIDENTIAL) (MAX. 0.30 FAR)

SUMMARY

OWNER/APPLICANT: Apopka Holdings, LLC

LOCATION: 1109 S Park Avenue & 157 Rand Court

EXISTING USE: Single-family residential homes

FLUM DESIGNATION: “County” Low Density Residential (0 – 4 du/ac)

CURRENT ZONING: “County” R-3 (ZIP)

PROPOSED DEVELOPMENT: Medical professional office

PROPOSED ZONING: Planned Unit Development (PUD/PO/I) (Note: this Change of Zoning request is being processed along with the request to change the Future Land Use Map designation to “City” Office)

TRACT SIZE: 0.82 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT UNDER ZONING DISTRICT: **EXISTING:** Single-family residences
PROPOSED: 2,000 sq. ft. medical office building with on-site parking and off-site parking to serve existing Central Florida Recovery Center to the west of S Park Avenue.

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	

G:\CommDev\PLANNING ZONING\REZONING\2017\Apopka Holdings LLC\Planning Commission 2-14-17

ADDITIONAL COMMENTS: The subject properties were annexed into the City of Apopka on February 1, 2017 via Ordinance 2546. The applicant requests the change of zoning to PUD/PO/I to accommodate off-site parking to serve the existing Central Florida Recovery Center properties owned by the applicant, as well as for an approximately 2,000 sq. ft. future medical office with on-site parking.

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

PUD RECOMMENDATIONS: That the zoning classification of the following described property be designated as Planned Unit Development (PUD), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

- A. The uses permitted within the PUD district shall be: all such uses permitted within the PO/I (Professional Office/Institutional PO/I (zoning category) except for following PO/I uses shall be prohibited:
1. Hospitals, museums, libraries or cultural institutions;
 2. Retail establishments, including those for the sale of pharmaceutical, medical and dental supplies or other hospital-related items;
 3. Boarding or rooming house(s);
 4. All other uses listed as prohibited within the Professional Office/Institutional zoning district;
 5. All uses permitted through a special exception within the Professional Office/Institutional zoning district.
- B. Unless otherwise approved by City Council through an alternative development guideline that is adequate to protect the public health safety and welfare, the following development standards shall apply to the development of the Property and for the Final Development/master site plan:

Building Design Standards:

1. New development shall have architectural features and materials that are residential in character.
 - a. Any office structure shall have a roof with a 4-to-1 pitch and shall be shingled or tiled.
 - b. Maximum number of stories allowed is two (2). Maximum building height of thirty-five (35) feet.
 - c. Windows shall include fenestration detail and/or shutters.
 - d. All ground and rooftop utilities shall be screened from view from any public street or adjacent property.
 - e. A main building entrance shall face a public street.

Building Design Guidelines

1. Building exterior design uses residential-scale fenestration that may include:
 - i. Windows with multi-pane glazing
 - ii. Dormers or similar architectural features
 - iii. Roof overhang, cornice, eaves, soffits
2. Building façades that are modulated into sized segments or broken into separate buildings are encouraged.

3. A portico or porch is encouraged to define a main building entrance.
4. The total area of the first floor of a building shall not exceed 12,000 sq. ft. and the total gross floor area of a building shall not exceed 18,000 sq. ft. The minimum and maximum floor area does not apply to churches.

Site Design Standards:

1. The front façade and primary entrance of the building shall be oriented toward the front of the property.
 2. Minimum front setback of 15 ft. and a maximum of 25 ft.
 3. Parking lot shall be screened from the public street by a hedge and wrought-iron style fence or a 3-foot decorative stone wall.
 4. Parking is located at the rear or side of any building.
- C. If a Final Development Plan associated with the PUD district has not been approved by the City within three years after approval of these Master Plan provisions, the approval of the Master Plan provisions will expire. At such time, the City Council may:
1. Permit a single six-month extension for submittal of the required Final Development Plan;
 2. Allow the PUD zoning designation to remain on the property pending resubmittal of new Master Plan provisions and any conditions of approval; or
 3. Rezone the property to a more appropriate zoning classification.
 4. The site shall provide a six-foot brick/masonry wall along the southern and eastern portions of the subject properties adjacent to residential uses.
 5. The subject properties shall meet all other buffer yard and landscaping requirements, as defined in the Apopka Land Development Code.
 6. The applicant must demonstrate through the Final Development Plan that sufficient parking exists to support off-site parking requirements for existing Central Florida Recovery Center properties west of Park Avenue, as well as any future professional office development on-site.
 7. Connection to City central water and sewer service is required prior to issuance of a certificate of occupancy for any future office development.
 8. The applicant must receive approval for the location of a crosswalk from the subject properties to the existing Central Florida Recovery Center properties; the approved crosswalk location shall be identified on the Final Development Plan.
 9. Unless otherwise provided herein, the design of the site through a Master Plan\Final Development Plan shall occur consistent with development standards for the POI zoning district. Modifications to the Final Development Plan may be approved by the Development Review Committee if determined to be an insubstantial change by the Community Development Director.

