

APOPKA PLANNING COMMISSION AGENDA
SEPTEMBER 10, 2019 5:30 PM
APOPKA CITY HALL COUNCIL CHAMBERS

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

1. Approve minutes of the Planning Commission meeting held August 13, 2019

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2016-16 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

LEGISLATIVE:

Public Hearing

1. Comprehensive Plan – Small Scale – Future Land Use amendment
From "County" Rural
To "City" Low Density Residential
Project: Ramjit Bhoddram Life Estate; Ramjit Ethel R Life Estate; Rem: Ramjit Family Trust
Location: 2375 Marden Road.
Project Manager: Bobby Howell
2. Change of Zoning
From "County" A-1 (ZIP)
To "City" RSF-1B (Residential Single Family-Large Lot)
Project: Ramjit Bhoddram Life Estate; Ramjit Ethel R Life Estate; Rem: Ramjit Family Trust
Location: 2375 Marden Road.
Project Manager: Bobby Howell

Site Plans

1. Final Development Plan - Sigle Holdings (Lake Gem Lot 2)
Project: Property Industrial Enterprises, LLC c/o Michael R. Cooper
Location: 651 Marshall Lake Road
Project Manager: Jean Sanchez

QUASI-JUDICIAL: None

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Planning Commission with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Planning Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Planning Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Planning Commission or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the Planning Commission meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 13, 2019, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley

ABSENT: Orange County Public Schools (Non-voting)

STAFF PRESENT: Joseph Byrd – City Attorney, James Hitt, FRA-RA – Community Development Director, David Moon, AICP - Planning Manager, Bobby Howell, AICP – Senior Planner, Pamela Richmond, AICP – Senior Planner, Jean Sanchez – Planner II, Phil Martinez – Planner I, and Jeanne Green – Recording Secretary.

OTHERS PRESENT: Jo Bauer, Ken Ehlers, Greg Elmquist, Patricia Elmquist, Lou-Ann Olsen, Irene Murray, Tim Murray, Rafael A. Martinez, Lloyd Hooper, Jonathan Huels, George Wilkerson, Christine McMahon, Scott McMahon, Bert Dunbar, Ray McNeely, Sean Hodgkins, Jessica Acevedo, John Acevedo, Deanna Horton, Robert Horton, Brian Olson, Marie Hurd, Melanie Johnson, Amy Dierks, Don Williams, Martha Beauzile, Gary Cetoute, Mary Williams, Diane Etheridge, Michael Etheridge, John Meyers, and Jennifer Meyers

OPENING AND INVOCATION: Chairperson Greene called the meeting to order and asked for a moment of silent prayer. The Pledge of Allegiance followed.

APPROVAL OF MINUTES: Chairperson Greene asked if there were any corrections or additions to the regular meeting minutes of July 9, 2019, at 5:30 p.m.

Motion: Butch Stanley made a motion to approve the Planning Commission minutes from the regular meeting held on July 9, 2019, at 5:30 p.m. and seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0)

PUBLIC COMMENT: Chairperson Greene opened the meeting to Public Comment. No one spoke.

LEGISLATIVE - COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – CITY OF APOPKA - Chairperson Greene stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of Future Land Use Designation from “County” Rural to “City” Parks/Recreation, subject to the findings of the staff report for the property owned by the City of Apopka and located at 2923 Lust Road.

Staff Presentation: Phil Martinez, Planner I, stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of Future Land Use Designation from “County” Rural to “City” Parks/Recreation, subject to the findings of the staff report for the property owned by the City of Apopka and located at 2923 Lust Road. The existing use is a conservation area. The current zoning is Transitional and the proposed zoning is Parks and Recreation. The existing maximum allowable development is 6 dwelling units and the proposed maximum allowable development is 605,484 sq. ft. non-residential. The tract size is 69.5 +/- acres.

The applicant requests a future land use designation of “City” Parks/Recreation for 2923 Lust Road. The subject parcel was annexed into the City on June 5, 2019 and has not had a “city” future land use designation or zoning designation assigned to it. The property was previously owned by the Saint John’s River Water Management District.

On October 8, 2018 the City Council and the SJRWMD entered into a Memorandum of Agreement for the transfer of ownership of the subject property from the SJRWMD to the City of Apopka. A condition of this Agreement requires the City of use and maintain the subject property for “nature-based recreation and education public use facilities.” A copy of this Agreement is provided as an exhibit to this Staff Report.

The proposed Future Land Use Designation of Parks/Recreation is consistent with the conditions set forth in the Memorandum of Agreement with the Saint Johns River Water Management District (STJRWMD).

The proposed use of the property is compatible with the character of the surrounding area and is consistent with the Parks/Recreation Future Land Use designation. City planning staff supports the FLUM amendment given the consistency with the Comprehensive Plan policies listed below. Site development cannot exceed the intensity allowed by the Future Land Use policies.

Future Land Use Element

1. **Policy 3.1.n.** Public and private recreation sites are the primary land use in this category. Public recreation sites shall be permitted by right or by special exception in all future land use categories. Commercial recreation shall be permitted in the commercial land use category. The maximum floor area ratio shall be .20.

The proposed future land use amendment will not generate additional residential units, and will have not impacts on student enrollment at Orange County Public Schools.

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 July 8, 2019.

The Development Review Committee recommends approval to transmit a change in Future Land Use to Parks/Recreation for the property owned by City of Apopka, subject to the information and findings in the staff report.

Staff recommended the Planning Commission find the Future Land Use Designation consistent with the Comprehensive Plan and recommend a change in Future Land Use Designation to Parks/Recreation for the property owned by the City of Apopka, subject to the information and findings in the staff report.

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

Motion: Linda Laurendeau made a motion to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of Future Land Use Designation from “County” Rural to “City” Parks/Recreation, subject to the findings of the staff report for the property owned by the City of Apopka and located at 2923 Lust Road. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan and Butch Stanley (6-0).

LEGISLATIVE – CHANGE OF ZONING – HAMMOCK AT ROCK SPRINGS - Chairperson Greene stated this is a request to find the proposed Change of Zoning and the PD Master Plan/Preliminary Development Plan consistent with the Comprehensive Plan and compatible with the

character of the surrounding areas; and recommend approval of the proposed Change of Zoning from T (Transitional) to PD (Planned Development) and the Master Plan/Preliminary Development Plan subject to the Planned Development Recommendations and the findings of the staff report for the property owned by Construesse USA, Inc. and located west of Rock Springs Road and south of Desalvo Place.

Staff Presentation: Mr. Martinez stated this is a request to find the proposed Change of Zoning and the PD Master Plan/Preliminary Development Plan consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and recommend approval of the proposed Change of Zoning from T (Transitional) to PD (Planned Development) and the Master Plan/Preliminary Development Plan subject to the Planned Development Recommendations and the findings of the staff report for the property owned by Construesse USA, Inc. and located west of Rock Springs Road and south of Desalvo Place. The future land use designation is Residential Low Suburban. The existing use is vacant land and the proposed use is a 19 lot single family development that is to be constructed in one phase. The typical lot area is 10,500 sq. ft. and the typical lot width is 75 ft. The applicable code is the 1993 Land Development Code. The tract size is 9.63 +/- acres.

The subject property is approximately 9.63 acres in size and is zoned T (Transitional District) and has a future land use designation of Residential Low Suburban. The subject property is located south of Desalvo Place and west of Rock Springs Road. The proposed change of zoning to PD (Planned Development) is being requested to allow a smaller lot width (75' and 80 vs. 85'") but place greater open space adjacent to Rock Springs Road and greater separation between the homes and traffic on Rock Springs Road. Nineteen single-family homes are proposed to be constructed nits in one phase on the property. The subdivision, Hammock at Rock Springs, is proposed to be developed at a density of 1.98 dwelling units per acre. The Residential Low Suburban Future Land Use designation permits up to 3.5 dwelling units per acre. The applicant is proposing the following setbacks, Front: 25' Front-Loaded Garage: 30' Side: 10' Rear: 20'.

The Planned Development zoning calls for three (3) 75' wide lots and sixteen (16) 80' wide lots. Due to these proposed lot widths, a greater amount of recreation/open space can be dedicated, particularly at the eastern end of the subdivision, parallel to Rock Springs Road.

The Master/Preliminary Development Plan proposes 19 lots with a minimum width of 75 feet. 3.39 acres is dedicated towards open space, recreation, and a dry pond. Recreational opportunities include a playground located at Tract E. Tract A, at the western end of the Master/Preliminary Development Plan, is dedicated as a combination of a 1.06 acre dry pond and 1.25 acres of open/recreation space. A 10 feet landscape/wall buffer, with a 6' masonry wall, is proposed at the eastern boundary line, parallel to Rock Springs Road. The surrounding properties consist primarily of single-family, residential, subdivisions, including Landings at Rock Springs to the North and Traditions at Wekiva to the South and West. Live Oaks, planted 30' on-center, are proposed as the street trees along the interior street and Rock Springs Road. 19 existing live oaks, totaling 785" are proposed to be preserved. In addition, Viburnums and Flax Lilies are proposed at the 10' landscape/wall buffer.

The applicant is requesting four deviations to the City's required development standards. For a PD Master Plan/Preliminary Development Plan, a deviation from the City's Land Development Code does not represent a variance, but a development standard or zoning condition unique to and approved as part of the Planned Development zoning. PDs are required to satisfy the requirements of the Land Development Code, unless the City Council finds that, based on substantial evidence, a proposed alternative development guideline is adequate to protect to the public health safety, and welfare. Any deviations must be consistent with the policies of the Comprehensive Plan.

1. Typical Lot Width Standard, Land Development Code Section 2.02.05 (E) (2) & Section 2.02.10.D. PUD General Standards. "Within the boundaries of the PUD, minimum lot size, minimum housing size and shall be consistent with the comparable lot size of the commensurate zoning district (ex. 8,000 sf lot size shall have a minimum living area of 1,500 sf) and minimum yards will be established and shall not exceed overall gross density as established in the Apopka Comprehensive Plan; provided, however, that PUD frontage on public roads external to the PUD shall be compatible with front yard requirements in accordance with the abutting zoning district;" With R-1A acting as the commensurate zoning district, the minimum lot width in R-1A zoning is 85'. The applicant is proposing 3, 75' wide lots and 16, 80' wide lots.
2. Flag Lot (Lot 9). Land Development Code. 6.01.01. General Provisions. C. Flag Type Lots. 2. The minimum lot width for the narrow extension of the lot to the right-of-way shall be consistent with the requirements of the applicable zoning district. The length of the narrow extension should be minimized and shall not exceed 400 feet.
3. Cul-de-Sac Lot Radii (Lot 9), Land Development Code Section 6.01.01 General Provisions. C. Flag Type Lots. 4. The front elevation of any home constructed on a cul-de-sac or on a curve shall be no more than a 30 degree deflection from a line perpendicular to a radial line from the center of the cul-de-sac or the radius point of the curve through a mid-point of the lot frontage. This perpendicular line shall be drawn from the intersection of the radial line and the corner of the proposed structure. All minimum lot width and structure setbacks must be accomplished.
4. Side Entry Garages. Land Development Code. Section 6.09.03 (B) (1) (g). Communities with lots having over 75 linear feet of street frontage are required to have at least 50 percent of the residences with side-entry or courtyard-entry garages. The wall of any side-entry or courtyard entry garage facing a street or building frontage shall have windows with a design, shape, and fenestration consistent with windows on the primary residential façade.

Justification for Deviations/Development Standard. The following justifications are provided for the previously mentioned deviation.

1. The lots in the subdivision were configured to save as many large trees as possible and to provide more open space, particularly along Rock Springs Road.
2. The flag lot (lot 9) was designed in a manner to save large, existing oak trees.
3. The front façade of the house on Lot 9 is placed in a manner to save large, existing oak trees.
4. 80' wide lots are not sufficiently wide enough to provide side entry garages.

The PD recommendations are that the zoning classification of the following described property be designated as Planned Development (PD), 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 PD district shall be single-family residential uses, and the RSF-1B zoning requirements and standards shall apply if a development standard or criteria is not provided within the PD Master/Preliminary Development Plan or adopting ordinance.

B. Terms of Expiration for this PD shall be as follows:

If a Final Development Plan associated with the PD district has not been approved by the City within three years, and site development has not commenced within four 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 PD 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.

The proposed use of the property is consistent with the Residential Low Suburban Future Land Use designation and is consistent with the Land Development Code.

The proposed change of zoning will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement. School concurrency review will be required at the final development plan, and a school mitigation agreement must be approved by City Council prior to site construction activity.

The location is served by the following schools: Rock Springs Elementary, Apopka Middle, and Apopka High School

The Development Review Committee finds the proposed rezoning to Planned Development (PD), and the PD Master/Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Hammock at Rock Springs Planned Development Master Plan and Preliminary Development Plan.

Staff recommended the Planning Commission approve the rezoning of the subject parcel from T (Transitional District) to PD (Planned Development), and recommend to approve the PD Master Plan and Preliminary Development Plan based on the PD recommendations, and the findings and facts presented in the staff report.

Chairperson Greene opened the meeting for public hearing.

In response to questions by Sean Hodgkins, 33 Disalvo Place, Mr. Moon stated that there will be a substantial landscape buffer and open space between the abutting residential properties and this project. There will not be a wall constructed.

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

In response to a question by Commissioner Gusler, Mr. Moon stated the petitioner has removed a few lots from the first time the Planning Commission saw this plan in order to save trees on the site and to add to the open space.

Motion: William Gusler made a motion to find the proposed Change of Zoning and the PD Master Plan/Preliminary Development Plan consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and recommend approval of the proposed Change of Zoning from T (Transitional) to PD (Planned Development) and the Master Plan/Preliminary Development Plan subject to the Planned Development Recommendations and the findings of the staff report for the property owned by Construesse USA, Inc. and located west of Rock Springs Road and south of Desalvo Place. Motion seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0).

LEGISLATIVE – CHANGE OF ZONING – MONARCHS AT LAKE PLEASANT - Chairperson Greene stated this is a request to find the proposed Change of Zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and recommend approval of the proposed Change of Zoning from T (Transitional) and RSF-1A (Residential Single Family) to RMF (Residential Multi-Family) subject to the City Councils approval of the Future Land Use amendment to Residential Medium Low Density and the findings of the staff report for the property owned by The Monarchs at Lake Pleasant, LLC, c/o Rafael Martinez and located at 1653, 1711 and 1717 Apopka Boulevard.

Staff Presentation: Mr. Martinez stated this is a request to find the proposed Change of Zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and recommend approval of the proposed Change of Zoning from T (Transitional) and RSF-1A (Residential Single Family) to RMF (Residential Multi-Family) subject to the City Councils approval of the Future Land Use amendment to Residential Medium Low Density and the findings of the staff report for the property owned by The Monarchs at Lake Pleasant, LLC, c/o Rafael Martinez and located at 1653, 1711 and 1717 Apopka Boulevard. The existing use are vacant single family residences. The existing maximum allowable development is 3 du/ac under the current zoning designation of RSF-1A and 0.4 du/ac under the T (Transitional) zoning designation. The proposed maximum allowable development is 126 multi-family residential units. The tract size is 23.52 +/- acres.

Presently, the subject properties are zoned RSF-1A and Transitional. The applicant is requesting the City to assign a zoning classification of RMF (Residential Multi-Family) to allow for an apartment complex development.

A request to assign a change of zoning to RMF is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area.

The existing and proposed zoning of the property is consistent with the proposed Residential Medium Low (0-7.5 du/ac) Future Land Use designation. City Council is scheduled to hold the second hearing for the adoption of Ordinance No. 2732 on September 18, 2019.

An executed capacity enhancement agreement has been executed and recorded between Orange County Public Schools and the applicant. School concurrency mitigation agreement must be approved by City Council prior to approval of a site construction plan by the Development Review Committee. At the present time, the subject property is located in the following attendance zone boundaries: Wekiva High School; Piedmont Lakes Middle School; Lakeville Elementary School.

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 July 10, 2019.

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from RSF-1A and T to RMF for the property owned by The Monarchs at Lake Pleasant, LLC and located at 1653, 1711 and 1717 Apopka Boulevard, subject to City Council approving the Future Land Use Designation to Residential Medium Low Density (up to 7.5 du/ac).

Staff recommended the Planning Commission find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from RSF-1A and Transitional to Residential Multiple Family (RMF) for the property owned by The Monarchs at Lake Pleasant, LLC and located at 1653, 1711 and 1717 Apopka Boulevard, subject to City Council approval of the Future Land Use amendment to Residential Medium Low Density.

Jonathan Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., 215 N Eola Drive, Orlando, stated if the City Council approved the Future Land Use Designation to Residential Medium Low Density they would be allowed to develop 7.5 dwelling units per acre. There is approximately 3.5 acres of wetlands and lake on this property. The property is surrounded residential with industrial and institutional uses to the west and commercial uses along Orange Blossom Trail and Hiawassee Boulevard to the east. The residential densities on the east and west sides of this property on similar with 5 dwelling units per acre on the west side and 7.5 dwelling units in the Chelsea Park subdivision. The buildings on the subject property will be clustered towards the northern end and constructed in a single phase. The project will be anchored with a playground, a pool, a clubhouse, and a dog park. The setbacks on the east and west sides between this project and the single family residential is over 100 feet and there is a recreational trail surrounding the lake on the northern end of the property.

Chairperson Greene opened the meeting for public hearing.

Chairperson Greene stated the following members of the public submitted notices of intent; however, they did not wish to speak.

Jo Bauer, 1963 Tindaro Drive, Apopka, wished to let her opposition to the project be known due to traffic and school capacity impacts.

Eleanor Elkalyoubie, 1624 Chatham Circle, Apopka, wished to let her opposition to the project be known due to traffic impacts and possible property tax increases.

John Acevedo, 1577 Danisco Place, Apopka, voiced his opposition to the project due to traffic and school impacts, the type of clientele that this project would attract, stormwater runoff, the aesthetics of the project, and impacts to property values.

Maria Figueroa, 1825 Grasmere Drive, Apopka, voiced her opposition to the project due to the safety, traffic, and school impacts; aesthetics of the project, and overcrowding in the area.

Lou-Ann Olsen, 1796 Chatham Circle, Apopka, voiced her opposition to the project due to wanting the area to remain rural/farm land. Expressed concerns the project would have on impacts to traffic and noise; and overcrowding in the area.

Melanie Johnson, 1951 Tindaro Drive, Apopka, voiced her opposition due to traffic and school impacts. She asked how the project would be accessed.

Marie Hurd, 1723 Chatham Circle, Apopka, voiced her opposition to the project due to impacts to traffic; potential criminal activity; and property values.

Mr. Huels responded by saying there is no direct access to Lake Pleasant Road. The access point will be off of Apopka Boulevard with an auxiliary entrance for the Fire Department on the west side of the property. A traffic study was completed and it indicated that the number of vehicles coming in and out of the property has minimal impact on Apopka Boulevard. Apopka Boulevard is an Orange County road and after meeting with them, the developer has agreed to install a left turn lane into the property. Additionally, the new code the City adopted earlier this year calls for a right turn lane into the property. Orange County has no immediate plans to widen Apopka Boulevard. The City Engineer will review the stormwater plans to ensure the stormwater is kept on the site. He said that a Capacity Enhancement Agreement has been executed and recorded between Orange County Public Schools and the applicant. The school concurrency mitigation agreement must be approved by City Council prior to approval of a site construction plan. The Capacity Enhancement Agreement requires the applicant to pay the Orange County School Board capacity fees and the applicant will also have to pay school impact fees. He said the market wants this type of housing. More people who do not want the upkeep of a single family residence. He feels the project is a good fit and is compatible since the buildings will be kept away from the surrounding residential area.

In response to a question by Commissioner Gusler, Mr. Huels stated that the traffic study indicated a little over 73 peak in and out trips.

Mr. Moon reminded the Commission that the request before them was for a change of zoning. Issues such as traffic impact will be addressed during the site plan review.

In response to a question by Commissioner Gusler, Mr. Huels stated that he believed the study indicated approximately 900 trips per day.

Commissioner Gusler expressed his concerns regarding the density of the area and, in his view, the incompatibility of the proposed project to the surrounding area. He added that Orange County does have the widening of Apopka Boulevard in their 20-30 year plan.

James Hitt, FRA-RA, Community Development Director, stated that the density of Chelsea Park is also 7.5 dwelling units per acre. The project has been designed to have a density that is less than Chelsea Park which is a single family subdivision with zero lot lines.

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

Motion: Linda Laurendeau made a motion to find the proposed Change of Zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and recommend approval of the proposed Change of Zoning from T (Transitional) and RSF-1A (Residential Single Family) to RMF (Residential Multi-Family) subject to the City Councils approval of the Future Land Use amendment to Residential Medium Low Density and the findings of the staff report for the property owned by The Monarchs at Lake Pleasant, LLC, c/o Rafael Martinez and located at 1653, 1711 and 1717 Apopka Boulevard. Motion seconded by Butch Stanley.

In response to a question by Mr. Ryan, Mr. Hitt stated the density for Chelsea Park is 7.5 dwelling units per acre on zero lot lines.

Aye votes were cast by James Greene, Linda Laurendeau, and Butch Stanley. Nay votes were cast by William Gusler, Mary Norwood, and Robert Ryan. (3-3).

The Motion died.

In response to a question by Chairman Greene, City Attorney Byrd directed the Commission to continue to deliberate. He reminded the Commission that they can recommend City Council either approve or deny the request.

Mr. Gusler expressed his opposition to a vertical development in a single family residential area. He said he understands that Chelsea Park is a high density development with zero lot lines. In addition, he expressed his concerns regarding the traffic impacts.

Pamela Richmond, AICP, Senior Planner, addressed the Commission to amend the number of daily trips from the proposed project to a little over 600 trips.

Upon further deliberation the Planning Commission put forth the following motion:

Motion: William Gusler made a motion to recommend denial of the proposed Change of Zoning from T (Transitional) and RSF-1A (Residential Single Family) to RMF (Residential Multi-Family) due to the non-compatibility of the project with the surrounding area for the property owned by The Monarchs at Lake Pleasant, LLC, c/o Rafael Martinez and located at 1653, 1711 and 1717 Apopka Boulevard. Motion seconded by Mary Norwood. Aye votes were cast by William Gusler, Mary Norwood, and Robert Ryan. Nay votes were cast by James Greene, Linda Laurendeau, and Butch Stanley. (3-3).

The Motion died.

City Attorney Byrd requested the Commission continue to deliberate if possible.

After further deliberations the Planning Commission unanimously agreed they were deadlocked.

City Attorney Byrd stated that the staff report would be presented to City Council with notations that the Planning Commission was unable to make a recommendation due to a deadlock in the deliberations. He commended the Planning Commission on their deliberations and its attempts to resolve the deadlock.

