CITY OF APOPKA
DEVELOPMENT REVIEW COMMITTEE
NO MEETING WILL BE HELD

DATE: **December 28, 2016**
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: Harbor Freight Tools
Dates: January 13-15, 2017
March 10-12, 2017
June 9-11, 2017
Time: 8:00 A.M. thru 9:00 P.M.
Location: 1045 S. Orange Blossom Trail (Parking Lot)

B. Concept Plan: None
C. Site Plans: None
D. Plats: None
E. Street Name Review: None

F. FLUM / Rezoning:

2. Adams Brothers Construction
Comprehensive Plan - Small Scale – Future Land Use Amendment
Parcel ID #s: 15-21-28-0000-00-044; 15-21-28-0000-00-073;
15-21-28-0000-00-142; 15-21-28-0000-00-210
Comprehensive Plan - Small Scale - Future Land Use Amendment
From: "County" Industrial
To: "City" Industrial (Max 0.6 Far)

3. Adams Brothers Construction – Change of Zoning
Parcel ID #s: 15-21-28-0000-00-044; 15-21-28-0000-00-073;
15-21-28-0000-00-142; 15-21-28-0000-00-210
Change of Zoning
From: "County" C-3 (Zip)
To: "City" I-1 (Restricted Industrial)

4. Joseph & Swana Gates and Oak Royal Properties Llc
Comprehensive Plan – Large Scale – Future Land Use Amendment
Parcel ID #s: 20-21-28-0000-00-021; 20-21-28-0000-00-024;
20-21-28-0000-00-025
Large Scale - Future Land Use Amendment
From: Office (Max 0.3 Far) and Residential Low (0-5 Du/AC)
To: Mixed Use (0-15 DU/AC and/or Max 1.0 Far)

G. Special Exception:
None

II. Other Business:

A. Public Hearing: None
B. Vacate/Variance: None
C. Request for Extension: None
D. Discussion: None
E. Peddlers Permit: None
F. Plan Final Review and Sign-off: **Projects at "Zoning Counter"**

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

David B. Moon

David B. Moon, AICP,
Planning Manager

1

RECEIVED
DEC 19 2016
By

Special Events Permit

Applicants Information

Name of Applicant: Harbor Freight Tools Phone: 407-464-0046

Address: 1045 OBT City: Apopka FL.

ZIP: 32712 Email address:

Secondary Contact: Rick Heath Phone: 407-464-0046

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

Name of Organization:

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

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

Type of Event

Name of the Event: Side walk Sale

Date(s) of the Event: Jan 13-15 March 10-12 June 9-11 Hours of Event: 8 am - 9 pm

Location of the Event: In front of store in parking lot.

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

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

Parking lot Tent Sale

Expected attendance: 300 + per Day

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

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

*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.

Special Events Permit (*Continued*)

Type of Event

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

1 20' x 40' Tent.

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

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 larger than 100 square feet 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, Richard Hiatt, on behalf of HFT, 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 HFT 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.

Richard Hiatt
PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

12/19/2016.
DATE SUBMITTED

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME THIS 19th DAY OF DECEMBER, 2016 BY RICHARD HIATT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL D/L AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE

GLENDINE NICHOLES
NOTARY PUBLIC PRINTED NAME

GLENDINE NICHOLES
MY COMMISSION # FF991172
EXPIRES May 10, 2020
(407) 398-0153 FloridaNotaryService.com

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: 12/19/16 REC'D BY: ET DATE EXEMPTED:_____

Credit Card. Recpt# 160115

City of Apopka
Certificate of Insurance Checklist
General Events and Activities

Please note that this checklist is meant to represent the minimum requirements based on average exposure events. Events that involve high or unusual hazards may require higher limits of coverage. The City of Apopka reserves the right to require additional coverages, waive certain requirements, require higher limits or accept lower limits on a case by case basis after the review of the associated risk.

- ❑ **Insurers** – Must have an A.M. Best rating of A or better.
- ❑ **Certificate Holder** – City of Apopka, 120 E Main Street, Apopka, FL 32703
- ❑ **Policy Terms** - Must be current and cover the date(s) of the event or project.
- ❑ **General Liability** – Minimum requirements for all contractors and vendors.
  - $1,000,000 Each Occurrence
  - $100,000 Damage to Rented Premises
  - $2,000,000 General Aggregate
  - $1,000,000 Products and Completed Operations Aggregate
- ❑ **Automobile Liability** – Combined Single Limit of $300,000 (Required when vehicle functions as the workplace or is used to perform contracted work.)
- ❑ **Workers' Compensation** – Minimum limits in the amount of $1,000,000/$1,000,000/$1,000,000 (Businesses employing more than four employees or in compliance with applicable state and federal laws)
- ❑ **Liquor Liability** – Minimum Limit of $1,000,000 (If Applicable)
- ❑ **Additional Insured** – The City of Apopka is to be named an additional insured on all policies except Workers' Compensation.
- ❑ **Notice of Cancellation** – Policy must be endorsed to provide a 30 day policy cancellation notice.
- ❑ **Description of Operations** – This section must explicitly state that the City of Apopka is named as an additional insured and also detail the name and date(s) of the event or project.
- ❑ **Declaration Sheet** – A copy of your policy declaration sheet must accompany your Certificate of Liability Insurance.
- ❑ **Endorsement Pages/Form List Schedule** – A copy of any and all endorsement pages (Notice of Cancellation, Additional Insured, Waiver of Subrogation, etc.) and Forms List Schedule must accompany your Certificate of Liability Insurance. The endorsement pages must include the policy number and effective dates of the endorsements.

Should you have any questions or concerns regarding these insurance requirements, please contact Risk Management at 407-703-1805 or e-mail riskmanagement@apopka.net.

CERTIFICATE OF LIABILITY INSURANCE

9/1/2017

DATE (MM/DD/YYYY): 9/1/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Lockton Insurance Brokers, LLC 725 S. Figueroa Street, 35th Fl. CA License #0F15767 Los Angeles CA 90017 (213) 689-0065	CONTACT NAME:	
		PHONE (A/C, No, Ext):	FAX (A/C, No):
		E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A : Great American E & S Insurance Company	37532
INSURED	HFT Holdings, Inc. 1308886 Central Purchasing, LLC Harbor Freight Tools USA, Inc. 26541 Agoura Rd. Calabasas CA 91302	INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES CENPU02 **CERTIFICATE NUMBER:** 13827147 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y	N	PL9952401	9/1/2016	9/1/2017	EACH OCCURRENCE	$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ Excluded
							PERSONAL & ADV INJURY	$ 2,000,000
							GENERAL AGGREGATE	$ 4,000,000
							PRODUCTS - COMP/OP AGG	$ 4,000,000
								$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident)	$ XXXXXXX
							BODILY INJURY (Per person)	$ XXXXXXX
							BODILY INJURY (Per accident)	$ XXXXXXX
							PROPERTY DAMAGE (Per accident)	$ XXXXXXX
								$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $			NOT APPLICABLE			EACH OCCURRENCE	$ XXXXXXX
							AGGREGATE	$ XXXXXXX
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		NOT APPLICABLE			PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$ XXXXXXX
							E.L. DISEASE - EA EMPLOYEE	$ XXXXXXX
							E.L. DISEASE - POLICY LIMIT	$ XXXXXXX

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Parking Lot/Sidewalk Sales for Store 354 – 1045 Orange Blossom Trail, Apopka, FL 32712-3482. The City of Apopka is an Additional Insured to the extent provided by the policy language or endorsement issued or approved by the insurance carrier.

CERTIFICATE HOLDER

13827147

City of Apopka
120 East Main Street
Apopka FL 32703

CANCELLATION See Attachment

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03) ©1988-2015 ACORD CORPORATION. All rights reserved
The ACORD name and logo are registered marks of ACORD

Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

F23126

Issued by

TOPTEC PRODUCTS, LLC
1073 Neely Ferry Road
Laurens, SC 29360

Date Manufactured

06/22/10

This is to certify that the materials described are inherently flame retardant.

Name NATION WIDE TENTS & EVENTS

Address 101 LOVEJOY RD N.W.

City FORT WALTON BEACH State FL Zip 32548

Certification is hereby made that:
The articles described are flame-retardant, approved and registered by the State Fire Marshal and that the fabric is in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal. Fabric has been tested and passes NFPA701-99, ULC214, MVSS302.

Method of Application: *The Flame Retardency of this Fabric is Inherent and Permanent.*

Description of item certified: EXPRESS 20x20 BLACKOUT WHITE

The Flame Retardant Process Used WILL NOT Be Removed By Washing.

TOPTEC PRODUCTS, LLC.

Name of Production Superintendent

MODEL TTFE202005

SERIAL # 2102837A

Victoria Plaza Inc.