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed use of the property is consistent with the Office Future Land Use designation and the City's proposed Planned Unit Development (PUD/PO/I) Zoning classifications. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: Because this Change of Zoning represents a change to a non-residential underlying zoning classification, a capacity enhancement agreement with Orange County Public Schools is not required.

ORANGE COUNTY NOTIFICATION: The JPA 39 es the City to notify the County 30 days before any public hearing or advisory board. The City properly d Orange County on January 13, 2017.

PUBLIC HEARING SCHEDULE:

February 14, 2017 - Planning Commission (5:30 pm)
March 1, 2017 - City Council (1:30 pm) - 1st Reading
March 15, 2017 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

February 3, 2017 – Public Notice and Notification
March 10, 2017 – ¼ Page w/Map Ordinance Heading Ad

RECOMMENDED ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and recommends approval of the change in zoning from R-3 (ZIP) to Planned Unit Development (PUD/PO/I) subject to the PUD zoning and developments standards for the property owned by Apopka Holdings, LLC,.

Recommended Motion: Finds the proposed amendment consistent with the Comprehensive Plan and recommend approval of the change in zoning from R-3 (ZIP) to Planned Unit Development (PUD/PO/I) and the Master Plan\Final Development Plan subject to the PUD zoning and developments standards for the property owned by Apopka Holdings, LLC.

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

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial (max 0.6 FAR)	I-1	Vacant industrial
East (County)	Low Density Residential (0-4 du/ac)	R-3	Single-family residences
South (County)	Low Density Residential (0-4 du/ac)	R-3	Single family residence
West (City)	Residential Low (0-5 du/ac) & Office (max 0.3 FAR)	R-3 & PUD/PO /I/Residential	Church (St. Paul AME Church) and Central Florida Recovery Center Office/Inpatient Residential

LAND USE COMPATIBILITY:

The proposed zoning and use is compatible with adjacent zoning districts and the general character of the surrounding area. Predominant land uses in the abutting and surrounding area are single family residential and religious facilities. Parcels abutting to the west across S Park Avenue are for a church – the St. Paul African Methodist Episcopal Church, as well as the existing Central Florida Recovery Center owned by the applicant, institutional and office uses, respectively. In addition, the area contains other non-residential land uses, including industrial north and commercial to the south of the subject sites.

The underlying PO/I zoning serves as a transitional zoning between the residential uses to the east and south, to the institutional and industrial zoning uses and zoning to the west and north of the subject properties.

The Land Use Compatibility supporting information from the Future Land Use amendment is incorporated into the findings of the Zoning Report.

TRAFFIC COMPATIBILITY: The property has access to a Minor Arterial roadway (S Park Avenue/ Clarcona Road). A medical office/clinic is a permissible use within the PO/I zoning category. Future land use designations and zoning categories assigned to properties to the north, south, east, and west is predominantly residential, industrial and commercial.

COMPREHENSIVE PLAN COMPLIANCE: The proposed PUD/PO/I/Residential zoning is compatible with policies set forth in the Comprehensive Plan.

PO/I DISTRICT REQUIREMENTS:

FAR:	0.30 (max.)
Open Space:	30 percent
Minimum Site Area:	10,000 sq. ft.
Minimum Lot Width:	85 ft.
Setbacks: Front:	25 ft.
Side:	10 ft.
Corner:	25 ft.
Rear:	10 ft.
Adjacent to Residential:	25 ft.

**BUFFERYARD
REQUIREMENTS:**

Areas adjacent to all road rights-of-way shall provide a minimum ten (10) foot landscaped bufferyard. Areas adjacent residential use shall provide a minimum six (6) foot masonry wall within a ten (10) foot landscaped bufferyard.