LEGISLATIVE – PLAT – LEGACY STATION - Chairperson Greene stated this is a request to find the Legacy Station Plat consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat; subject to the approval of the Apopka Medical Building Final Development Plan; and the findings of the staff report for the property owned by 1520 West Orange Blossom LLC, c/o Raul Socarras, P.A. and located at 1480 and 1520 West Orange Blossom Trail.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the Legacy Station Plat consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat; subject to the approval of the Apopka Medical Building Final Development Plan; and the findings of the staff report for the property owned by 1520 West Orange Blossom LLC, c/o Raul Socarras, P.A. and located at 1480 and 1520 West Orange Blossom Trail. The engineering firm is Klima Weeks Civil Engineering, Inc. c/o Selby Weeks, P.E. The future land use designation is Commercial and the zoning is C-C (Community Commercial). The existing use is an Urgent Care facility on Lot 1; Lots 2 and 3 are vacant. The proposed development is 3 lots with access easements. The tract size is 4.48 +/- acres. The applicable code is the 1993 Land Development Code.

This is a request to approve the Legacy Station Plat, which proposes the division of two lots into three separate lot. Lot 1 has been approved for an urgent care center, Apopka Medical Office Building Final Development Plan. The final development plan was approved on September 10, 2018. The site plans was prepared with consideration to a future creation of three lots.

Each lot will have access to U.S. 441 via an access easement depicted on the plat. Additional access easements will be provided to property owners of Lots 2 and 3 for the maintenance of the master stormwater pond.

The stormwater management system includes one on-site master retention area, on the southern portion of the subdivision. The stormwater pond designs meet the City's Land Development Code requirements for the Lot 1 development and will be modified as future developments occur.

The Development Review Committee recommends approval of the Legacy Station Plat, finding it consistent with the approved Apopka Medical Building Final Development Plan.

Staff recommended the Planning Commission find the Legacy Station Plat consistent with the Land Development Code and recommend approval of the Plat, subject to the approved Apopka Medical Building Final Development Plan and findings of this staff report.

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

Motion: Butch Stanley made a motion to find the Legacy Station Plat consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat; subject to the approval of the Apopka Medical Building Final Development Plan; and the findings of the staff report for the property owned by 1520 West Orange Blossom LLC, c/o Raul Socarras, P.A. and located at 1480 and 1520 West Orange Blossom Trail. Motion seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0).

LEGISLATIVE – FINAL DEVELOPMENT PLAN/PLAT – THE OAKS AT KELLY PARK RESIDENTIAL SUBDIVISION - Chairperson Greene stated this is a request to find the Oaks at Kelly Park Plat consistent with the Comprehensive Plan, the Land Development Code, and the approved Master Plan/Preliminary Development Plan; and recommend approval of the Oaks at Kelly Park Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat and the findings of the staff report for the property owned by Landco Development Group, LLC and located at 2309 and 2405 West Kelly Park Road.

Staff Presentation: Bobby Howell, AICP, Senior Planner, stated this is a request to find the Oaks at Kelly Park Plat consistent with the Comprehensive Plan, the Land Development Code, and the approved Master Plan/Preliminary Development Plan; and recommend approval of the Oaks at Kelly Park Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat and the findings of the staff report for the property owned by Landco Development Group, LLC and located at 2309 and 2405 West Kelly Park Road. The applicant is Geoffrey L. Summitt, P.E. The future land use designation is Mixed Use Interchange and the zoning is KPI-MU (Kelly Park Interchange Mixed-Use), Neighborhood character zone. The existing use is vacant land and the proposed use is a 124 single family homes subdivision. The tract size is 39.47 +/- acres. The applicable code is Kelly Park Interchange Form Based Code.

The applicant is requesting approval of a Plat for 124 single family homes on 39.47 acres. The property is zoned Kelly Park Interchange Mixed-Use (KPI-MU), with a Neighborhood character zone overlay. A Master Plan/Preliminary Development Plan was approved for the development on March 20, 2019. The Plat is consistent with the approved Master Plan/Preliminary Development Plan, and Final Development Plan.

The subject property is comprised of two parcels and is located at 2309 and 2405 W. Kelly Park Road, approximately three-quarters of a mile east of the intersection of Kelly Park Road and Plymouth-Sorrento Road. The property is located within the one-mile radius from the SR 429/Kelly Park Road interchange.

Development Profile:

Number of residential lots:	124 single family homes
Minimum lot width:	55 feet
Minimum lot depth:	120 feet
Minimum lot size:	6,600 square feet (FBC has no minimum lot size)
Minimum house livable area:	1,600 square feet
Setbacks:	
Front:	20-feet
Rear:	20-feet
Side:	5-feet
Garage:	Same as front
Parking:	Two space per house within the lot (enclosed or exterior; FBC does not require enclosed parking), on-street parking provided
Proposed Density:	3.14 du/ac
Max. Density Allowed:	5 du/acre

The Plat details the construction of a subdivision that consists of 124 single family homes on 55-foot by 120-foot wide lots and a minimum living area of 1,600 square feet. There are no minimum and maximum lot size and living area requirements in the Form Based Code. The surrounding properties consist of single-family residential and agricultural uses.

Access to the site is proposed via Kelly Park Road. A dedication of a 15-foot wide strip for future right-of-way needs for Kelly Park Road is detailed on the Plat. Within this strip, a 12-foot wide bicycle trail will be constructed by the developer. Internal roadways are public and are provided within a 60-foot wide right-of-way. A stub-out is provided between lots 94 and 112 to allow a roadway connection to the property to the west at such time it develops.

The master stormwater pond, which is designed to serve the entire development is located in the northeastern corner of the site. A performance bond shall be provided to the City for all off-site improvements prior to any clearing or grading activity, and a building permit (other than model homes) shall not be issued until all off-site improvements are completed.

In accordance with the requirements of the Form Based Code, 20-percent of the total site area is required to remain as open space. Consistent with the approved Master Plan/Preliminary Development Plan, 28-

percent of the site is reserved as open space. Common recreation elements include a clubhouse with a pool, an internal trail system, and passive open space/recreation areas. The developer will provide a 12-foot wide multi-purpose trail along the portion of the development abutting Kelly Park Road to help facilitate the construction of the regional trail system that is conceptually proposed within the Kelly Park Form Based Code area.

The developer has obtained a school concurrency mitigation agreement with Orange County Public Schools to address school impacts generated by this residential development. The location is served by the following schools: Zellwood Elementary, Wolf Lake Middle, and Apopka High School.

The County was notified at the time of plat application for this property through the DRC agenda distribution.

The Development Review Committee recommends approval of The Oaks at Kelly Park Plat.

Staff recommended that the Planning Commission find the proposed Plat consistent with the Comprehensive Plan, the Land Development Code, and approved Master Plan/Preliminary Development Plan, and recommend approval of The Oaks at Kelly Park Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat. Subject to the findings of the Staff Report. Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: **Robert Ryan made a motion to find the Oaks at Kelly Park Plat consistent with the Comprehensive Plan, the Land Development Code, and the approved Master Plan/Preliminary Development Plan; and recommend approval of the Oaks at Kelly Park Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat and the findings of the staff report for the property owned by Landco Development Group, LLC and located at 2309 and 2405 West Kelly Park Road. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0).**

LEGISLATIVE – FINAL DEVELOPMENT PLAN/PLAT – SHEELER POINTE SUBDIVISION

- Chairperson Greene stated this is a request to find the Sheeler Pointe Subdivision consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Final Development Plan/Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat and the findings of the staff report for the property owned by First Pentecostal Church of Orlando, Inc., and located at 1790 Grand Oak Drive.

Staff Presentation: Mr. Howell stated this is a request to find the Sheeler Pointe Subdivision consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Final Development Plan/Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat and the findings of the staff report for the property owned by First Pentecostal Church of Orlando, Inc., and located at 1790 Grand Oak Drive. The applicant is Timothy W. Schutz, P.E. The future land use is Low Density Residential (0-5 du/ac) and the zoning is RSF-1B (Residential Single-Family – Large Lot) – R-1 (Residential Single-family district) per 1993 Land Development Code. The existing use is vacant land and the proposed use is 5 single family homes. The tract size is 1.71 +/- acres. The applicable code is the 1993 Land Development Code.

The applicant has submitted a Final Development Plan (FDP) and Plat for consideration which details the development of 5 single-family units on 1.71 acres. The subject property is located at the northwest corner of the intersection of Sheeler Oaks Drive and Sheeler Avenue, specifically at 1790 Grand Oak Drive, and is accessed via Sheeler Oaks Drive and Grand Oak Drive through the Sheeler Oaks Phase 1 subdivision. A minimum lot size of 12,275 square feet is provided within the proposed subdivision. This project is being processed under the 1993 Land Development Code. As detailed in the R-1 zoning district standards of the 1993 Land Development Code, the minimum setbacks applicable to this project are: front 25 feet; side 10 feet, and rear is 20 feet.

All design elements are consistent with the R-1 zoning district standards as detailed in the 1993 Land Development Code.

The only points of vehicular access into the proposed subdivision are via Sheeler Oaks Drive and Grand Oak Drive, which are both located within the Sheeler Oaks Phase 1 subdivision. There is an existing 4-foot wide sidewalk that is located along the Grand Oak Drive and Sheeler Oaks Drive frontages which allows pedestrian access onto Sheeler Avenue. Each lot will have access and frontage on Grand Oak Drive.

A stormwater retention area is not provided within this development. Stormwater will discharge into the Sheeler Oaks subdivision.

According to Section 2.02.01.8.a of the 1993 Land Development Code, residential developments of 20 units or more are required to provide on-site recreational amenities. This development only consists of 5 dwelling units and is therefore exempt from providing recreational amenities.

Oak and Pine trees constitute the majority of vegetation on site. All specimen trees are required to be replaced on site at a 1:1 ratio. The Land Development Code does not require a buffer when a residential development abuts another residential development. A buffer tract noted as Tract A is provided which encompasses the existing wall and landscape buffer for the Sheeler Oaks subdivision is detailed on the plan. This buffer will be dedicated to the Sheeler Pointe homeowners association.

According to Orange County Public Schools, the development is considered de minimis as it consists of five lots and is not subject to school concurrency.

Orange County was notified at the time of the subdivision plan submittal for this property through the DRC agenda distribution.

The Development Review Committee recommends approval of the Sheeler Pointe Final Development Plan and Plat.

Staff recommended the Planning Commission find the Final Development Plan and Plat consistent with the Land Development Code, and recommend approval of the Sheeler Pointe Final Development Plan and Plat.

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

Motion: William Gusler made a motion to find the Sheeler Pointe Subdivision consistent with the Comprehensive Plan and Land Development Code; and recommend approval

of the Final Development Plan/Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat and the findings of the staff report for the property owned by First Pentecostal Church of Orlando, Inc., and located at 1790 Grand Oak Drive. Motion seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0).

LEGISLATIVE – FINAL DEVELOPMENT PLAN/PLAT – OAK POINTE NORTH SUBDIVISION - Chairperson Greene stated this is a request to find the proposed Final Development Plan and Plat consistent with the Comprehensive Plan, and the Land Development Code; and recommend approval of the Oak Pointe North Final Development Plan and Plat, subject to the conditions set forth in the staff report and subject to final review by the City Surveyor and City Engineer prior to recording the plat for the property owned by Thompson Hills Estates, LLC and located east of SR 429 and south of Ocoee-Apopka Road.

Staff Presentation: Mr. Howell stated this is a request to find the proposed Final Development Plan and Plat consistent with the Comprehensive Plan, and the Land Development Code; and recommend approval of the Oak Pointe North Final Development Plan and Plat, subject to the conditions set forth in the staff report and subject to final review by the City Surveyor and City Engineer prior to recording the plat for the property owned by Thompson Hills Estates, LLC and located east of SR 429 and south of Ocoee-Apopka Road. The applicant is Evans Engineering, c/o David Evans, P.E. The future land use designation is Mixed Use and the zoning is Mixed-Use East Shore Gateway (MU-ES-GT). Existing use is vacant land and the proposed use is a mixed-use subdivision. The tract size is 33.00 +/- acres. The applicable code is the 1993 Land Development Code.

The applicant is requesting approval of a Final Development Plan and Plat for a mixed-use subdivision on approximately 33 acres of property that is located east of the intersection of State Road 429 and Ocoee-Apopka Road. The subject property is north of the Oak Pointe South residential development which was approved by the City Council in March 2019. The subject property is zoned Mixed-Use East Shore Gateway (MU-ES-GT). The intent of the MU-ES-GT zoning district is to provide uses that are more suburban in character but are developed in a more walkable and pedestrian friendly form. Sub district streets are well connected and support multiple modes of mobility. A range of uses are permitted within the MU-ES-GT including multi-family, retail, light industrial, gas stations and large-scale retail development when outparcels frame the street.

The Final Development Plan and Plat details the construction of a mixed-use subdivision consisting of lots noted as Tracts A - I. Of these tracts, only A-C are reserved for future development. Tract D is reserved as a lift station tract, Tract E is reserved for a compensating storage area, Tract F is reserved for stormwater retention, Tract G is reserved for right-of-way, Tract H is reserved for a wetland preservation area, and Tract I is reserved for a wall. An upland buffer measuring 25-feet in width is provided adjacent to the wetland preservation area. This buffer width is consistent with the requirements of Policy 3.9.C.1 of Conservation Element of the Comprehensive Plan. Development of Tracts A-C will be accomplished through the Major/Minor Development Plan process as stipulated in the Land Development Code.

Access to the subdivision will be provided via a full access point along Ocoee-Apopka Road. Right and left turn lanes will be constructed from Ocoee-Apopka Road to facilitate access into the development. Additionally a road connection will be provided to the Oak Pointe residential subdivision to the south which is detailed in the Oak Pointe Development Agreement. A gate will be provided at this entrance. In addition to vehicular access points, a 12-foot wide multi-use path will be provided to the Oak Pointe residential subdivision. This path will lead to Ocoee-Apopka Road and will provide future connection to the bicycle trail network that is planned in this part of the City. The area noted as Tract G on the subdivision plan is a 60-foot and 80-foot wide right-of-way section which is the future road connection to the Oak Pointe residential subdivision. A temporary cul-de-sac is provided on adjacent to the northern

portion of Tract A. Per the Oak Pointe Development Agreement, the road shall be conveyed to the City prior to the issuance of the first residential building permit within Oak Pointe South or the closing of the sale of land within Parcels A, B or C of Oak Pointe North. The Oak Pointe North plat must be recorded before the sale of Parcel A, B, or C occurs.

Tract A will include 5-foot wide sidewalks along both sides of the roadway.

The subdivision plan reserves Tract F as the master stormwater retention pond for the subdivision.

A landscape plan has been provided which details the installation of a landscape buffer along the portion of the property adjacent to SR 429 and Ocoee-Apopka Road which consists of one tree and ten shrubs provided each 35-feet. Landscape materials provided consists of Live Oak, Yaupon Holly, Crepe Myrtle, Ligustrum, Sabal Palm, Sweet Viburnum, Drift Roses, Gold Mound Duranta, Parson's Juniper, and Bahia Sod. The landscape plan is prepared in accordance with the requirements of the Land Development Code. Perimeter and interior landscape plans will be provided by the developer of Tracts A, B, and C.

The Conditions of Approval are as follows:

1. A traffic impact analysis will be provided for the entire subdivision prior to City approval of the first development plan submitted for Oak Pointe North. As the property is assigned a Mixed Use East Shore Gateway zoning category, the actual proposed use of any of the three developable parcels and the associated traffic impacts generated from such development will not be known until a development plan is submitted for the property. The traffic impact analysis report must provide the information requested by the City's transportation planner and city engineer.

Location of the intersection at Ocoee-Apopka Road was determined when the Central Florida Expressway Authority acquired portions of the Oak Pointe North property for the construction of S.R. 429. The only access to the property from Ocoee-Apopka Road is limited to approximately 85 feet along Ocoee-Apopka Road at the northeast corner of the property.

Consistent with the Oak Pointe Development Agreement, the owner must dedicate road right-of-way to the City of Apopka. This proposed road will include a segment of the Lake Apopka Connector Multi-Use Trail that will run from McCormick Road through Oak Pointe North and then to Magnolia Park at Lake Apopka. Orange County Recreation and Parks Department will undergo design of the trail in fiscal year 2020-21. Trail design was scheduled for year 2019-20 but all of the necessary right-of-way, including that within Oak Pointe North, has not been obtained. Moving the plat through the review and approval process will help obtain the necessary right-of-way to allow the trail design to occur in fiscal year 2020-21.

2. The plat will not be recorded until a road to Parcel A is completed, or the City engineer accepts a performance bond to assure completion.

The County was notified at the time of plat application for this property through the DRC agenda distribution.

The Development Review Committee recommends approval of the Oak Pointe North Final Development Plan and Plat.

Staff recommended the Planning Commission find the proposed Final Development Plan and Plat consistent with the Comprehensive Plan, and the Land Development Code, and recommend approval of the Oak Pointe North Final Development Plan and Plat, subject to the conditions set forth in the Staff Report and subject to final review by the City Surveyor and City Engineer prior to recording the plat.

Mr. Moon said the road right-of-way to be dedicated to the City of Apopka will include a segment of the Lake Apopka Connector Multi-Use Trail that will run from McCormick Road through Oak Pointe North and then to Magnolia Park at Lake Apopka. Orange County Recreation and Parks Department will undergo design of the trail in fiscal year 2020-21. Trail design was scheduled for year 2019-20 but all of the necessary right-of-way, including that within Oak Pointe North, has not been obtained. Moving the plat through the review and approval process will help obtain the necessary right-of-way to allow the trail design to occur in fiscal year 2020-21.

David Evans, Evans Engineering, Inc., 719 Irma Avenue, Orlando, stated He concurred with staff; however he wanted to make a clarification regarding the comment in the staff report that states Tract A is to include 5-foot wide sidewalks along both sides of the roadway. Tract A is yet to be developed and when development occurs the roadways will follow the Land Development Code and the Mixed-Use East Shore Gateway (MU-ES-GT) zoning designation standards. He added that he was available to answer any questions.

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

Motion: Linda Laurendeau made a motion to find the proposed Final Development Plan and Plat consistent with the Comprehensive Plan, and the Land Development Code; and recommend approval of the Oak Pointe North Final Development Plan and Plat, subject to the conditions set forth in the staff report and subject to final review by the City Surveyor and City Engineer prior to recording the plat for the property owned by Thompson Hills Estates, LLC and located east of SR 429 and south of Ocoee-Apopka Road. Motion seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0).

QUASI-JUDICIAL - SPECIAL EXCEPTION – GRACE GOSPEL CHURCH – Chairperson Greene stated the following item is a “quasi-judicial” item for the Commission’s consideration. This is a request to approve the Grace Gospel Church Special Exception Site Plan to allow the expansion of a place of worship in the MU-D (Mixed-Use Downtown) Zoning District for the property owned by Grace Gospel Church Inc., c/o Greg Elmquist and located at 423 E. 6th Street.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak. No one spoke.

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item.

Staff Presentation: Mr. Howell stated this is a request to approve the Grace Gospel Church Special Exception Site Plan to allow the expansion of a place of worship in the MU-D (Mixed-Use Downtown) Zoning District subject to the Special Exception Conditions of Use within the Staff Report, for the property owned by Grace Gospel Church Inc., c/o Greg Elmquist and located at 423 E. 6th Street. The applicant is Greg Elmquist. The future land use designation is Low Density Residential (0-5 du/ac) and the zoning designation is MU-D (Mixed-Use Downtown). The existing use is a place of worship (approx. 3,500 sq. ft. building) and the proposed use is an expansion of place of worship (approx. 3,500 sq. ft.) to allow the construction of a 5,000 square foot fellowship hall for a total of 8,500 sq. ft. combined. The tract size is 2.32 +/- acres. The applicable code is the 2019 Land Development Code.

The subject property is located at 423 E. 6th Street and is the site of Grace Gospel Church. A 3,400 square foot place of worship exists on the subject property, which was approved via a Special Exception circa 2000. The church has indicated that they intend to construct a new 5,000 square foot sanctuary building on the property, which requires the expansion of the existing Special Exception on the property. Within the MU-D (Mixed Use Downtown) zoning category, a place of worship is a use that requires an approved Special Exception. According to the applicant, the subject property has been used as a place of worship since May 2000. Typical meeting times are from 10am to noon on Sundays, and from 7pm to 8pm on Wednesdays. With the exception of an occasional visit to the church office by the pastor, the facility is vacant and unused for the remainder of the week.

The property is presently assigned a Future Land Use Designation of “Low Density Residential”. Institutional Uses, of five acres or less, are allowed as a Special Exception in the Comprehensive Plan, per Future Land Use Element, Policy 3.1.e.

Per Land Development Code Section 2.5.1.G.4, the Special Exception is required to be in compliance with the following standards:

- a. Will be consistent with the goals, objectives, and policies of the comprehensive plan;
- b. Will comply with all applicable zoning district standards;
- c. Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;
- d. Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;
- e. Will be located a minimum of 1,000 feet from any other existing like use in nonresidential districts, and 1,500 feet in residential districts. This distance requirement shall apply whether the existing like use is a permitted "use by right" or a special exception use;
- f. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- g. Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;
- h. Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- i. Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
- j. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;

- k. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;
- l. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and
- m. Will comply with all other relevant City, State, and federal laws and regulations.

The proposed expansion of the place of worship is in compliance with all above referenced standards except for (e), which requires a proposed Special Exception use to be at least 1,000 feet from an existing like use. This distance requirement shall apply whether the existing like use is a permitted "use by right" or a Special Exception use. Directly to the south and north of the subject property, there are places of worship located on each property. According the Orange County Property Appraisers database, there are eight places of worship within a 1,000-foot radius of the subject property. The proposed Special Exception does not propose a new place of worship use on the subject property, but rather an expansion of an existing Special Exception use for a place of worship use that has been located on the subject property since circa 2000. The expansion of the place of worship is appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district.

In accordance with LDC Section 2.5.1.G.3.b, a required community meeting was held on July 16, 2019. Meeting minutes and a copy of the sign-in sheet are provided as an exhibit to this staff report.

Special Exception Conditions of Use:

- 1. A lighting plan, landscape plan, sign plan, and architectural elevations shall be provided during the Minor Development Plan approval process.
- 2. The proposed building expansion shall be architecturally compatible with the existing building located on site.
- 3. A hedge row measuring at least 4-feet in height at the time of planting shall be located adjacent to the residential property located to the north to mitigate the effects of headlights and noise from cars parked in the row of parking adjacent to the residential property to the north.
- 4. No outdoor activity shall be permitted to occur on site between the hours of 10 pm and 7 am unless authorized by a Special Event permit.
- 5. The special exception applies to a total place of worship not to exceed 8, 500 sq. ft. of building floor area. Further expansion of the buildings for a place of worship, or use of the building for a day care or other use other than a place of worship will constitute a change of use.

The Development Review Committee recommends approval for a Special Exception and Special Exception Site Plan to allow the expansion of a place of worship within the MU-D (Mixed Use Downtown) zoning district, subject to the Special Exception Conditions of Use within the staff report.

Staff recommended the Planning Commission approve a Special Exception to allow the expansion of a place of worship subject to the Special Exception Conditions of Use within the Staff Report.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 13, 2019, AT 5:30 P.M.

Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development, Article 2, Section 2.5.1.G.3.k, the Planning Commission has the authority to take final action on a Special Exception application. Therefore, the Planning Commission may approve the application, approve the application with conditions, or deny the application. An applicant may appeal the Planning Commission action to the City Council.