921 West Orange Blossom Trail Apopka, FL 32712
(Mailing address) 2113 Venetian Way
Winter Park, FL 32789
(407) 679-2281 Fax: (407) 645-1563

Date: 12.13.2016

To: City of Apopka Bldg. & Zoning Dept.

I hereby authorize HARBOR FREIGHT to pull a temporary sign permit for 1045 West Orange Blossom Trail Apopka, FL. If you need any further information regarding this matter please contact me at (407) 679-2281

Jan. 13th – 15th
March 10th – 12th
June 9th – 11th
2017

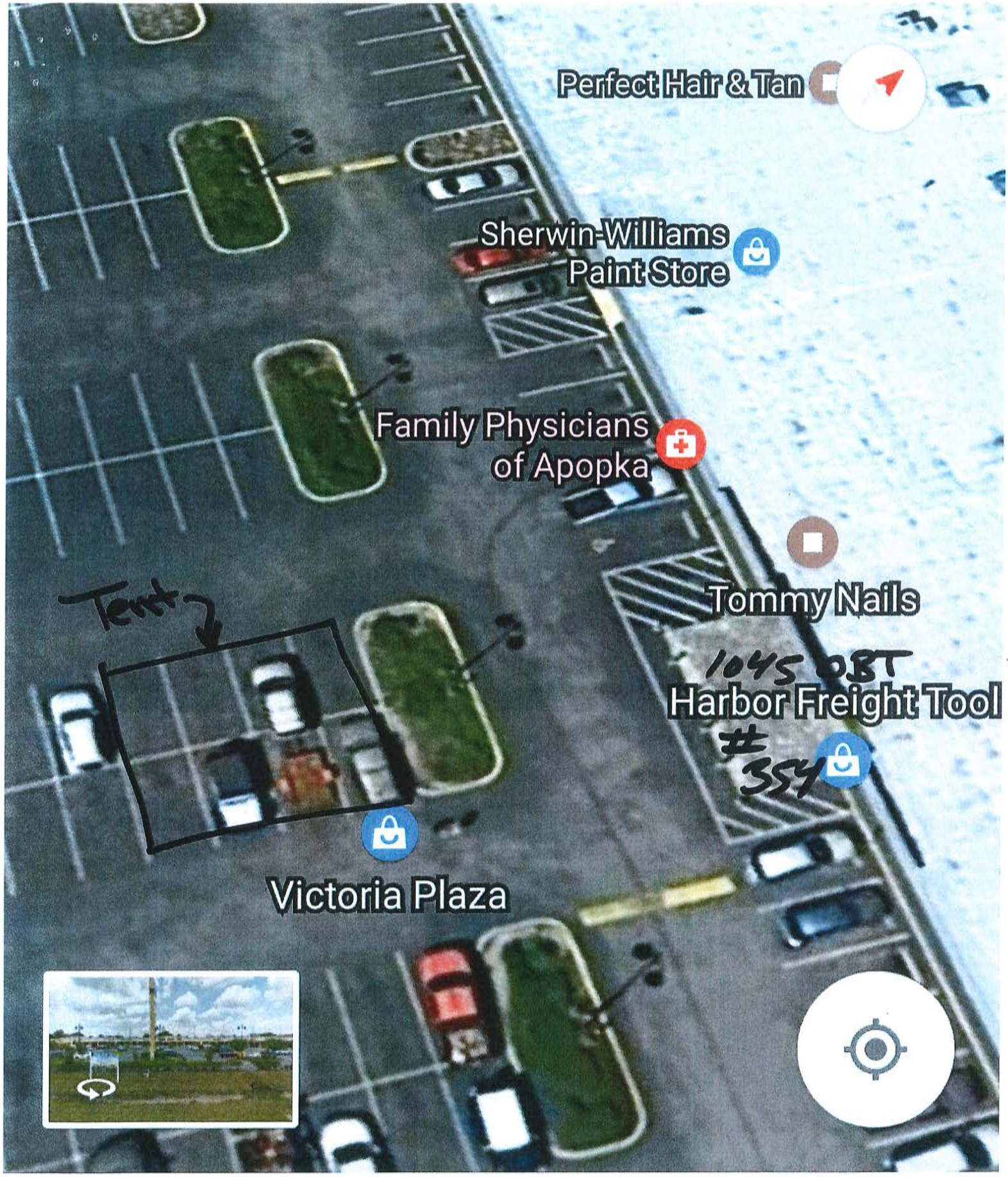
Sincerely,

Joe Keiran, President
Victoria Plaza, Inc.

Sworn to and subscribed before me
This 13 day of DECEMBER, 2016

Lisa D Lewis
(Signature of Notary Public)
Notary's Name LISA D LEWIS

LISA D. LEWIS
MY COMMISSION # FF213222
EXPIRES March 24, 2019
(407) 398-0153 FloridaNotaryServices.com



Harbor Freight Tools

City of Apopka

Special Events Permit Application

Point of Contact:

Sarah Ryan
City Events Coordinator
407-703-1809
SRyan@apopka.net

Special Events Permit Checklist

- [x] Completed Special Event Permit Application.
- [x] 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.
- [x] A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Other insurance coverage may be required.
- [x] A non-refundable application fee of $50.00 or completed application for waiver of permit fee is due when application is submitted.
- [x] Letter from the property owner granting permission for use of their property.
- [x] Signed and notarized hold harmless agreement.
- [x] A list of all concessionaries and vendors (if applicable).
- [x] Copies of flyers and advertisements (if applicable).

*All applications must be submitted 40 days prior to the event date.

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

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Backup material for agenda item:

2. Adams Brothers Construction – Comprehensive Plan
   Small Scale – Future Land Use Amendment
   Parcel ID Numbers: 15-21-28-0000-00-044;-073;-142;-210
   Comprehensive Plan - Small Scale
   Future Land Use Amendment
   From: "County" Industrial
   To: "City" Industrial (Max 0.6 Far)

CITY OF APOPKA
PLANNING COMMISSION

__X__	PUBLIC HEARING	DATE:	January 10, 2016
_____	ANNEXATION	FROM:	Community Development
_____	PLAT APPROVAL	EXHIBITS:	Land Use Report
_____	OTHER:		Vicinity Map
			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **ADAMS BROTHERS CONSTRUCTION – COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT**

PARCEL ID NUMBERS: **15-21-28-0000-00-044;-073;-142;-210**

Request: **COMPREHENSIVE PLAN - SMALL SCALE FUTURE LAND USE AMENDMENT**
FROM: "COUNTY" INDUSTRIAL
TO: "CITY" INDUSTRIAL (MAX 0.6 FAR)

SUMMARY

OWNER/APPLICANT:	Adams Brothers Construction
LOCATION:	South of E 13th Street, west of Sheeler Avenue.
EXISTING USE:	Modular office, single-family residential and vacant commercial
CURRENT ZONING:	"County" C-3 (ZIP)
PROPOSED ZONING:	"City" I-1 (Restricted Industrial) (Note: this Future Land Use Map amendment request is being processed along with a request to change the Zoning Map designation from "County" C-3 (ZIP) to "City" I-1 (Restricted Industrial).
PROPOSED DEVELOPMENT:	Industrial, Commercial or Office Development consistent with I-1 (Restricted Industrial) zoning
TRACT SIZE:	3 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING: N/A (Dependent upon assigned "County" zoning classification) PROPOSED: 78,408 Sq. Ft.

DISTRIBUTION

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

ADDITIONAL COMMENTS: The subject parcel was annexed into the City of Apopka on November 16, 2016, through the adoption of Ordinances No. 2528. 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 an I-1 (Restricted Industrial) zoning category to the Property is being processed in conjunction with this future land use amendment request for an Industrial designation. The FLUM amendment application covers approximately 3 acres, exceeding the minimum development site area of 15,000 sq. ft. The property owner owns the property immediately adjacent to the east of the subject properties, and intends to use the recently-annexed parcels for light industrial as part of their existing construction business.

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 Industrial Future Land Use designation and the City's proposed I-1 Zoning designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: Because this Future Land Use Amendment represents a change to a non-residential designation, 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 December 9, 2016.

PUBLIC HEARING SCHEDULE:
January 10, 2016 – Planning Commission (5:30 pm)
February 1, 2016 - City Council (1:30 pm) - 1st Reading
February 15, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
December 23, 2016 – Public Notice and Notification
February 3, 2016 – Ordinance Heading & ¼ Page w/Map Ad

RECOMMENDED ACTION:

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" Industrial to "City" Industrial (0.6 FAR) for the property owned Adams Brothers Construction.

Recommended Motion: Find the future land use amendment consistent with the Comprehensive Plan and recommend adoption of the small scale future land use amendment from "County" Industrial to "City" Industrial (max 0.60 FAR), for properties owned by Adams Brothers Construction.