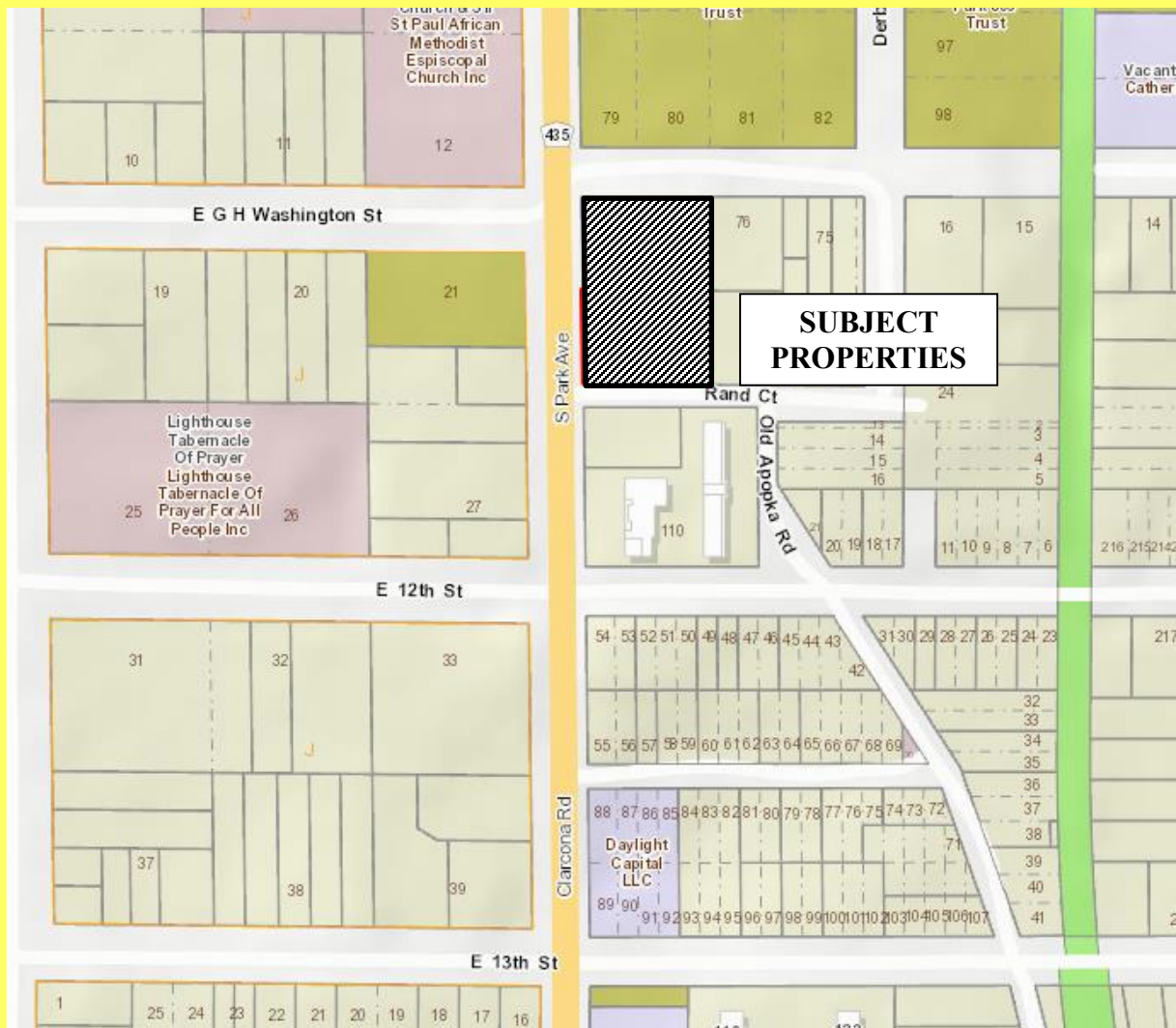
**ALLOWABLE
USES:**

Professional offices, medical or dental clinics and offices, establishments for the retail sale of pharmaceutical, medical and dental supplies, hospitals, museums, libraries, churches and educational facilities.



