

**CITY OF APOPKA**  
**DEVELOPMENT REVIEW COMMITTEE**

**DATE:** August 31, 2016  
**TIME:** 9:00 AM Development Review Committee Meeting  
**LOCATION:** 120 E. Main Street (Administrative Conference Room – 1<sup>st</sup> Floor)

I. Staff Comments on the following:

- |                                                                                                                                                                                                                                                                                                                                |                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| A. Special Events:                                                                                                                                                                                                                                                                                                             | None              |
| B. Concept Plan:                                                                                                                                                                                                                                                                                                               | None              |
| C. Site Plans:                                                                                                                                                                                                                                                                                                                 |                   |
| 1. 640 East 13th Street Site Improvements<br>Revised Final Development Plan<br>Parcel No.: 15-21-28-0000-00-230<br>Location: 640 East 13th Street                                                                                                                                                                              | SPR16-19R         |
| 2. Northwest Distribution Facility – Building D (Re-Submittal)<br>Preliminary Site Development Plan<br>Parcel Nos.: 17-21-28-5953-01-0000; 17-21-28-5953-03-000;<br>17-21-28-5953-04-000<br>Location: Between S.R. 451 and Ocoee Apopka Road, and east of Boy Scout Road                                                       | SPR16-17          |
| D. Subdivision/Plats:                                                                                                                                                                                                                                                                                                          |                   |
| <u>3.</u> Lot Split - Mardian J. Blair<br>Parcel No.: 29-20-28-0000-00-034<br>Location: 2228 Vick Road                                                                                                                                                                                                                         |                   |
| E. Street Name Review:                                                                                                                                                                                                                                                                                                         | None              |
| F. FLUM / Rezoning:                                                                                                                                                                                                                                                                                                            |                   |
| 4. Equity Waters Edge<br>Parcel No.: 19-21-28-0000-00-011<br>Location: 1850 S. Binion Road<br>Proposed Change FLU Amendment:<br>From: "County" Rural/Agri. (1DU/10AC)<br>To: "City" Mixed-EC<br>Proposed Change of Zoning:<br>From: "County A-1<br>To: "City" Mixed-EC                                                         | FLU/RZ16-07       |
| 5. JTD Land At Orchid Estates, LLC<br>Parcel Nos.: 18-20-28-0000-00-055; 18-28-18-0000-00-059;<br>18-20-28-0000-00-117<br>Location: Jason Dwelley Parkway<br>Proposed: Planned Unit Development (PUD) Amendment (Residential)                                                                                                  | PR16-07 & PA16-01 |
| 6. Robert K. Dunn, ET AL (Dixie Manor (AKA Canterwood Manor At Apopka)<br>Parcel Nos.: 05-21-28-0000-00-019; 05-21-28-0000-00-034;<br>05-21-28-0000-00-035; 05-21-28-0000-00-041<br>Location: North of Old Dixie Highway and east of Richard L. Mark Drive<br>Proposed: Planned Unit Development (PUD) Amendment (Residential) |                   |
| G. Special Exception:                                                                                                                                                                                                                                                                                                          | None              |

**Development Review Committee**

**August 31, 2016**

**Page 2**

II. Other Business:

- |    |                                                                                                                                                                           |          |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| A. | Public Hearing:                                                                                                                                                           | None     |
| B. | Vacate/Variance:                                                                                                                                                          |          |
|    | <a href="#">7.</a> Community Health Centers, Inc.<br>Requesting (Alleyway) to be vacated<br>Parcel No.: 09-21-28-0196-61-160<br>Location: Forest Avenue & Highland Avenue | VAC16-02 |
| C. | Request for Extension:                                                                                                                                                    | None     |
| D. | Discussion:                                                                                                                                                               |          |
|    | <a href="#">8.</a> Dart Auto Repairs – 3 W. Main Street – Proposal for the Colors                                                                                         |          |
|    | <a href="#">9.</a> Emerson North Townhomes Development Agreement – Road design standard for<br>Harmon Road Extension                                                      |          |
| E. | Peddlers Permit:                                                                                                                                                          | None     |
| F. | Plan Final Review and Sign-off: <b>Projects at "Zoning Counter"</b>                                                                                                       |          |

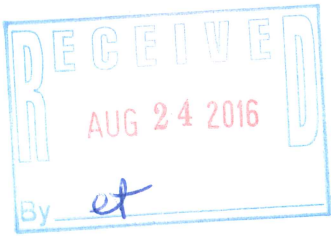
Please direct any comments or questions concerning the items scheduled for this meeting to the Community Development Department at (407) 703-1712.

/s/

\_\_\_\_\_  
Mark Reggentin, AICP  
Community Development Director

**Backup material for agenda item:**

3. Lot Split - Mardian J. Blair  
Parcel No.: 29-20-28-0000-00-034  
Location: 2228 Vick Road



Mardian J. Blair  
1702 Majestic Oak Drive  
Apopka, FL 32712

August 24, 2016

David Moon, Planning Manager  
City of Apopka  
120 E. Main St.  
Apopka, FL 32704-1229

Dear Mr. Moon,

We greatly appreciated meeting with you and your associates on Tuesday of this week regarding matters pertaining to the 4.77 acres at 2228 Vick Road. This letter describes what we would like to do with the property.