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

Motion: William Gusler made a motion to approve the Grace Gospel Church Special Exception Site Plan to allow the expansion of a place of worship in the MU-D (Mixed-Use Downtown) Zoning District subject to the Special Exception Conditions of Use within the Staff Report, for the property owned by Grace Gospel Church Inc., c/o Greg Elmquist and located at 423 E. 6th Street. Motion seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0).

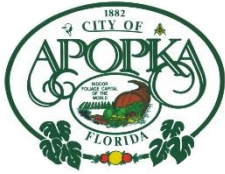
OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 6:55 p.m.

James Greene, Chairperson

James K. Hitt, FRA-RA
Community Development Director



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING	MEETING OF:	September 10, 2019
☐ SITE PLAN	FROM:	Community Development
☐ SPECIAL REPORTS	EXHIBITS:	Land Use Report
☐ OTHER:		Vicinity Map
		Future Land Use Map
		Adjacent Uses Map

SUBJECT: **COMPREHENSIVE PLAN - SMALL SCALE - FUTURE LAND USE AMENDMENT – 2378 MARDEN ROAD**

REQUEST: **RECOMMEND APPROVAL OF THE SMALL SCALE FUTURE LAND USE AMENDMENT:**
 FROM: “COUNTY” RURAL
 TO: “CITY” LOW DENSITY RESIDENTIAL

SUMMARY:

OWNERS/APPLICANTS: Ramjit Bhoodram Life Estate; Ramjit Ethel R Life Estate

LOCATION: 2378 Marden Road

PARCEL ID NUMBER: 20-21-28-0000-00-022

EXISTING USE: Single Family Home

CURRENT ZONING: Transitional (T)

PROPOSED ZONING: “City” RSF-1B (Residential Single-Family District).

TRACT SIZE: 5.0 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: 5 dwelling units per acre -- 25 dwelling units. However, the property owner proposes to subdivide the property into three lots to accommodate three single family homes.

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

ADDITIONAL COMMENTS: The subject parcel was annexed in the City on January 16, 2019 via Ordinance No. 2707. Presently, the subject parcel does not have a City future land use designation or a City zoning classification assigned. The applicant is requesting a Small-Scale Future Land Use Amendment to change the future land use designation from “County” Rural to “City” Low Density Residential to facilitate the development of a three (3) lot residential development on the property. A rezoning request to RSF-1B (Residential Single-Family District) is currently being processed and will be presented for City Council consideration.

COMPREHENSIVE PLAN COMPLIANCE: Site development cannot exceed the intensity allowed by the Future Land Use policies. Planning & Zoning staff has determined that the following policies support a Low Density Residential future land use designation at the subject site:

Future Land Use Element - Policy 3.1.e, Low Density Residential

“The primary use shall be residential dwelling units up to 5 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than two acres, neighborhood parks.”

SCHOOL CAPACITY REPORT: The proposed future land use change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property, particularly as the property owner proposes a three-lot residential subdivision. If more than nine residential homes should be proposed in the future, a school capacity enhancement agreement from OCPS will be necessary prior to approval of a development application. Therefore, based on proposed development of nine or fewer homes, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement. School concurrency may apply at the time of the final development plan/plat application.

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 July 10, 2019.

PUBLIC HEARING SCHEDULE:

September 10, 2019 - Planning Commission (5:30 pm)

October 2, 2019 - City Council (1:30 pm) - 1st Reading

October 16, 2019 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

August 30, 2019 – Public Notice (Apopka Chief)

RECOMMENDATION ACTION:

The Development Review Committee: Finds the proposed Small-Scale Future Land Use Amendment from “County” Rural to “City” Low Density Residential consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends approval of the proposed Future Land Use Designation of Low Density Residential for the property owned by Ramjit Bhoodram Life Estate; Ramjit Ethel R Life Estate, located at 2378 Marden Road.

Planning Commission Recommended Motion: Find the proposed Small-Scale Future Land Use Amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the change of Future Land Use Designation from “County” Rural to “City” Low Density Residential, subject to the findings of the Staff Report.

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.

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	“County” Rural	“County” A-1	Vacant
East (City)	“City”	“City” AG	Dewar nursery
South (County)	“County” Rural	“County” A-1	Single-family residence
West (County)	“County” Rural	“County” A-1	Vacant

II. LAND USE ANALYSIS

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 request for a change from “County” Rural to “City” Low Density Residential is consistent with the terms of the JPA (Second Amendment).

Transportation: The subject property is proposed to be accessed from Marden Road.

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

Analysis of the character of the Property: The current use of the property is a single family home.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Low Density Residential. With 2,659 persons per household and developed at no more than three single family homes, the population for the subject parcel is estimated to increase by 5 persons. With the existing home, the subject property will have an estimated total population of 7 persons.

CALCULATIONS:

ADOPTED: “County” Rural (with “T” Zoning, 1 du/10 ac) = 1 dwelling units

PROPOSED: 5 dwelling units per 1 acre = Maximum of 25 dwelling units. However, the property owner proposes to subdivide the property into three lots.

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: A habitat study is not required for developments less than ten (10) acres in size.

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; 90 GPD/1,000sf ; 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: 243 GPD
3. Projected total demand under proposed designation: 3,909 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 81 GPD/Capita
6. Projected LOS under proposed designation: 90 GPD/1,000sf
7. Improved/expansions already programmed or needed as a result of the proposed amendment: None

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: 200 GPD/1,000 sf ; 174 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: 522 GPD
3. Projected total demand under proposed designation: 8,687 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 174 GPD / Capita
6. Projected LOS under proposed designation: 200 GPD / 1,000sf
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/ day/ Capita
4. Projected LOS under proposed designation: 4 lbs / day/ 1,000sf
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. 3480200

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

Permitted capacity of the water treatment plant(s): 24.141 MGD

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

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:
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 ponds

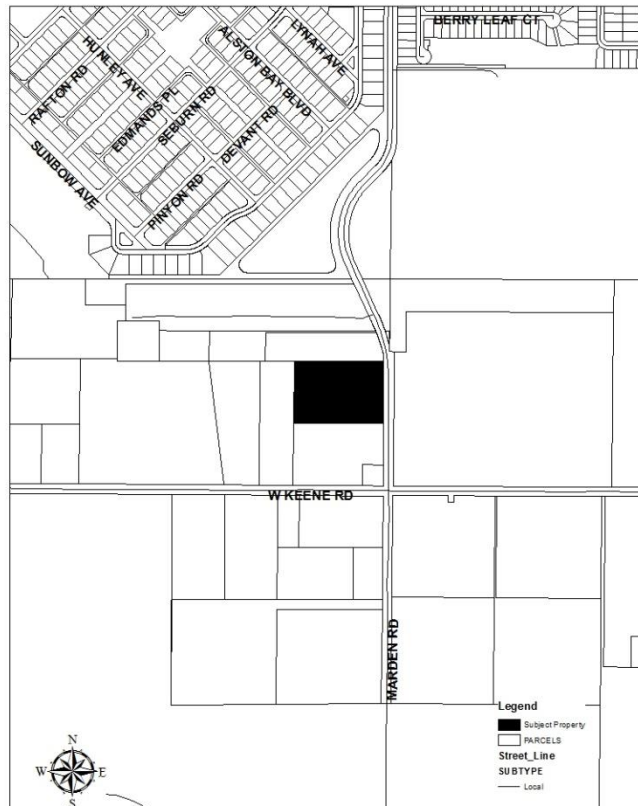
Recreation

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

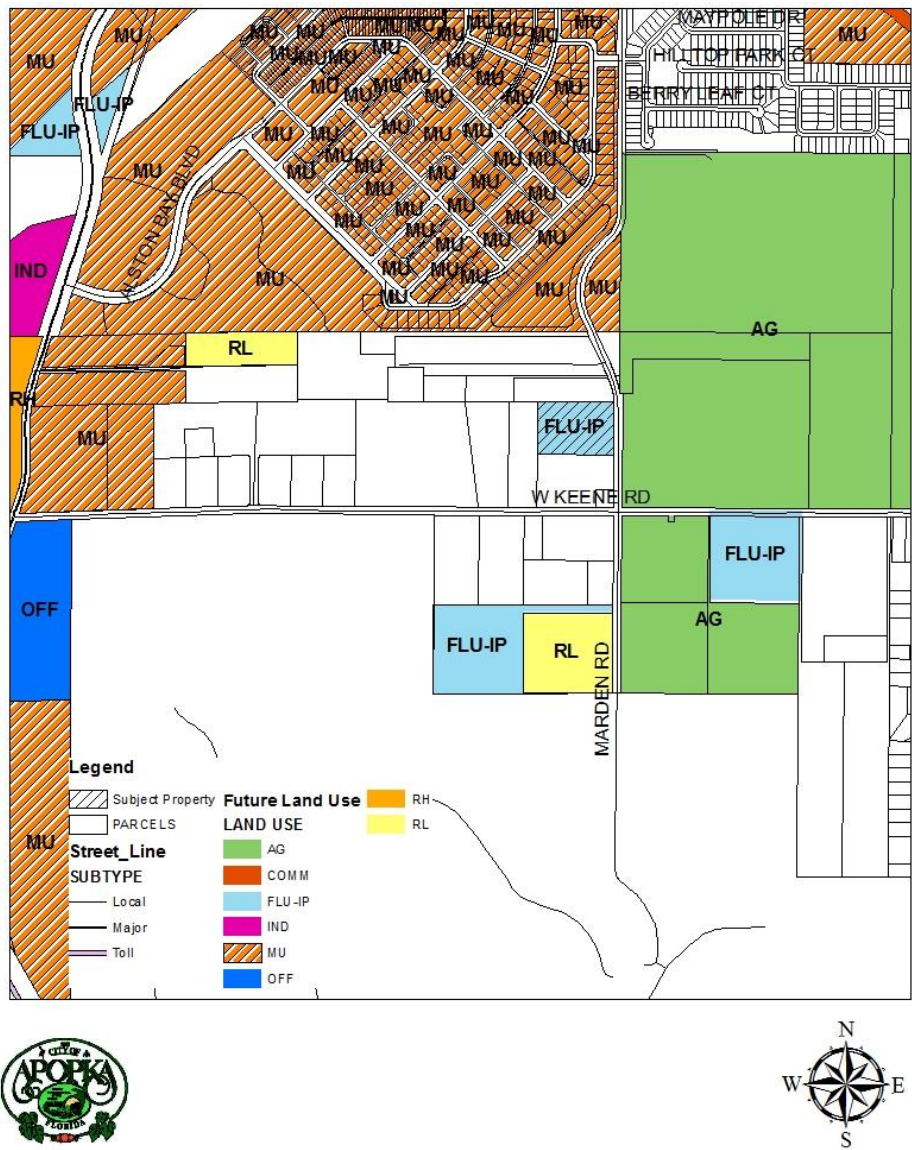


2378 Marden Road
5.0 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: “County” Rural
To: “City” Low Density Residential
Parcel ID #: 20-21-28-0000-00-022

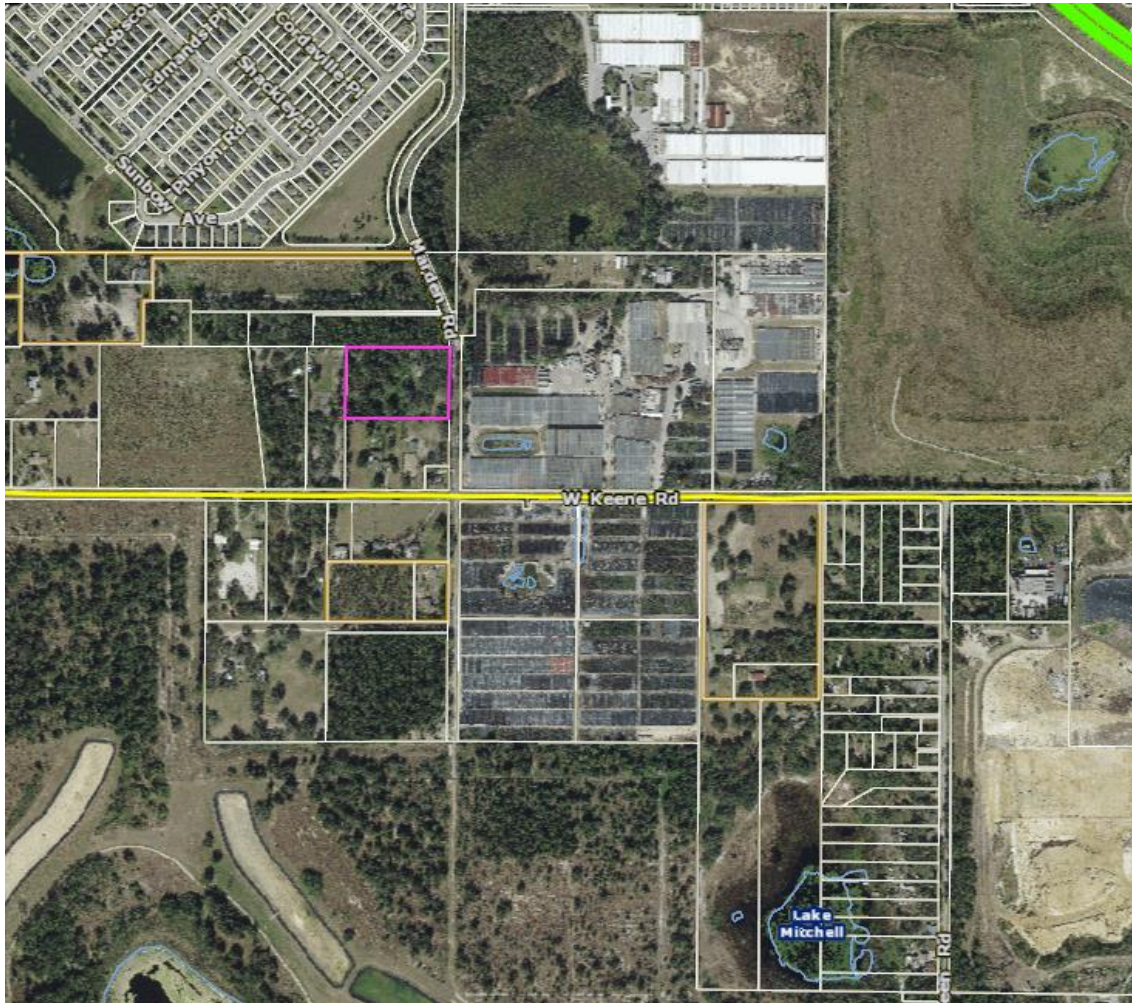
VICINITY MAP

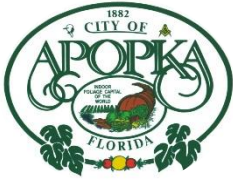


FUTURE LAND USE MAP



ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☐ OTHER:

MEETING OF: September 10, 2019
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Zoning Map
Adjacent Uses Map

SUBJECT: CHANGE OF ZONING – 2378 MARDEN ROAD

**REQUEST: RECOMMEND APPROVAL OF THE CHANGE OF ZONING:
FROM: TRANSITIONAL (T)
TO: RSF-1B (RESIDENTIAL SINGLE-FAMILY DISTRICT)**

SUMMARY:

OWNERS/APPLICANTS: Ramjit Bhoodram Life Estate; Ramjit Ethel R Life Estate
LOCATION: 2378 Marden Road
PARCEL ID NUMBER: 20-21-28-0000-00-022
EXISTING USE: Single Family Home
CURRENT ZONING: Transitional (T)
PROPOSED ZONING: RSF-1B (Residential Single-Family District).
TRACT SIZE: 5.0 +/- acres

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

ADDITIONAL COMMENTS: The subject parcel was annexed into the City on January 16, 2019 via Ordinance No. 2707. The applicant is requesting “Low Density Residential” Future Land Use and RSF-1B zoning. The purpose of the RSF-1B: Residential Single-Family-Large Lot district is to provide lands that accommodate primarily single-family detached dwellings on lots with a minimum area of 8,000 square feet per dwelling unit. The applicant has indicated they intend to construct a three (3) lot residential development on the property at some time in the future. Development of the property will be required to adhere to the RSF-1B standards as noted in the Land Development Code.

COMPREHENSIVE PLAN COMPLIANCE: The applicant is requesting a Low Density Residential future land use designation which allows five (5) dwelling units per acre. The Low Density Residential future land use designation is consistent with the proposed RSF-1B zoning designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: The proposed future land use change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. The applicant proposes to subdivide the subject property into three lots. If more than nine lots are proposed in the future, the developer will be subject to school capacity enhancement. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement. School concurrency may apply at the time of the final development plan/plat application.

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 July 10, 2019.

PUBLIC HEARING SCHEDULE:

September 10, 2019 - Planning Commission (5:30 pm)

October 2, 2019 - City Council (1:30 pm) - 1st Reading

October 16, 2019 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

August 30, 2019 - Public Notice and Notification- (Apopka Chief)

RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed amendment consistent and compatible with the character of the surrounding areas, and recommends approval of the proposed Change of Zoning from Transitional (T) to RSF-1B (Residential Single-Family) for the property located at 2378 Marden Road.

Recommended Motion: Find the proposed amendment consistent and compatible with the character of the surrounding areas; and recommend approval of the proposed Change of Zoning from Transitional (T) to RSF-1B for the property located at 2378 Marden Road.

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.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	“County” Rural	“County” A-1	Vacant
East (City)	“City”	“City” AG	Dewar nursery
South (County)	“County” Rural	“County” A-1	Single-family residence
West (County)	“County” Rural	“County” A-1	Vacant

LAND USE & TRAFFIC COMPATIBILITY:

The property is currently accessed from Marden Road. The property contains an existing single-family residence, The proposed RSF-1B zoning is compatible, due to the size and proposed use of the property.

COMPREHENSIVE PLAN COMPLIANCE:

The proposed RSF-1B zoning is consistent with the proposed Future Land Use designation, “Low Density Residential” and with the character of the surrounding area and future proposed development. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.

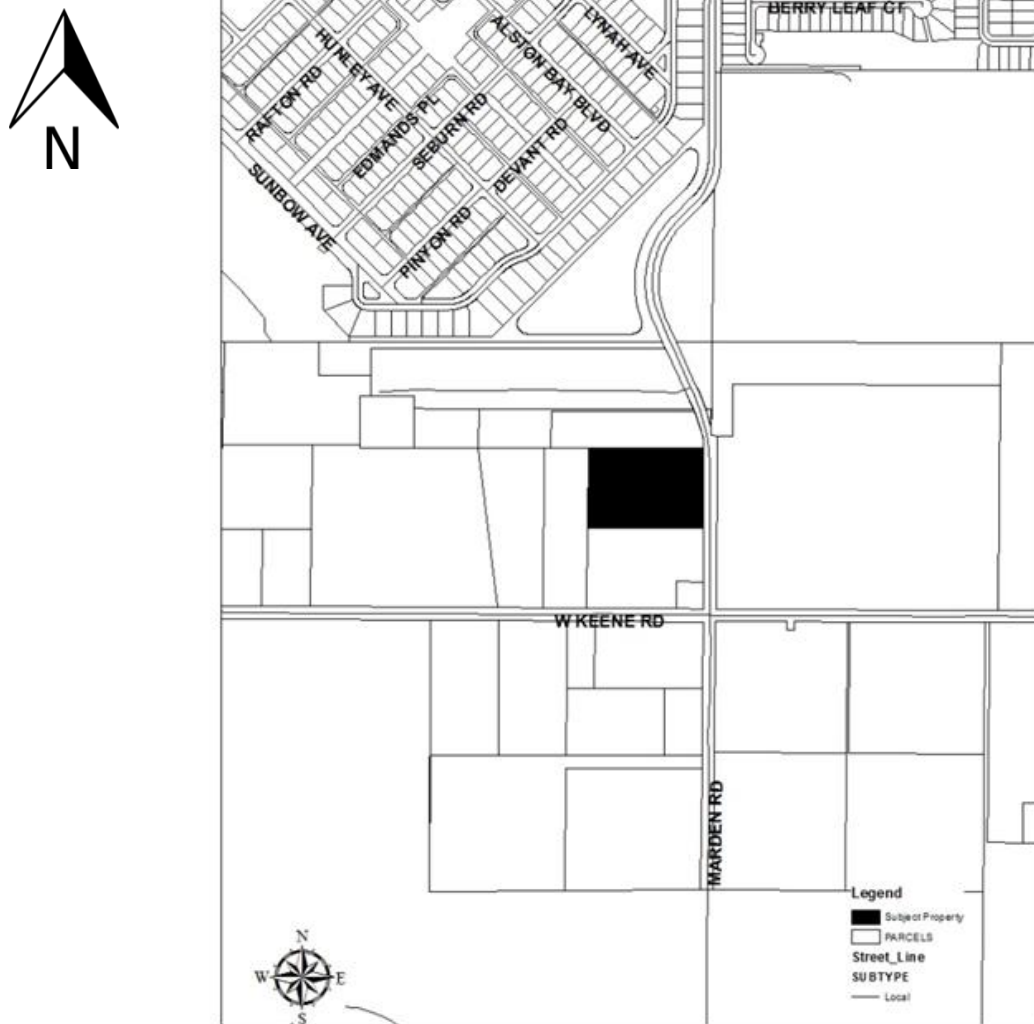
Property Owner: Ramjit Bhoodram Life Estate; Ramjit Ethel R Life Estate

