CITY OF APOPKA
DEVELOPMENT REVIEW COMMITTEE

DATE: **January 13, 2016**
TIME: **9:00 AM Development Review Committee Meeting**
LOCATION: **120 E. Main Street (Community Development Conference Room)**

I. Staff Comments on the following:

A. Special Events:

B. Concept Plan:

1. Water's Edge — PR16-02C
Concept Plan
Parcel Nos.: 19-21-28-0000-00-021; 19-21-28-0000-00-022
Location: 1950 & 2210 S. Binion Road

C. Site Plans:

2. Binion Reserve — PR16-01
Preliminary Development Plan
Parcel No.: 18-21-28-0000-00-057
Location: 1078 S. Binion Road

D. Plats:

E. Street Name Review

F. FLUM / Rezoning:

3. Apopka Holdings LLC — FLU/RZ16-01
Location: 1120 Clarcona Road & 1124 S. Park Avenue
Parcel Nos.: 09-21-28-0197-10-211; 09-21-28-0197-10-213
Proposed Small Scale Future Land Use Amendment:
From: "County" Low Density Residential (0-4 du/ac)
To: "City" Office (Max. 0.30 FAR)
Proposed Change of Zoning:
From: "County" R-3
To: "City" PUD/PO/I (Professional Office/Institution & Residential)

G. Special Exception:

II. Other Business:

A. Public Hearing:
B. Vacate/Variance:
C. Request for Extension:
D. Discussion:
E. Peddlers Permit:
F. Plan Final Review and Sign-off: **Projects at "Zoning Counter"**

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

David B. Moon

David B. Moon, AICP,
Planning Manager

Backup material for agenda item:

1. Water's Edge PR16-02C
   Concept Plan
   Parcel Nos.: 19-21-28-0000-00-021; 19-21-28-0000-00-022
   Location: 1950 & 2210 S. Binion Road

CITY OF APOPKA
MEMORANDUM
JANUARY 8, 2016

TO: DRC Members

FROM: David Moon, AICP, Planning Manager

PROJECT: Water's Edge — PR16-02C
Concept Plan
Parcel Nos.: 19-21-28-0000-00-021; 19-21-28-0000-00-022
Location: 1950 & 2210 S. Binion Road

COMMENTS DUE: Wednesday, January 13, 2015 at the DRC Meeting

Attached is a proposed Concept Plan for the above project. Please provide written comments on basic Land Development Code issues related to your discipline by the due date noted above.

The applicant will be instructed that these comments are general in nature, non-binding, and that any DRC comments received does not imply approval or support of the project by staff. The intent is to advise the applicant of major issues prior to the applicant formally filing the development plan application.

If you have any comments or questions, please contact me at extension 712. Thanks.

CONCEPT PLAN

MADDEN
MOORHEAD & GLUNT, INC.
CIVIL ENGINEERS

January 7, 2016

Edith Torres
Planning & Zoning Secretary
City of Apopka
120 E. Main Street
P.O. Box 1229
Apopka, Florida 32704-1229

RE: WATER'S EDGE

Dear Edith:

Enclosed please find the concept plans for Water's Edge. The applicant proposes approximately 137 single family units on the proposed property, which is approximately 74 acres in size. The proposed lot sizes range in width from 65 to 75 ft. The proposed project has two entrance locations to Binion Rd as shown. Additionally, room for a 30 ft wide buffer has been left along Binion Rd as requested previously by City staff. We would like to discuss this project proposed unit count, size, access locations, buffer, and off-site requirements the City may have for this proposed project.

If you have any questions, please don't hesitate to contact me.