Our purpose is to divide it into two parcels, one toward the West end of the property and one in approximately the middle of the property closer to the South side. The exact location would be determined after a topographical survey and therefore the division of the property would, of necessity, take place after the survey.

The access to the back, or the West parcel, would be by a hard surfaced, but unpaved road that would be 12 feet wide. There would be a 20' easement from Vick Road to this West property. The road in the easement would serve both properties.

The reason for our request for a flag lot is that the grade of the property on Vick Road is very steep except for the portion on the south end.

In regard to the narrow, 20 feet wide property that is on the south and west side of the property, the owner would be granted an easement from Vick Road long enough, 40 to 50,' to access their property. The easement would not give them access to the full Road.

We would request a zoning that fits the property.

We have initiated the effort to find the owner of the narrow 20' property that borders our property on the south and west side. Our purpose would be to (1) purchase the property by paying off back taxes, (2) request them to give the property to the Home Owners Association, or (3) purchase the property for a nominal sum. Our preference at this time would be to grant the owner the easement referenced previously in this letter, and as time passes, accomplish the points referenced as one, two, and three.

Attached to this letter are drawings of the property as envisioned and showing the concept of the split with a flag lot, the road and easement to the West property and the access to the narrow 20 foot wide property.

We would greatly appreciate the city granting us permission to develop this property as requested.

Sincerely,



Mardian J. Blair

**The 20 foot wide property that is on the south side and the west side of  
2228 Vick Rd., Apopka.**

- 1. 2198 Vick Rd. 282-029-8270-00005.**
- 2. Grand Sayan Loop 282-029-8271-00005. (The triangle)**
- 3. Cerberus Dr. 282-029-827500041. (The west part of the  
south side and all of the west side)**

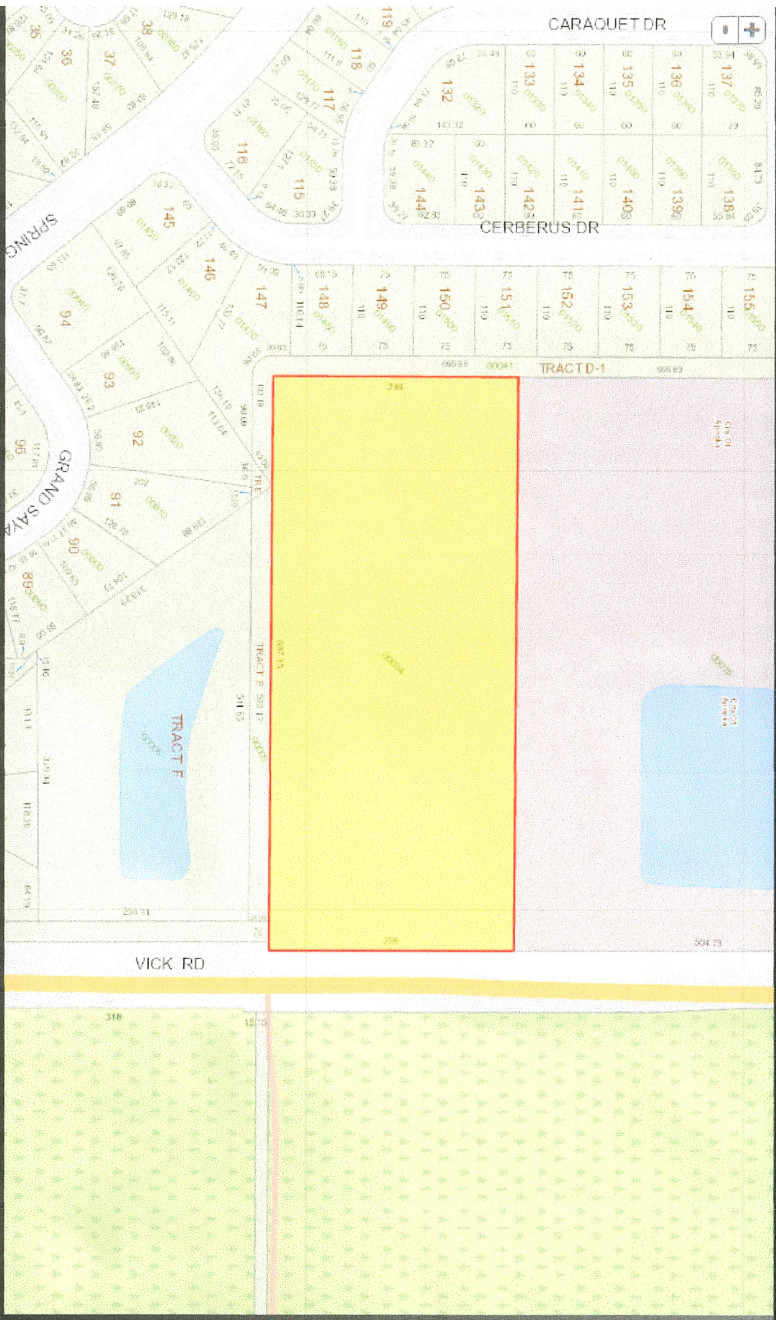
Search in Document

Dragon Upgrade Available  
Dragon has new information to share with you.  
Remind me Later  
Show

