

APOPKA PLANNING COMMISSION AGENDA

JULY 21, 2020 5:30 PM

City Council Chamber

APOPKA PLANNING COMMISSION MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH PLEASE VISIT:

<https://www.youtube.com/channel/UCJKvoQzZuYfgsqrtpjYLCw>

TO ACCESS A PUBLIC COMMENT FORM, PLEASE VISIT:

<http://www.apopka.net/planningcommissionform>

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

1. Approve minutes of the Planning Commission meeting held June 9, 2020.

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.

PUBLIC HEARING

1. Change of Zoning / Planned Development Master Plan
From: T (Transitional District)
To: PD (Planned Development District)
Owners: American Sanford Four, LLC; Steven R. Rubright; JP Holdings, Inc.; Rubright Properties, LLC;
Rubright Family, LP; James Scott Pridgen; Douglas & Lisa Surrent and James P. Purdy
Applicant: Poulos & Bennett, c/o Kathy Hattaway
Location: West of North Orange Blossom Trail, north of Hogshead Road
Project: 349.37 +/- acres; 6 lot industrial park
Project Manager: Bobby Howell, AICP, Senior Planner
2. Comprehensive Plan – Small Scale – Future Land Use Amendment
From: Agriculture
To: Industrial (Max. 0.60 FAR)
Owner: 3307 S Clarcona LLC
Applicant: Vihlen and Associates, P.A., c/o Sidney L. Vihlen, III
Location: East of Clarcona Road, north of Stone Road
Project: 5.85 +/- acres; +/- 152,895 non-residential sq. ft. (IND Future Land Use, 0.6 FAR)
Project Manager: Phil Martinez, Planner II

3. Change of Zoning
From: AG (Agriculture District)
To: I-L (Light Industrial District)
Owner: 3307 S Clarcona LLC
Applicant: Vihlen and Associates, P.A., c/o Sidney L. Vihlen, III
Location: East of Clarcona Road, north of Stone Road
Project: 5.85 +/- acres; +/- 152,895 sq. ft. non-residential
Project Manager: Phil Martinez, Planner II

SITE PLANS

1. Plat – Lake Standish Estates Subdivision
Owner/Applicant: Frankdevco, LLC, c/o Heath Frank
Location: 1130 Schopke Lester Road
Project: 1.88 +/- acres; 3 single-family residential lots
Project Manager: Jean Sanchez, Planner II

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 JUNE 9, 2020, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, William Gusler, Linda Laurendeau, Mary Norwood, Robert Ryan, and Howard Washington

ABSENT: Butch Stanley, Orange County Public Schools (Non-voting)

STAFF PRESENT: Michael Rodriguez, Esq. – City Attorney, James Hitt, FRA-RA – Community Development Director, Robert Hippler – IT Director, Robert Shelton – Network Engineer, Kelly Robertson – Web Content/Social Media Analyst, David Moon, AICP – Planning Manager, Pamela Richmond, AICP – Transportation Coordinator, Bobby Howell, AICP – Senior Planner, Jean Sanchez Planner II, Phil Martinez Planner II, and Jeanne Green – Recording Secretary

OTHERS PRESENT: Mike Keesee, Andrew McCown, Larry Poliner, Sallie M. Jackson, Cernelius Jackson, Mark Wilkie, Shannon Lee, John Townsend, Luke Classon, Tara Tedrow, Sofia Sierra-Gil, Azella Rouse, Miss Mary L. Alston, Tim Hudspeth, Tony Benge, Ayman Saidi, Jose Cantero, Julie James, Jimmy Crawford, and Teresa Sargeant

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 May 19, 2020, at 5:30 p.m.

Motion: **Howard Washington made a motion to approve the Planning Commission minutes from the regular meeting held on May 19, 2020, at 5:30 p.m. and seconded by William Gusler. Aye votes were cast by James Greene, William Gusler, Linda Laurendeau, Mary Norwood, Robert Ryan, and Howard Washington (6-0)**

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

LEGISLATIVE – APOPKA CODE OF ORDINANCES – PART III – LAND DEVELOPMENT CODE – GLITCH AMENDMENT 2 - Chairperson Greene stated this is a request to recommend approval of the Apopka Code of Ordinances, Part III, Land Development Code, Glitch Amendments 2.

Staff Presentation: James Hitt, FRA-RA, Community Development Director, stated this is a request to recommend approval of the Apopka Code of Ordinances, Part III, Land Development Code, Glitch Amendments 2. On December 11, 2018, the Planning Commission recommended adoption to the City Council of the update to the Land Development Code. On March 6, 2019, the Apopka City Council formally adopted Ordinance No. 2700 approving the update for the Land Development Code (LDC). On January 15, 2020, the City Council adopted the first set of “glitch” amendments to update, clarify and amend the content of the LDC.