Sincerely,

David A. Stokes, P.E.
Principal

DAS/nwm
H:\Data\15074\cor\City Project Summary Ltr.doc

431 E. Horatio Avenue ■ Suite 260 ■ Maitland, FL 32751 ■ 407-629-8330 ■ FAX 407-629-8336

Property Record - 19-21-28-0000-00-021

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name
2210 S Binion Rd

Names
Waters Edge Partners LP

Municipality
APK - Apopka

Property Use
9900 - Non-Ag Acreage

Mailing Address
14503 Isleview Dr
Winter Garden, FL 34787-6203

Physical Address
2210 S Binion Rd
Apopka, FL 32703

QR Code For Mobile Phone

Property Features

Property Description

FROM N1/4 COR OF SEC RUN S 563.87 FT W 650 FT S 10 DEG E 419.7 FT S 41 DEG W 1075 FT S 8 DEG W 824.28 FT TO WLY EXT OF N R/W LINE OF SR 437 E ALONG R/W 832.70 FT TO POB TH N 400 FT N 55 DEG E 299.52 FT S 87 DEG E 750 FT TO W R/W LINE OF SR 437 PER DB 773/91, TH S 02 DEG W 122.41 FT SWLY 675.97 FT W 556.28 FT TO POB & COMM N1/4 OF SEC RUN S 563.87 FT W 650 FT S 10 DEG E 419.70 FT S 41 DEG W 1075 FT S 08 DEG W 824.28 FT TO WLY EXT OF N R/W LINE OF SR 437 E ALONG R/W 832.70 FT N 400 FT N 55 DEG E 299.52 FT TO POB TH N 50 DEG E 400.37 FT N 20 DEG E 468.83 FT E 300 FT TO W R/W LINE OF SR 437 S 02 DEG W 720.50 FT N 87 DEG W 750 FT TO POB

Total Land Area

829,134 sqft (+/-) | 19.03 acres (+/-) GIS Calculated

Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
9900 - Non-Ag Acreage	MIXED-EC	19.03 ACRE(S)	$16,500.00	$313,995	$0.00	$313,995

Buildings (includes working values)

Extra Features (includes working values)

Description	Date Built	Units	Unit Price	XFOB Value

There are no extra features associated with this parcel

5

Property Record - 19-21-28-0000-00-022

Orange County Property Appraiser • http://www.ocpafl.org

Property Summary

Property Name
1950 S Binion Rd

Names
Waters Edge Partners LP

Municipality
APK - Apopka

Property Use
9900 - Non-Ag Acreage

Mailing Address
14503 Isleview Dr
Winter Garden, FL 34787-6203

Physical Address
1950 S Binion Rd
Apopka, FL 32703

QR Code For Mobile Phone

Property Features

Property Description

BEG 563.67 FT S OF N1/4 COR RUN W 650 FT S 10 DEG E 419.7 FT S 41 DEG W 1075 FT S 8 DEG W 824.28 FT ALONG W LINE OF GOV LOT 3 TO PT ON WLY EXT OF N R/W LINE OF SR 437 PER DB 773/91, TH E ALONG SAID EXT 832.70 FT N 400 FT N 55 DEG E 299.52 FT N 50 DEG E 400.37 FT N 20 DEG E 468.83 FT E 300 FT TO W R/W LINE OF CR 437 N 02 DEGE 577.27 FT NLY 218.34 FT W 563.07 FT TO POB (LESS R/W PER DB 785/113)

Total Land Area

2,176,464 sqft (+/-) | 49.96 acres (+/-) GIS Calculated

Land (includes working values)