Mardian, john

mccpafl.org/home/map?pin=282029000000034

OCIPA Map



Dictation Mode

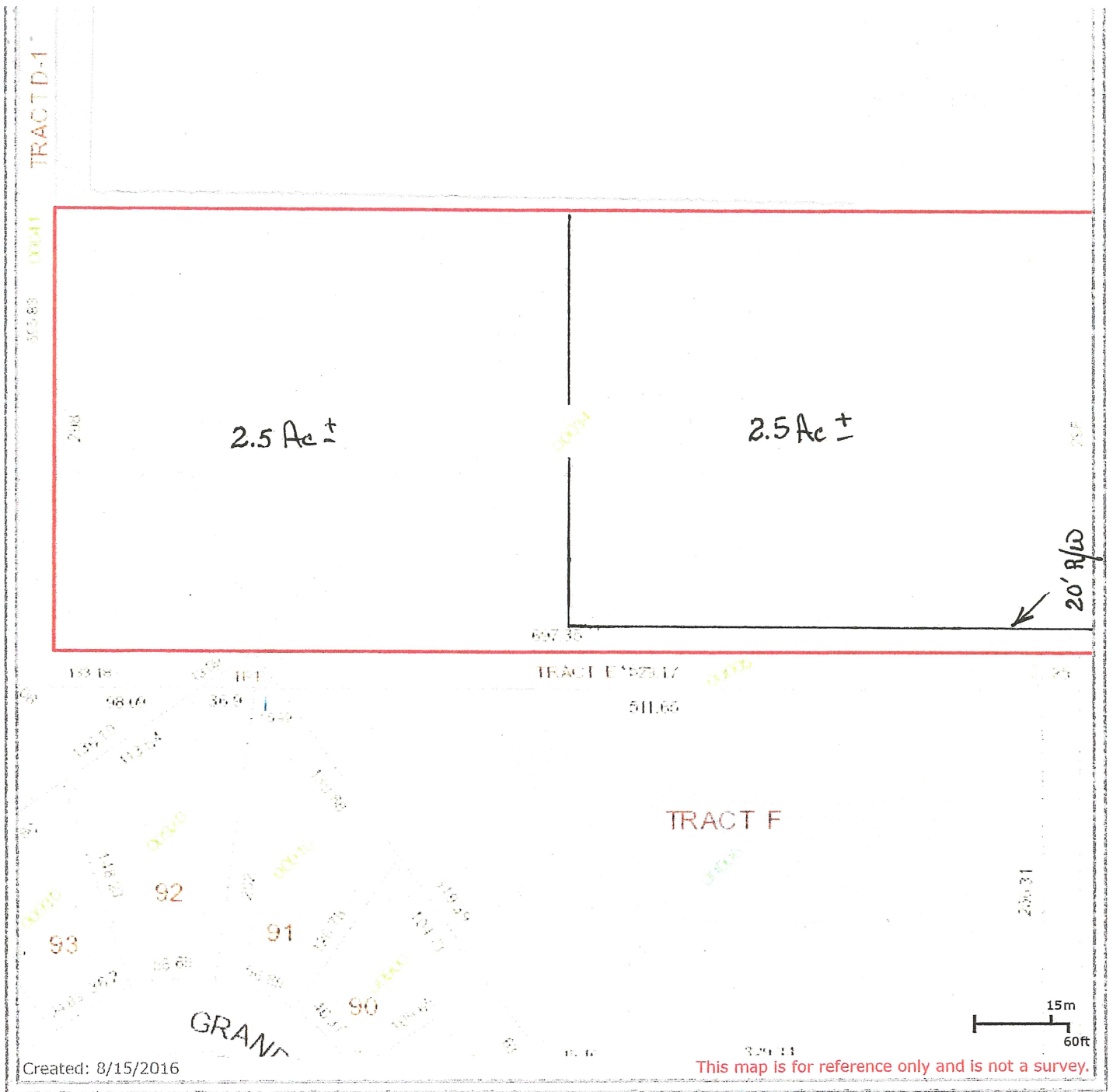
What can I do?  
Click the microphone button to dictate  
Click the Mode popup to Transcribe

Commands Help

7

Dictation  
Global





- Florida Turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Commercial/Industrial/Vacant Land
- Hydro
- Waste Land
- Agricultural
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension

Courtesy Rick Singh, CFA, Orange County Property Appraiser



TRACT D-1

Easement granted to 20' strip of property

Created: 8/23/2016

This map is for reference only and is not a survey.