This request is for the second set of amendments that staff has identified to help with those clarifications. The amendments effect seven of the 10 Articles and Appendix A – Kelly Park Interchange Form-Based Code, and about 14 Sections within those Articles. Because of the length of each section and sub-section being recommended for amendments, staff has provided a *Glitch Amendment #2 Summary List* (Exhibit “A”) and the full Ordinance No. 2775 (Exhibit “B”) for reference.

The Zoning Map amendment is being worked on by staff and expect to bring that to Planning Commission and City Council in late summer 2020, along with Comprehensive Plan changes later in 2020.

In response to questions by Commissioner Gusler, Mr. Hitt stated that based on concerns expressed by developers, staff looked at the standards specific to principal uses such as recreation requirements, pools in particular, and found that the original requirement of 100 dwelling units was much lower than other jurisdictions. Staff decided to raise that to 250 dwelling units. The loading standards for drive-thru stacking spaces was raised from 4 spaces to 8 spaces. The amendment to the sign code gives the City the ability to have nonconforming signs removed such as when a business closes or signs become derelict.

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 recommend approval of the Apopka Code of Ordinances, Part III, Land Development Code, Glitch Amendments 2. Motion Seconded by Robert Ryan. Aye votes were cast by James Greene, William Gusler, Linda Laurendeau, Mary Norwood, Robert Ryan, and Howard Washington (6-0)

LEGISLATIVE – CHANGE OF ZONING; ASSIGNMENT OF THE KPI NEIGHBORHOOD OVERLAY DISTRICT; MASTER PLAN/MAJOR DEVELOPMENT PLAN – PARK VIEW PLAN

– Chairperson Greene stated this is a request to find the proposed Rezoning, Master Plan/Major Development Plan consistent with the Comprehensive Plan and Land Development Code and Neighborhood Overlay District; and recommend approval of the rezoning of the subject parcels from Transitional (T) to Mixed-Use Kelly Park Interchange (MU-KPI); assign the Neighborhood Overlay District, and the Master Plan/Major Development Plan based on the findings and facts presented in the staff report and exhibits subject to the applicant obtaining a Capacity Enhancement Agreement (CEA) from Orange County Public Schools prior to City Council Second and Final Reading for the property owned by Cantero Holdings, LLC and located at 3845 and 4011 Golden Gem Road.

Staff Presentation: Bobby Howell, AICP, Senior Planner, stated this is a request to find the proposed Rezoning, Master Plan/Major Development Plan consistent with the Comprehensive Plan and Land Development Code and Neighborhood Overlay District; and recommend approval of the rezoning of the subject parcels from Transitional (T) to Mixed-Use Kelly Park Interchange (MU-KPI); assign the Neighborhood Overlay District, and the Master Plan/Major Development Plan based on the findings and facts presented in the staff report and exhibits subject to the applicant obtaining a Capacity Enhancement Agreement (CEA) from Orange County Public Schools prior to City Council Second and Final Reading for the property owned by Cantero Holdings, LLC and located at 3845 and 4011 Golden Gem Road. The applicant is Jimmy D. Crawford. The future land use is Mixed Use Interchange. The existing zoning is T (Transitional) and the proposed zoning is KPI-MU (Kelly Park Interchange Mixed-Use). The existing use is vacant land and the proposed use is 282 single family homes of which 121 will be rear loaded and 161 front loaded. The tract size is 91.94 +/- acres.

The applicant is requesting a rezoning of 91.94 acres of property from Transitional (T) to Mixed-Use Kelly Park Interchange (MU-KPI), with a Neighborhood character zone to develop a 282-unit single-family residential subdivision subject to the requirements of the Kelly Park Interchange Form Based Code. The subject property is comprised of two parcels and is located at 3845 and 4011 Golden Gem Road. The owner of the properties is Cantero Holdings, LLC.

In accordance with the requirements of the Kelly Park Interchange Form Based Code, the owner has submitted a Master Plan in conjunction with the rezoning application detailing the development of 282 single-family homes on approximately 91.94 acres. The property is located within the one-mile radius from the SR 429/Kelly Park Road interchange.

Master Plan/Major Development Plan Profile

Number of residential lots:	282 single family homes (121 alley loaded, 161 front loaded)
Proposed Density:	3.07 du/ac
Maximum Density Allowed:	5 du/acre
Lot width:	34-feet alley loaded, 50-feet front loaded, 75-foot front loaded
Minimum lot size:	3,400 square feet (alley loaded), 5,000 square feet (front loaded)
Minimum house livable area:	1,250 square feet (alley loaded), 1,400 – 1,750 square feet (front loaded)
Setbacks:	
Front:	15-feet (alley loaded), 20-feet (front loaded)
Rear:	5-feet (alley loaded), 20-feet (front loaded)
Side:	5-feet
Garage:	Rear entry (alley loaded), Same as front (front loaded)
Parking:	Two spaces per house located on the lot (enclosed or exterior; FBC does not require enclosed parking), on-street parking provided
Amenities:	
Park-1	Community Cabana and Pool
Park-2	Tot lot and gathering place
Park-3	Dog Park and gathering place
Park-4	Bike trail along Golden Gem Road frontage

The Master Plan/Major Development Plan proposes development of the property with a total of 282 single-family homes. Of the 282 units, 121 are alley loaded on 34-foot wide lots with a minimum living area of 1,250 square feet. 161 units are front loaded on 50-foot and 70-foot wide lots with a minimum living area of 1,400 square feet and 1,750 square feet respectively. There are no minimum and maximum lot size and living area requirements in the Form Based Code. Notes provided on the Master Plan indicate the project will be developed in two phases.