Total Acreage: 5.0 acres +/-

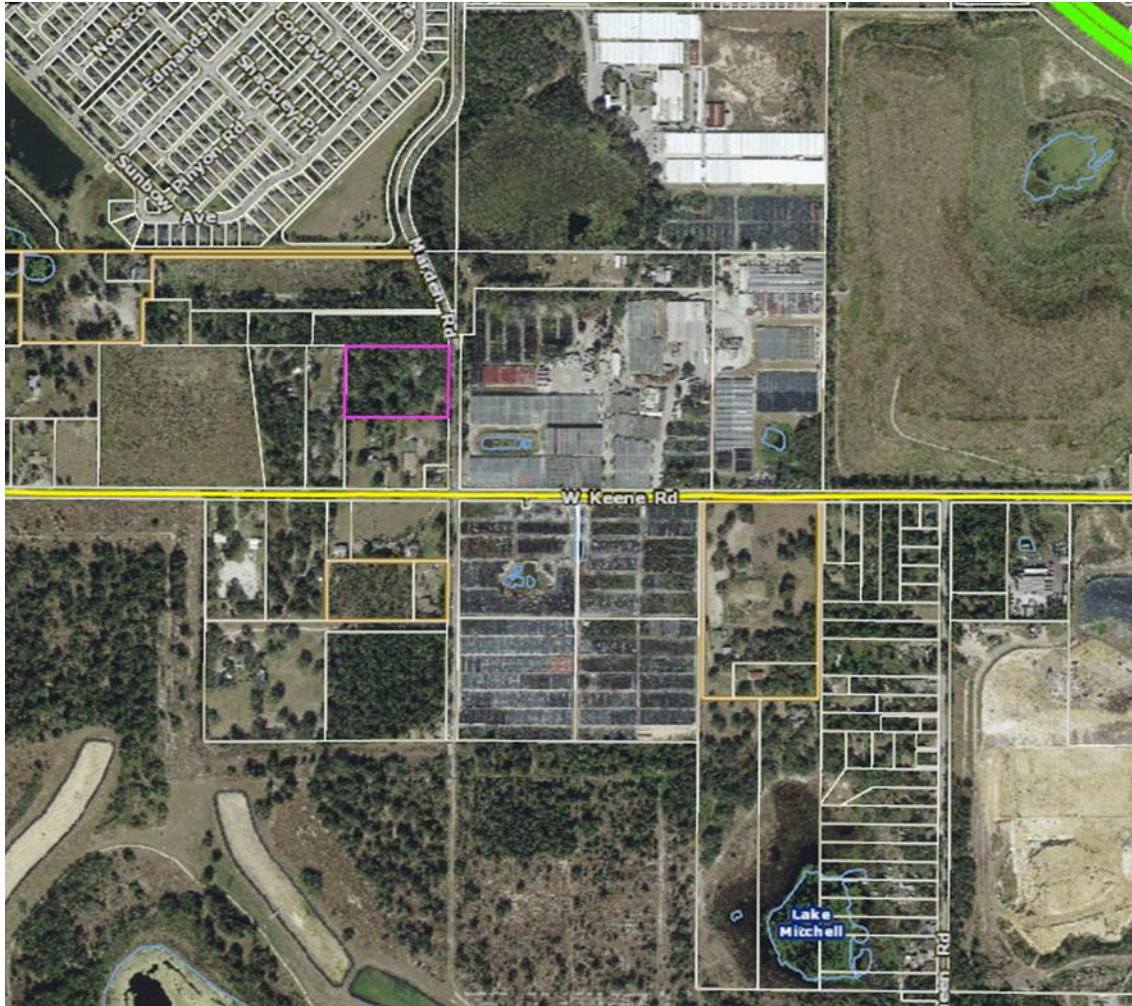
Application: Rezoning; From T (Transitional) to RSF-1B (Residential Single-Family)

Parcel ID #: 20-21-28-0000-00-022

VICINITY MAP

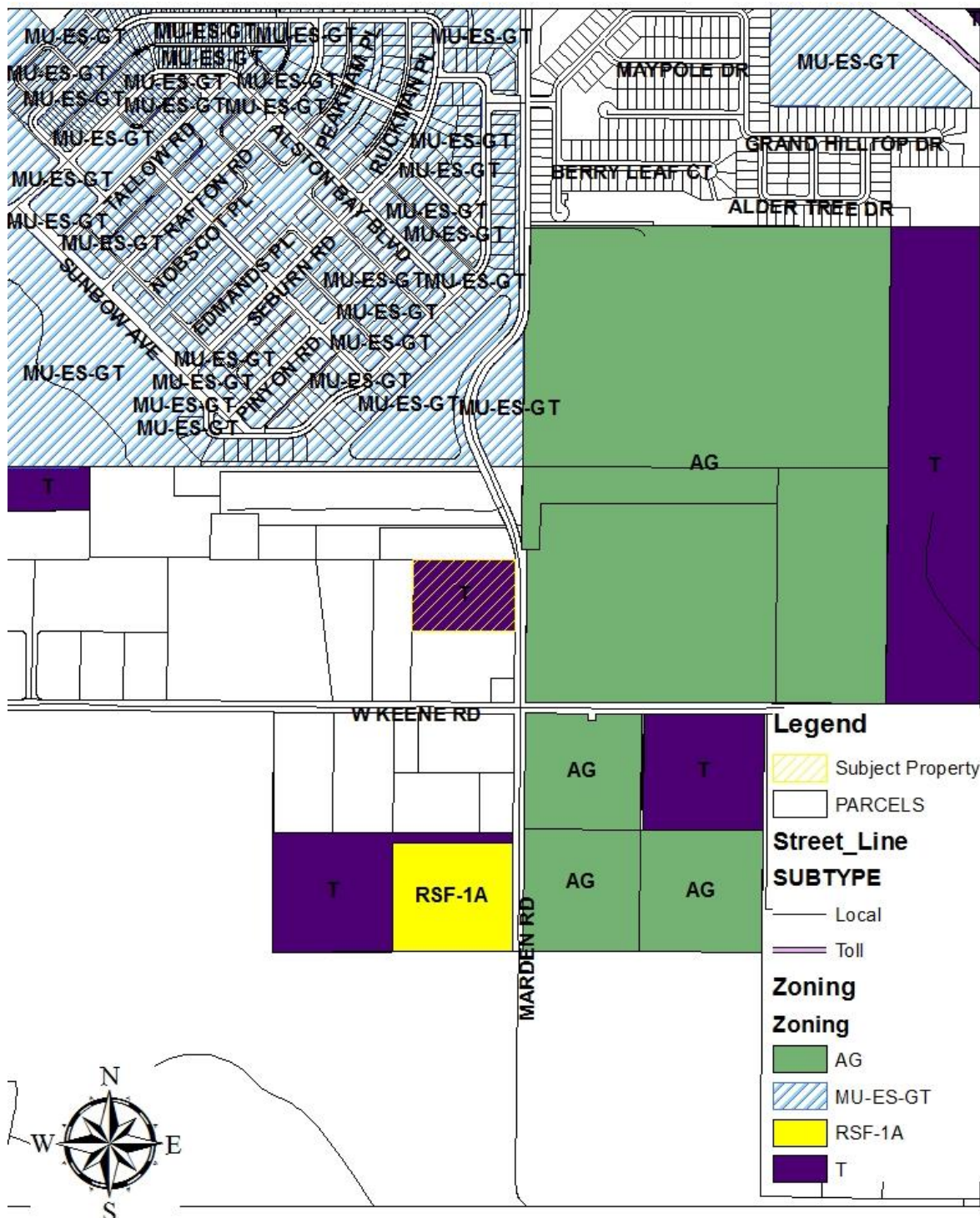


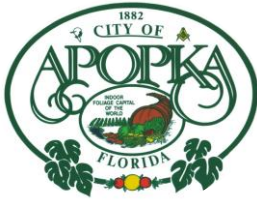
ADJACENT USES





ZONING MAP





CITY OF APOPKA PLANNING COMMISSION

<u>X</u> PUBLIC HEARING	MEETING OF:	September 10, 2019
<u> </u> SITE PLAN	FROM:	Community Development
<u> </u> SPECIAL REPORTS	EXHIBITS:	Vicinity Map
<u>X</u> OTHER: Final Development Plan		Site Location Map
		Aerial Map
		Final Development Plan

SUBJECT: **SIGLE HOLDINGS (LAKE GEM LOT 2) – FINAL DEVELOPMENT PLAN**

REQUEST: **RECOMMEND APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR SIGLE HOLDINGS (LAKE GEM LOT 2)**

SUMMARY:

OWNER/APPLICANT:	Property Industrial Enterprises, LLC c/o Michael R. Cooper
ENGINEER:	Ken Ehlers, P.E.
LOCATION:	651 Marshall Lake Road
PARCEL ID #:	09-21-28-4453-02-000
FUTURE LAND USE:	Industrial
ZONING:	PUD (Planned Unit Development)/I-1
EXISTING USE:	Vacant
PROPOSED USE:	Industrial/Lot 2 of the Lake Gem Commerce Center
TRACT SIZE:	1.55 +/- acres; 67,518 square feet
BUILDING SIZE:	17,200 square feet (SF); 10,800 SF Warehouse and 6400 SF Office
FLOOR AREA RATIO:	Proposed 0.21; Maximum 0.60
LAND DEVELOPMENT CODE:	1993

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial	PUD/I-1	Lake Gem Commerce Center Tract B Retention Pond
East (City)	Industrial	PUD/I-1	Lake Gem (Vacant) Lot 3
South (City)	Public Right-of-Way (ROW) and Industrial	ROW/I-1	Marshall Lake Road/Single Family Residence/Horticulture
West (City)	Conservation\Industrial	I-1	Lake Gem Lot 1

PROJECT SUMMARY: The Sigle Holdings (Lake Gem Commerce Center Lot 2) Final Development Plan is a site plan proposing a 17,200 square feet, two-story building for warehousing and office uses for an electrical contractor company. Located within the PUD/I-1 zoning district, Lot 2 contains 1.55 acres. Lake Gem Commerce complies with the development standards for I-1 zoning district but allowed for a building height of up 50 feet, as is proposed in this site plan, and subject to the all other standards within PUD Ordinance No. 2447.

The minimum setbacks applicable to this project are:

Setback	Min. Standard
Front*	25'
Side	10'
Rear	10'*
Corner	25'

*30 feet setback from residential uses or zoning districts.

ACCESS/PARKING: Ingress/egress access points for the development will be via Marshall Lake Road. Forty-nine parking spaces, including three accessible parking spaces, are provided as required by Code.

TRANSPORTATION: A transportation impact analysis (TIA) was conducted for the Lake Gem Commercial Center Industrial Park to assess the impacts of the total project on the surrounding roadway segments and intersections within a one-mile radius of the project per the City's adopted TIA methodology. Marshall Lake Building Lot 10 is one of 12 lots located in the 90,000 square feet Lake Gem Industrial Park project, representing about 8% of the total project. Included in the analysis were segments of Bradshaw Road, Marshall Lake Road, and W 1st Street. The intersection of Bradshaw Road and Lake Marshall Road along with the site entrance were also analyzed.

The Lake Gem Industrial Park project will generate 627 daily trips and 87 P.M. Peak Hour trips. Marshall Lake Building Lot 10 will generate 52 daily trips and 7 P.M. Peak Hour Trips. The addition of the project trips for the entire Lake Gem Industrial Park to the study roadways will not cause the Level of Service (LOS) to fall below the City's adopted LOS. The intersection of Bradshaw Road and Marshall Lake Road and the site entrance will operate at acceptable Levels of Service with the addition of project generated traffic.

PLANNING COMMISSION – SEPTEMBER 10, 2019
SIGLE HOLDINGS (LAKE GEM LOT 2) – FINAL DEVELOPMENT PLAN
PAGE 3

STORMWATER: The stormwater management system includes an on-site retention area on the western portion of the Lake Gem Commerce Park. The stormwater pond design has been previously reviewed under the Lake Gem Commerce Park and meets the City's Land Development Code requirements.

BUFFER: A mixture of Live Oaks and Cabbage Palms will be planted within the 25-foot wide landscaped buffer provided along Marshall Lake Road. Loblolly Pines and Japanese Blueberry trees are provided on the northern buffer area. One Japanese Blueberry tree or Live Oak is provided for each parking island, which is a minimum of 8-feet in width and matches the length of the adjacent parking spaces.

ORANGE COUNTY NOTIFICATION: The County was notified at the time of the subdivision plan and plat for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:

September 10, 2019 - Planning Commission, 5:30 p.m.

September 18, 2019 - City Council, 7:00 p.m.

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the Sigle Holdings (Lake Gem Lot 2) – Final Development Plan subject to the findings of this staff report.

Planning Commission: Find the Sigle Holdings (Lake Gem Lot 2) – Final Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Sigle Holdings (Lake Gem Lot 2) – Final Development Plan, subject to the findings of this staff report.

Planning Commission Role: To advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

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.

PLANNING COMMISSION – SEPTEMBER 10, 2019
SIGLE HOLDINGS (LAKE GEM LOT 2) – FINAL DEVELOPMENT PLAN
PAGE 4

Project Name: Sigle Holdings (Lake Gem Lot 2) – Final Development Plan
Owner: Property Industrial Enterprises, LLC c/o Michael R. Cooper
Engineer: Ken Ehlers, P.E.
Parcel I.D. No: 09-21-28-4453-02-000
Location: 651 Marshall Lake Road
Total Acres: 1.55 +/- Acres

VICINITY MAP





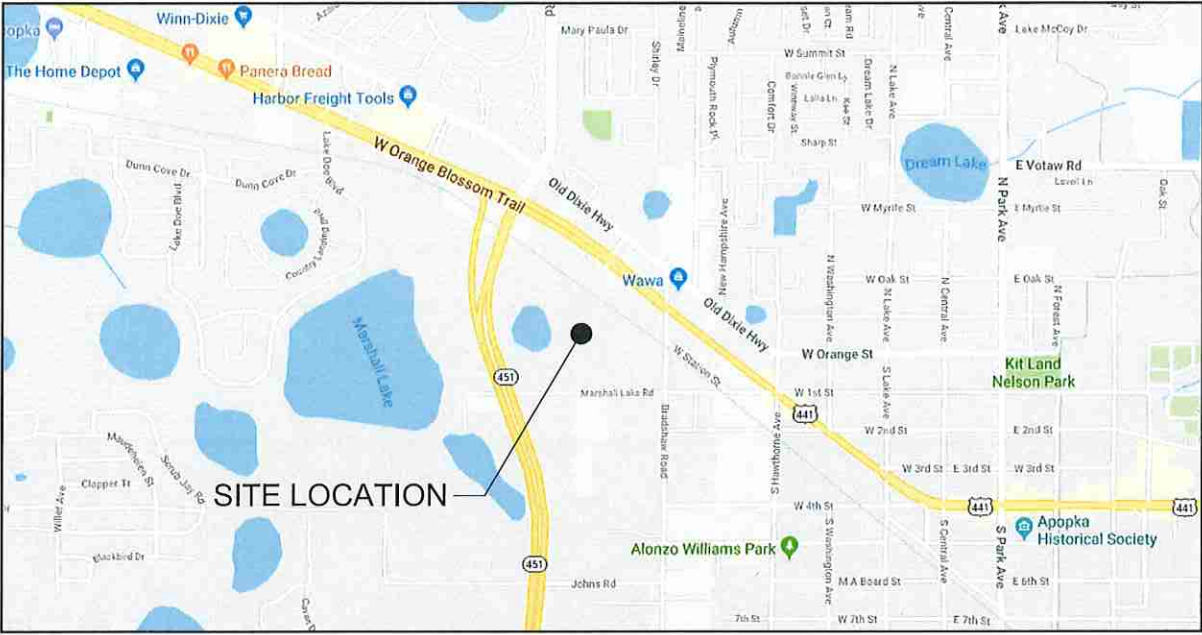
AERIAL MAP



SUBDIVISION PLAN	
INDEX OF DRAWINGS	
SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING, DRAINAGE AND UTILITY PLAN
4	CITY OF APOPKA DETAILS
5	CITY OF APOPKA DETAILS
6	CITY OF APOPKA DETAILS
7	STANDARD DETAILS
8	DRAINAGE DETAILS
9	LANDSCAPE PLAN
10	IRRIGATION PLAN
11	PHOTOMETRIC PLAN

PROPERTY OWNER: PROPERTY INDUSTRIAL ENTERPRISES, LLC
MICHAEL R. COOPER (407) 889-2510

REFERENCE: CITY OF APOPKA ORDINANCE #2447
"CHANGE OF ZONING".



VICINITY MAP



NTS

FINAL DEVELOPMENT PLAN FOR SIGLE HOLDINGS LLC

BUSINESS / WAREHOUSE LAKE GEM COMMERCE PARK SUBDIVISION PLAN

PARCEL ID: 09-21-28-4453-02-000

LOT #2

ADDRESS: 651 MARSHALL LAKE ROAD

CITY OF APOPKA
AUGUST, 2019

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

PLAN NOTES

COVER SHEET
SIGLE HOLDINGS LLC.
651 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

NO.	REVISION/ISSUE	DATE
1	DRC COMMENTS	8/26/19

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
SIGLE HOLDINGS LLC.
LOT #2

DWG SHEET 1-11	SHEET
DATE AUGUST 27, 2019	1
SCALE AS SHOWN	



PLAN NOTES		
SITE DEVELOPMENT PLAN SIGLE HOLDINGS LLC. 651 MARSHALL LAKE ROAD APOPKA, FLORIDA 32703		
NO.	REVISION/ISSUE	DATE
1	DRC COMMENTS	8/26/19

ENGINEER OF RECORD

KEN EHLERS, P.E.

FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

SIGLE HOLDINGS LLC.

LOT #2

DWG SHEET 1-11	SHEET
DATE AUGUST 27, 2019	2
SCALE AS SHOWN	

GENERAL NOTES:

1. THE OWNER WILL DEDICATE AN EASEMENT TO THE CITY OF APOPKA FOR THE OPERATION AND MAINTENANCE OF THE ON-SITE PRIVATE WATER METERS.
2. ALL WATER MAINS AND SEWER LATERALS SHALL HAVE A MINIMUM 3 FEET OF COVER UNLESS OTHERWISE SPECIFIED ON THE PLANS.
3. INSTALL ADA CURB RAMPS PER FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS - INDEX 304, LATEST EDITION.
4. SYMBOLS SUCH AS STRUCTURES, VALVES, METERS, BACKFLOW DEVICES, ETC. ARE NOT DRAWN TO SCALE.
5. CONTRACTOR TO GRADE SOILS SO THAT THE ELEVATIONS ARE 0.10' BELOW IMMEDIATELY ADJACENT SIDEWALK.
6. HANDICAPPED RAMP MUST MEET THE REQUIREMENTS OF THE FLORIDA STATUTES AND THE FLORIDA BUILDING CODE.
7. ALL CONCRETE SIDEWALKS ARE TO BE CONSTRUCTED AT 2.00% MAXIMUM SLOPE PER THE ADA.
8. THE BUILDING AND ALL PROPOSED INFRASTRUCTURES, E.G., PAVEMENT, DRAINAGE, SIDEWALKS, SANITARY COLLECTION, POTABLE WATER AND FIRE PROTECTION, ETC. WILL BE CONSTRUCTED IN SINGLE PHASE.
9. NO OUTSIDE STORAGE ALLOWED.
10. INTENDED USE: OFFICE / WAREHOUSE
11. DIRECTIONAL ARROWS PER FDOT STANDARD INDEX 17346 (LATEST EDITION).

FIRE PROTECTION NOTES:

1. FOLLOW FLORIDA STATUTES 633.027 CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.
2. OWNER MUST PROVIDE A LOCK BOX NEAR THE FRONT DOOR.
3. FOLLOW THE FLORIDA FIRE PREVENTION CODE 6TH EDITION.

DRAINAGE, UTILITY AND GENERAL NOTES

1. ALL PIPING IS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS.
2. ALL CONCRETE STRUCTURES MANUFACTURED BY MACK CONCRETE.
3. VEHICLE PARKING IS PROHIBITED ON THE SPINE ROAD (MARSHALL LAKE ROAD).
4. POTABLE AND RECLAIMED WATER METERS TO BE INSTALLED BY THE DEVELOPER AND NOT THE CITY OF APOPKA.
5. ALL EQUIPMENT (INCLUDING ON THE ROOF TOP), WATER MAINS, BACKFLOW PREVENTERS AND UTILITY BOXES MUST BE FULLY SCREENED (INCLUDING AT THE REAR OF THE BUILDING).

DRAINAGE STRUCTURE TABLE

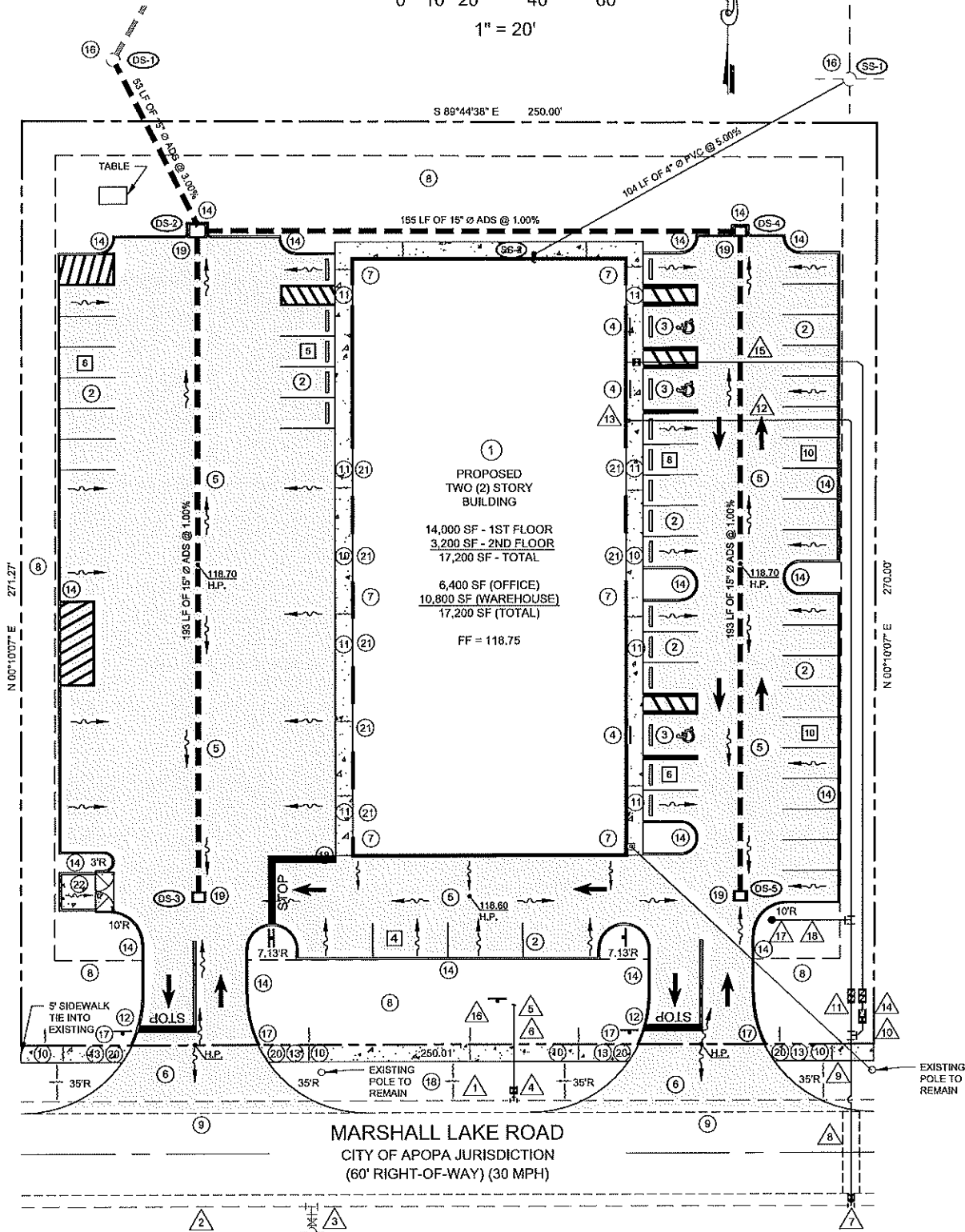
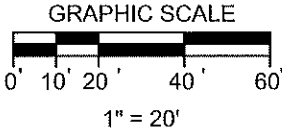
STRUCTURE NUMBER:	STRUCTURE TYPE:	RIM:	INVERTS:
DS-1	EXISTING MANHOLE	95.00	86.00 N, 92.00 S
DS-2	TYPE 'E' INLET	117.75	93.50 N, 110.80 S 109.25 E
DS-3	TYPE 'C' INLET	117.75	112.75 N
DS-4	TYPE 'C' INLET	117.75	110.80 S & W
DS-5	TYPE 'C' INLET	117.75	112.75 N

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NUMBER:	STRUCTURE TYPE:	RIM:	INVERTS:
SS-1	EXISTING MANHOLE	110.50	106.50 E & S, 93.50 W & N
SS-2	PROPOSED DROP CONNECTION		93.50 AND 107.50 SW
SS-3	2-WAY CLEANOUT	118.50	112.50 NE

EXISTING UNDERGROUND AND OVERHEAD UTILITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS AND/OR ACCURACY OF INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTING AND/OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES.