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

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (County)	Industrial	R-T-2	Single-family homes
East (City)	Annex	A-1 (ZIP)	Warehousing
South (County & City)	Industrial	IND/4 & I-1	Railway ROW & Warehousing/light industrial (Apopka Business Center)
West (City)	Industrial	I-1	Warehousing

II. LAND USE ANALYSIS

The general character of the area surrounding the subject property is industrial. Lands to the north, south and west are assigned either a City or County Industrial land use designation. Adjacent existing development to the east, west and south are light industrial in nature, making the proposed future land use designation of Industrial consistent and compatible with the land use designations in 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 "Core Area" of the JPA. The proposed FLUM Amendment from "County" Industrial to City "Industrial" is consistent with the intent of the Core Area Area JPA.

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 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

The Karst Topography Features Map from the Florida Department of Environmental Protection shows that there are no karst features currently known to occur on the subject property.

Analysis of the character of the Property: The subject property has access to a city local roadway (E 13th Street) and a freight rail line. The subject lots contain a single-family residential home and a modular office. The vegetative communities present are urban; the soils present are Cander Fine Sand with a 0-5 percent slope.

Analysis of the relationship of the amendment to the population projections: This property was annexed into the City on October 1, 2014. The Orange County Comprehensive Plan anticipated this property being developed with potential of up to sixty residential units. Because this proposed land use change accommodates non-residential development, this amendment will not impact the population projections in the City's

Comprehensive Plan.

CALCULATIONS:
ADOPTED (County designation): 0 Unit(s) x 2.659 p/h = 0 persons
PROPOSED (City designation): 0 Unit(s) x 2.659 p/h = 0 persons

Housing Needs: Since the properties are currently non-residential and are being proposed for non-residential development, the proposed future land use designation will not adversely impact the City's future needs.

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

1. Roadways. The subject properties have access from E 13th Street, which is a designated a local street.

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 and is already developed and platted. 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.

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: 392 GPD

3. Projected total demand under proposed designation: 1647 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: 2195 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: No

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: 22 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 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: No

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: 0.063 AC

3. Projected facility under proposed designation: 0.015 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.

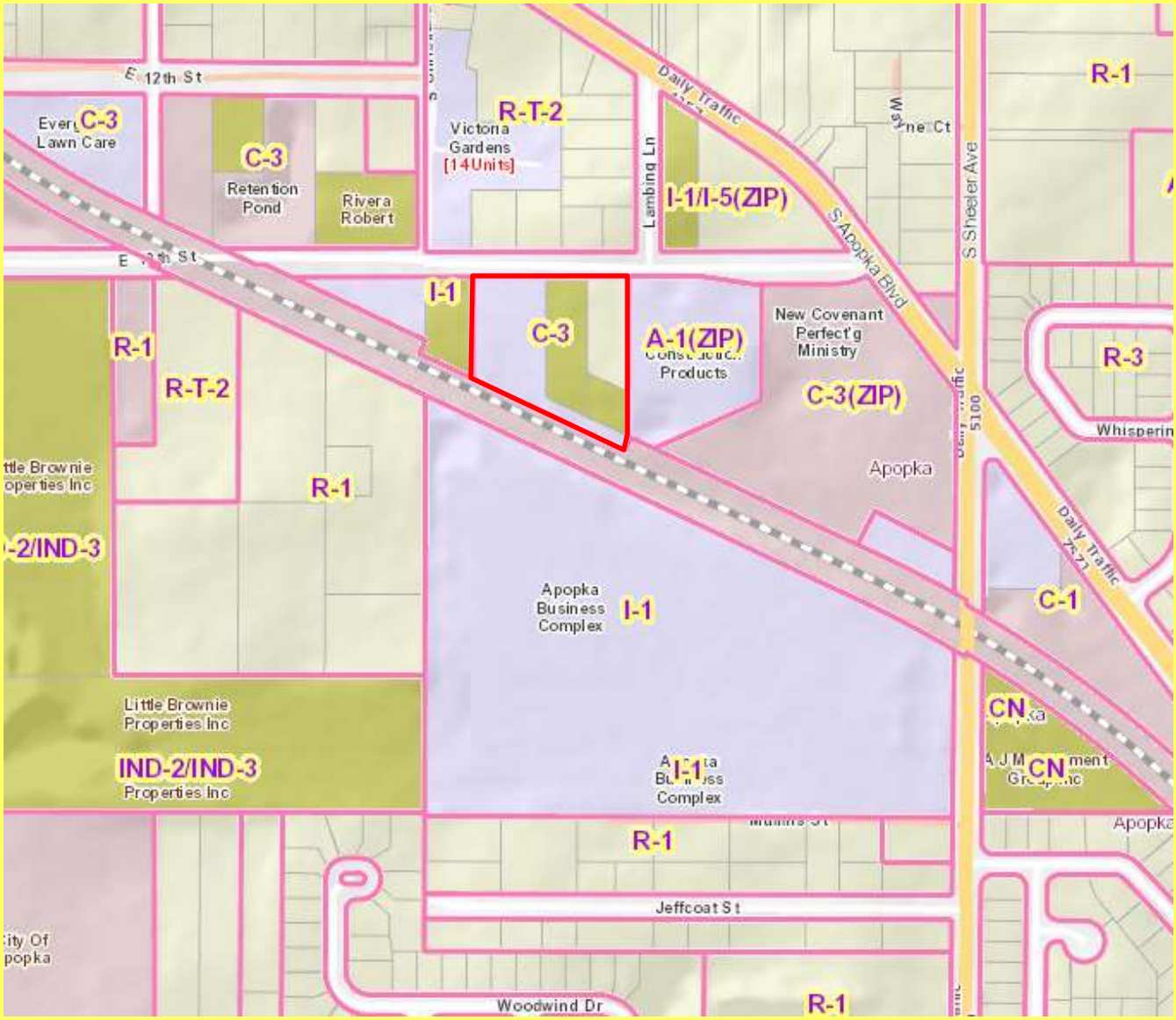
Adams Brothers Construction, Inc.
Property Owner
3 +/- Acres
Proposed Small Scale Future Land Use Amendment:
From: "County" Industrial
To: Industrial (max 0.6 FAR)
Proposed Change of Zoning:
From: "County" C-3 (Commercial)
To: "City" I-1 (Restricted Industrial)
Parcel ID #s: 15-21-28-0000-00-044; -073; -142; -210

N

VICINITY MAP

N

ADJACENT ZONING



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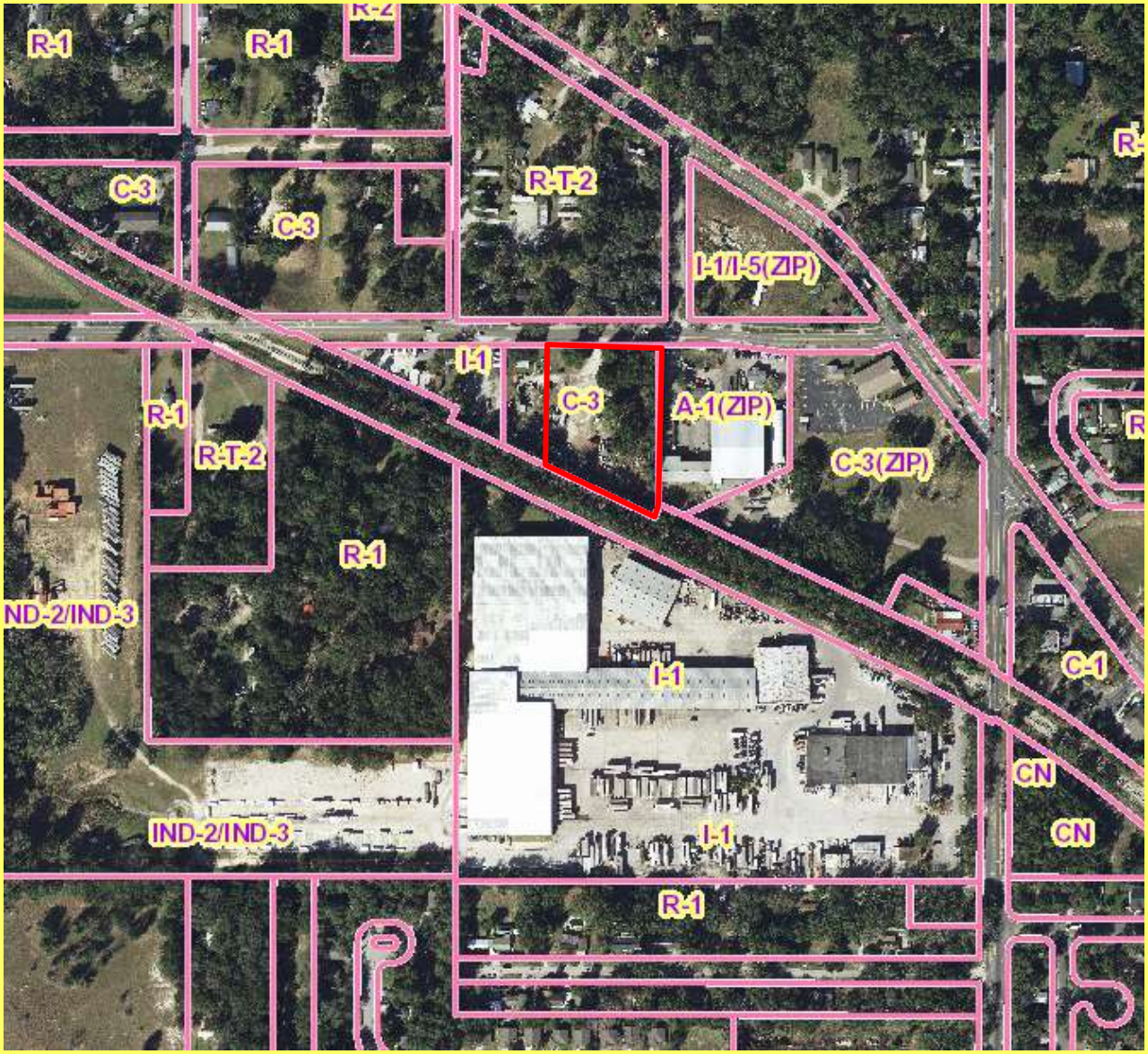
ADJACENT USES