The Master Plan/Major Development Plan details design of the proposed subdivision in accordance with the requirements of the Kelly Park Interchange Form Based Code, and the Neighborhood character zone, which primarily allows single-family homes as permitted uses. The surrounding properties consist of residential, agricultural and rural uses.

Access to the site is proposed via Golden Gem Road. A dedication of a 15-foot wide strip for future right-of-way needs for Golden Gem Road is detailed on the Master Plan. Within this strip, a 12-foot wide bicycle trail will be constructed by the developer. Behind this strip, Tracts A and C are reserved for recreation and open space that is to be owned and maintained by the homeowners' association. The master stormwater pond is located in the eastern portion of the site. In accordance with the requirements of the Form Based Code, 20-percent of the total site area is required to remain as open space. The Master Plan/Major Development Plan reserves 40.30 acres, or 43-percent of the site as open space. Common recreation

elements include a clubhouse with a pool, an internal trail system, and passive open space/recreation areas, a tot lot and gathering place, a dog park and gathering place, and the dedication of the bike trail along Golden Gem Road.

The Master Plan/Preliminary Development Plan details the design of the internal street system with public streets utilizing a walkable street design with pedestrian connections to the north via a proposed street connection and through the proposed multi-use trail along Golden Gem Road. The developer will provide a 12-foot wide multi-purpose trail along the portion of the development abutting Golden Gem Road to help facilitate the construction of the regional trail system that is conceptually proposed within the Kelly Park Form Based Code area.

Development and zoning conditions of approval are that the zoning classification of the following described property be designated as Mixed-Use Kelly Park Interchange (MU-KPI), Neighborhood character zone, as defined in the Kelly Park Interchange Form Based Code, and with the following provisions:

1. Development of the property is subject to the requirements of the Kelly Park Interchange Form Based Code, Neighborhood character zone.
2. The architectural design of the buildings must be consistent with Section K.2.g, and Appendix A of the Kelly Park Interchange Form Based Code.
3. A 12-foot wide multi-purpose trail will be constructed along the portion of the development abutting Golden Gem Road to facilitate the construction of a regional trail system. (Policy 20.19, FLUE; Sec. Q, FBC). The trail shall be placed in a tract that is dedicated to the City of Apopka.
4. The applicant shall obtain all approvals as required per the Orange County Charter and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

The proposed use of the property as depicted on the Master Plan/Major Development Plan is consistent with the Mixed-Use Interchange Future Land Use designation as detailed within the Future Land Use Element of the Comprehensive Plan.

A School Capacity Enhancement Agreement (CEA) has not been approved by Orange County Public Schools (OCPS) as of this time. The location is served by the following schools: Zellwood Elementary, Wolf Lake Middle, and Apopka High School. Additionally, no development activity shall occur on the subject property until the developer has obtained a school concurrency mitigation agreement or letter from OCPS.

Pursuant to Section 7 of the Joint Planning Area agreement, Orange County was notified on March 30, 2020.

The Development Review Committee finds the proposed rezoning to Mixed-Use Kelly Park Interchange (MU-KPI), and assignment of a Neighborhood character zone consistent with the Comprehensive Plan and Kelly Park Interchange Form Based Code, and recommends approval of the Park View Preserve Master Plan/Major Development Plan.

Staff recommended the Planning Commission find the proposed Rezoning, Master Plan/Major Development Plan consistent with the Comprehensive Plan and Land Development Code and Neighborhood Overlay District, recommend approval of the rezoning of the subject parcels from

Transitional (T) to Mixed-Use Kelly Park Interchange (MU-KPI), and assignment of the Neighborhood Overlay District, and approval of the Master Plan/Major Development Plan, based on the findings and facts presented in the staff report and exhibits subject to the applicant obtaining all approvals if any is required per the Orange County Charter and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

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.

Jimmy D. Crawford, Crawford, Modica & Holt Law Firm, 702 West Montrose Street, Clermont, stated that he represented the property owner and they agree with staff. He added that Julie James from Shutts & Bowen, Geoff Summitt from GL Summitt Engineering, Inc., and himself were 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: **Howard Washington made a motion to find the proposed change of zoning, Master Plan/Major Development Plan consistent with the Comprehensive Plan and Land Development Code and Neighborhood Overlay District; to recommend approval of the rezoning of the subject parcels from T (Transitional) to MU-KPI (Mixed-Use Kelly Park Interchange); assignment of the Neighborhood Overlay District; and approval of the Master Plan/Major Development Plan, based on the findings and facts presented in the staff report and exhibits subject to the applicant obtaining all approvals if any are required by the Orange County Charter and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency for the property owned by Cantero Holdings, LLC and located at 3845 and 4011 Golden Gem Road.**

Michael Rodriguez, City Attorney, that the appropriate wording for the condition associated with the Orange County Charter is "... subject to the applicant obtaining all approvals if any is required by the Orange County Charter...".