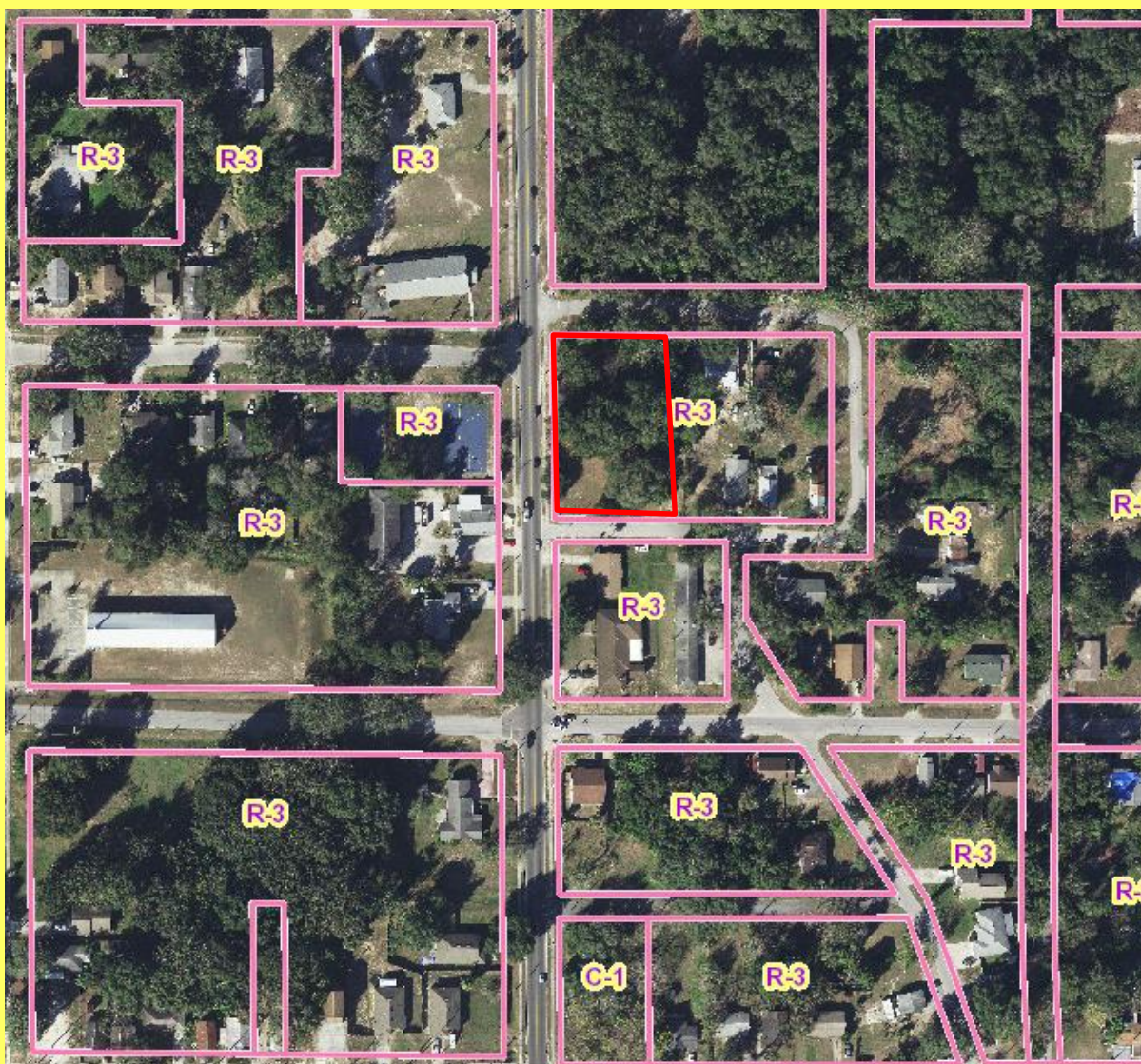
Proposed Small Scale Future Land Use Amendment:
From: “County” Low Density Residential (0-4 du/ac)
To: “City” Office (max 0.3 FAR)
Proposed Change of Zoning:
From: “County” R-3 (Residential)
To: “City” PO/I (Professional Office/Institutional)
Parcel ID #s: 15-21-28-7540-00-771; -772