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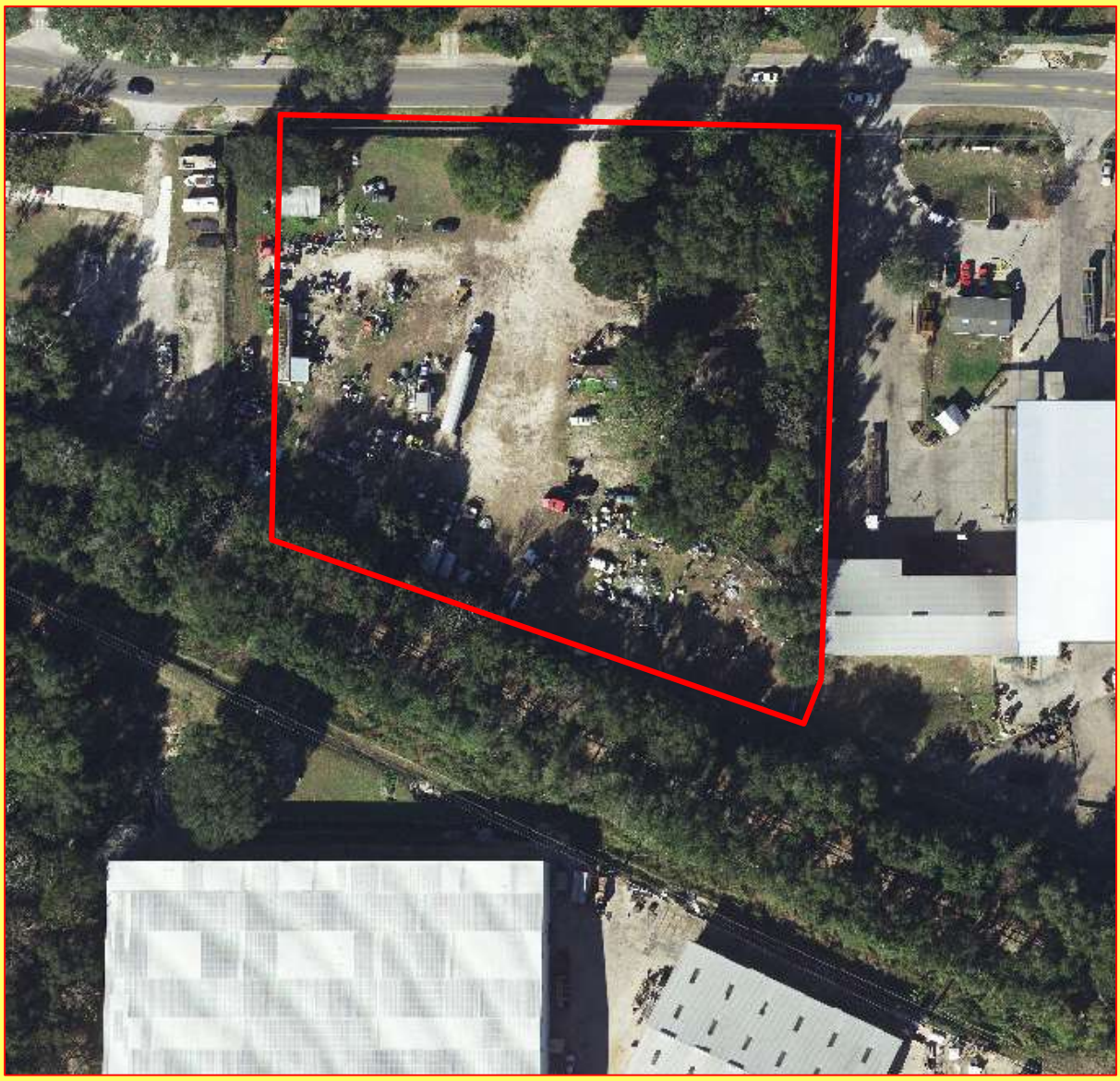
EXISTING USES



Backup material for agenda item:

3. Adams Brothers Construction – Change of Zoning
   Parcel ID Numbers: 15-21-28-0000-00-044;-073;-142;-210
   Change of Zoning
   From: "County" C-3 (Zip)
   To: "City" I-1 (Restricted Industrial)

CITY OF APOPKA
PLANNING COMMISSION

__X__	PUBLIC HEARING	DATE:	January 10, 2016
_____	ANNEXATION	FROM:	Community Development
_____	PLAT APPROVAL	EXHIBITS:	Zoning Report
_____	OTHER:		Vicinity Map
			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses

SUBJECT: **ADAMS BROTHERS CONSTRUCTION – CHANGE OF ZONING**

PARCEL ID NUMBER: **15-21-28-0000-00-044;-073;-142;-210**

Request: **CHANGE OF ZONING**
FROM: "COUNTY" C-3 (ZIP)
TO: "CITY" I-1 (RESTRICTED INDUSTRIAL)

SUMMARY

OWNER/APPLICANT:	Adams Brothers Construction
LOCATION:	South of E 13th Street, west of Sheeler Avenue
EXISTING USE:	Modular office, single-family residential and vacant commercial
PROPOSED LAND USE:	Industrial (max 0.60 FAR)
CURRENT ZONING:	"County" C-3 (ZIP)
PROPOSED DEVELOPMENT:	Industrial, Commercial or Office Development consistent with I-1 (Restricted Industrial) zoning
TRACT SIZE:	3 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	N/A (No max. FAR for "County" Industrial FLUM)
PROPOSED:	58,806 Sq. Ft.

DISTRIBUTION

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

ADDITIONAL COMMENTS: The subject parcels were annexed into the City of Apopka on November 16, 2016 through the adoption of Ordinances No. 2528.

The proposed change of zoning is being requested by the owner/applicant. Presently, the subject property has not yet been assigned a "City" zoning category. Applicant is requesting the City to assign a zoning classification of I-1 (Restricted Industrial) to the property.

A request to assign a change of zoning to I-1 (Restricted Industrial) is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The property owner is requesting the I-1 zoning classification to accommodate the use of the property for light industrial, commercial or office development allowed under the I-1 zoning district. This use is consistent with the proposed Industrial Future Land Use Designation, proposed zoning district and compatible with the general character of surrounding zoning and uses.

The change of zoning application covers approximately 3 acres.

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

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is consistent with the Industrial (max 0.60 FAR) Future Land Use designation and the City's proposed I-1 (Restricted Industrial) Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies.

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

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on December 9, 2016

PUBLIC HEARING SCHEDULE:
January 10, 2016 – Planning Commission (5:30 pm)
February 1, 2016 - City Council (1:30 pm) - 1st Reading
February 15, 2016 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
December 23, 2016 – Public Notice and Notification
February 3, 2016 – Ordinance Heading & ¼ Page w/Map Ad

RECOMMENDED ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and the Land Development Code recommends adoption of the change in Zoning from "County" C-3 (ZIP) to "City" I-1 (Restricted Industrial), subject to the adoption of the associated small scale future land use amendment, for the property owned by Adams Brothers Construction.