The Motion was revised by Commissioner Washington to read that the condition associated with the Orange County Charter is "... subject to the applicant obtaining all approvals if any is required by the Orange County Charter...". Motion seconded by William Gusler. Aye votes were cast by James Greene, William Gusler, Linda Laurendeau, Mary Norwood, Robert Ryan, and Howard Washington (6-0)

LEGISLATIVE - COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – FLORIDIAN TOWN CENTER - COMMERCIAL - Chairperson Greene stated this is a request to find the Floridian Town Center proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend transmittal of the future land use amendment from "County" Rural to "City" Commercial (Max. FAR 0.25) to the Florida Department of Economic Opportunity for the properties owned by Collier Benge Joint Venture LLC and Williams Family Trust and located north of West Orange Blossom Trail, west of S.R. 429.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to find the Floridian Town Center proposed amendment consistent with the Comprehensive Plan and compatible with the character of the

surrounding area; and recommend transmittal of the future land use amendment from “County” Rural to “City” Commercial (Max. FAR 0.25) to the Florida Department of Economic Opportunity for the properties owned by Collier Benge Joint Venture LLC and Williams Family Trust and located north of West Orange Blossom Trail, west of S.R. 429. Current uses are Single Family Homes, a mobile home, nurseries, a place of worship, and vacant land. The proposed use is +/- 258,419 sq. ft. non-residential commercial uses. The tract size is 23.73 +/- acres.

The subject properties were annexed into the City on December 19, 2018 via Ordinance Numbers 2692 and 2693. The proposed Large-Scale Future Land Use Amendment is being requested for 11 properties, listed on the “Parcel Table” and also depicted in the “Property Sketches/Descriptions”. Pursuant to Florida law, properties ten acres or more are required to undergo review by State planning agencies.

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

As depicted in the Concept Plan, the applicant has a desire to develop the subject area as a horizontal, mixed-use development. The Concept Plan depicts multi-family apartments, an assisted living facility, a YMCA, retail areas, and more. This proposed, conceptual development is commonly referred to as “The Floridian Town Center”. Additional information supporting the proposed Future Land Use Designation is provided by the applicant and provided in the exhibits.

A proposed FLUM Designation of Commercial (Policy 3.1.i, Future Land Use Element) is compatible with the designations assigned to abutting properties. The FLUM application covers approximately 23.73 acres. Primary uses shall be for business, commerce, and convenience shopping which may be neighborhood or community oriented. The maximum floor area ratio shall be .25 gross floor area. Institutional land uses of less than five acres; and public facilities or utilities of less than five acres.

The expansion of strip commercial areas shall be prohibited except in infill areas.

Special exception uses shall include:

- 1) Institutional land uses of five acres or more
- 2) Elementary schools, middle schools and high schools
- 3) Supporting infrastructure and public facilities of five acres or more

Planned Unit Development uses may include:

- 1) All primary land uses
- 2) All special exception uses
- 3) Multifamily development of up to fifteen dwelling units per acre, when located within a primary use structure
- 4) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

As the proposed Industrial Future Land Use Designation will not create an additional impact on school enrollment, a school capacity enhancement agreement is not required.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JUNE 9, 2020, AT 5:30 P.M.

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 May 7, 2020.

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends transmittal of the change in Future Land Use from “County” Rural to “City” Commercial (Max. FAR 0.25) for the properties owned by Collier Benge Joint Venture LLC and Williams Family Trust.

Staff recommended the Planning Commission find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and to recommend transmittal of the Future Land Use Map designation from “County” Rural to “City” Commercial (Max. FAR 0.25) to the Florida Department of Economic Opportunity.

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.

Andrew McCown, AICP, GAI Consultants, 618 South Street, Suite 700, Orlando, presented a PowerPoint that detailed the proposed commercial and residential aspects of the Floridian Town Center project. He stated he was available to answer any questions.

In response to a question by Commissioner Washington, Mr. McCown stated that buffering requirements will be addressed at the time the change of zoning to Planned Unit Development is submitted to staff for review and will be brought before the Planning Commission for a recommendation to the City Council.

In response to a question by Commissioner Laurendeau, Mr. McCowen stated the major connector to the project will be from Southfork Drive.

Mr. Moon added that there is a bridge that crosses over to Plymouth Sorrento Road.

In response to questions by Mary Alston, 3401 Dew Berry Avenue, Mr. Moon stated that transportation details will be addressed during the change of zoning stage.

Lilly Hughley, 401 East Cleveland Street, Apopka, stated that she is a part of the Williams Estate and had questions about how the project would affect her property on Fudge Road. Staff suggested that she make an appointment to meet so that staff can better assist her.