VICINITY MAP



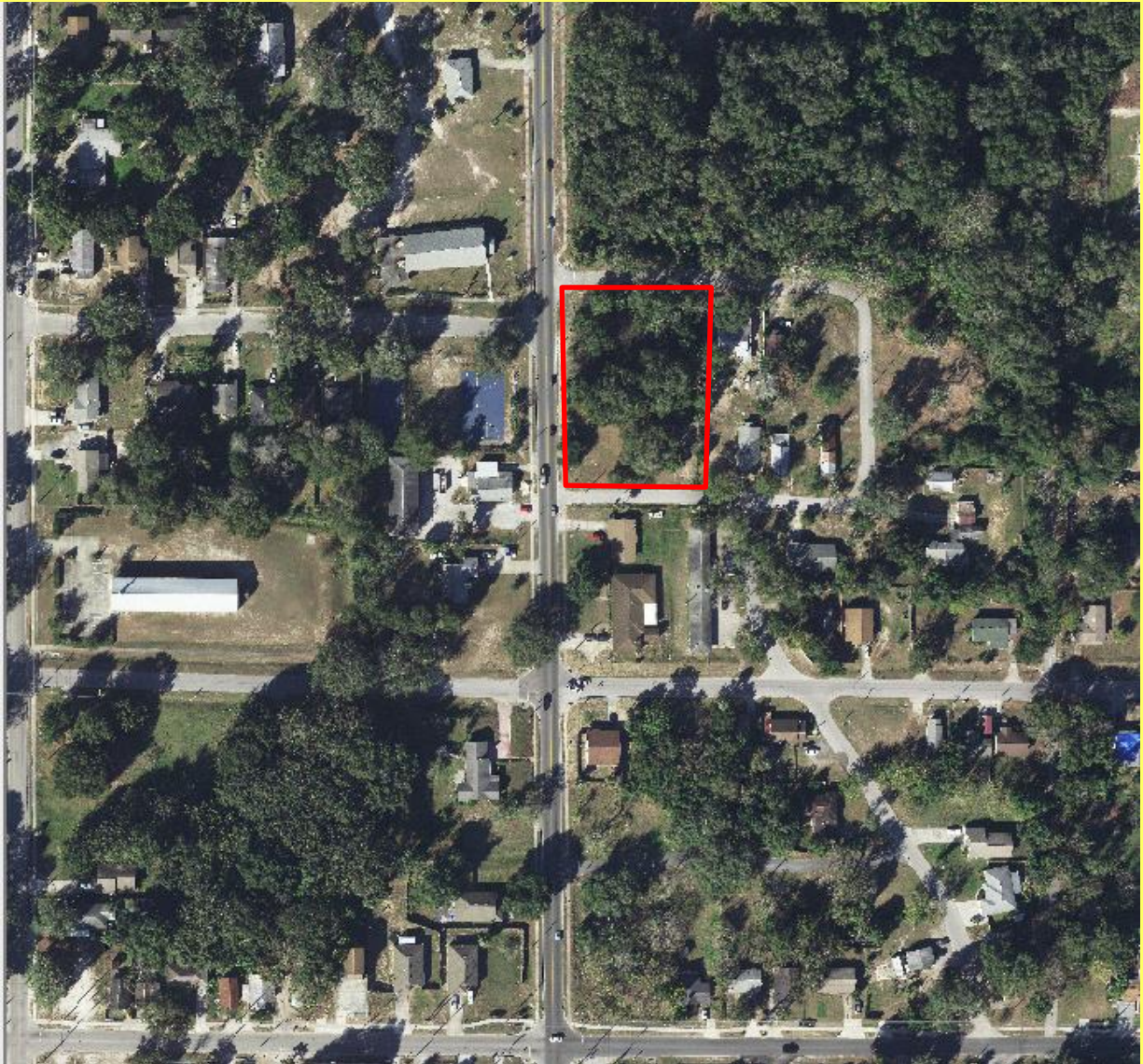


ADJACENT USES





EXISTING USES



Backup material for agenda item:

7. Capital Improvements Element – CIP Update
CIP update to include funding for a fitness trail at Kit Land Nelson Park for grant application
Funding sources:
 - FDEP - \$200,000
 - City matching funds - \$80,000



CITY OF APOPKA PLANNING COMMISSION

☐	CONSENT AGENDA	MEETING OF:	December 14, 2017
☒	PUBLIC HEARING	FROM:	Community Development
☐	SPECIAL REPORTS	EXHIBITS:	Appendix 7-1 – Capital Improvements Element –
☐	OTHER:		Five-Year CIP

SUBJECT: UPDATE TO THE CITY'S FIVE-YEAR CAPITAL IMPROVEMENTS PLAN, AND INCORPORATING INTO THE CITY OF APOPKA, COMPREHENSIVE PLAN, CAPITAL IMPROVEMENTS ELEMENT.