GRADING, DRAINAGE AND UTILITY PLAN

CONSTRUCTION NOTES:

1. CONSTRUCT TWO (2) STORY BUILDING. SEE ARCHITECTURAL PLANS FOR DOOR AND WINDOW LOCATIONS PLUS DIMENSIONS.
2. STRIPE THE PROPOSED REGULAR PARKING SPACES PER THE MANUAL ENTITLED "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
3. STRIPE AND SIGN THE PROPOSED HANDICAPPED PARKING SPACES PER THE DOCUMENTS ENTITLED "AMERICANS WITH DISABILITIES ACT" (A.D.A. & THE MUTCD) (SEE PLAN SHEET 8).
4. INSTALL FTP-25 STANDARD HANDICAPPED PARKING SIGN PER FDOT STANDARD INDEX (LATEST EDITION).
5. CONSTRUCT 1 1/2" ASPHALTIC CONCRETE SURFACE (TYPE S-III), 6" LIMEROCK AND 12" STABILIZED SUBBASE. REFER TO PLAN SHEET 7 FOR CONSTRUCTION DETAILS.
6. RIGHT-OF-WAY: CONSTRUCT 1 1/2" ASPHALTIC CONCRETE SURFACE TYPE SP-3.5, 8" LIMEROCK AND 12" STABILIZED SUBBASE. REFER TO PLAN SHEETS 8 FOR CONSTRUCTION DETAILS.
7. INSTALL DOWNSPOUT WITH CONCRETE SPLASHBLOCK TO DRAIN TO PAVEMENT (SEE PLAN SHEET 8).
8. ALL GREEN AREAS TO BE SODDED AND/OR LANDSCAPED AS SHOWN ON LANDSCAPE PLAN (SEE PLAN SHEET 9).
9. MATCH EDGE OF EXISTING PAVEMENT WITH SAW CUT (SEE PLAN SHEET 8).
10. CONSTRUCT 6' WIDE CONCRETE SIDEWALK (SEE PLAN SHEET 7).
11. SIDEWALK ELEVATION FLUSH WITH PAVEMENT.
12. CONSTRUCT 16.5 LF OF 24" STOP BAR AND STOP SIGN (SEE PLAN SHEET 7).
13. ADA CURB RAMPS PER FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX 304 (LATEST EDITION).
14. CONSTRUCT STANDARD FDOT TYPE "D" CURB PER THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX 300, LATEST EDITION (SEE PLAN SHEET 7).
15. ALL CURB RADII ARE 4'-6" AS MEASURED FROM THE INSIDE FACE OF CURB UNLESS OTHERWISE NOTED.
16. EXISTING DRAINAGE AND SANITARY SEWER MANHOLES TO REMAIN. CONTRACTOR TO VERIFY RIM AND INVERT ELEVATIONS.
17. 3" CONCRETE CURB TAPER (SEE PLAN SHEET 7).
18. REPLACE EXISTING SOD EQUAL TO OR BETTER THAN ORIGINAL CONDITION.
19. CONTRACTOR TO ENSURE POSITIVE FLOW TO INLETS.
20. DETECTABLE WARNING PER FDOT STANDARD INDEX 304 (LATEST EDITION).
21. 14' X 14' ROLL UP DOORS (TYPICAL AT SEVEN PLACES).
22. DUMPSTER ENCLOSURE (SEE PLAN SHEET 5). 11'-4" X 5'-0" X 6" THICK CONCRETE PAD (SEE PLAN SHEET 8).

UTILITY NOTES:

1. NEW 2" PVC (C900) RE-USE WATER LINE.
2. EXISTING 8" PVC (C900) DOMESTIC WATER MAIN.
3. EXISTING FIRE HYDRANT ASSEMBLY (SEE PLAN SHEET 5).
4. 1 1/2" X 2" TAPPING SLEEVE AND VALVE (SEE PLAN SHEET 6).
5. TEMPORARY CAP.
6. FOR IRRIGATION (SEE PLAN SHEET 10).
7. 6" X 8" TAPPING SLEEVE AND VALVE (SEE PLAN SHEET 6).
8. OPEN CUT (SEE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL).
9. 47 LF OF 6" Ø PVC (C900) FIRE LINE.
10. 6" X 6" X 1 1/2" TEE.
11. 9.50 LF OF 6" Ø PVC (C900) FIRE LINE WITH A REDUCED PRESSURE BACKFLOW PREVENTER.
12. 233 LF OF 6" Ø PVC (C900) FIRE LINE.
13. 6" Ø FIRE WATER STAND PIPE.
14. 6 LF OF 1 1/2" Ø PVC (C900) WATER LINE WITH 1 1/2" METER, VALVE AND REDUCED PRESSURE BACKFLOW PREVENTER.
15. 250 LF OF 1 1/2" Ø PVC (C900) WATER SERVICE LINE WITH VALVE AT BUILDING.
16. RECLAIMED WATER ADVISORY SIGN (SEE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL).
17. FIRE DEPARTMENT CONNECTION (FDC).
18. 23 LF OF 6" Ø PVC (C900) FIRE LINE.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

PLAN NOTES

GRADING, DRAINAGE AND UTILITY PLAN

SIGLE HOLDINGS LLC.
651 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

NO.	REVISION/ISSUE	DATE
1	DRC COMMENTS	8/26/19

ENGINEER OF RECORD

KEN EHLERS, P.E.

FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

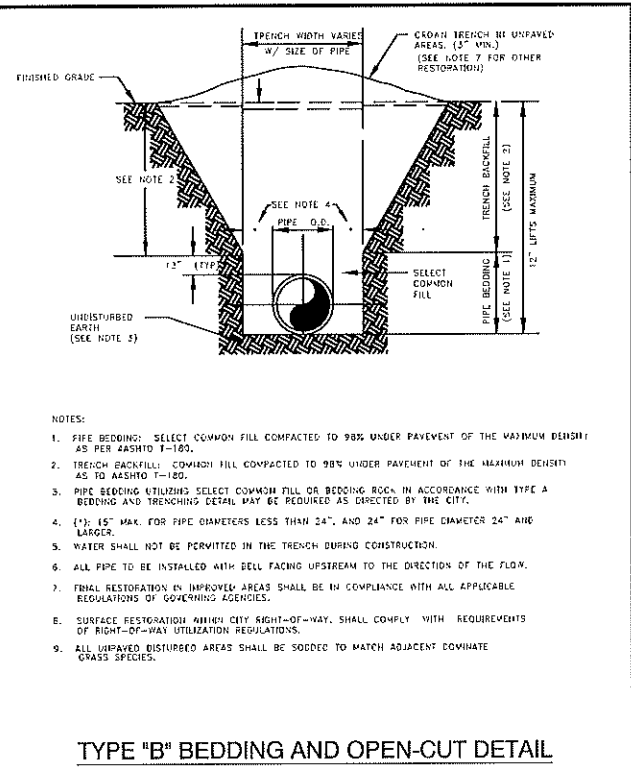
PROJECT NAME

SIGLE HOLDINGS LLC.

LOT #2

DWG SHEET 1-11	SHEET
DATE AUGUST 27, 2019	3
SCALE AS SHOWN	

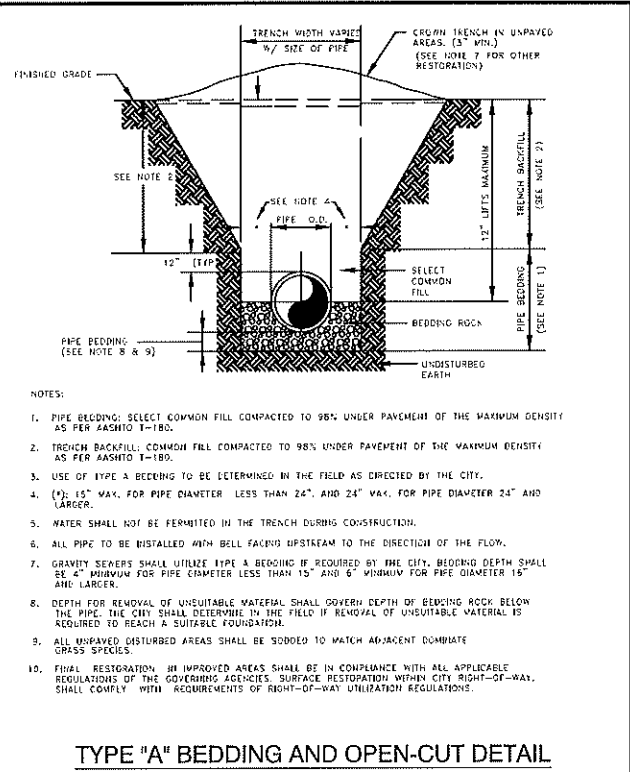
KENNETH H. EHLERS, FL PE #18243



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

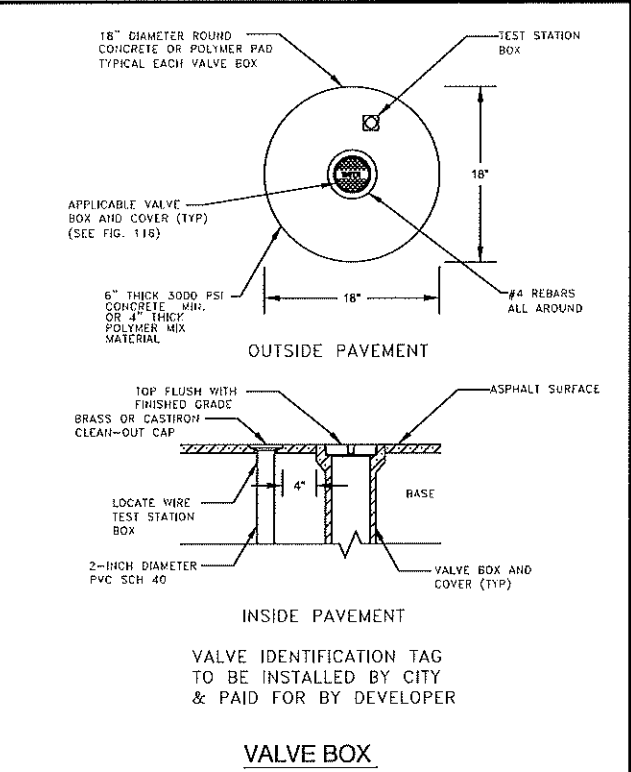
FIG. 100



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

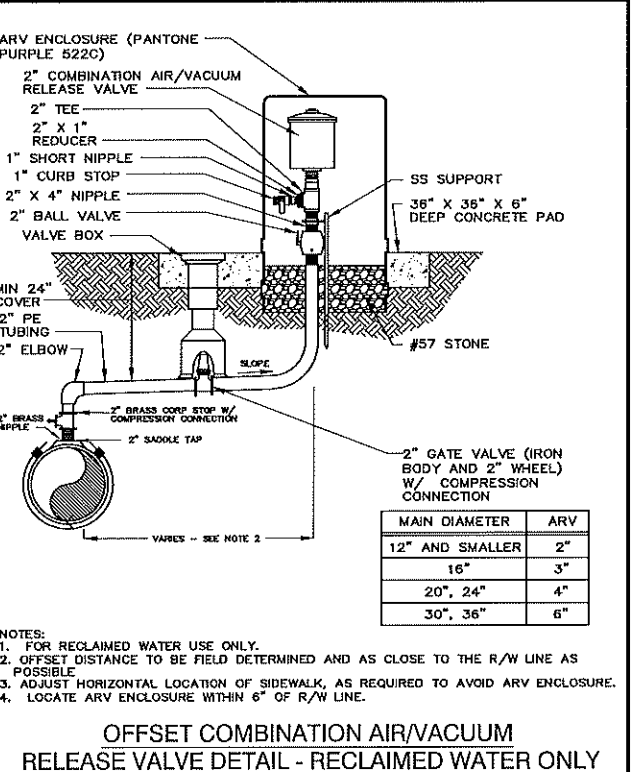
FIG. 101



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

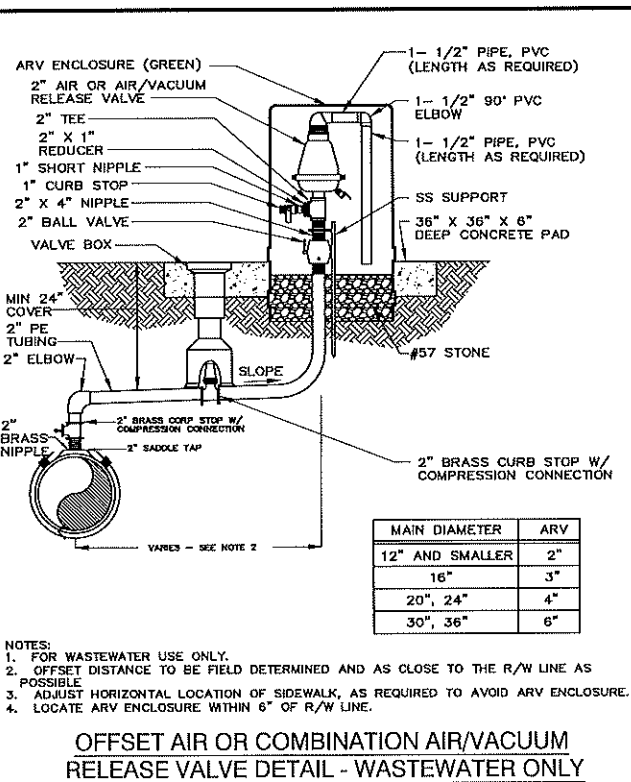
FIG. 109



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

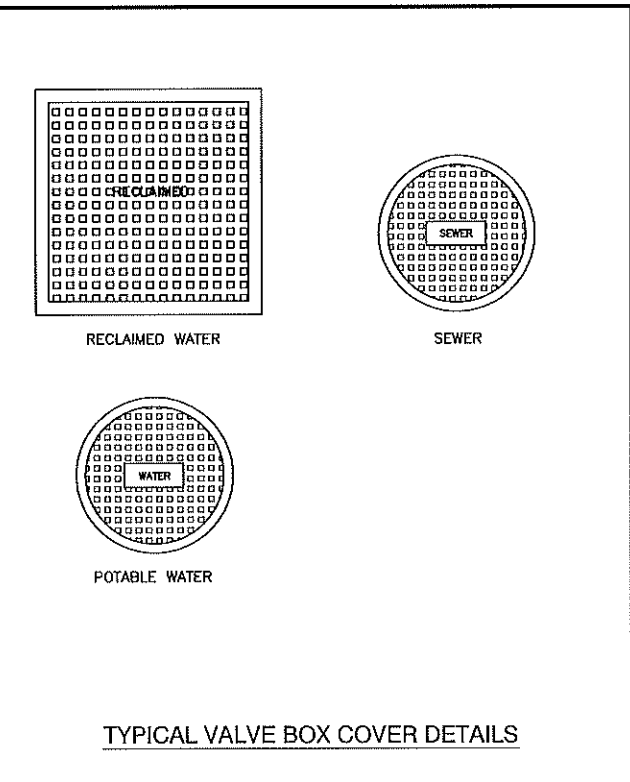
FIG. 113



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

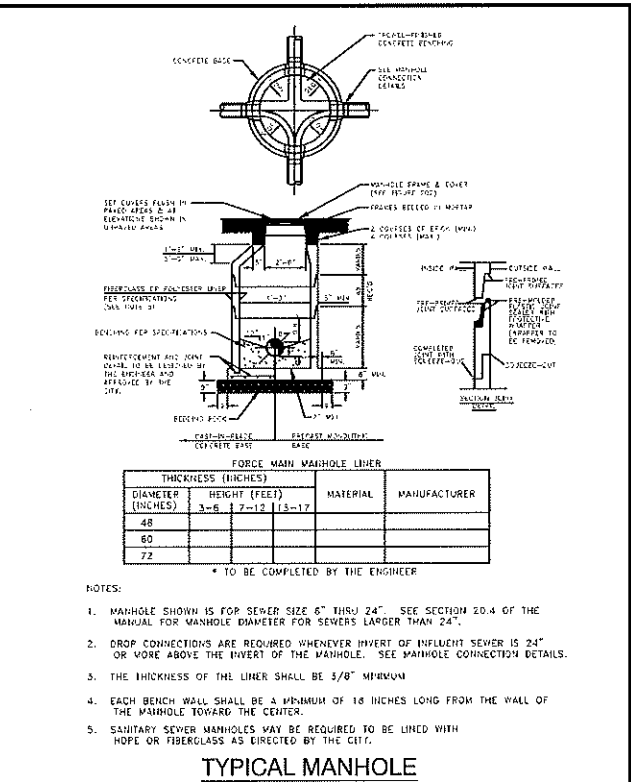
FIG. 114



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

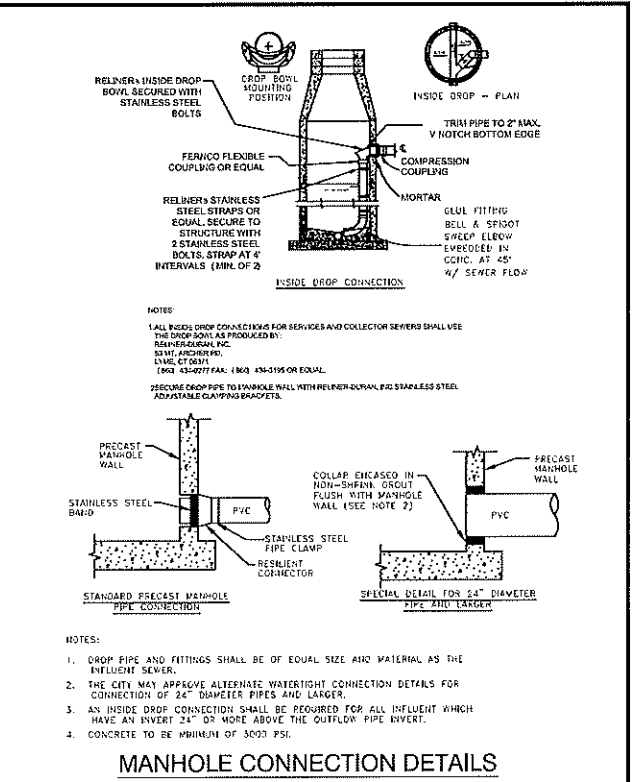
FIG. 116



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 200



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 201

PLAN NOTES

CITY OF APOPKA DETAILS

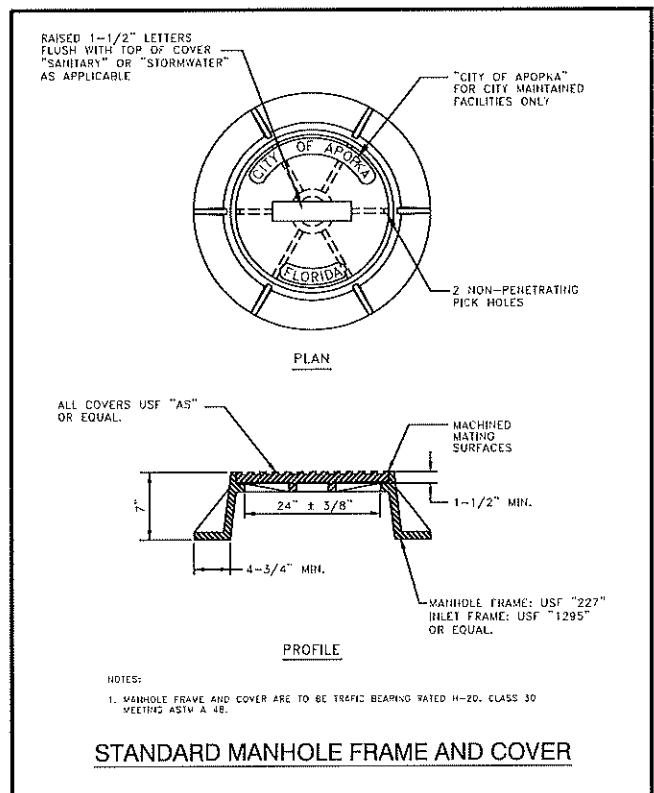
SIGLE HOLDINGS LLC.
651 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

NO.	REVISION/ISSUE	DATE
1	DRC COMMENTS	8/26/19

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
8034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-9412