In response to a question by Sallie Jackson, 3425 Dewberry Avenue, Plymouth, Mr. Hitt stated that a YMCA is being considered for the northwestern portion of the property.

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

Motion: **Howard Washington made a motion to find the Floridian Town Center (Commercial) proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend transmittal of the future land use amendment from “County” Rural to “City” Commercial (Max. FAR 0.25) to the Florida Department of Economic Opportunity for the properties owned by Collier Benge Joint Venture LLC and Williams Family Trust and located north of West Orange Blossom Trail, west of S.R. 429. Motion Seconded by Linda Laurendeau. Aye votes**

were cast by James Greene, William Gusler, Linda Laurendeau, Mary Norwood, Robert Ryan, and Howard Washington (6-0)

LEGISLATIVE - COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – FLORIDIAN TOWN CENTER - RESIDENTIAL - Chairperson Greene stated this is a request to find the Floridian Town Center proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend transmittal of the Future Land Use amendment from “County” Rural to “City” High Density Residential - 15 (0-15 du/ac) to the Florida Department of Economic Opportunity for the properties owned by Collier Bengé Joint Venture LLC; Williams Family Trust; and Eugene and Willie Williams and located north of West Orange Blossom Trail, west of S.R. 429.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to find the Floridian Town Center proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend transmittal of the Future Land Use amendment from “County” Rural to “City” High Density Residential - 15 (0-15 du/ac) to the Florida Department of Economic Opportunity for the properties owned by Collier Bengé Joint Venture LLC; Williams Family Trust; and Eugene and Willie Williams and located north of West Orange Blossom Trail, west of S.R. 429. Current uses are Single Family Homes, a mobile home, nurseries, a place of worship, and vacant land. The proposed use is 753 Dwelling Units (Residential High, 0-15 DU/AC) on a tract size of 50.2 +/- acres.

The subject properties were annexed into the City on December 19, 2018 via Ordinance Numbers 2692, 2693, and 2694. The proposed Large-Scale Future Land Use Amendment is being requested for 14 properties, listed on the “Parcel Table” and also depicted in the “Property Sketches/Descriptions”. Pursuant to Florida law, properties ten acres or more are required to undergo review by State planning agencies.

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

As depicted in the Concept Plan, the applicant has a desire to develop the subject area as a horizontal, mixed-use development. The Concept Plan depicts multi-family apartments, an assisted living facility, a YMCA, retail areas, and more. This proposed, conceptual development is commonly referred to as “The Floridian Town Center”. Additional information supporting the proposed Future Land Use Designation is provided by the applicant and provided in the exhibits.

A proposed FLUM Designation of High Density Residential – 15 (Policy 3.1.h, Future Land Use Element) is compatible with the designations assigned to abutting properties. The FLUM application covers approximately 50.2 acres.

The primary use shall be residential dwelling units up to 15 dwelling units per acre; elementary schools; middle schools, high schools; supporting infrastructure of less than five acres.

Special exception uses shall include:

- (1) Institutional uses of ten acres or less;
- (2) Supporting infrastructure and public facilities of five acres or more;
- (3) Horticultural nurseries as a primary use;

Planned Development uses may include:

- (1) All primary uses
- (2) All special exception uses
- (3) Retail commercial uses at a rate not in excess of 50 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
- (4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

An executed capacity enhancement agreement or a letter of capacity determination with Orange County Public Schools will be required prior to adoption of the future land use amendment.

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 May 7, 2020.

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends transmittal of the change in Future Land Use from “County” Rural to “City” High Density Residential - 15 (0-15 du/ac) for the properties owned by Collier Bengé Joint Venture LLC, Williams Family Trust, Eugene and Willie Williams.

Staff recommended the Planning Commission find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and to recommend transmittal of the Future Land Use Map designation from “County” Rural to High Density Residential - 15 (0-15 du/ac) to the Florida Department of Economic Opportunity.

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.

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

Motion: Mary Norwood made a motion to find the Floridian Town Center (Residential) proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend transmittal of the Future Land Use amendment from “County” Rural to “City” High Density Residential - 15 (0-15 du/ac) to the Florida Department of Economic Opportunity for the properties owned by Collier Bengé Joint Venture LLC; Williams Family Trust; and Eugene and Willie Williams and located north of West Orange Blossom Trail, west of S.R. 429. Motion Seconded by Linda Laurendeau. Aye votes were cast by James Greene, William Gusler, Linda Laurendeau, Mary Norwood, Robert Ryan, and Howard Washington (6-0)

LEGISLATIVE - COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – AED DEWAR NURSERY 2019 TRUST - Chairperson Greene stated this is a request to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the Future Land Use amendment from “County” Rural to “City” Commercial, subject to the findings of the staff report for property owned by AED Dewar Nursery 2019 Trust, located north of East Keene Road, west of Clarcona Road.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the Future Land Use amendment from “County” Rural to “City” Commercial, subject to the findings of the staff report for property owned by AED Dewar Nursery 2019 Trust, located north of East Keene Road, west of Clarcona Road. Existing use is a nursery and the proposed use is +/- 129,111 sq. ft. of non-residential. The tract size is 4.94 +/- acres.