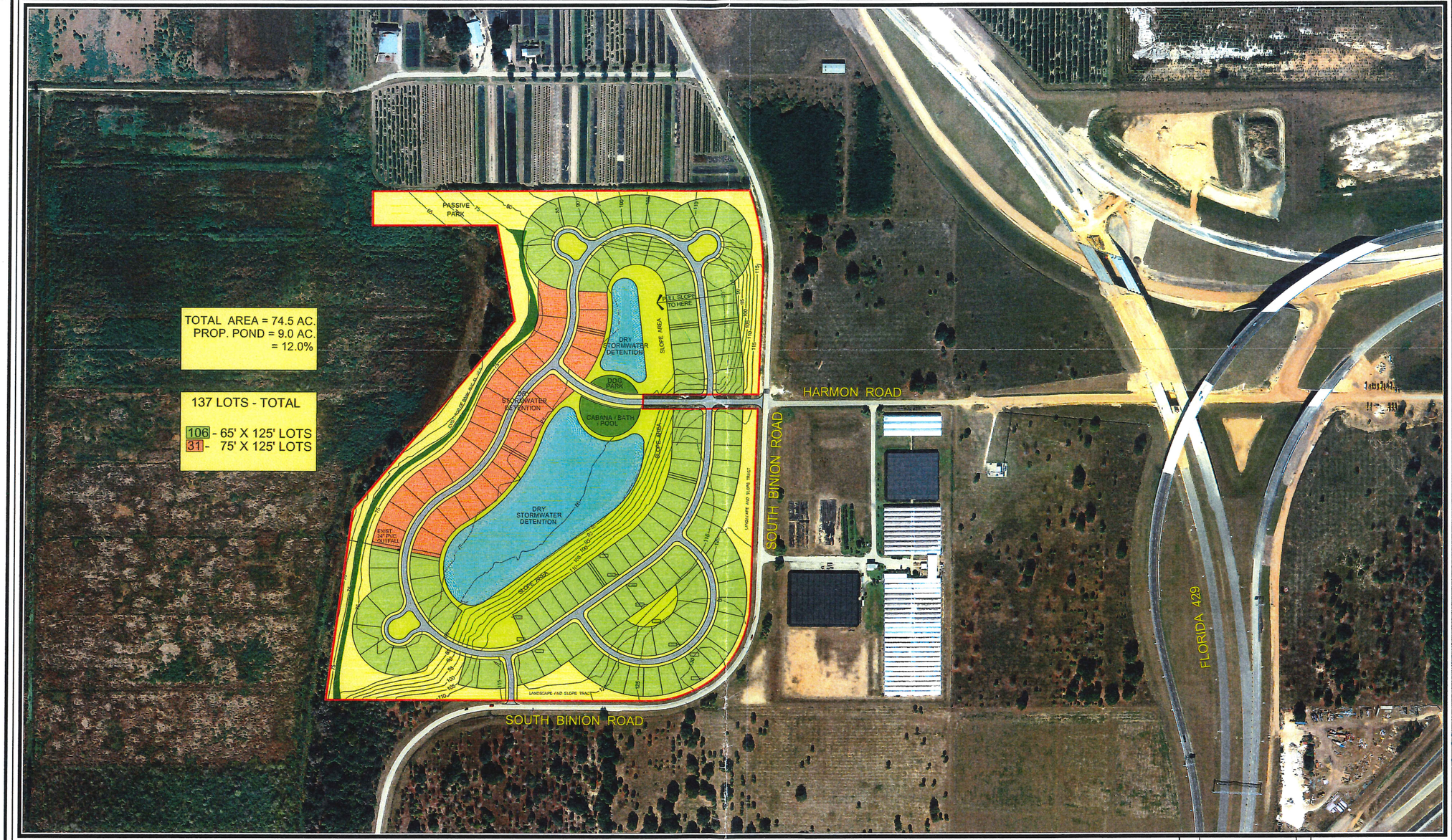
Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
9900 - Non-Ag Acreage	MIXED-EC	49.97 ACRE(S)	$4,125.00	$206,126	$0.00	$206,126

Buildings (includes working values)

Extra Features (includes working values)

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

6



Water's Edge

Conceptual Site Plan B

Gentry Land Co., LLC

City of Apopka, Fl.

SCALE: 1" = 200'
0 100' 200' 400'
HALF SCALE 11" BY 17"

DATE	DESCRIPTION	BY
DATE:	JOB #:	JOB #:

Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grand trec analysis is required and may affect final unit totals and layout.

HEIDT DESIGN
5800 B Breckenridge Parkway
Tampa, FL 33610
Phone: (813)623-2537
www.HeidtDesign.com

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RECEIVED
JAN 08 2016
By

Backup material for agenda item:

3. Apopka Holdings LLC FLU/RZ16-01
   Location: 1120 Clarcona Road & 1124 S. Park Avenue
   Parcel Nos.: 09-21-28-0197-10-211; 09-21-28-0197-10-213
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   To: "City” Office (Max. 0.30 FAR)
   Proposed Change of Zoning:
   From: "County” R-3
   To: “City” PUD/PO/I (Professional Office/Institution & Residential)

P.O. BOX 1229 • APOPKA, FLORIDA 32704-1229
PHONE (407) 703-1700

January 8, 2016 **VIA EMAIL**

Teresa Jacobs, Mayor
Orange County
P. O. Box 1393
Orlando, FL 32803

RE: SMALL SCALE FUTURE LAND USE AMENDMENT & CHANGE OF ZONING APPLICATIONS

Dear Mayor Jacobs:

The City of Apopka is processing a Small Scale Future Land Use Amendment and Change of Zoning application for the property depicted in the attached map. Pursuant to our Joint Planning Agreement (JPA), this letter will serve as the required notification to Orange County. Enclosed is a vicinity map depicting the general location of the subject properties.

Tuesday	February 9, 2016	Planning Commission, 5:30 PM
Wednesday	March 2, 2016	City Council, 1:30 PM
Wednesday	March 16, 2016	City Council, 7:00 PM

If you have any questions or require further information, please contact our office at (407) 703-1739, and we will be happy to assist you.