Recommended Motion: Find the proposed rezoning consistent with the Comprehensive Plan and Land Development Code and to recommend a change of zoning from "County" C-3 (ZIP) to "City" I-1 (Restricted Industrial), for property owned by Adams Brothers Construction, subject to the adoption of the associated small scale future land use amendment.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (County)	Industrial	R-T-2	Single-family homes
East (City)	Annex	A-1 (ZIP)	Warehousing
South (County & City)	Industrial	IND/4 & I-1	Railway ROW & Warehousing/light industrial (Apopka Business Center)
West (City)	Industrial	I-1	Warehousing

LAND USE & TRAFFIC COMPATIBILITY: The subject property fronts and is accessed by a local roadway (E 13th Street) and a freight railway line. The proposed I-1 (Restricted Industrial) zoning district is consistent and compatible with the adjacent zoning classifications and uses within the surrounding area. Property owned by the same owner to east is used currently for light industrial use, and properties to the south and west have "City" I-1 (Restricted Industrial) zoning classifications, as well as existing uses consistent with light industrial.

COMPREHENSIVE PLAN COMPLIANCE: The proposed I-1 zoning is consistent with the City's Industrial (max 0.60 FAR) Future Land Use designation and with the character of the surrounding area and future proposed development. The I-1 zoning classification is one of the acceptable zoning categories allowed within the Industrial Land Use category. Development Plans shall not exceed the density allowed in the adopted Future Land Use Designation.

I-1 DISTRICT REQUIREMENTS:

Minimum Living Area:		NA
Minimum Site Area:		15,000 sq. ft.
Minimum Lot Width		100 ft.
Setbacks:	Front:	25 ft.
	Rear:	10 ft. (30 ft. to residential)
	Side:	10 ft.
	Corner	25 ft.

Based on the above zoning standards, the subject parcels comply with code requirements for the I-1 district.

BUFFERYARD REQUIREMENTS:

1. Areas adjacent to all road rights-of-way shall provide a minimum 25-foot landscaped bufferyard.

2. Areas adjacent to agricultural uses or districts shall provide a minimum of ten feet abutting the property line with landscaping and a six-foot-high masonry wall.

3. Areas adjacent to residential uses or districts shall provide a six-foot-high

masonry wall within a minimum of 50-foot landscaped bufferyard.

4. Industrial uses adjacent to nonresidential, nonindustrial uses or districts shall provide one of the following:

   a. A minimum of 25 feet abutting the property with landscaping and an earth berm, measuring three feet with a 3:1 slope; or
   b. A minimum six-foot-high masonry wall within a minimum of ten-foot landscaped bufferyard.

ALLOWABLE USES:

Any C-3 Commercial District permitted use and wholesale distribution, storage and light manufacturing, including: manufacture and processing of novelties, bakery and confectionary products, garments, scientific, electrical, instruments or equipment. Bus, cab and truck repair. Dyeing, dry cleaning and laundering. Machinery sales and machine shops. Cold storage and frozen food lockers. All other uses not prohibited, and similar and compatible to those within the I-1 Restricted Industrial Zoning District.

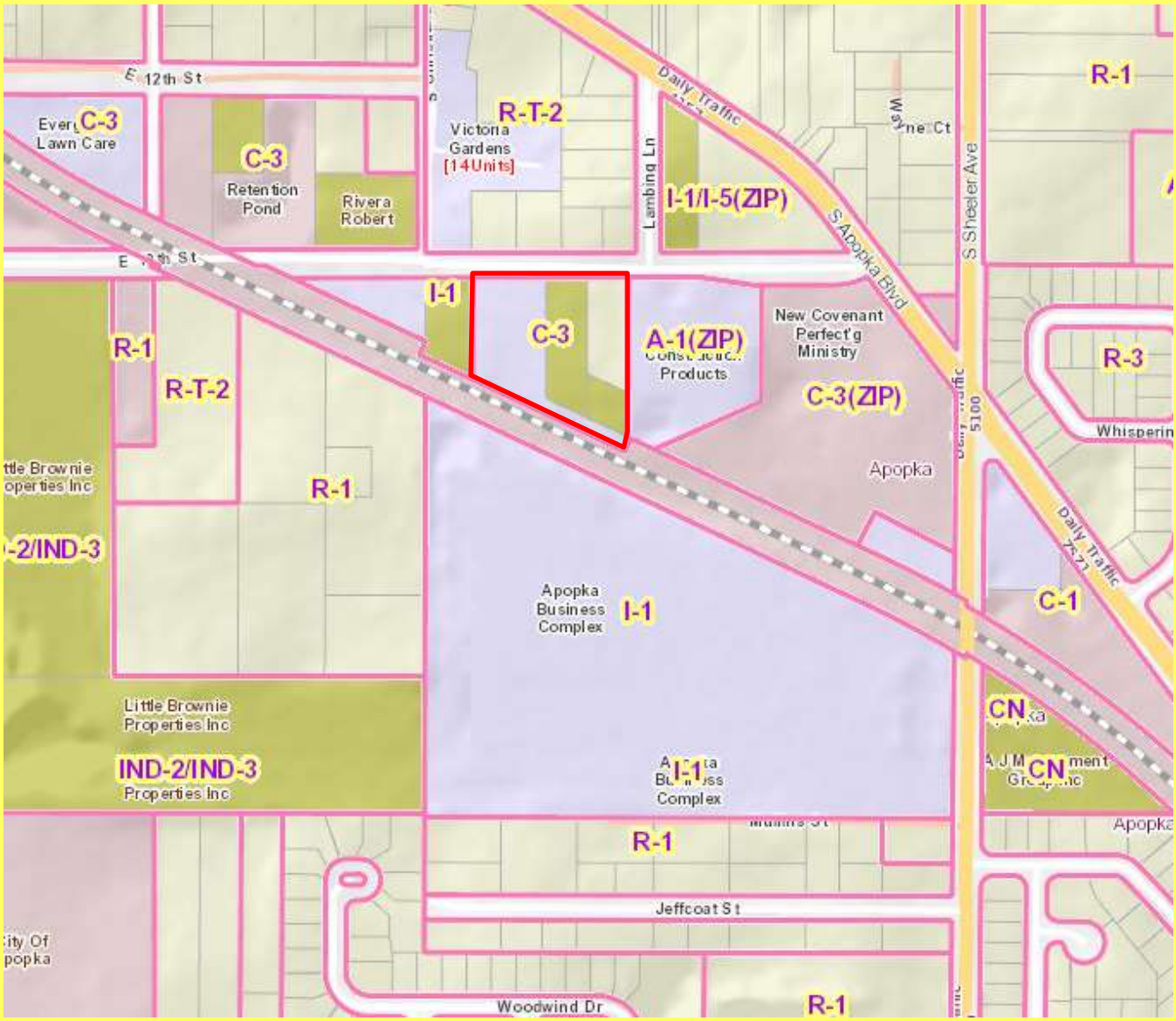
Adams Brothers Construction, Inc.
Property Owner
3 +/- Acres
Proposed Small Scale Future Land Use Amendment:
From: "County" Industrial
To: Industrial (max 0.6 FAR)
Proposed Change of Zoning:
From: "County" C-3 (Commercial)
To: "City" I-1 (Restricted Industrial)
Parcel ID #s: 15-21-28-0000-00-044; -073; -142; -210