The subject property was annexed into the city on October 1, 2014 by Ordinance Number 2383. The proposed “Industrial” Future Land Use is compatible with the property due to the “Industrial” Future Land Use being found in the vicinity. This application is being processed simultaneously with an application to rezone the subject property from T (Transitional District) to I-L (Light Industrial District).

The proposed Future Land Use, “Industrial”, is consistent with the proposed zoning designation, “I-L, Light Industrial District”. Site development cannot exceed the density allowed by the Future Land Use policies. Planning & Zoning staff determines that the below policies support an “Industrial” designation at the subject site:

Future Land Use Element

Policy 3.1.1 Industrial

The primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The use of the Planned Unit Development process shall be encouraged. The maximum floor area ratio shall be .60.

Planned Unit Development uses may include:

- (1) All primary uses
- (2) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

The proposed future land use amendment will not impact public school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 May 13, 2020.

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 Future Land Use Designation of “Industrial” for the property owned by AED Dewar Nursery 2019 Trust and located at 251 E. Keene Road.

Staff recommended the Planning Commission find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and to recommend approval of the change of Future Land Use Designation from “County” Rural to “City” Industrial, subject to the findings of the Staff Report, for the property owned by AED Dewar Nursery 2019 Trust and located at 251 E. Keene Road.

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.

Mr. Moon notified the Planning Commission that staff was aware that the intended use is for the cultivation and processing of cannabis for medical marijuana. No dispensing of medical marijuana will take place.

Tara Tedrow, Lowndes Law Firm, 215 North Eola Drive, Orlando, stated that she represents the owners. The regulation of the cultivation and processing of medical marijuana is preempted by the state of Florida. As a courtesy they provided staff with their plans to process medical marijuana. She stated that she 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: Mary Norwood made a motion to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the Future Land Use amendment from “County” Rural to “City” Commercial, subject to the findings of the staff report for property owned by AED Dewar Nursery 2019 Trust, located north of East Keene Road, west of Clarcona Road. Motion Seconded by Robert Ryan. Aye votes were cast by James Greene, William Gusler, Linda Laurendeau, Mary Norwood, Robert Ryan, and Howard Washington (6-0)

LEGISLATIVE – CHANGE OF ZONING – AED DEWAR NURSERY 2019 TRUST – 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 recommending approval of the proposed Change of Zoning from “T” (Transitional District) to “I-L” (Light Industrial District) for the property owned by AED Dewar Nursery 2019 Trust and located at 251 E. Keene Road.

Staff Presentation: Phil Martinez, Planner II, 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 recommending approval of the proposed Change of Zoning from “T” (Transitional District) to “I-L” (Light Industrial District) for the property owned by AED Dewar Nursery 2019 Trust and located at 251 E. Keene Road. Existing use is a nursery and the proposed use is +/- 129,111 sq. ft. of non-residential. The tract size is 4.94 +/- acres.

The subject property was annexed into the city on October 1, 2014 by Ordinance Number 2383. The subject area consists of approximately 4.94 acres and contains a nursery. The proposed I-L zoning is compatible with the property due to the I-L zoning being found in the vicinity. This application is being processed simultaneously with an application for a small-scale future land use amendment from “County” Rural to “City” Industrial.

The proposed I-L (Light Industrial District) zoning is consistent with the proposed Industrial (Max. 0.6 FAR) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

The proposed zoning change will not create additional residential units and thus will not have an impact on school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 May 13, 2020.

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 “T, Transitional District” to “I-L, Light Industrial District” for the property owned by AED Dewar Nursery 2019 Trust and located at 251 E. Keene Road.

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; and to recommend approval of the proposed Change of Zoning from “T, Transitional District” to “I-L, Light Industrial District” for the property owned by AED Dewar Nursery 2019 Trust and located at 251 E. Keene Road.

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.

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 proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and recommending approval of the proposed Change of Zoning from “T” (Transitional District) to “I-L” (Light Industrial District) for the property owned by AED Dewar Nursery 2019 Trust and located at 251 E. Keene Road. Motion seconded by Howard Washington. Aye votes were cast by James Greene, William Gusler, Linda Laurendeau, Mary Norwood, Robert Ryan, and Howard Washington (6-0)

LEGISLATIVE – MAJOR DEVELOPMENT PLAN – CORAL HILLS ROAD SELF STORAGE -

Chairperson Greene stated this is a request to find the Coral Hills Road Self Storage Major Development Plan consistent with the Comprehensive Plan and the 1993 Land Development Code; and recommend approval of the Major Development Plan subject to the Conditions of Approval and the findings of the staff report for the property owned by A Space Storage Clarcona, LLC, located at 2200 Coral Hills Road.