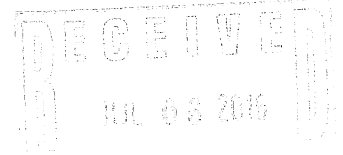
**Backup material for agenda item:**

7. Community Health Centers, Inc.  
Requesting (Alleyway) to be vacated  
Parcel No.: 09-21-28-0196-61-160  
Location: Forest Avenue & Highland Avenue

VAC16-02



City of Apopka  
Community Development Department  
120 E. Main Street  
P. O. Box 1229  
Apopka, Florida 32704-1229  
407-703-1739 - Phone - 407-703-1791 - Fax



APPLICATION FOR VACATING A PLAT, ALLEY  
EASEMENT, STREET, PUBLIC RIGHT-OF-WAY

Application Fee: \$200.00

|                                     |                   |
|-------------------------------------|-------------------|
| <input checked="" type="checkbox"/> | Vacating Alley    |
| <input type="checkbox"/>            | Vacating Easement |
| <input type="checkbox"/>            | Vacating Plat     |
| <input type="checkbox"/>            | Vacating Street   |

|                           |           |
|---------------------------|-----------|
| - FOR OFFICIAL USE ONLY - |           |
| DATE SUBMITTED:           | 7-6-16    |
| FEE PAID:                 | \$ 200.00 |
| CHECK #:                  | 41790     |
| RECEIPT #:                | 159586    |

|                                                                                                                 |                                      |                        |
|-----------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------|
| Owner(s) Information:                                                                                           |                                      |                        |
| Community Health Centers, Inc.                                                                                  |                                      |                        |
| Street Address:                                                                                                 |                                      |                        |
| 110 S. Woodland Street                                                                                          |                                      |                        |
| City:                                                                                                           | State:                               | Zip:                   |
| Winter Garden                                                                                                   | FL                                   | 34787                  |
| Phone:                                                                                                          | Fax:                                 | E-mail:                |
| (407) 468-9504                                                                                                  |                                      | b.giessuebel@chcfl.com |
| Property Information                                                                                            |                                      |                        |
| Location of Property:                                                                                           |                                      |                        |
| 235 E. 7th St., Apopka FL 32703                                                                                 |                                      |                        |
| Legal Description of Property to be Vacated:                                                                    |                                      |                        |
| ATTACHED                                                                                                        |                                      |                        |
| Parcel I.D. No.:                                                                                                |                                      |                        |
| 09-21-28-0196-61-160                                                                                            |                                      |                        |
| Identify Abutting Roads:                                                                                        |                                      |                        |
| FOREST AVENUE, HIGHLAND AVENUE                                                                                  |                                      |                        |
| Size (acres):                                                                                                   |                                      |                        |
| .207                                                                                                            | 600' X 15' = 9,000 sq ft or .207 Ac. |                        |
| REASON FOR REQUEST:                                                                                             |                                      |                        |
| Vacate alleyway adjoining applicant's and adjoining owners' properties; CHC to redevelop site at 235 E. 7th St. |                                      |                        |

1AC16-02

Rev. 02-17-14

Michael Sheridan 11 (407) 647-2777

| ADJACENT PROPERTY:                                         |              |        |        |                      |                             |
|------------------------------------------------------------|--------------|--------|--------|----------------------|-----------------------------|
| Direction                                                  | Jurisdiction |        | Zoning | Land Use             | Present Use                 |
|                                                            | City         | County |        |                      |                             |
| North                                                      | NW<br>X      |        | FO/1   | 0100-Single Family   | FOREST AVE. BAPTIST CHURCH  |
|                                                            | NE<br>X      |        | R-3    | 0100-Single Family   | Residential                 |
| East                                                       | X            |        | R-3    | 0100-Single Family   | Residential                 |
|                                                            |              |        |        |                      |                             |
| South                                                      | X            |        | R-3    | 0300-Multiple Family | Apopka Townhouse Villas     |
|                                                            |              |        |        |                      |                             |
| West                                                       | X            |        | PO/1   | 7500-Charitable      | Apopka Family Health Center |
|                                                            |              |        |        |                      |                             |
| CURRENT LAND USE: 0100-Single family   CURRENT ZONING: R-3 |              |        |        |                      |                             |

| GENERAL INFORMATION:          |                                                                                                                                                                                                                               |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                            | Submittal deadline, first working day of each month.                                                                                                                                                                          |
| 2.                            | This Petition requires a Public Hearing and is reviewed as per the Land Development Code. A representative <u>must</u> be present for plat vacating requests at the City Council hearings.                                    |
| 3.                            | Public Hearing procedures shall be followed as set forth in Land Development Code.                                                                                                                                            |
| 4.                            | No portion of the \$200.00 submittal fee will be refunded after petition has been submitted.                                                                                                                                  |
| 5.                            | Costs incurred in addition to established fees for advertising, City Attorney, postage or consultant expenses must be paid to the City.                                                                                       |
| 6.                            | Cancellation of public hearing by Applicant will necessitate Applicant paying all re-advertising costs.                                                                                                                       |
| ITEMS REQUIRED FOR SUBMITTAL: |                                                                                                                                                                                                                               |
| ✓ 1.                          | Completed application (typed).                                                                                                                                                                                                |
| ✓ 2.                          | Submittal fee: \$200.00                                                                                                                                                                                                       |
| ✓ 3.                          | Proof of ownership and taxes paid.                                                                                                                                                                                            |
| ✓ 4.                          | Current survey.                                                                                                                                                                                                               |
| ✓ 5.                          | Location map.                                                                                                                                                                                                                 |
| ✓ 6.                          | Letter from adjacent property owner(s) or affected property owners, confirming that there is no objection to vacating (street), if required.                                                                                  |
| ✓ 7.                          | Letter of Authorization if representation by other than property owner.                                                                                                                                                       |
| ✓ 8.                          | For vacating street right-of-way, alley-way and Easement: One typed list of all adjacent property owners from the latest County Tax Assessment Roll, with Orange County Tax Map identifying property (format proved by City). |
| 9.                            | Notice of adjacent property owner(s) (certified mail/return receipt requested) at least 15 days in advance of hearing.                                                                                                        |