Sincerely,

David B. Moon

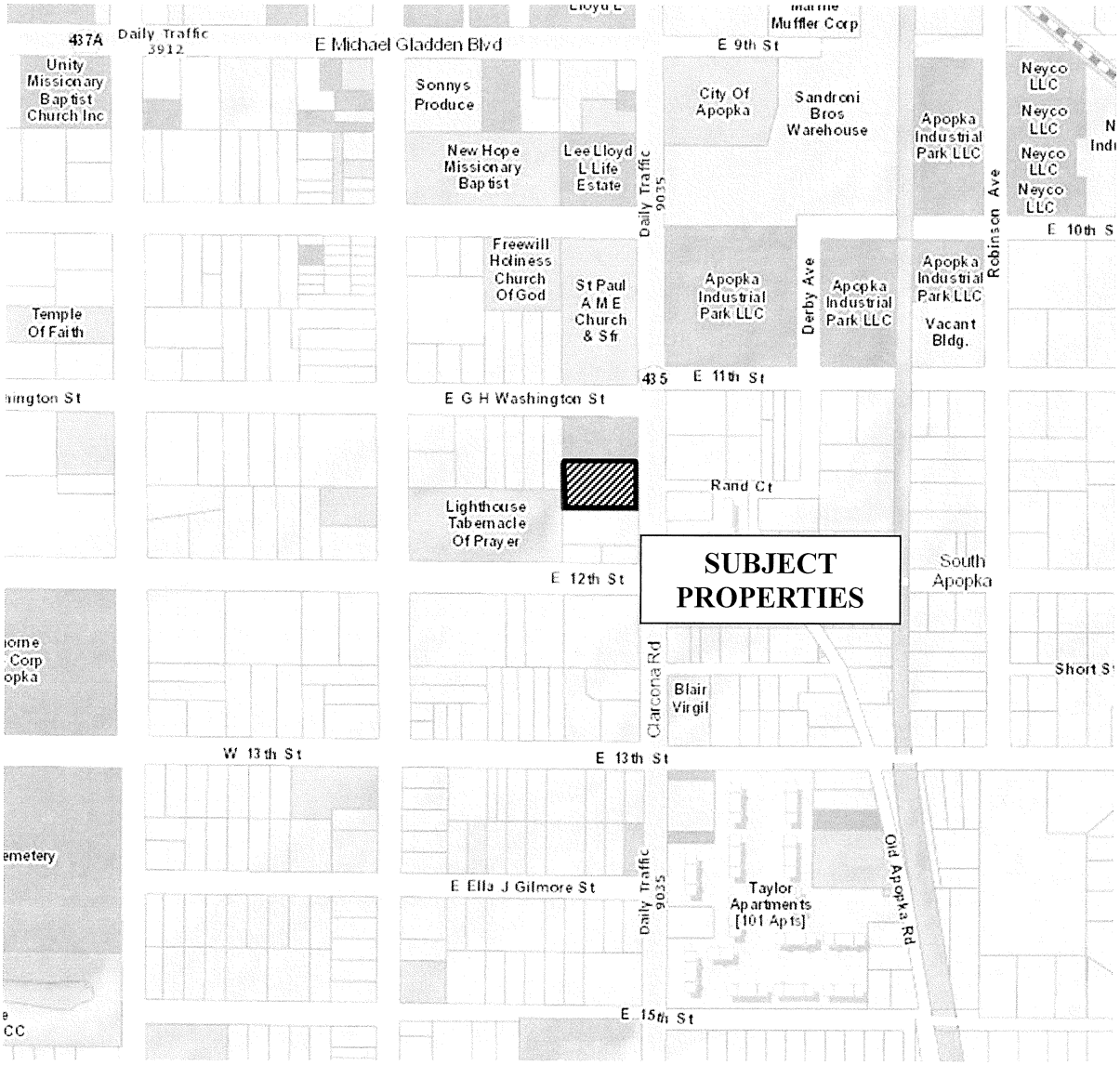
David B. Moon, AICP
Planning Manager

Encl.

C: Glenn Irby, City Administrator, w/ encl.
R. Jay Davoll, P.E., Community Development Director
Ajit Lalchandani, Orange County Administration, w/ encl. (via email)
Alberto Vargas, Orange County Planning Manager, w/ encl. (via email)
Jeff Newton, Orange County Attorney, w/ encl. (407) 836-5888 (via email)

Mayor: JOE KILSHEIMER Commissioners: J. WILLIAM ARROWSMITH BILLIE L. DEAN SAM RUTH DIANE VELAZQUEZ

Apopka Holdings LLC
0.42 +/- Acres
Proposed Small Scale Future Land Use Amendment:
From: "County" Low Density Residential (0 – 4 du/acre)
To: "City" Office (max. FAR 0.30)
Proposed Change of Zoning:
From: "County" R-3
To: "City" PUD/PO/I (Professional Office/Institutional/&Residential)
Parcel ID #: 09-21-28-0197-10-211 & 09-21-28-0197-10-213

N

VICINITY MAP