Staff Presentation: Bobby Howell, AICP, Senior Planner, stated this is a request to find the Coral Hills Road Self Storage Major Development Plan consistent with the Comprehensive Plan and the 1993 Land Development Code; and recommend approval of the Major Development Plan subject to the Conditions of Approval and the findings of the staff report for the property owned by A Space Storage Clarcona, LLC, located at 2200 Coral Hills Road. The applicant is RCE Consultants, Inc., c/o Larry Poliner, P.E. The existing use is vacant land and the proposed use is self-storage facility developed in two phases. The tract size is 9.0 acres +/- . The applicable code is the 2019 Land Development Code.

The applicant has submitted a Major Development Plan for a self-storage facility that will be developed in two phases. Phase 1 will consist of two buildings totaling 52,875 square feet that are labeled as Buildings A and B. Building A is a 38,500 square foot hybrid climate controlled self-storage building. Building B is a 14,375 square foot non-climate controlled self-storage building. In addition, an outdoor boat/RV parking area will be provided within the center of the site on Phase 1. Upon the commencement of Phase 2, the outdoor boat/RV parking area will be converted to climate controlled self-storage in three separate buildings totaling 81,950 square feet. In addition, a 24-unit canopy covered RV parking area will be constructed on the southern portion of the site concurrent with Phase 2. As a condition of approval, only operable vehicles may be permitted to be stored in the RV area. The vehicles shall not be inhabited.

A Site Plan will be required to be submitted and approved in accordance with all applicable requirements of the LDC for Phase 2 as it develops.

The site will be accessed via Coral Hills Road via a full access point. The terminus of Coral Hills Road is at the southern end of the site and dead ends at the right-of-way of SR 414, which is elevated above the site. Coral Hills Road is accessed via Clarcona Road approximately ½ mile south of E. Cleveland Street.

Stormwater retention is proposed to be located on the northern portion of the site. The pond is proposed to be a dry pond.

Currently the site is not served by City reclaimed water and wastewater lines and requires the extension of these lines to the site. Public Services has agreed to the provisions of a Reclaimed Water and Wastewater System Development Agreement which allows the applicant to construct an Individual Distributed Wastewater Treatment System (IDWTS) on the Property prior to City installing a wastewater collection system in the vicinity of the Property, at which time the Developer will connect the Property's wastewater system to City centralized wastewater system. The IDWTS shall be operational prior to and as a condition of Developer receiving a Certificate of Occupancy for a self-storage warehouse business. Any change of use of the Property to a use other than a self-storage warehouse business shall require connection to the City's central sewer system at the Owners expense. At such time the site is served by reclaimed water and wastewater, the owner will be required to connect to these lines.

The site is heavily wooded. A tree mitigation payment will be required to be paid for trees that are removed as part of development of the site. Landscape materials including Japanese Privet, Live Oak, Viburnum, and Bahia Sod are proposed.

These materials are consistent with the requirements of the Land Development Code.

The applicant has agreed to the following conditions of approval:

1. Only operable vehicles may be permitted to be stored in the RV area. The vehicles shall not be inhabited.
2. City Council approval of a Reclaimed Water and Wastewater System Development Agreement which allows the applicant to construct an Individual Distributed Wastewater Treatment System (IDWTS) on the Property prior to City installing a wastewater collection system in the vicinity of the Property, at which time the Developer will connect the Property's wastewater system to City centralized wastewater system.

Orange County was notified at the time of the Major Development Plan submittal for this property through the DRC agenda distribution.

The Development Review Committee finds the Major Development Plan consistent with the Land Development Code.

Staff recommended the Planning Commission find the Major Development Plan for the Coral Hills Road Self-Storage Facility consistent with the 2019 Land Development Code.

The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code.

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

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 Coral Hills Road Self Storage Major Development Plan consistent with the Comprehensive Plan and the 1993 Land Development Code; and recommend approval of the Major Development Plan subject to the Conditions of Approval and the findings of the staff report for the property owned by A Space Storage Clarcona, LLC, located at 2200 Coral Hills Road. Motion seconded by Mary Norwood. Aye votes were cast by James Greene, William Gusler, Linda Laurendeau, Mary Norwood, Robert Ryan, and Howard Washington (6-0)

LEGISLATIVE – PLAT – HIDDEN LAKE RESERVE SUBDIVISION - Chairperson Greene stated this is a request to find the Hidden Lake Reserve Subdivision Plat consistent with the Comprehensive Plan, Land Development Code, and the Final Development Plan; and recommend approval of the Plat, subject to the findings of this staff report for the property owned by TGINF, LLC, located at 501 Old Dixie Highway.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the Hidden Lake Reserve Subdivision Plat consistent with the Comprehensive Plan, Land Development Code, and the Final Development Plan; and recommend approval of the Plat, subject to the findings of this staff report for the property owned by TGINF, LLC, located at 501 Old Dixie Highway. The applicant is M/I Homes of Orlando, LLC c/o David Brown. The engineer is Madden, Moorhead and Stokes, Inc., c/o Chadwyck H. Moorhead, P.E. The future land use is Medium Low Density Residential (0 – 7.5 du/ac) and the zoning is RMF (Residential Multi-Family). The existing use is vacant land and the proposed use is 92 Townhome Units. The tract size is 13.57 +/- acres (developable area); 15.60 +/- acres total. The applicable code is the 1993 Land Development Code.