N

VICINITY MAP

N

ADJACENT ZONING



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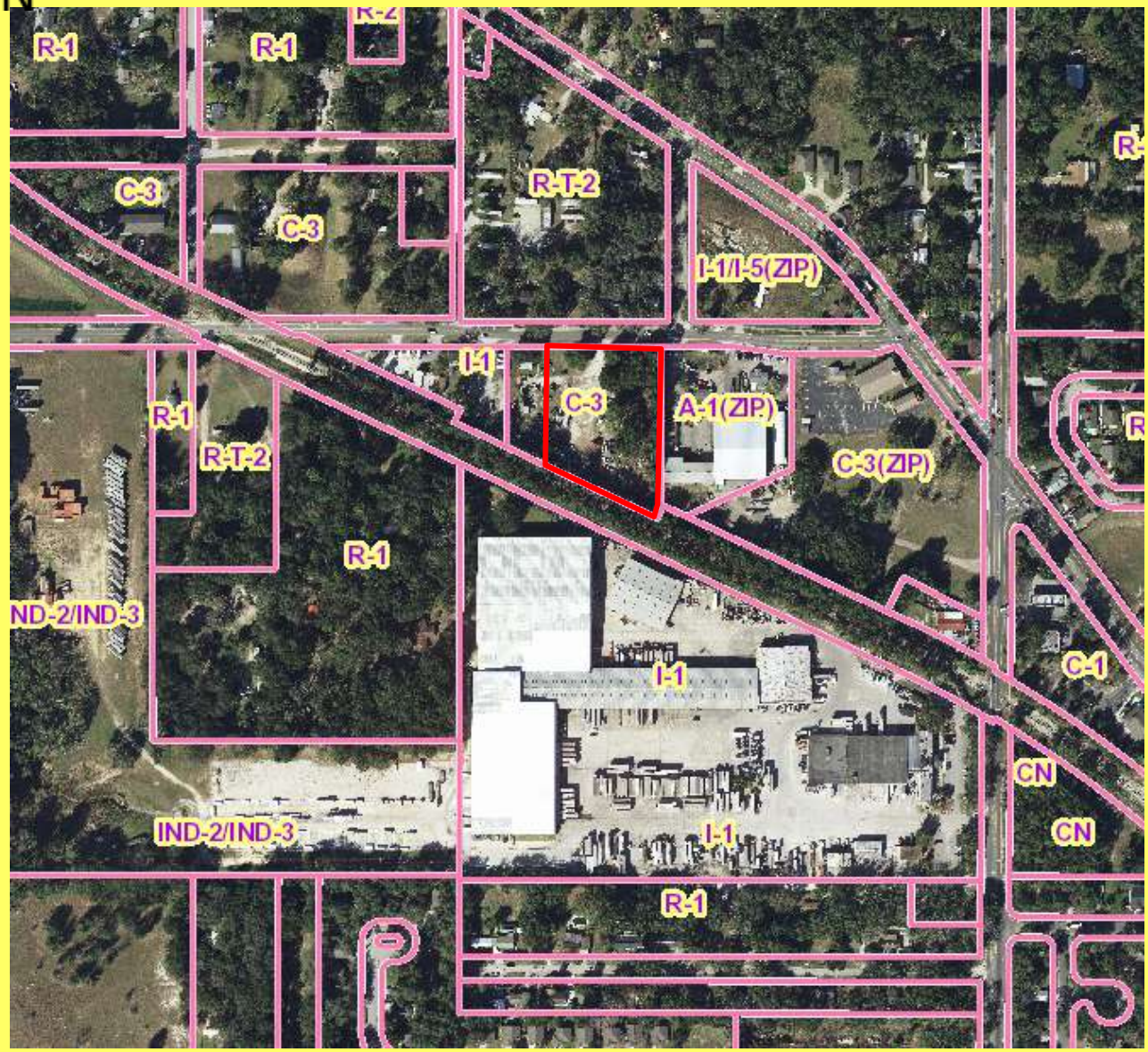
ADJACENT USES



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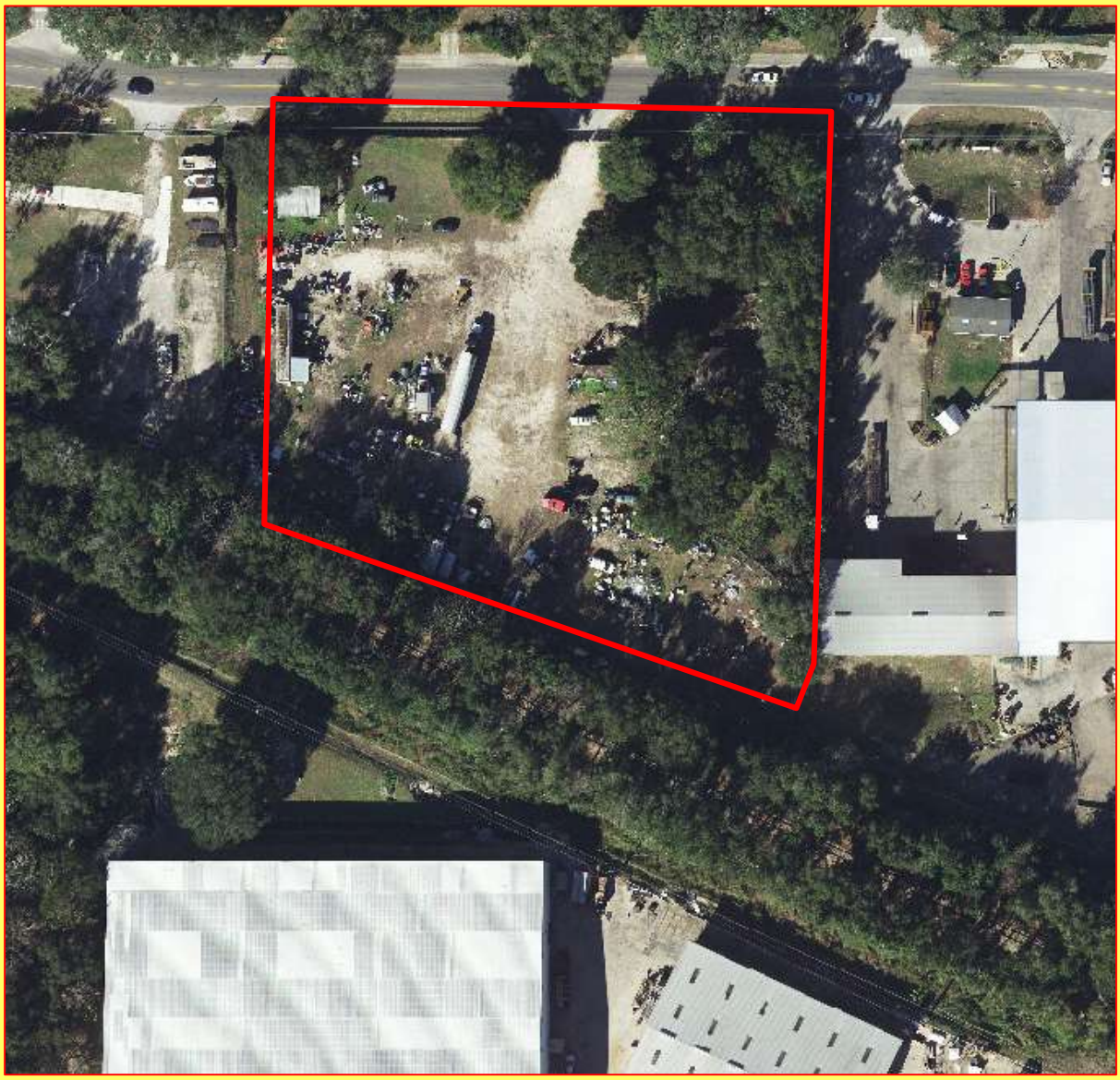
EXISTING USES



Backup material for agenda item:

4. Comprehensive Plan – Large Scale - Future Land Use Amendment
   Joseph & Swana Gates and Oak Royal Properties Llc
   Parcel ID Numbers: 20-21-28-0000-00-021;-024;-025
   Large Scale - Future Land Use Amendment
   From: Office (Max 0.3 Far) and Residential Low (0-5 Du/AC)
   To: Mixed Use (0-15 DU/AC and/or Max 1.0 Far)

CITY OF APOPKA
PLANNING COMMISSION

__X__	PUBLIC HEARING	DATE:	January 10, 2016
_____	ANNEXATION	FROM:	Community Development
_____	PLAT APPROVAL	EXHIBITS:	Land Use Report
_____	OTHER:		Vicinity Map
			Future Land Use Map
			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Uses Map
			Exhibit 'A' -Small Area Study Map
			Exhibit 'B' - Ocoee SAS Character Area Scenario

SUBJECT: **COMPREHENSIVE PLAN – LARGE SCALE - FUTURE LAND USE AMENDMENT – JOSEPH & SWANA GATES AND OAK ROYAL PROPERTIES LLC**

PARCEL ID NUMBERS: **20-21-28-0000-00-021;-024;-025**

Request: **LARGE SCALE - FUTURE LAND USE AMENDMENT**
FROM: OFFICE (MAX 0.3 FAR) AND RESIDENTIAL LOW (0-5 DU/AC)
TO: MIXED USE (0-15 du/ac and/or max 1.0 FAR)

SUMMARY

OWNER:	Joseph & Swana Gates and Oak Royal Properties LLC
APPLICANT:	Littlejohn Engineering
LOCATION:	East of Ocoee Apopka Rd., north of Keene Rd.
EXISTING USE:	Container nurseries and single-family residential home
CURRENT ZONING:	PO/I (Professional Office/Institutional) & AG (Agriculture)
PROPOSED DEVELOPMENT:	Residential and non-residential mixed-use development
PROPOSED ZONING:	Mixed-EC (Note: this Future Land Use amendment request is being processed along with a request to change the zoning classification from PO/I & AG to Mixed-EC (Mixed Use-Employment Center).
TRACT SIZE:	22.4 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING: 518 Units PROPOSED: 975,744 sq. ft. non-residential and 336 multi-family units

DISTRIBUTION:

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

Community Dev. Director Police Chief

G:\CommDev\PLANNING ZONING\COMPREHENSIVE PLAN\2017\2017-1 Gates Property

ADDITIONAL COMMENTS: The subject parcels were annexed into the City of Apopka on December 5, 2001 through Ordinance 1421. The applicant requests a future land use designation of Mixed Use. 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, is within close proximity to the SR 429/Ocoee Apopka Road interchange, and is consistent with the Mixed Use 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 Ocoee Apopka Road Small Area Study (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.r** The primary intent of the Mixed Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses…This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses.