Request: RECOMMEND APPROVAL OF THE UPDATE TO THE CITY OF APOPKA, FIVE-YEAR CAPITAL IMPROVEMENTS PLAN AND INCORPORATE INTO THE CITY OF APOPKA COMPREHENSIVE PLAN, CAPITAL IMPROVEMENT ELEMENT.

SUMMARY:

Policy 1.4 of the Apopka Comprehensive Plan's Capital Improvements Element requires that the City's five-year Capital Improvements Program (CIP), be updated on an annual basis after review by several city departments. This annual update of the five-year CIP is intended to schedule capital projects that are necessary to meet accepted levels of service (LOS), to maintain and repair failing facilities, and to provide additional infrastructure facilities and roads to meet demands generated by new growth and development. This annual update was adopted recently by City Council.

However, the City is pursuing a Florida Department of Environmental Protection – Office of Operation, Lands and Recreation grant. This grant request is for \$200,000 to fund the installation of a fitness trail/track in Kit Land Nelson Park to complement the proposed splash pad at Edwards Field. The grant requires as part of the application process that the proposed grant project be included in the City's Five-Year Capital Improvement Plan.

Further, should the City is awarded grant funding, grant fund disbursement will require a 40 percent match from the City's Recreation general fund in the amount of \$80,000

Exhibit 'A' of this report includes the updated CIP to be incorporated as Appendix 7-1 of the Capital Improvements Element. The proposed CIP changes (additions) are included in the 'General Fund' and 'FDEP Grant Fund' sections of the Recreation CIP in Exhibit 'A'.

Legislative changes in 2011 to Chapter 163, Florida Statutes allow local governments to update their five-year CIP by ordinance, and is not considered a comprehensive plan policy amendment. Therefore, incorporation of the updated CIP into the Capital Improvements Element does not require transmittal to the Florida Department of Economic Opportunity for state agency review.

DISTRIBUTION:

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

PUBLIC HEARING SCHEDULE:

February 14, 2016 – Planning Commission (5:30 pm)
March 1, 2017 – City Council 1st Reading (1:30 pm)
March 15, 2017 – City Council 2nd Reading (7:00 pm)

DULY ADVERTISED:

January 20, 2017 – Public Hearing Notice
February 10, 2017 – Ordinance Adoption Ad

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the update of the City of Apopka Five-Year Capital Improvements Plan to be incorporated into the Apopka Comprehensive Plan – Capital Improvements Element.

RECOMMENDED MOTION: Find the proposed update of the Apopka Five-Year Capital Improvements Plan consistent with the Apopka Comprehensive Plan and recommend approval of the Five-Year Capital Improvements Plan update, and incorporation into the Capital Improvements Element of the Comprehensive Plan.

Note: This item is considered legislative and establishes general policy. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

APPENDIX 7-1: FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS - RECREATION

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Concession, bathrooms, building and sidewalks at NWRC	General Fund		\$300,000					\$300,000
Parking Lot-NWRC Little League Fields			\$510,000					\$510,000
Picnic Pavilions			\$100,000		\$100,000		\$100,000	\$300,000
NWRC Ball Field Renovations		\$23,900	\$50,000	\$50,000	\$50,000			\$173,900
Fitness Equipment for Kit Land Nelson Park (with grant)								\$23,900
Bleacher Covers Over Quad 3			\$60,000					\$60,000
Tennis Court Resurfacing – NWRC					\$50,000			\$50,000
Basketball Resurfacing – NWRC					\$50,000			\$50,000
Lk. Ave. Park – Playground, Pavilion, Shade Structure				\$350,000				\$350,000
Old Little League Fields New Park					\$200,000			\$200,000
NWRC Scoreboards for (1) Quad			\$30,000	\$30,000				\$60,000
New ball fields (Baseball, soccer, etc.)				\$2,200,000				\$2,200,000
Alonzo Williams Park Improvements (Contingent upon CDBG grant award)			\$50,000					\$50,000
Kit Land Nelson Park Fitness (grant contingent)			\$80,000					\$80,000
TOTAL GENERAL FUND		\$23,900	\$1,180,000	\$2,630,000	\$450,000	\$0	\$100,000	\$3,285,000