PROJECT NAME
SIGLE HOLDINGS LLC.
LOT #2

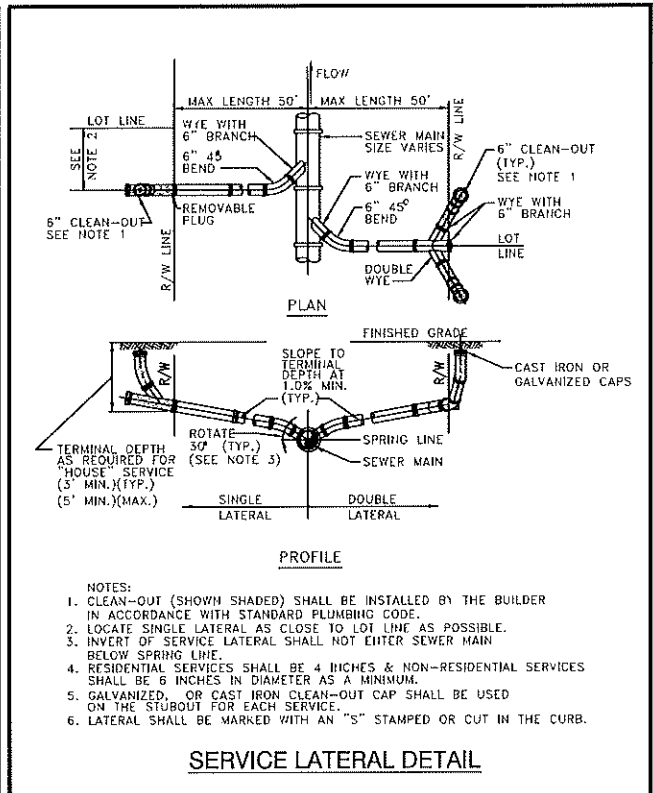
DWG SHEET 1-11	SHEET
DATE AUGUST 27, 2019	4
SCALE AS SHOWN	



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

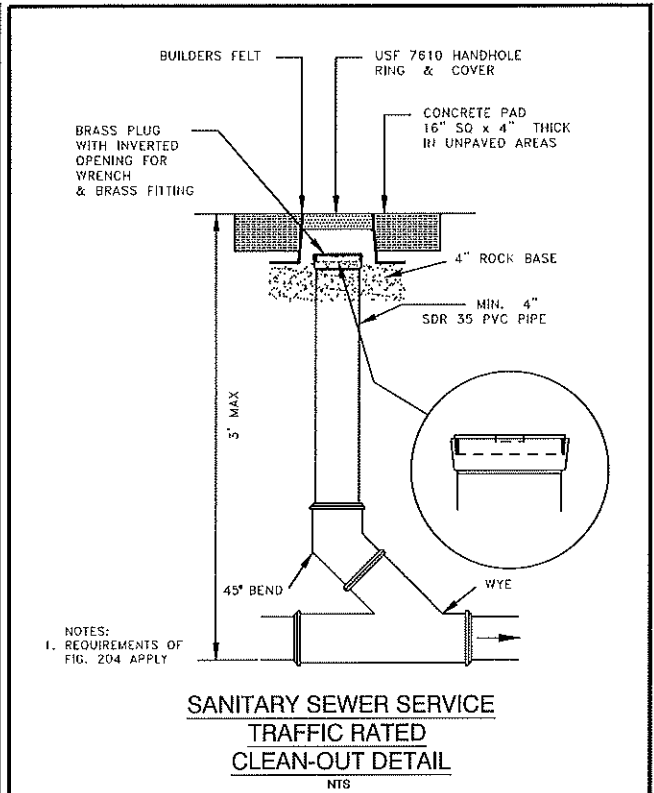
FIG. 202



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

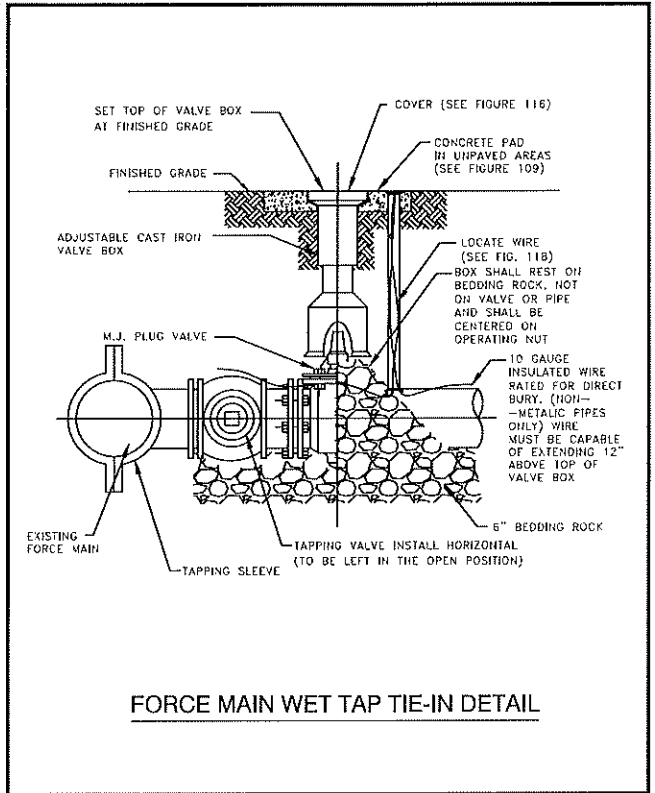
FIG. 204



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

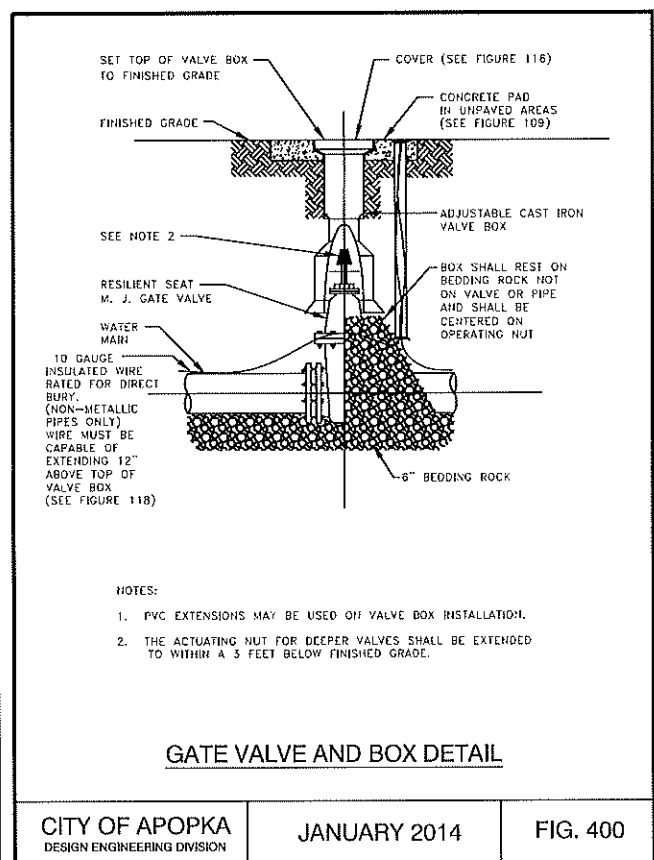
FIG. 205



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

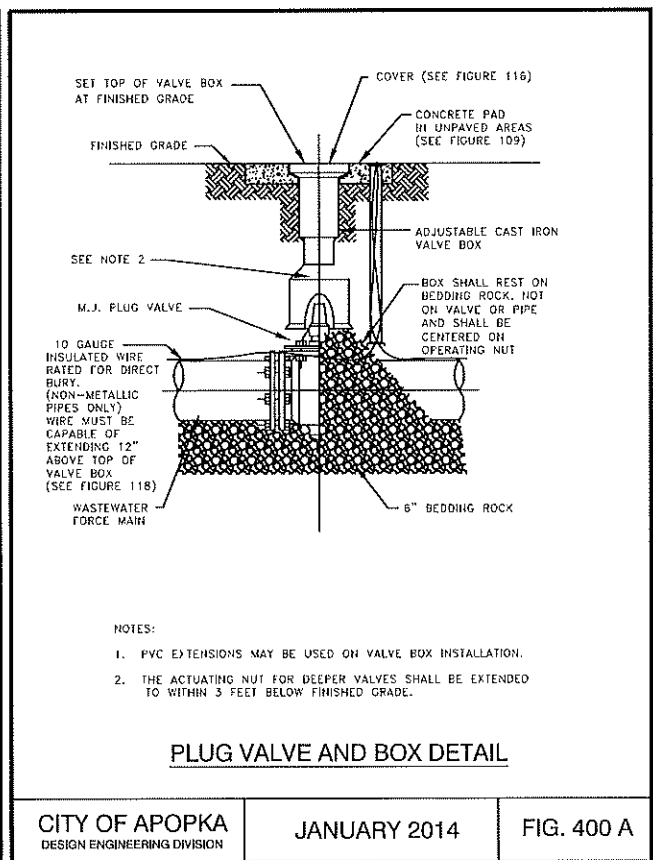
FIG. 206



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

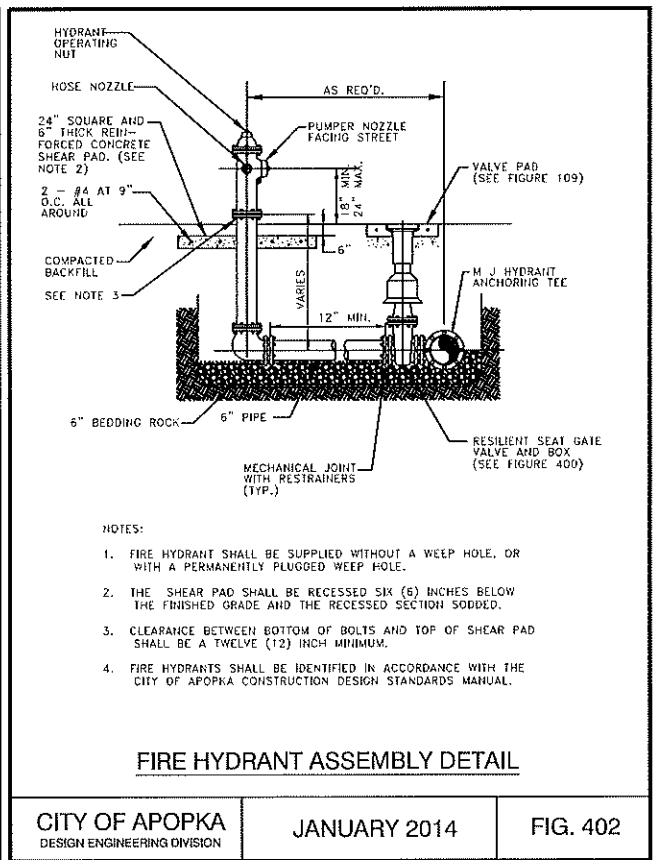
FIG. 400



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

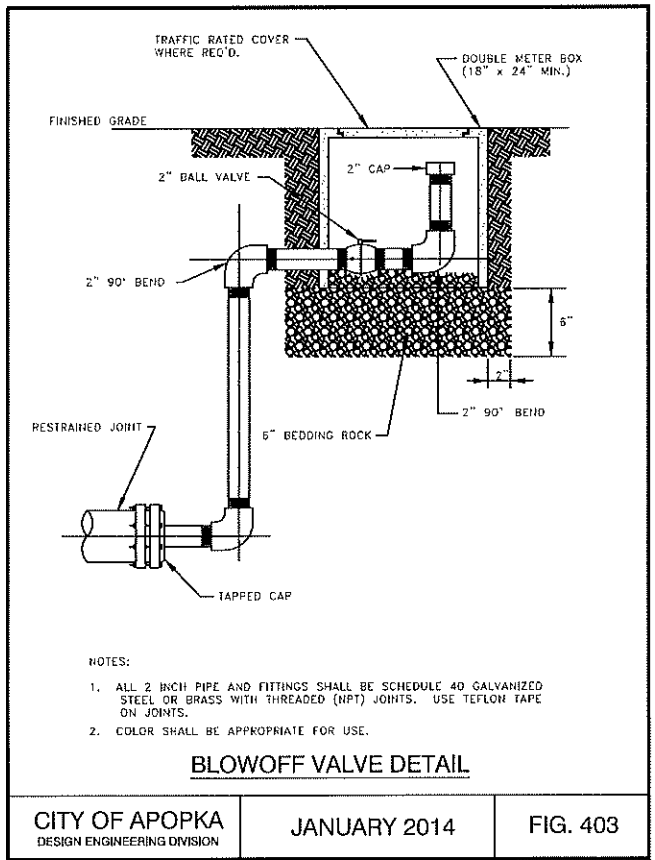
FIG. 400 A



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 402



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 403

PLAN NOTES

CITY OF APOPKA DETAILS

SIGLE HOLDINGS LLC.

651 MARSHALL LAKE ROAD

APOPKA, FLORIDA 32703

NO.	REVISION/ISSUE	DATE
1	DRC COMMENTS	8/26/19

ENGINEER OF RECORD

KEN EHLERS, P.E.

FLORIDA P.E. LICENSE NO. 16243

PROFESSIONAL ENGINEERING SERVICES

8034 PALCONBRIDGE PLACE

MOUNT DORA, FL 32757

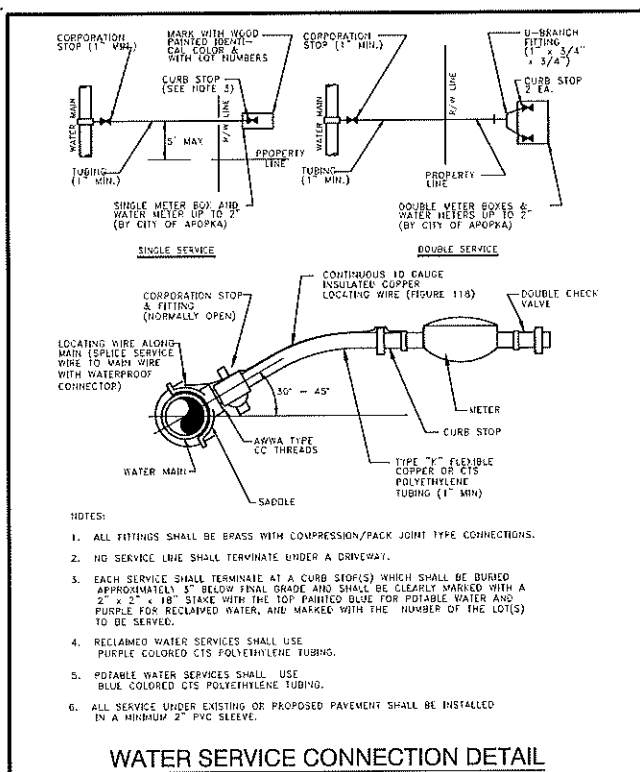
CELL PHONE: (407) 448-3412

PROJECT NAME

SIGLE HOLDINGS LLC.

LOT #2

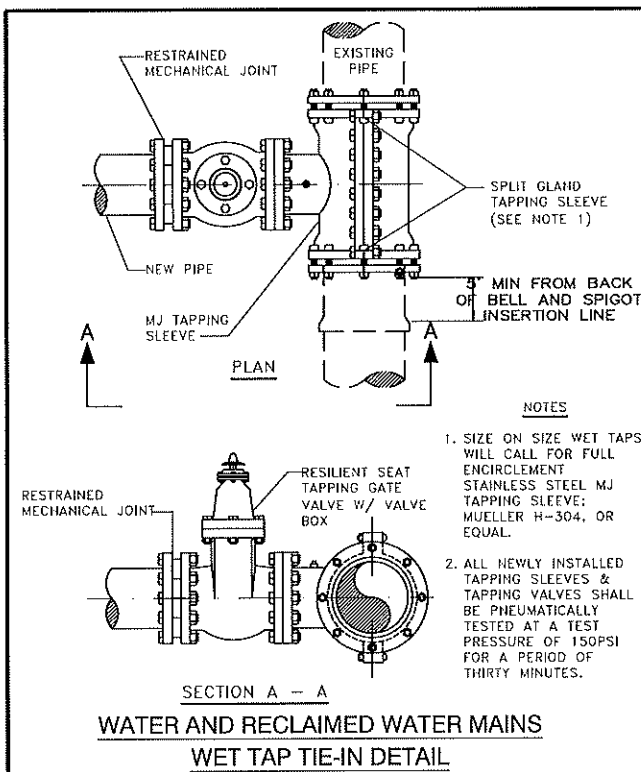
DWG SHEET 1-11	SHEET
DATE AUGUST 27, 2019	5
SCALE AS SHOWN	



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

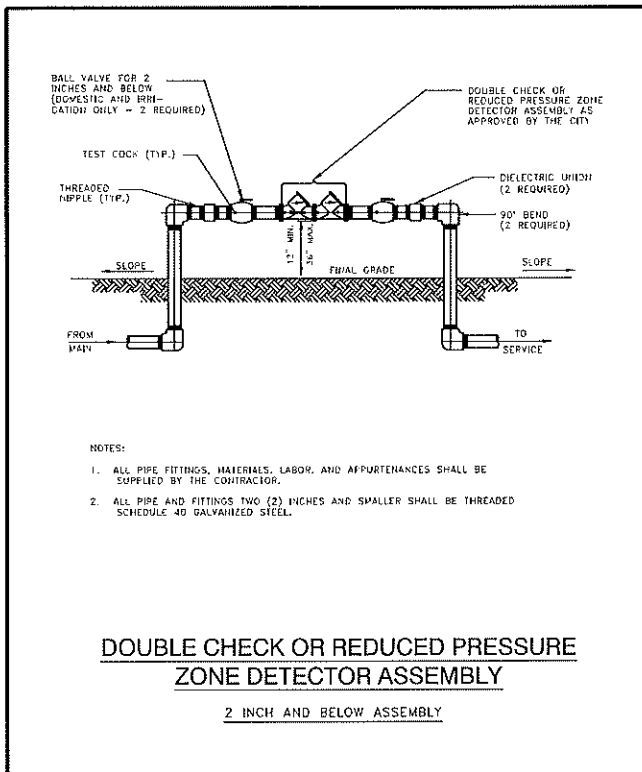
FIG. 405



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

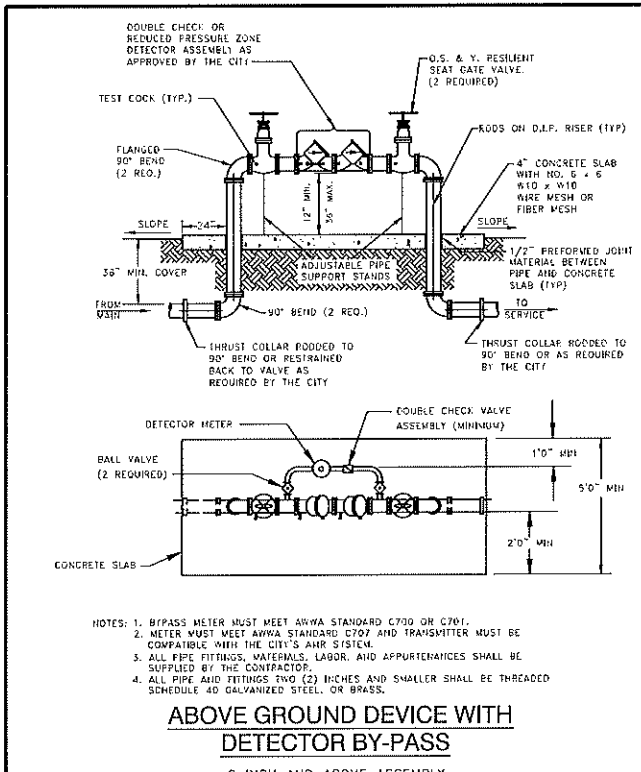
FIG. 406



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

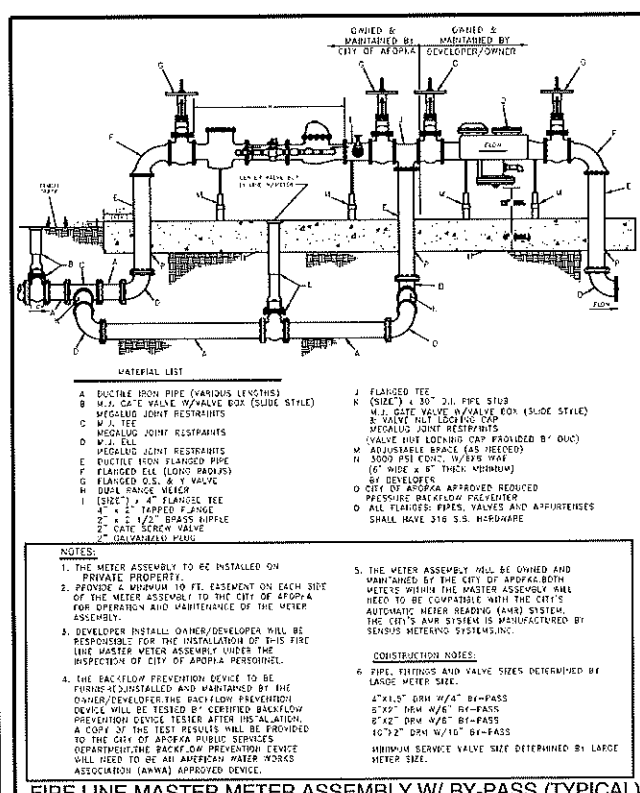
FIG. 500 A



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

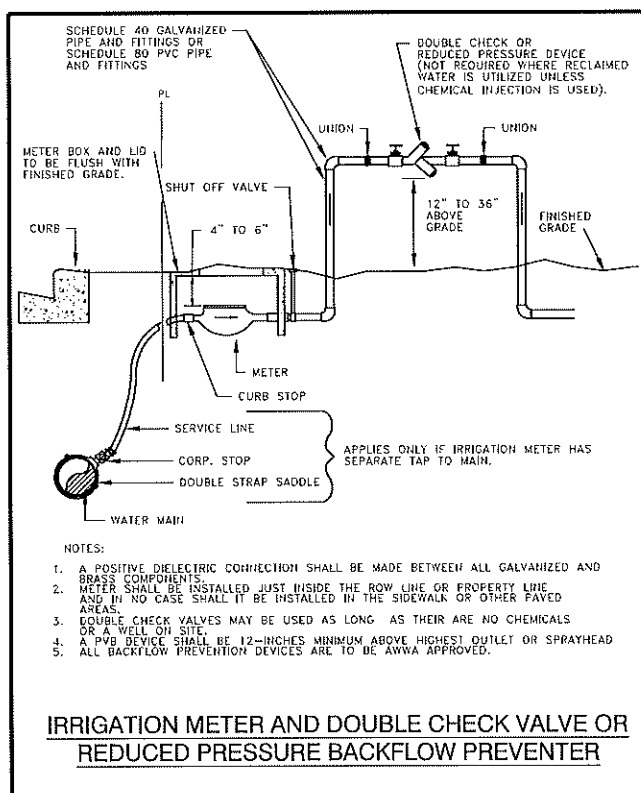
FIG. 500 B



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

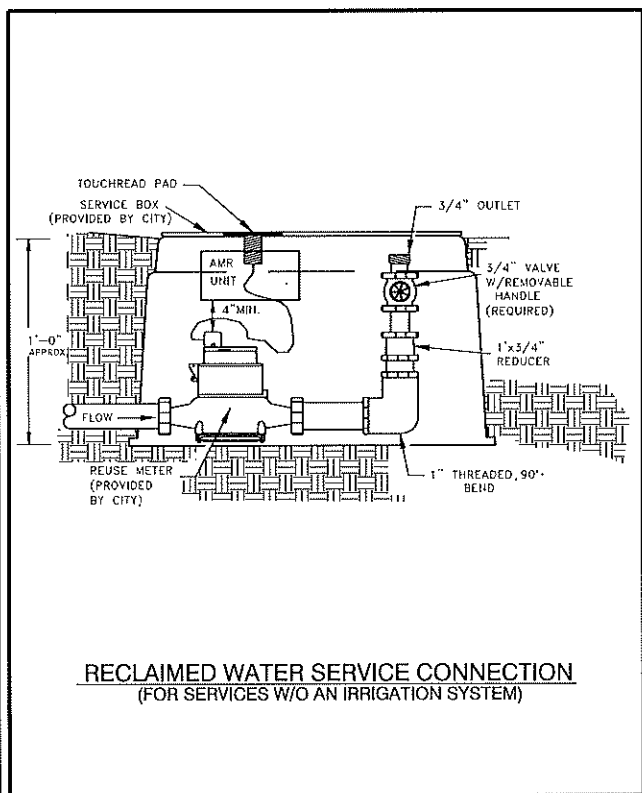
FIG. 500 C



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

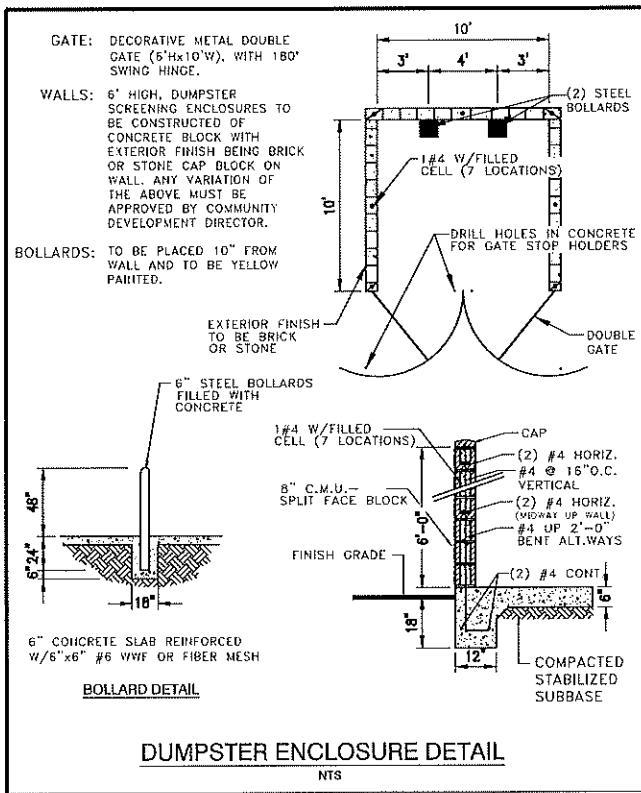
FIG. 502



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 506



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 601

PLAN NOTES

CITY OF APOPKA DETAILS

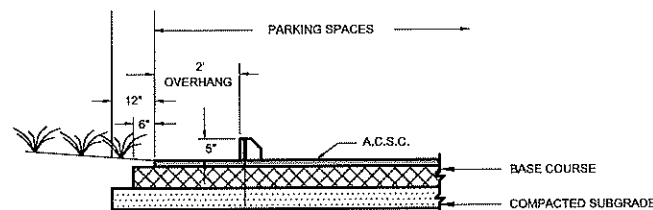
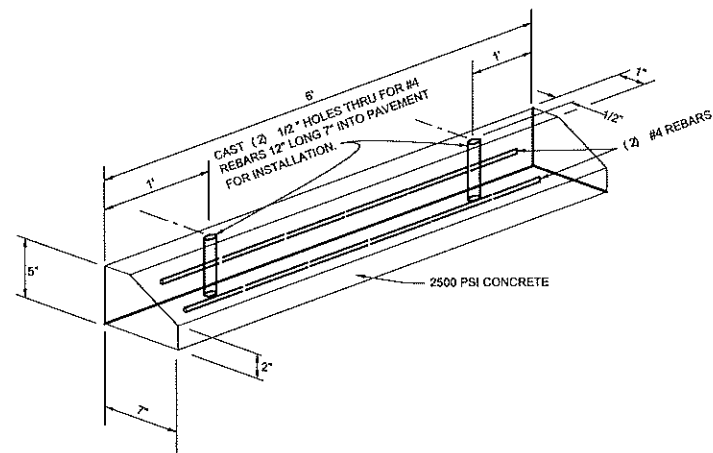
SIGLE HOLDINGS LLC.
651 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