| LETTER OF RELEASE MUST BE SUBMITTED FROM THE FOLLOWING UTILITY COMPANIES |                                           |                  |
|--------------------------------------------------------------------------|-------------------------------------------|------------------|
| 1.                                                                       | Power Company<br>DUKE ENERGY              | RELEASE RECEIVED |
| 2.                                                                       | Telephone Company<br>CENTURY LINK         | RELEASE RECEIVED |
| 3.                                                                       | Cable Television Company<br>BRIGHTHOUSE   | RELEASE RECEIVED |
| 4.                                                                       | Gas Company<br>LAKE APOKA NAT GAS         | RELEASE RECEIVED |
| 5.                                                                       | Any other utility company within the area |                  |

I hereby certify that to the best of my knowledge and belief, all information supplied with this application is true and accurate.

  
Signature of Owner/Applicant

6/27/16  
Date

Rev. 02-17-14

**Application for Vacating a Plat, Alley, Easement, Street, Public Right-of-Way**

**City of Apopka**

**Community Health Centers, Inc., Applicant**

**LEGAL DESCRIPTION OF PROPERTY (ALLEY) TO BE VACATED**

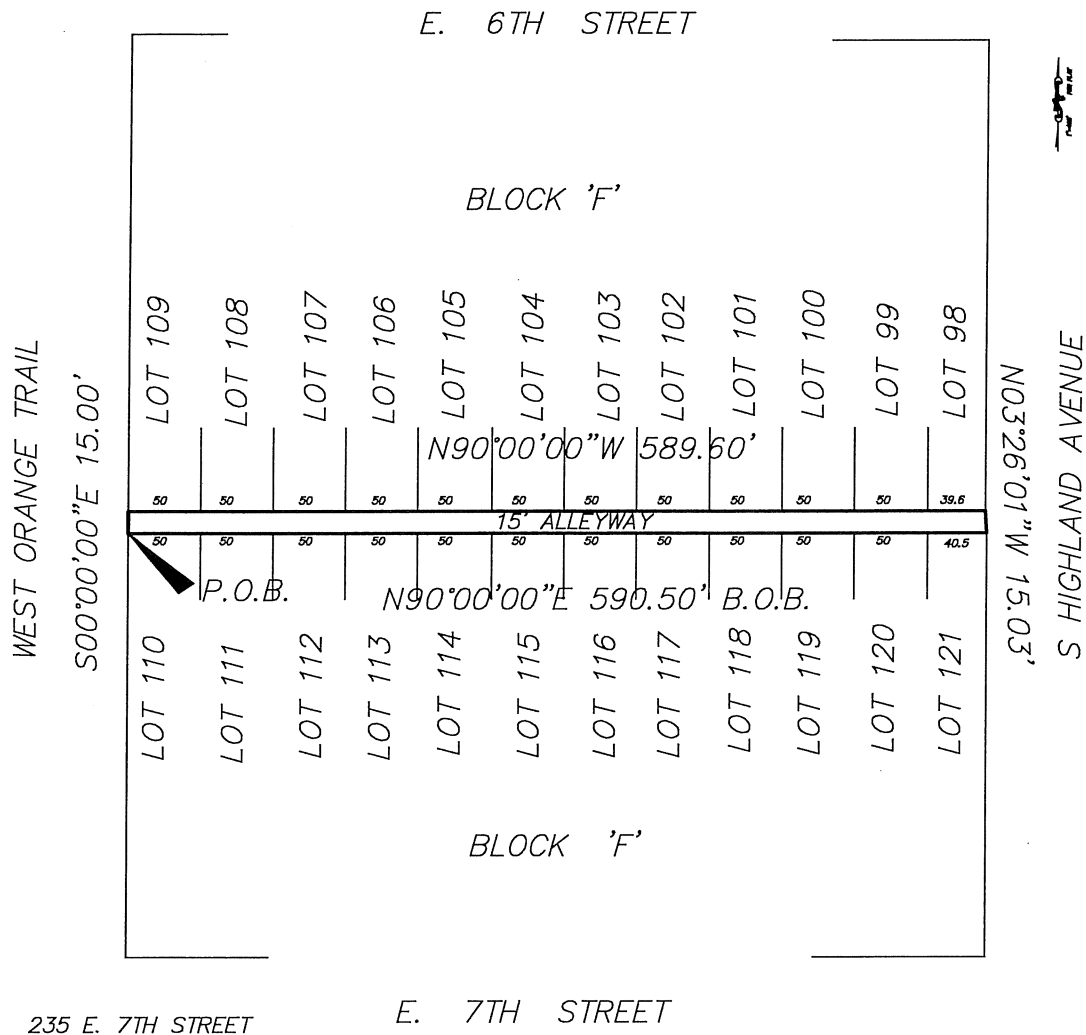
That 15-foot alleyway adjoining the north lot lines of Lots 110 through and including 121 and adjoining the south lot lines of Lots 98 through and including 109, Block F, CHAMPNEY'S PORTION OF APOPKA, according to the Plat thereof, as recorded in Plat Book A, at Pages 87 and 109, of the Public Records of Orange County, Florida.