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Recreation Splash Pad at NWRC	Recreation Impact Fund					\$400,000		\$400,000
Skate Park			\$300,000					\$300,000
Playground at Apopka Athletic Complex (AAC)			\$75,000					\$75,000
Splash Pad w/ Restrooms (Kit Land Nelson Park)		\$750,000						\$750,000
Park Lot - NWRC				\$267,000	\$865,000		\$1,165,000	\$2,297,000
TOTAL RECREATION IMPACT FUND		\$750,000	\$375,000	\$267,000	\$865,000	\$400,000	\$1,650,000	\$4,307,000
Alonzo Williams Community Center Bldg.	CDBG		\$750,000					\$750,000
TOTAL CDBG			\$750,000					\$750,000
Alonzo Williams Park ¹ Renovations	FRDAP Grant	\$28,000						\$28,000
Alonzo Williams Park New Construction ²		\$22,000						\$22,000
Kit Land Nelson Park Renovations ³		\$3,700						\$3,700
Kit Land Nelson Park New Construction ⁴		\$42,500						\$42,500
AAC Renovations ⁵			\$17,000					\$17,000
AAC New Construction ⁶			\$33,000					\$33,000
Old Little League Fields New Park Construction					\$200,000			\$200,000
TOTAL FRDAP GRANT FUNDS		\$96,200	\$50,000	\$0	\$200,000	\$0	\$0	\$346,200

¹ Resurfacing, irrigation, drinking fountain, picnic facilities

² Playground, security lighting

³ Resurfacing, tennis court maintenance, drinking fountain, picnic facilities, miscellaneous maintenance

⁴ New playground, bike rack, picnic facilities

⁵ Restrooms, playground surface materials, baseball dugout shelters, drinking fountain & picnic facilities

⁶ Playground, landscaping, picnic facilities

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Kit Land Nelson Park Fitness Track/Trail	FDEP Grant		\$200,000					\$200,000
TOTAL FDEP GRANT FUNDS			\$200,000					\$200,000
Gymnasium/Aquatic Center (GO Bond)	Other Funds		\$20,000,000					\$20,000,000
Fitness Equipment for Kit Land Nelson Park/Outdoor Fitness Grant		\$9,560						\$9,560
TOTAL OTHER FUNDS		\$9,560	\$20,000,000	\$0	\$0	\$0	\$0	\$20,009,560

APPENDIX 7-1 (CONT'D) : FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS - PUBLIC SERVICES

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Downtown Parking Lot	CRA	\$200,000						\$200,000
Downtown Park Lot Upgrades			\$500,000					\$500,000
TOTAL CRA FUND								\$700,000
Brick Streets, Repair & Restoration	Street Improvement Fund		\$500,000					\$500,000
Equipment (3412 Streets-6400)		\$60,000	\$60,000	\$60,000	\$50,000	\$50,000	\$50,000	\$330,000
New Sidewalk & Curb Construction (3412 Streets-6304)		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$300,000
Paving & Resurfacing (3412 Streets-6304)		\$600,000	\$600,000	\$600,000	\$600,000	\$600,000		\$3,000,000
8 th Street Complex (Renovation/or Relocate) Split with 3412/3513/3181)		\$300,000						\$300,000
TOTAL STREET IMPROVEMENT FUND		\$1,010,000	\$1,410,000	\$710,000	\$700,000	\$700,000	\$100,000	\$4,630,000

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
6 th Street Reconstruction & Downtown Related Street Improvements, Central Ave to US 441	Traffic Impact Fee	\$500,000	\$500,000	\$1,000,000				\$2,000,000
Bradshaw Rd US 441 Traffic Signal		\$400,000						\$400,000
Peterson Rd (End of pavement to Hermit Smirth Rd) 2 lanes				\$750,000				\$750,000
Maine Ave, Martin St to Old Dixie Hwy (2 lanes)					\$1,000,000			\$1,000,000
Martin St, Maine Ave between Park Ave					\$1,600,000			\$1,600,000
Marden Rd (Keene Rd to CR 437A) 2 lanes, Urban Section Improvement		\$500,000	\$500,000					\$100,000
New Sidewalks		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000		\$250,000
Rogers Rd, Lester Rd to Ponkan Rd				\$1,400,000				\$1,400,000
Old Dixie (Hawthorne Ave to Schopke Lester Rd) turn lane, curb, gutter		\$1,000,000						\$1,000,000
Sheeler Ave/Cleveland St Intersection Improvement (turn lanes/traffic light)			\$500,000					\$500,000