   The applicant's wish to develop the properties for a vertical mix or commercial and residential development is consistent with Policy 3.1.r.

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 mixed use residential/non-residential development is consistent with the current and future proposed development of the surrounding area. Mixed Use future land use designation is immediately adjacent to the north (Emerson Park traditional neighborhood-style residential development), as well as High Density Residential across Ocoee Apopka Road to the west. In addition, the proposed development is consistent with the small study area recommendations for these uses.

Transportation Element

1. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, shorter trip lengths and balanced trip demand.

   The proposed Commercial future land use designation and subsequent mixed-use residential and non-residential development would support existing and proposed residential development, the future Florida Hospital Apopka campus, as well as ancillary professional office development within the Ocoee Apopka Road Small Area Study. The study area recommendations promote the development of walkable, village-style development within the area surrounding the new hospital campus. The applicant's proposal would be consistent with Policy 4.2 by providing support office/retail for adjacent residential communities and employment and reduce trips by providing a vertical mix of uses.

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 December 9, 2016.

PUBLIC HEARING SCHEDULE:
January 10, 2017 – Planning Commission (5:30 pm)
February 1, 2017 – City Council (1:30 pm) - 1st Reading & Transmittal

DULY ADVERTISED:
December 23, 2016 – 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 Office (max 0.3 FAR) to Mixed Use for the property owned by Joseph & Swana Gates and Oak Royal Properties, LLC, subject to the information and findings in the staff report.

Recommended Motion: Find the Commercial Future Land Use Designation consistent with the Comprehensive Plan and recommend a change in Future Land Use Designation from Office to Mixed Use for the properties owned by Joseph & Swana Gates and Oak Royal Properties, 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:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (City)	Mixed Use	Mixed-EC	Emerson Park community
East (County)	Rural (0-1 du/10 ac)	R-CE-2	Single-family residential
South (City & County)	"City" Office (max 0.3 FAR) & "County" Rural (0-1 du/ac)	"City" OFF & "County" A-1	Vacant & County water reclamation facility
West (City)	Residential High (0-15 du/ac)	A-1 (ZIP)	Single-family home

The property has access from west from Ocoee Apopka Road and to the south from Keene Road.

II. LAND USE ANALYSIS

The subject properties are located within an area with land uses that permit both residential and non-residential uses, which makes the request for a Mixed Use future land use designation consistent with the Comprehensive Plan policies listed above, as well as the general future land use character of the surrounding area.

To the north of the subject properties is the Emerson Park single-family and townhome community. Residential High and Industrial land uses are west of the subject sites across Ocoee Apopka Road, with Office land use to the south across Keene Rd.

In addition, the proposed land use designation is consistent with the conceptual land use plan, development scenario and recommendations of the Ocoee Apopka Road Small Area Study, which was completed in 2014. The Ocoee Apopka Rd SAS Conceptual Plan listed as Exhibit 'A' below shows the subject properties listed within the "New Market" character area, which is described in the final report as:

"The **New Market Zone** represents the area in the vicinity of Emerson Park and the hospital. It is anticipated that this area will contain the highest degree of pedestrian connectivity." In addition, the report indicates that one scenario for the New Market Area includes the placement of the core (Village Center) of the New Market Character area includes the subject property (as shown in Exhibit 'B' below). The finds of the report suggest this scenario may be the most suitable for the Village Center:

> "Scenario 1 shows the core area (Village Center) concentrated at the northeast corner of Ocoee-Apopka Road and Keene Road. This site was chosen as an ideal location for the Village Center because it is easily accessible from the existing and proposed residential neighborhoods to the east.

Therefore, he proposed Mixed Use 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 "Western Conceptual Master Plan" of the JPA. Orange County government has been notified of the proposed FLUM amendment and has not objected. The Western Conceptual Master Plan proposed Office for the subject Property but was proposed before the completion

of the small area study and the study's recommendations. Further, the Western Conceptual Master Plan did not anticipate changes in land use patterns generated by the proposed medical campus along Ocoee Apopka Road. Orange County was notified and attend workshops on the Small Area Study.

Transportation: Road access to the site is from Ocoee Apopka Road to the west and Keene Road to the south. In addition, the subject proprieties are less than ½ mile from the S.R. 429 at Ocoee Apopka Road interchange, providing limited access highway access to and from the properties.

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 for container nurseries and single-family homes. The dominant soil, Cander Fine Sand, has a 5-12 percent slope.

Analysis of the relationship of the amendment to the population projections: These properties were annexed into the City on December 5, 2001. 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: 336 x 2.659 p/h = 893 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 plan 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.

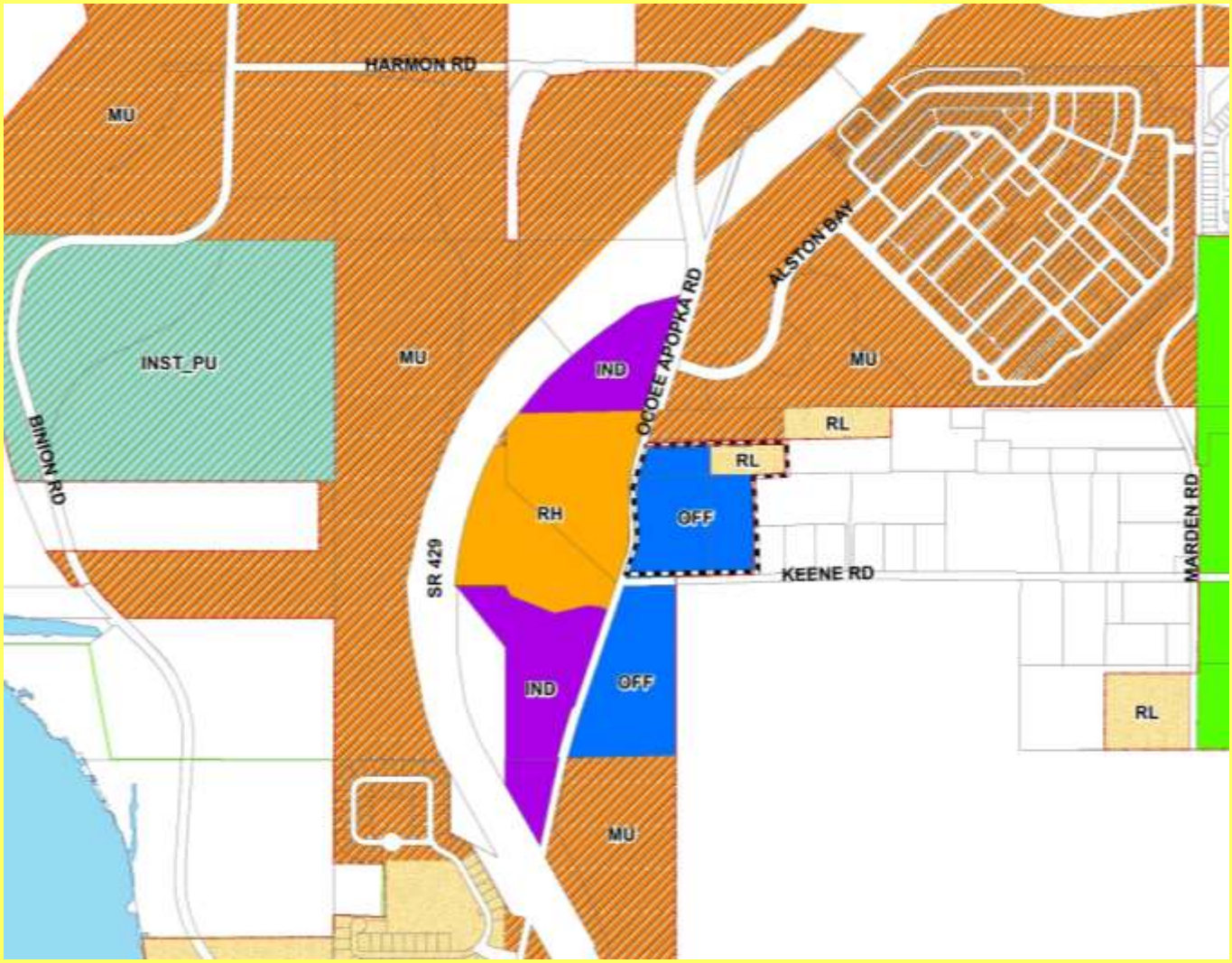
Joseph & Swana Gates, Oak Royal Properties, LLC
Property Owner
22.3 +/- Acres
Proposed Large Scale Future Land Use Amendment:
From: Office (max. 0.3 FAR) & Residential Low (0-5 du/ac)
To: Mixed Use
Proposed Change of Zoning:
From: "County" A-1 (ZIP) & "City PO/I
To: Mixed-EC
Parcel ID #s: 20-21-28-0000-00-021; -024; -025