# SKETCH OF DESCRIPTION

LEGAL DESCRIPTION: THAT 15.00' ALLEYWAY ADJOINING THE NORTH LOT LINES OF LOTS 110 THROUGH AND INCLUDING 121 AND ADJOINING THE SOUTH LOT LINES OF LOTS 98 THROUGH AND INCLUDING 109, BLOCK 'F', CHAMPNEY'S PORTION OF APOPKA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, AT PAGES 87 AND 109, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 110, THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE OF LOTS 110 THRU LOT 121, 590.50 FEET TO THE NORTHEAST CORNER OF LOT 121, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE FOR S. HIGHLAND AVENUE; THENCE RUN NORTH 03 DEGREES 26 MINUTES 01 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE 15.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 98; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 98 THRU LOT 109, 589.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 109, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF THE WEST ORANGE TRAIL; THENCE RUN SOUTH 00 DEGREES 00 MINUTES AND 00 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY, 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,850 SQUARE FEET (0.203 ACRE), MORE OR LESS.



## LEGEND

|        |                         |        |                         |
|--------|-------------------------|--------|-------------------------|
| ■      | FOUND CONCRETE MONUMENT | E      | EAST                    |
| ○      | FOUND PROPERTY CORNER   | ENT.   | ENTRANCE                |
| △      | SET PROPERTY CORNER     | ENCL.  | ENCLOSURE               |
| ○      | PERMANENT CONTROL POINT | ESMT.  | EASEMENT                |
| △      | DELTA                   | FOUND  | FOUND                   |
| A/C    | AIR CONDITIONER         | I.P.   | IRON PIPE               |
| BLK.   | BLACK                   | I.R.   | IRON ROD                |
| B.O.B. | BASIS OF BEARING        | L      | LENGTH                  |
| BRG.   | BEARING                 | M.     | MEASURED                |
| CATV   | CABLE TELEVISION BOX    | N      | NORTH                   |
| CHD.   | CHORD                   | N/D    | NAIL & DISC             |
| CL.F.  | CHAIN LINK FENCE        | P.C.   | POINT OF CURVATURE      |
| C.M.   | CONCRETE MONUMENT       | P.C.P. | PERMANENT CONTROL POINT |
| CONG.  | CONCRETE                | P.T.   | POINT OF TANGENCY       |
| COR.   | CORNER                  | P.O.B. | POINT OF BEGINNING      |
| COV.   | COVERED                 | P.O.C. | POINT OF COMMENCEMENT   |
| D.     | DESCRIBED               | P.O.L. | POINT ON LINE           |
| D.E.   | DRAINAGE EASEMENT       | P.     | PLAT                    |

## NOTES

1. BEARINGS ARE BASED ON RECORD PLAT.
2. THE SURVEY SHOWN HEREON WAS SURVEYED BY THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
3. ROOF OVERHANGS AND FOOTERS HAVE NOT BEEN LOCATED.
4. NO IMPROVEMENTS OR UNDERGROUND UTILITIES HAVE BEEN LOCATED EXCEPT AS SHOWN.
5. THIS SURVEY IS NOT VALID WITHOUT EMBOSSED SEAL.
6. THIS SURVEY IS NOT VALID FOR ANY REAL ESTATE TRANSACTIONS 90 DAYS BEYOND THE FINAL SURVEY DATE SHOWN.
7. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS HEREON FOR EASEMENTS OR RIGHT-OF-WAY OF RECORD.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. ALL BEARINGS / ANGLES AND DISTANCES ARE PLAT AND MEASURED UNLESS NOTED OTHERWISE.

HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 5J-17.050 THRU 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.08, 472.027, FLORIDA STATUTES.

CHARLES R. DEFOOR, P.L.S. 4189

DATE

PREPARED FOR:  
COMMUNITY HEALTH CENTERS, INC.

PREPARED BY:

CHARLES R. DEFOOR  
15  
PROFESSIONAL LAND SURVEYOR

197 VILLA DI ESTE TERRACE, UNIT 113, LAKE MARY, FLA. 32746

LOT SURVEY DATE:

FOUNDATION DATE:

FINAL SURVEY DATE:

DRAWN DATE: 8-19-16

SCALE: 1"=100'

PAGE 1 OF 1

REVISION DATE:

**Backup material for agenda item:**

8. Dart Auto Repairs – 3 W. Main Street – Proposal for the Colors

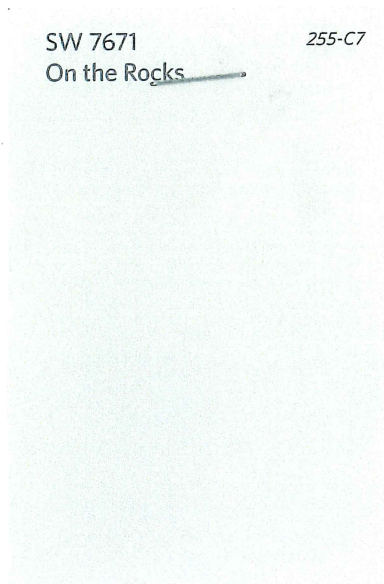
City of Apopka

Here is the proposal for the paint colors for Dart Auto Repairs Located at 3 W Main St. We have selected to use Sherwin Williams Paint. The color for the main building will be SW 7671 which is On the Rocks. The color for the fascia will be SW 2863 Powder Blue. Below are the paint samples for your review.