Plymouth Rd/Yothers Rd Intersection Improvements		\$500,000						\$500,000
Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Piedmont-Wekiwa Rd/Greenacres Rd (Traffic Light)	Traffic Impact Fee (Cont'd)			\$350,000				\$350,000
TOTAL TRAFFIC IMPACT FUND		\$2,950,000	\$1,550,000	\$3,550,000	\$2,650,000	\$50,000	\$0	\$9,850,000
Drainage Upgrading – Citywide (6308)	Stormwater Fund	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$2,100,000
TOTAL STORMWATER FUND		\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$2,100,000
Miscellaneous Water Mains (2)	Water Impact Fund	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
TOTAL WATER IMPACT FUND		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$600,000
Binion Rd RWM, IFAS to Ocoee Apopka Rd, 5,329 LF,	Reclaim Fund				\$511,584			\$511,584
16" Golden Gem Reuse Station HSP						\$6,500,000		\$6,500,000
Keene Rd RWM, Marden Rd to Ocoee Apopka Rd, 4,413 LF, 36"		\$794,340						\$794,340
Kelly Park Rd RMW II, Jason Dwelley Pkwy to Rock Springs Rd 16", 8,801 LF (2)				\$705,000				\$705,000

Kelly Park Rd RWM, Golden Gem Rd to Round Lake Rd 24"			\$371,400					\$371,400
Comprehensive Plan Comprehensive Project Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals Totals
Grossenbacher WTP Miscellaneous RWM Replace Well (2)	Reclaim Fund (Cont'd)	\$100,000	\$100,000	\$100,000	\$910,000 \$100,000	\$100,000	\$100,000	\$910,000 \$600,000
Haas Rd W.M., Mt. Northwest Reclaim Plymouth Rd to Round Lake Rd, 22,708 LF @ \$3,000 (2, 4)			\$700,000		\$1,634,976			\$1,634,976
Northwest Reclaim Kelly Park Rd W.M., Water Pond 2 & 3 Golden Gem Rd to Ocoee Apopka Rd, Round Lake Rd, 4,035 R.W.M., Harmon Rd to LF 16" (1)		\$250,000						\$250,000
Alston Bay Blvd, 2,500 Kelly Park Rd W.M., LF 30"		\$412,500	\$387,360					\$387,360 \$412,500
Plymouth Sorrento Rd Ocoee Apopka Rd to Golden Gem, 6,672 R.W.M., Keene Rd to LF 12" (1)		\$400,320						\$400,320
Alston Bay Blvd, 4,000 Miscellaneous Water LF 30"		\$660,000						\$600,000
Mains (2) Plymouth Sorrento Rd Mt. Plymouth Water R.W.M., Yothers Rd to Plant (Well #1), Ponkan Rd, 4,654 LF modifications and 24" (2)	Water Impact	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$600,000
improvements Ocoee Apopka Rd Mt. Plymouth Water R.W.M., Keene Rd to Plant (Well #4), Binion Rd, 3,500 LF modifications and 30"	Fee	\$700,000	\$670,176					\$670,176 \$700,000
improvements Plymouth Sorrento Rd NW WTP (1 MG R.W.M., Ponkan Rd to Storage Tank) (1) Kelly Park Rd 2,745 Plymouth Sorrento Rd LF 20" (2)		\$308,000	\$900,000					\$308,000 \$900,000
W.M. Ponkan Rd to Kelly Park Rd, 10,720 LF 16" (1)			\$645,000	\$850,000				\$850,000 \$645,000
TOTAL RECLAIM FUND		\$2,524,840	\$2,486,576	\$1,030,000 \$805,000	\$611,584	\$6,600,000	\$100,000	\$1,030,000 \$13,128,000

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Plymouth Sorrento Rd WM, Yothers Rd to Ponkan Rd, 5,423 LF 12" (1)	Water Impact Fund (Cont'd)	\$390,456						\$390,456
Plymouth Regional Water Plant, modifications and improvements Wells #1 & 2			\$900,000					\$900,000
Ponkan Rd, Ponkan Pines to Golden Gem 8,271 LF 12"			\$595,572					\$595,572
Sheeler Oaks WTP 65T .75 MG (1)			\$750,000					\$750,000
Southwest Water Plant (1)						\$4,500,000		\$4,500,000
US 441 WM, Roger Williams Rd to Sheeler Rd (1)				\$240,000				\$240,000
TOTAL WATER IMPACT FUND		\$1,590,776	\$2,245,572	\$2,220,000	\$2,644,976	\$4,600,000	\$100,000	\$13,401,324
Martin's Pond Improvements	Other Funds (TBD)							TBD
TOTAL OTHER FUNDS								TBD