NO.	REVISION/ISSUE	DATE
1	DRC COMMENTS	8/26/19

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 16243
PROFESSIONAL ENGINEERING SERVICES
8034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32767
CELL PHONE: (407) 448-3412

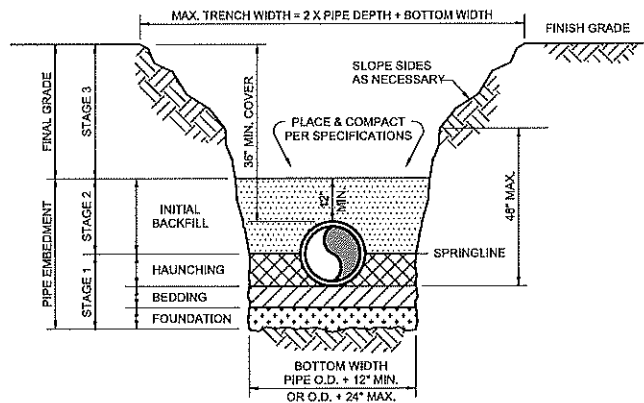
PROJECT NAME
SIGLE HOLDINGS LLC.
LOT #2

DWG SHEET 1-11	SHEET
DATE AUGUST 27, 2019	6
SCALE AS SHOWN	



WHEEL STOP DETAIL

N.T.S.

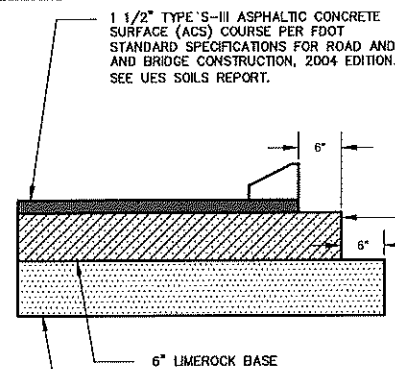


NOTES:

1. DEPTH OF PIPE MAY BE FIELD ADJUSTED TO MEET SPECIAL CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
2. ALL TRENCHING SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
3. **FOUNDATION:** A FOUNDATION MAY BE REQUIRED IN POOR SOIL CONDITIONS.
4. **BEDDING:** BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE AND ADJUST FOR PIPE BELLS. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE. MATERIAL SHALL BE PLACED IN 4" TO 6" LIFTS, LIGHTLY COMPACTED, UNIFORM AND NOT FINER THAN THE FOUNDATION MATERIAL.
5. **HAUNCHING:** HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
6. **INITIAL BACKFILL:** INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF THE PIPE. THE SOIL SHALL BE CONSOLIDATED BY HAND TAMPING OR WALKING THE SOIL IN PLACE.
7. **FINAL BACKFILL:** FINAL BACKFILL MATERIAL MAY BE MACHINE PLACED. MATERIAL UNDER ROADWAYS MAY REQUIRE SPECIAL COMPACTION AND DENSITY TESTS.
8. **DENSITY:** ALL BACKFILL SHALL BE COMPACTED TO THE REQUIREMENTS OF THE SPECIFICATIONS.

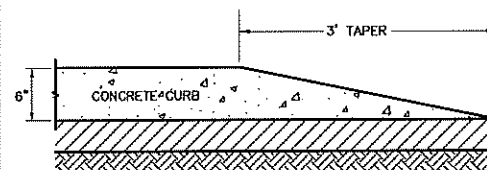
TYPICAL TRENCHING AND BACKFILLING

N.T.S.



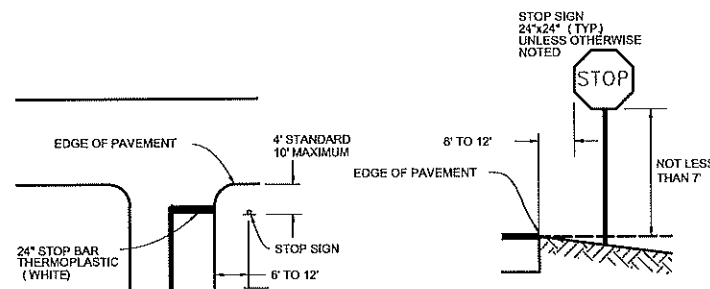
TYPICAL PAVEMENT SECTION

N.T.S.



CONCRETE CURB TAPER

N.T.S.



PLAN

STOP SIGN DETAIL

BLADES: ALCOA #88054, 6063-T6 ALLOY, ETCHED, DEGREASED, DEBURRED, WITH #1200 ALODINE FINISH, #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL. DIMENSIONS: 6" HEIGHT, 24" x 30" or 36" LENGTHS.

LETTERS: NAME - 4" SERIES "B" #2270 SCOTCHLITE (SILVER) OR EQUAL, SUFFIX - 2" SERIES "B" #2270 SCOTCHLITE (SILVER) OR EQUAL.

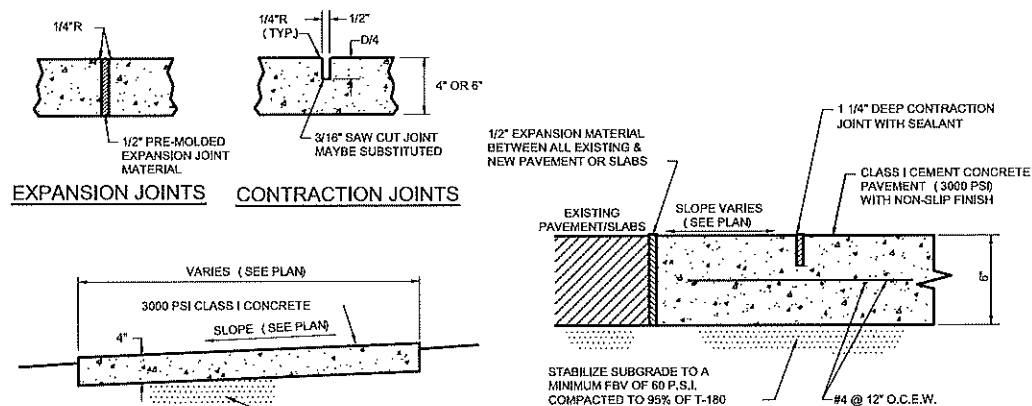
BRACKETS: DIE-CAST HIGH STRENGTH ALUMINUM ALLOY, MIN. TENSILE STRENGTH 45,000 P.S.I., DEGREASED, TUMBLED, AND POLISHED, SIDES OF ALL SLOTS SHALL BE SOLID METAL WITH TWO HOLES PER SLOT (SAME SIDE) DRILLED TO 7/32" AND TAPPED TO 1/4" TO RECEIVE STAINLESS STEEL ALLEN-HEAD SET SCREWS. SKIRT OF POST CAP BRACKET TO BE DRILLED AND TAPPED FOR 3 SCREWS OF WHICH NO TWO SCREWS ARE TO BE LESS THAN 90 OR MORE THAN 135 APART. (METRO HUSKEY No. 6 or EQUAL.)

POST: STANDARD 2" I.D. (2 3/8" O.D.) 14' LONG GALVANIZED STEEL, "GLOSS" DIPPED.

CONCRETE BASE: 2000#

STOP SIGN AND BAR LOCATION

N.T.S.



TYPICAL SECTION OF 4" THICK CONCRETE SIDEWALK

N.T.S.

TYPICAL SECTION OF 6" THICK CONCRETE SIDEWALK

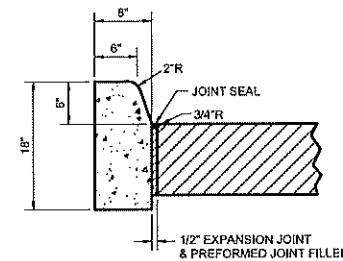
N.T.S.

NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTIONS 345 & 350.
2. ALL TESTING SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 345-B FOR 28 DAY COMPRESSIVE STRENGTH 3000 PSI CONCRETE.
3. PROVIDE EXPANSION JOINTS 20' CENTER TO CENTER, AT PC & PT OF CURVES, JUNCTIONS OF EXISTING AND NEW SIDEWALKS, AND WHERE SIDEWALK ABUTS CURBS, DRIVEWAYS & SIMILAR STRUCTURES.
4. PROVIDE CONTRACTIONS JOINTS 6' CENTER TO CENTER.
5. SOD SHALL BE PLACED BELOW EDGE OF SIDEWALK TO ALLOW DRAINAGE.

CONCRETE SIDEWALK SECTIONS

N.T.S.



SECTION VIEW

NOTES:

SAW CUT CONTRACTION JOINTS ON 10' CENTERS MAX. WITHIN 48 HOURS AFTER POURING CURB.

ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 520 AND FDOT ROADWAY & TRAFFIC DESIGN STANDARDS INDEX NUMBER 300.

TYPE "D" CURB

N.T.S.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

PLAN NOTES

STANDARD DETAILS

SIGLE HOLDINGS LLC.
651 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

NO.	REVISION/ISSUE	DATE
1	DRC COMMENTS	8/26/19

ENGINEER OF RECORD

KEN EHLERS, P.E.

FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

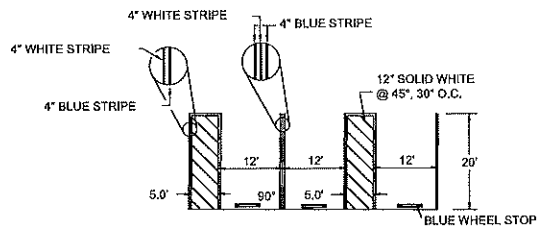
SIGLE HOLDINGS LLC.

LOT #2

DWG	SHEET
SHEET 1-11	
DATE	
AUGUST 27, 2019	
SCALE	
AS SHOWN	

7

KENNETH H. EHLERS, FL PE #18243

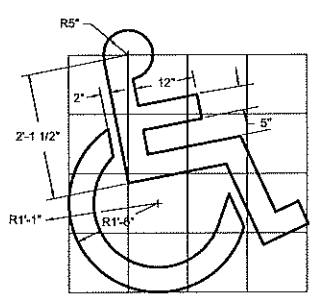


NOTES: HANDICAP SPACE IS TO BE OUTLINED IN A 4" BLUE PAINTED STRIPE.

TYPICAL DISABLED PARKING SECTION
N.T.S.



HANDICAP PARKING SIGN
N.T.S.

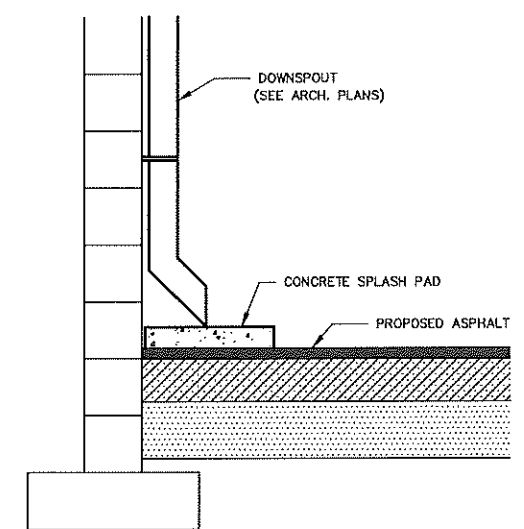


HANDICAP SYMBOL DETAIL
N.T.S.

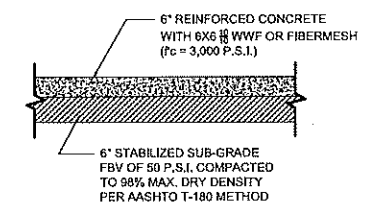
NOTES:

1. ALL LETTERS ARE 1" SERIES "C", PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
4. ONE (1) SIGN IS REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE 7'-6" FROM FINISHED GROUND TO BOTTOM OF SIGN. WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
6. USE FTP 20-06 AND FTP 22-06 AS PER 2015 FDOT STANDARD INDEX 17355. REFER TO PLAN SHEET 16 FOR FDOT DETAILS.

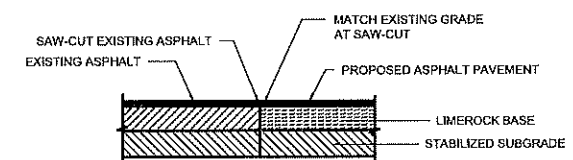
DISABLED PARKING DETAILS
N.T.S.



DOWN SPOUT DETAIL
N.T.S.



CONCRETE SECTION
N.T.S.

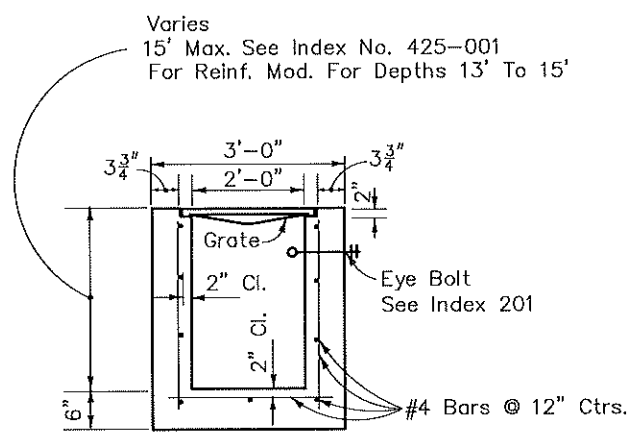


STRUCTURAL COURSE:
TYPE S-1 ASPHALTIC CONCRETE: 1 1/2" THICKNESS

BASE:
COMPACTED LIMEROCK: 6" THICKNESS, PRIMED.
MINIMUM LBR OF 100 COMPACTED TO 98 PROCTOR.

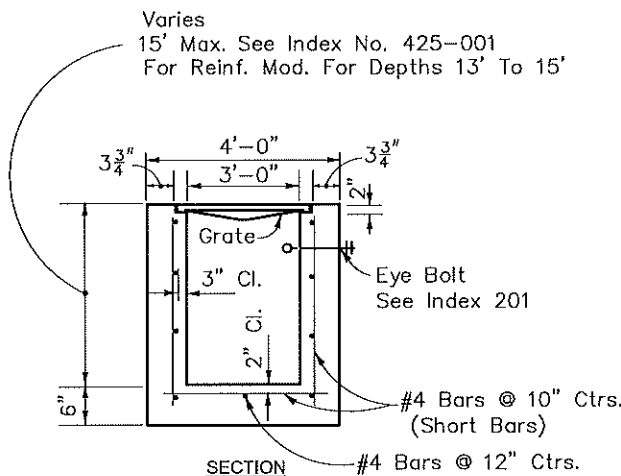
SUBGRADE:
12" THICKNESS STABILIZED, MINIMUM LBR 40 PER STANDARD SPECIFICATIONS, SECTION 160-2.

PAVEMENT SAW-CUT AND BUTT JOINT
N.T.S.



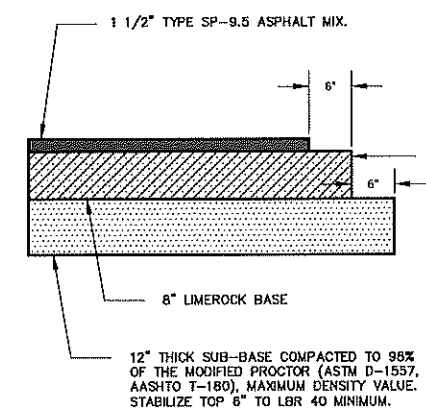
Recommended Maximum Pipe Size:
2'-0" Wall-18" Pipe
3'-1" Wall-24" Pipe

PRE-CAST TYPE "C" CATCH BASIN FDOT INDEX 425-052
N.T.S.



Recommended Maximum Pipe Size:
3'-0" Wall-24" Pipe
4'-6" Wall-36" Pipe

PRE-CAST TYPE "E" CATCH BASIN FDOT INDEX 425-052
N.T.S.



TYPICAL RIGHT-OF-WAY PAVEMENT SECTION
N.T.S.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

PLAN NOTES

DRAINAGE DETAILS
SIGLE HOLDINGS LLC.
651 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

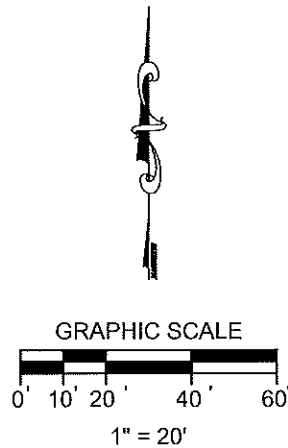
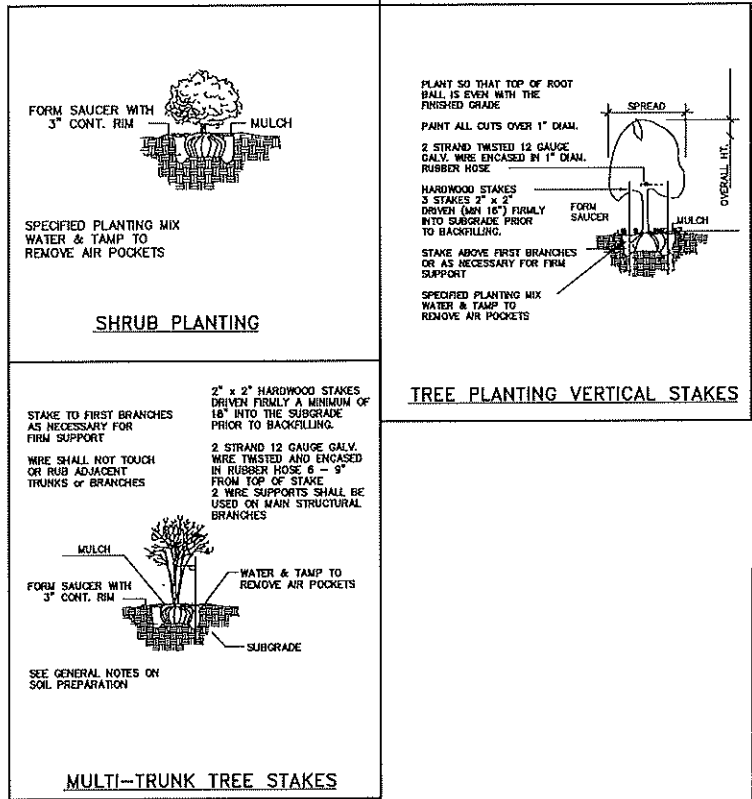
NO.	REVISION/ISSUE	DATE
1	DRC COMMENTS	8/26/19

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 16243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
SIGLE HOLDINGS LLC.