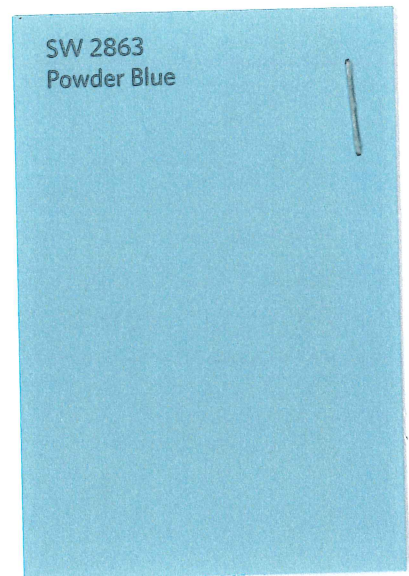
Thanks

Jeff Dowell  
Dart Auto Repairs  
3 W Main St  
Apopka, FL 32703  
[jeffdowell@yahoo.com](mailto:jeffdowell@yahoo.com)

407-222-1053



Main Building



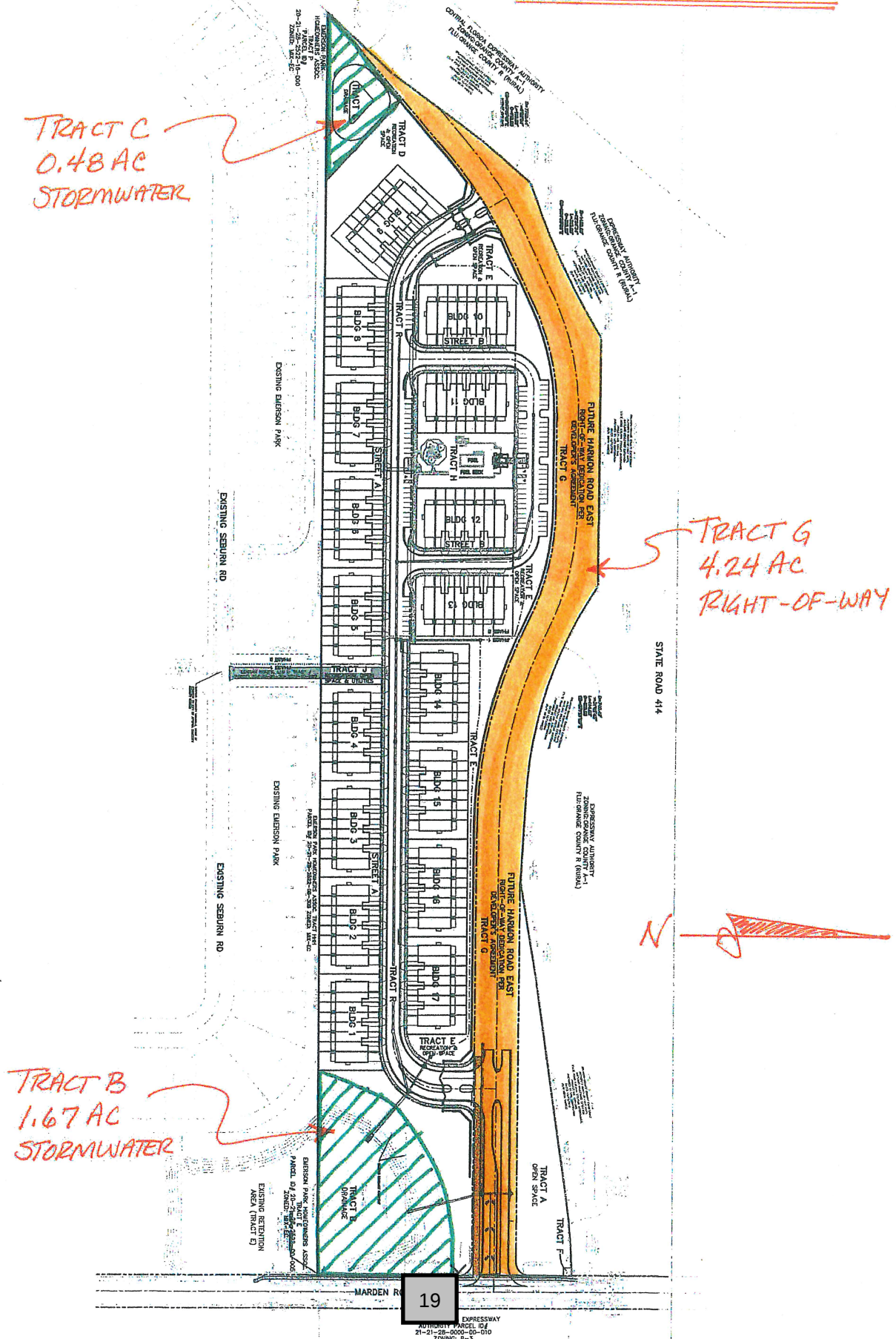
Fascia



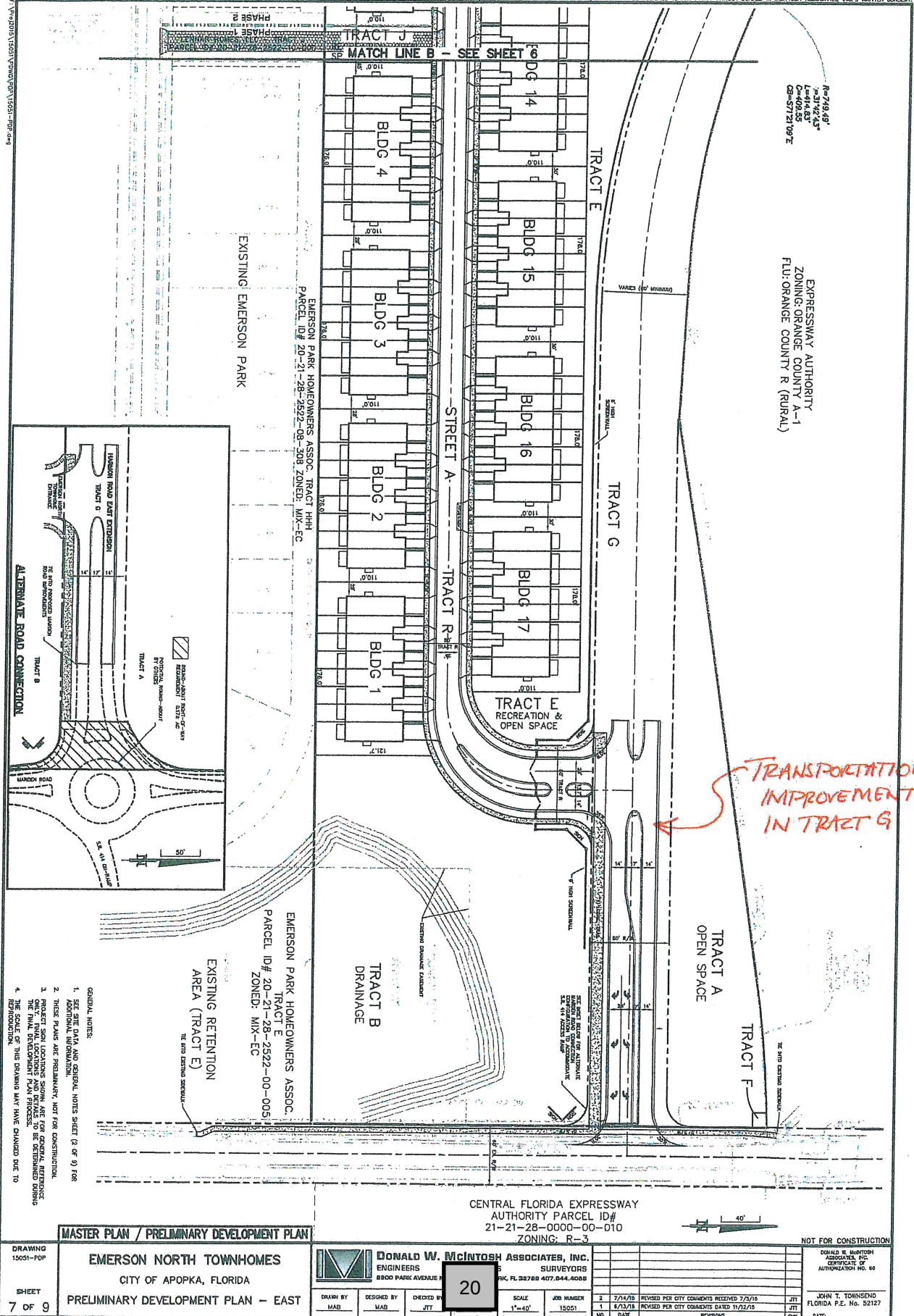
**Backup material for agenda item:**

9. Emerson North Townhomes Development Agreement – Road design standard for Harmon Road Extension