N

VICINITY MAP

N

FUTURE LAND USE MAP



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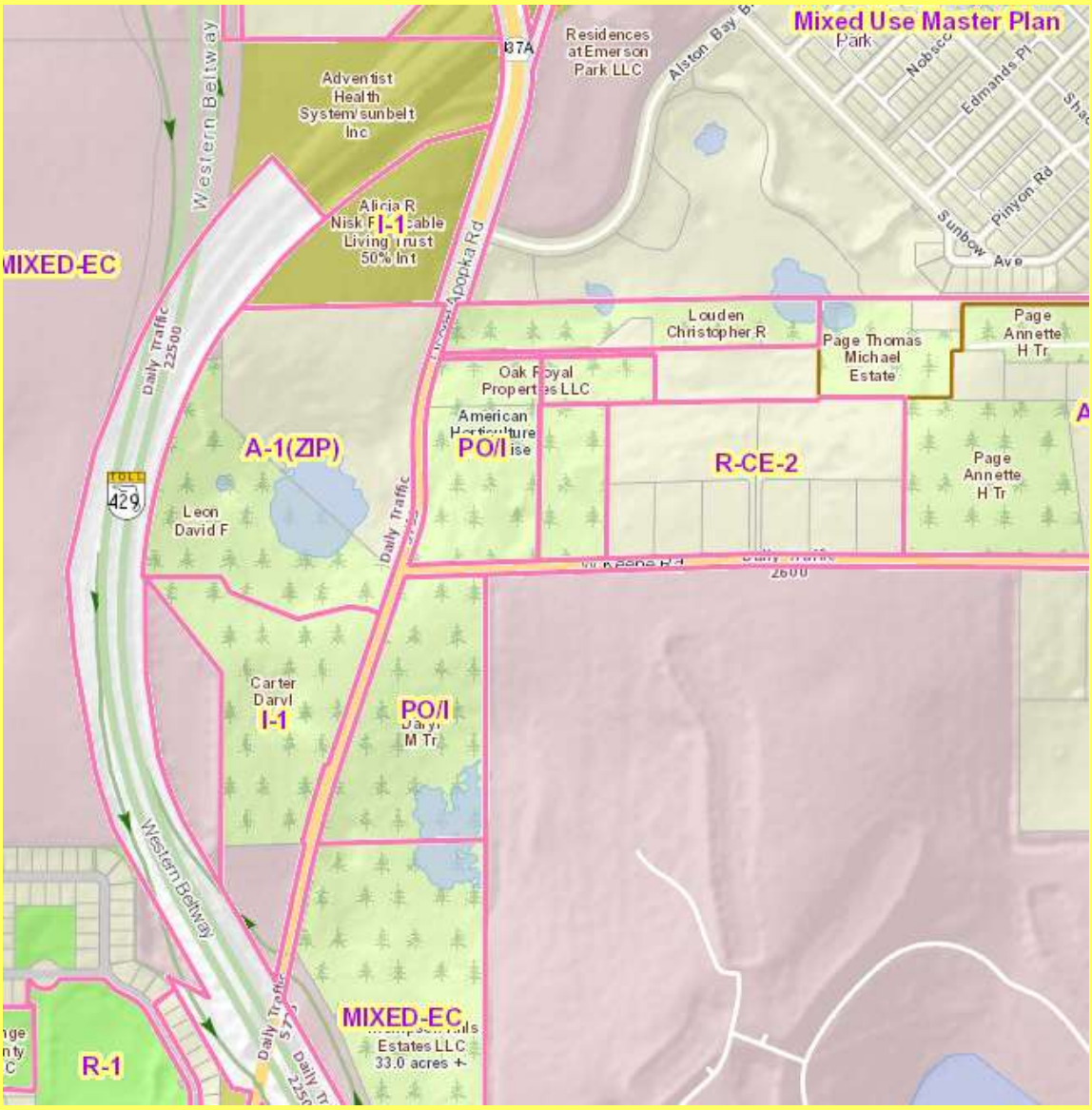
ADJACENT ZONING



ADJACENT USES

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EXISTING USES

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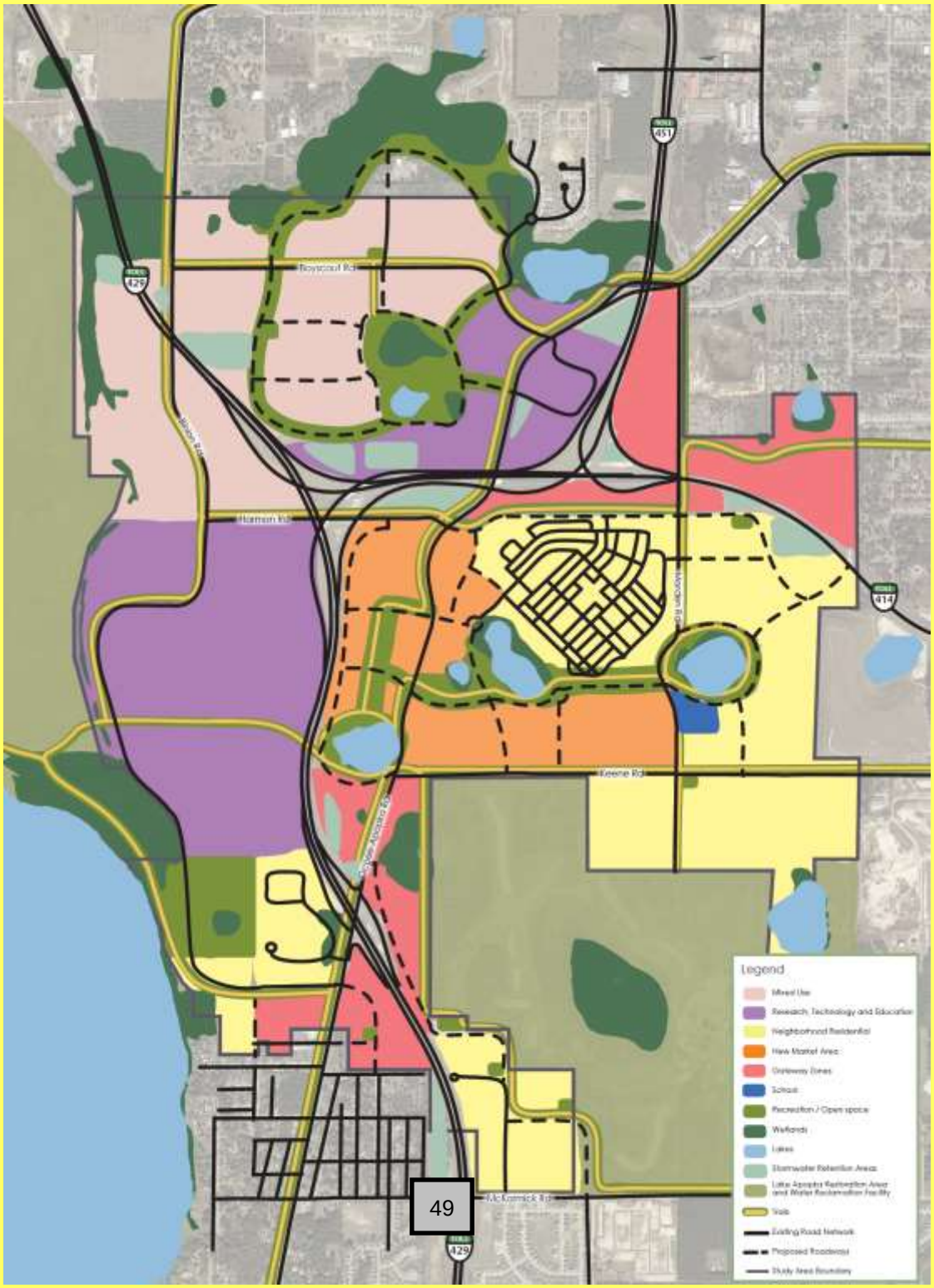
OCOEE APOPKA ROAD SMALL AREA STUDY
CONCEPTUAL LAND USE MAP



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OCOEE APOPKA ROAD SMALL AREA STUDY
PROPOSED CHARACTER AREA SCENARIO