LOT #2

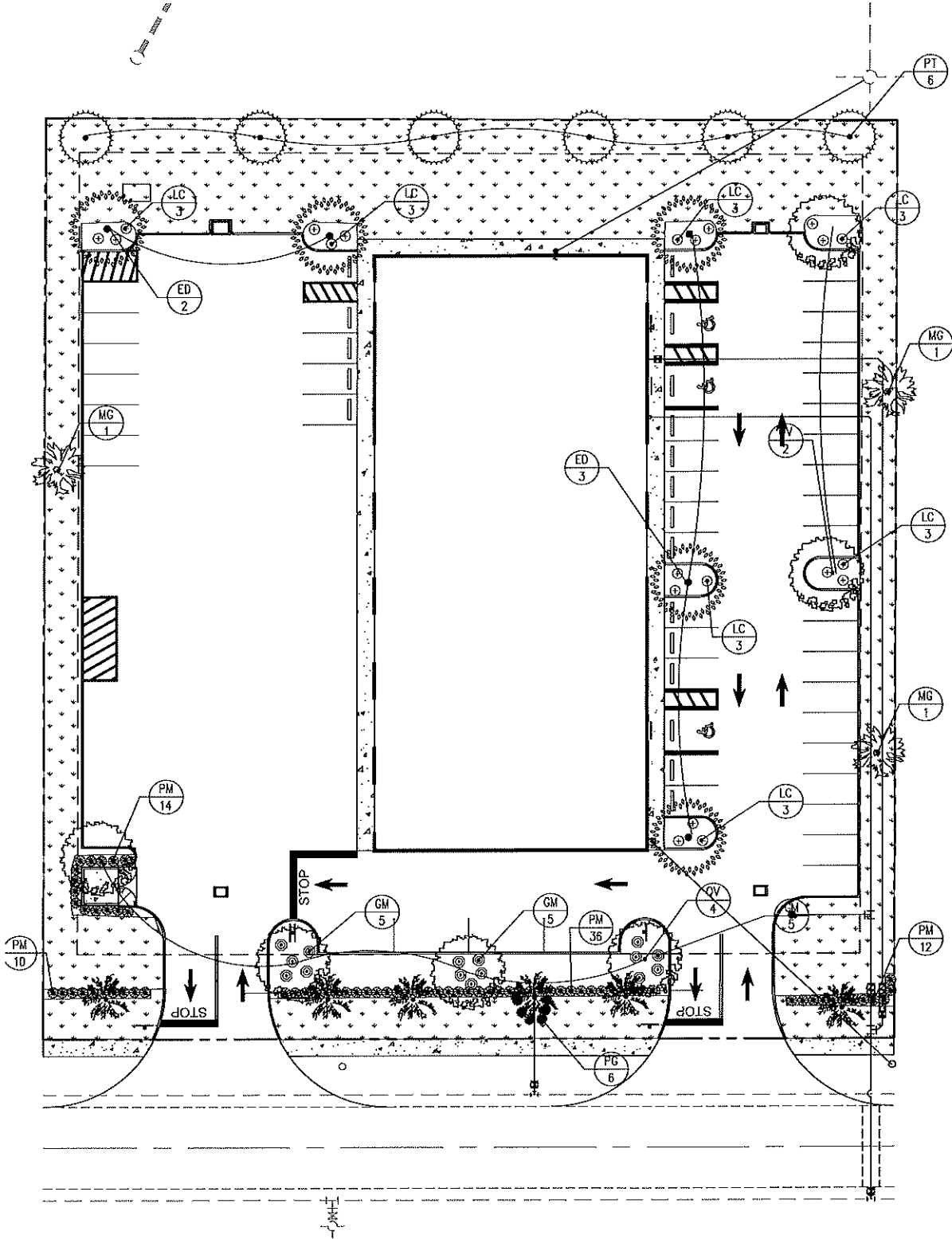
DWG SHEET 1-11	SHEET
DATE AUGUST 27, 2019	8
SCALE AS SHOWN	



LANDSCAPE SCHEDULE						
TREES						
SYMBOL	APPL.	COMMON NAME	BOTANICAL NAME	MINIMUM SIZE	QUANTITY	REMARKS
OV		QUERCUS VIRGINICA HIGH ROSE	HIGH ROSE LIVE OAK	12" HT. 3" DBH	8	SINGLE STRAIGHT TRUNK
SP		SAGU PALMETTO	CABBAGE PALM	15'-18" HT. C.T.	8	SPECIMEN
PT		PIRUS TAZA	LOBLOLLY PINE	8'-10' HT. 3" DBH	8	
MG		MAGNOLIA GRANDIFLORA	LITTLE OLM MAGNOLIA	8'-10' HT. 3" DBH	3	SINGLE STRAIGHT TRUNK
ED		ELAEAGNUS DECORNS	JAPANESE BLUEBERRY	12" HT. 3" DBH	6	
PM		PODOCARPUS JACKSONII	PODOCARPUS	24" HT. 2" O.C.	77	FULL
LC		LOREPETALUM CHARENSE	LOREPETALUM	3 GAL. 24" HT. 36" O.C.	21	FULL
GM		GURHITA ERCTA	GOLO MOUND	3 GAL. 24"-30" 36" O.C.	15	FULL
PG		PORTRADERA	PAMPAS GRASS	3 GAL.	8	
SOD		SASA HYBRID			BY GC	

*CALIPER OF NEW TREES SHALL BE MEASURED AT 54" DBH ABOVE BASE OF TREE.

TREE PRESERVATION NOTE:
THERE ARE NO EXISTING TREES SHOWN TO BE PRESERVED ON SITE.



LANDSCAPE NOTES

- SHADE TREE REQUIREMENTS SHALL COMPLY WITH CITY OF APOPKA CODE WHEREBY ALL TREES PLANTED MUST MEET OR EXCEED FLORIDA NO. 1, AS ESTABLISHED IN THE LATEST PUBLICATION BY THE STATE OF FLORIDA DEPT. OF AGRICULTURE, GRADES AND STANDARDS FOR NURSERY PLANT MATERIAL.
- IRRIGATION (100% COVERAGE) SHALL BE PROVIDED IN ALL NEWLY PROPOSED PLANTING AREAS IN ACCORDANCE WITH CITY OF APOPKA LAND DEVELOPMENT CODE.
- IN THE EVENT OF DISCREPANCY BETWEEN THE PLANT LIST AND ACTUAL NUMBER OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO ISSUANCE OF BIDS.
- ALL PLANTING BEDS AND TREE SAUCERS TO HAVE ORGANIC MULCH TO A DEPTH OF 3" MIN.
- CALIPER OF TREES SHALL BE MEASURED AT 54" DBH ABOVE BASE OF TREE. ALL TREES SHALL BE INSTALLED A TWELVE MONTH WARRANTY IS TO BE PROVIDED FOR ALL NEW PLANT MATERIAL STARTING FROM TIME OF FINAL ACCEPTANCE BY OWNER. REPLACEMENT OF DEAD OR UNHEALTHY MATERIALS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR WITHIN THIRTY DAYS OF NOTIFICATION IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
- IN AN UPRIGHT POSITION. CALIPER OF TREES SHALL TAKE PRECEDENCE OVER HEIGHT OR SPREAD.
- ALL DISTURBED AREAS WITHIN PROJECT LIMITS SHALL BE FULLY SODDED ASIDE FROM DEFINED PLANTING BEDS. SOD SHALL BE FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC., WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.
- LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN COMPLIANCE WITH LOCAL LANDSCAPING ORDINANCE.
- GRADE, DRESS, AND SOD AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE TO PREVENT EROSION.
- PLANT MIX OF 8" SHALL BE TILLED INTO EXISTING SOIL TO A DEPTH OF 24". REFER TO SHRUB AND TREE PLANTING DETAIL FOR EXTENT OF PLANT MIX TO BE PROVIDED. PLANT MIX SHALL CONSIST OF 1/3 PEAT MOSS AND 2/3 EXISTING SOIL.
- ALL PLANT MATERIALS SHALL RECEIVE A SLOW RELEASE FERTILIZER IN QUANTITIES AS DIRECTED BY THE MANUFACTURER.
- ALL PLANT MATERIAL SHALL BE SET BACK 2 FEET FROM THE BACK OF CURBS OR PAVEMENT. SET TREES 3 FEET BACK FROM CURB.
- PIN ALL SOD ON 3:1 OR GREATER SLOPES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF THERE ARE ANY INVASIVE OR EXOTIC TREES LOCATED ON THE SITE AND IS REQUIRED TO REMOVE ALL INVASIVE SPECIES PER THE LOCAL JURISDICTION INVASIVE SPECIES LIST LOCATED IN THEIR CODE OF ORDINANCES.
- PLANT SIZES SHOWN ON THE PLANT LIST ARE ABSOLUTE MINIMUMS. WHEN MORE THAN ONE SIZE CRITERIA ARE LISTED THEN THE PLANT MATERIAL SHALL COMPLY WITH EACH OF THE CRITERIA, NOT JUST ONE. THESE ARE GENERALLY MINIMUMS DICTATED BY THE JURISDICTION. DIFFERENT PLANTS GROW AT DIFFERENT RATES BUT ALL MINIMUMS MUST BE MET.
- WHEN THERE ARE EXISTING TREES OR VEGETATION TO REMAIN, CONTRACTOR SHALL EMPLOY A CERTIFIED TREE SURGEON TO PRUNE AND TRIM ALL EXISTING PLANT MATERIALS TO PROVIDE A BALANCED APPEARANCE WHILE ALSO ELIMINATING ANY INTERFERENCE WITH NEW CONSTRUCTION.
- ALL EQUIPMENT (INCLUDING ROOF TOP) AND UTILITY BOXES MUST BE FULLY SCREENED (INCLUDING THE BACK OF THE BUILDING).
- LANDSCAPE INSTALLER TO INSURE THAT ALL EQUIPMENT IS SCREENED AS REQUIRED BUT ALSO INSURE THAT ALL CLEANOUTS AND TEST PORTS HAVE UNOBSTRUCTED ACCESS.

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2009, ADOPTED MAY 21, 2008, WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE _____ REG. NO. _____ DATE _____

PLAN NOTES

LANDSCAPE PLAN

SIGLE HOLDINGS LLC.

651 MARSHALL LAKE ROAD

APOPKA, FLORIDA 32703

LANDSCAPE PLAN PREPARED BY:
RICK APT LA#1321
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404/909-2736

NO.	REVISION/ISSUE	DATE
1	DRC COMMENTS	8/26/19

ENGINEER OF RECORD

KEN EHLERS, P.E.

FLORIDA P.E. LICENSE NO. 16243

PROFESSIONAL ENGINEERING SERVICES

8034 FALCONBRIDGE PLACE

MOUNT DORA, FL 32757

CELL PHONE: (407) 448-3412

PROJECT NAME

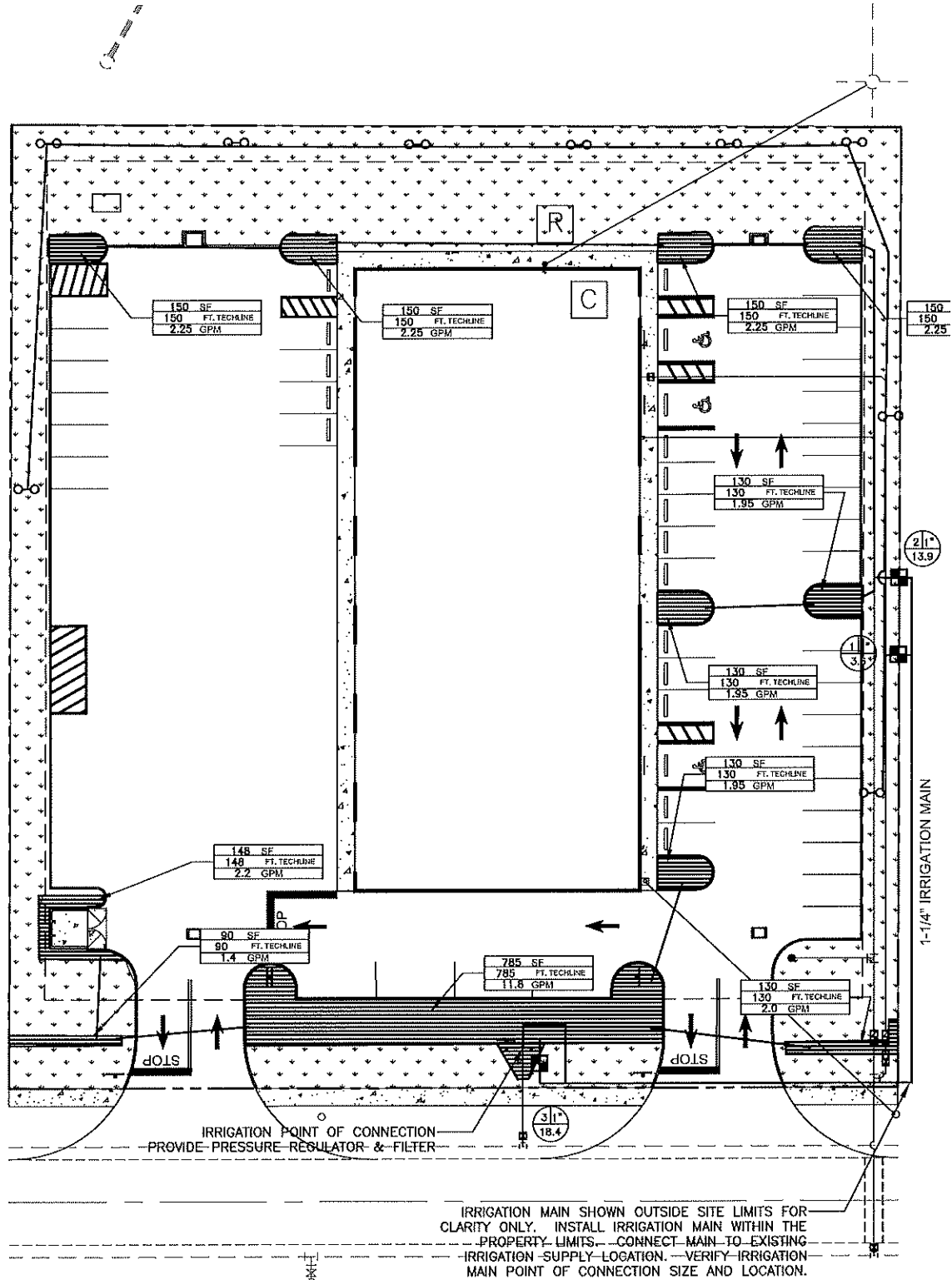
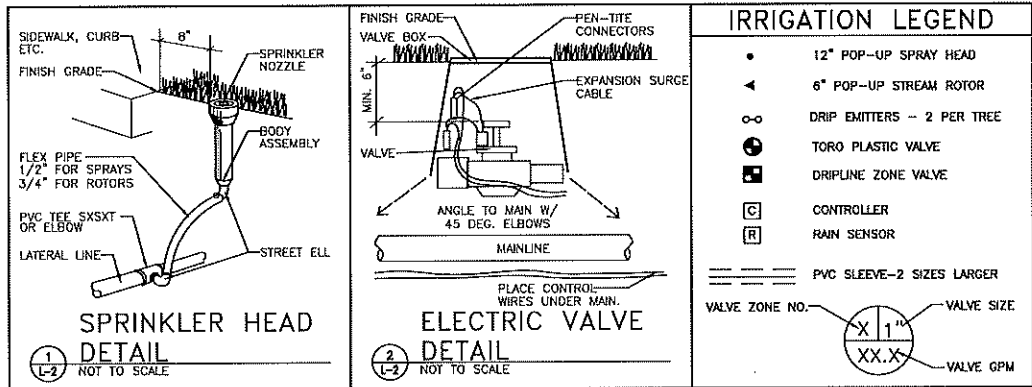
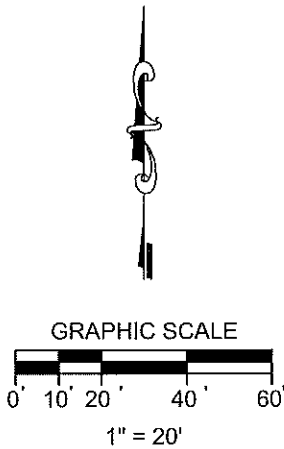
SIGLE HOLDINGS LLC.

LOT #2

DWG SHEET 1-11	SHEET
DATE AUGUST 27, 2019	9
SCALE AS SHOWN	

IRRIGATION NOTES:

1. SPRINKLER LINES & HEAD LOCATIONS SHOWN ARE ESSENTIALLY DIAGRAMMATIC. THE IRRIGATION SYSTEM SHALL BE CONSTRUCTED WITHIN THE PROPERTY BOUNDARIES.
2. CONTRACTOR SHALL INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANTED & GRASSED AREAS. HEAD SPACING IS TO BE EQUAL TO THE RADIUS OF THE GIVEN SPRINKLER HEADS. PROVIDE ALL PIPING, VALVES, VALVE BOXES, SPRINKLER HEADS & WIRING AS REQUIRED FOR A COMPLETE & OPERATIONAL IRRIGATION SYSTEM.
3. ADJUST SPRINKLER HEAD RADIUS & PATTERN (WHERE APPLICABLE) TO OBTAIN MAX. COVERAGE FOR TURF & SHRUBS ELIMINATING ANY OVERTHROW ONTO SIDEWALKS, PAVEMENT, OR BUILDING STRUCTURE.
4. ALL IRRIGATION PIPING WHICH IS LOCATED UNDER PAVEMENT SHALL BE ENCASED IN A SLEEVE TWO SIZES LARGER THAN THE IRRIGATION LINE.
5. CONTRACTOR TO PROVIDE A DOUBLE DETECTOR CHECK VALVE AT THE POINT OF WATER SERVICE IN ADDITION TO AN IRRIGATION METER. COORDINATE LOCATION WITH OTHER UTILITIES & GENERAL CONTRACTOR.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY & ALL PERMITS REQUIRED FOR THE INSTALLATION OR CONSTRUCTION OF THE WORK INCLUDED IN THIS CONTRACT.
7. COORDINATE LOCATION OF IRRIGATION CONTROLLER WITH OWNER & GENERAL CONTRACTOR.
8. PROVIDE A RAIN SWITCH EQUIVALENT TO TORO RAIN SWITCH #850-74. MOUNT ON BUILDING IN AN INCONSPICUOUS LOCATION EXPOSED TO NORMAL RAINFALL & PER MFRS. SUGGESTIONS.
9. OBTAIN INSPECTION & APPROVAL OF ALL BURIED PIPING PRIOR TO BACKFILLING.
10. SPRINKLER HEAD MODEL NUMBERS SHOWN REFLECT TORO SPRINKLERS. ANY SPRINKLERS OF EQUAL QUALITY MAY BE USED WITH THE APPROVAL OF THE OWNER.
11. ADJUST DESIGN OF SYSTEM WHERE NECESSARY TO AVOID CONFLICTS IN THE FIELD WITH LANDSCAPING OR UTILITY LINES.
12. IRRIGATION CONTROLLER IS HUNTER IRRIGATION CONTROLLER PER OWNER'S APPROVAL.
13. PROGRAM IRRIGATION CONTROLLER TO PROVIDE 0.5 INCH OF WATER PER WEEK. SCHEDULE HEADS TO OPERATE DURING MORNING HOURS.
14. ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
15. ALL POP-UP ROTORS & SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
16. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
17. ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS & SEALANT.
18. THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATIONS. THE DRAWING SHALL LOCATE ALL VALVES & MAINLINES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES OR STRUCTURES.
19. ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A IRRIGATION AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY & INSIDE THE IRRIGATION AREAS.
20. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT & WORKMANSHIP.
21. ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION BY OTHERS.
22. ALL IRRIGATION SLEEVES ARE TO HAVE BEEN INSTALLED BY GENERAL CONTRACTOR AT TIME OF UTILITY CONSTRUCTION.
23. IF SYSTEM IS UTILIZING IRRIGATION WELL OR RE-USE WATER, THEN PROVIDE APPROPRIATE PURPLE HEADS, VALVES AND PIPING, ETC. PLACE APPROPRIATE WARNING SIGNS TO NOTIFY PUBLIC OF NON-POTABLE WATER USAGE.



PLAN NOTES

IRRIGATION PLAN

SIGLE HOLDINGS LLC.
651 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

LANDSCAPE PLAN PREPARED BY:
RICK ABT LA#1321
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404/909-2735

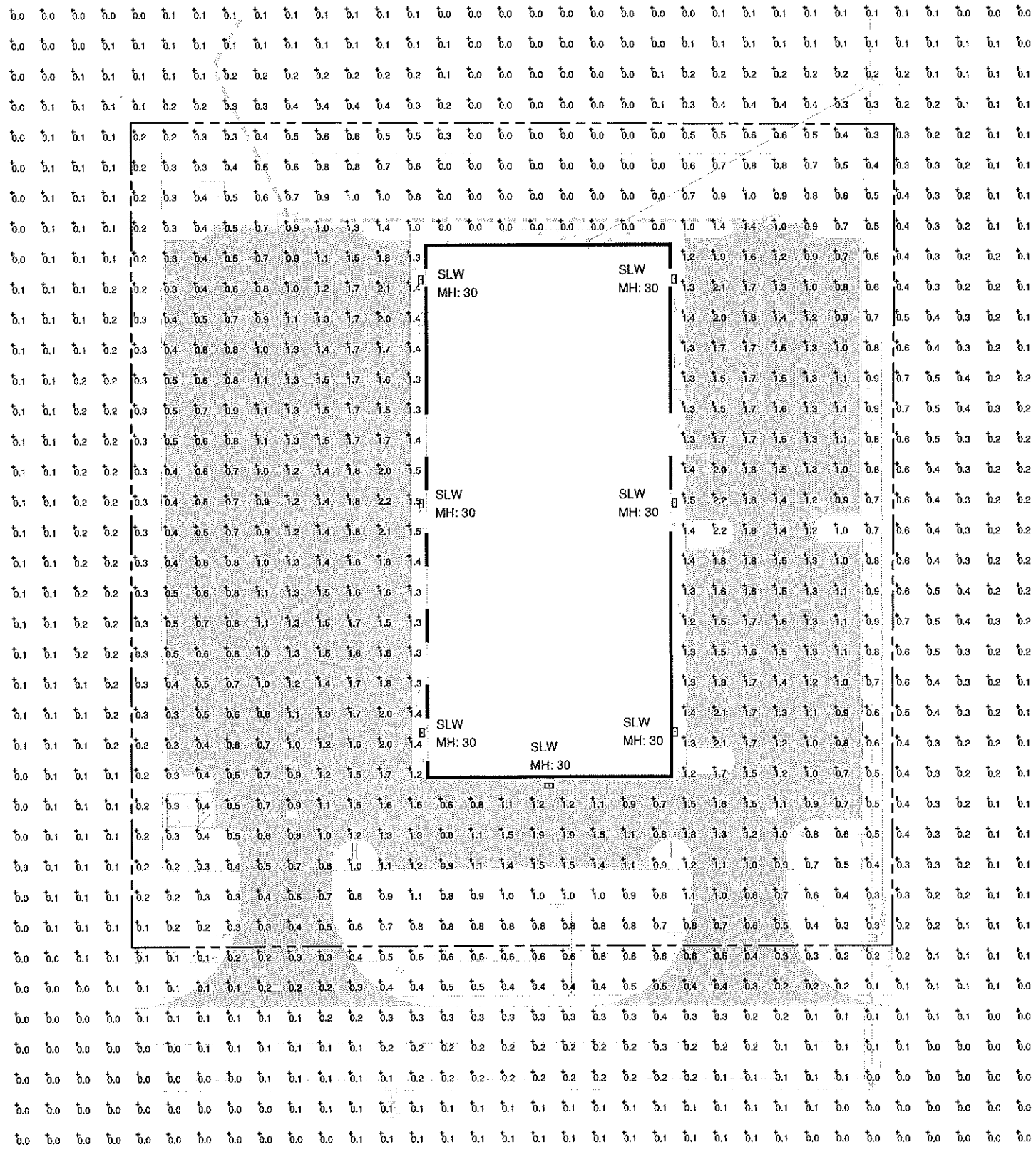
NO.	REVISION/ISSUE	DATE
1	DRC COMMENTS	8/26/19

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
SIGLE HOLDINGS LLC.
LOT #2

DWG SHEET 1-11	SHEET
DATE AUGUST 27, 2019	10
SCALE AS SHOWN	

Landreth Lighting Luminaire Schedule									
Symbol	MANUFACT	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
□	Lithonia Lighting	7	SLW	SINGLE	DSXW2 LED 30C 1050 40K TFTM MVOLT FINISH; WALL MOUNTED @ 30' AFG	1.000	109	11119	B2-U0-G3



Landreth Lighting Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	1.29	2.2	0.6	2.15	3.57

PHOTOMETRIC PLAN

PLAN NOTES

PHOTOMETRIC PLAN
SIGLE HOLDINGS LLC.
651 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

NO.	REVISION/ISSUE	DATE
1	DRC COMMENTS	8/26/19

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

SIGLE HOLDINGS LLC.

LOT #2

DWG SHEET 1-11	SHEET
DATE AUGUST 27, 2019	11
SCALE AS SHOWN	

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.