EXHIBIT B

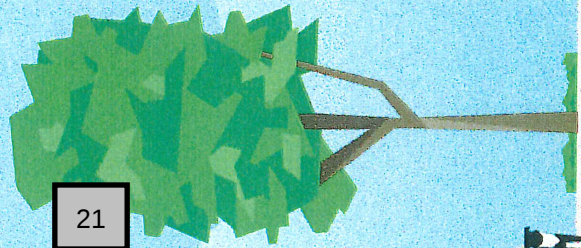


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# Avian Pointe Dr.

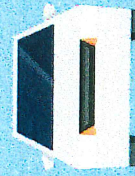
21



5'  
Sidewalk

5'

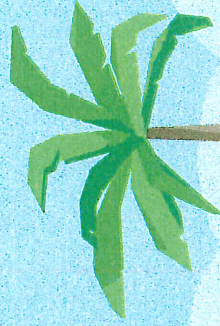
2'



14'

Drive lane

1½'



14'

Planting strip

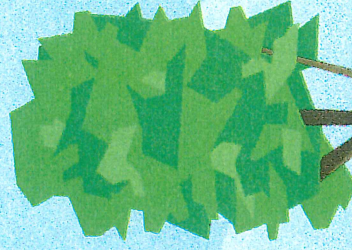
1½'



14'

Drive lane

2'



5'



11'

Bike lane