This is a request to approve the Hidden Lake Reserve - Plat, which proposes the subdivision of the parcel into 92 townhome lots, as well as, associated open space/right-of-way/recreation/buffer/conservation/stormwater/lift station tracts.

Tract P-1 is intended to serve as the stormwater pond for the development. Based on the review of the City Engineer, the stormwater pond design meets the City's Land Development Code requirements.

The Development Review Committee recommends approval of the Hidden Lake Reserve Subdivision – Plat, finding it consistent with the Land Development Code and Final Development Plan, subject to the findings of this staff report.

Staff recommended the Planning Commission find the Hidden Lake Reserve Subdivision Plat consistent with the Land Development Code and Final Development Plan; and to recommend approval of the Plat, subject to the findings of this staff report.

The role of the Planning Commission for this development application is to advise the City Council to approve or deny the Plat based on consistency with the Comprehensive Plan and Land Development Code.

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.

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

Motion: **Howard Washington made a motion to find the Hidden Lake Reserve Subdivision Plat consistent with the Comprehensive Plan, Land Development Code, and the Final Development Plan; and recommend approval of the Plat, subject to the findings of this staff report for the property owned by TGINF, LLC, located at 501 Old Dixie Highway. Motion seconded by William Gusler. Aye votes were cast by James Greene, William Gusler, Linda Laurendeau, Mary Norwood, Robert Ryan, and Howard Washington (6-0)**

LEGISLATIVE – FINAL DEVELOPMENT PLAN – LAKESIDE, PHASE 1 - Chairperson Greene stated this is a request to find the Lakeside, Phase 1 Final Development and Plat amendment consistent with the Comprehensive Plan and the 1993 land Development Code; and recommend approval, subject to final review by the City surveyor and City Engineer prior to recording the plat and the findings in the staff report for the property owned by Avatar Properties, Inc. and located south of Marshall Lake, west of S.R. 451.

Staff Presentation: Bobby Howell, AICP, Senior Planner, stated this is a request to find the Lakeside, Phase 1 Final Development and Plat amendment consistent with the Comprehensive Plan and the 1993 land Development Code; and recommend approval, subject to final review by the City surveyor and City Engineer prior to recording the plat and the findings in the staff report for the property owned by Avatar Properties, Inc. and located south of Marshall Lake, west of S.R. 451. The applicant Appian Engineering, LLC., c/o Luke M. Classon, P.E. The future land use is Low Density Residential and the zoning is PUD (Planned Unit Development). The existing use is vacant land and the proposed use is 177 single-family homes. The tract size is 114.29 +/- acres. The applicable code is the 1993 Land Development Code.

In 2018 the City Council approved a Final Development Plan and Plat for Phase 1 of the Lakeside subdivision, which is located south of Marshall Lake and west of SR 451. Site construction commenced and was subsequently accepted by the City. In February 2020 the home builder, Taylor Morrison, submitted an amendment to the Final Development and Plat for Phase 1 to allow for the construction of retaining walls in the subdivision. The purpose of the Amendment to the Final Development Plan and Plat is to extend one retaining wall in the northern portion of Phase 1 and incorporate additional retaining walls. A total of eight new retaining walls were designed as part of this proposed amendment to provide flatter rear yards at the request of the property owner. Plat revisions include additional retaining wall access and maintenance easements. Below is a breakdown of location, height, and length for each of the new or modified retaining walls:

- Wall 1 – This wall is located along the rear of lots 24 through 28, adjacent to Dry Pond 1 (Tract ‘O’). The maximum height of this wall is six feet, which is maintained for most of this wall, and its overall length is approximately 530 feet.
- Wall 2 – This wall is located along the east side of lot 102, adjacent to the Waterview Ridge Circle right-of-way. The height of this wall is two feet, and its length is 135 feet.
- Wall 3 – This wall is located along the rear of lots 102 through 108, and its height varies between three and six feet. The length of this wall is approximately 320 feet.

- Wall 4 – This wall is currently located along the rear of lots 158 through 162. In order to fulfill the developer's request, changes to the wall are proposed to extend it approximately 480 feet to the east along the rear of lots 150 through 157 and approximately 120 feet to the west along the rear of lots 162 through 164. The overall length of the wall after the revision is approximately 840 lineal feet. The maximum height of the wall is six feet; however, the average height is approximately four feet.
- Wall 5 – This wall is proposed within open space Tract 'G', north of Wall 4. The maximum height is six feet, but most of the wall maintains a height of four feet. The length of this wall is approximately 395 feet.
- Wall 6 – This wall is proposed within lots 173 through 176 and has a maximum height of approximately four feet. The length of this wall is approximately 137 feet.
- Wall 7 – This wall is located along the west side of lot 125, adjacent to the Waterview Ridge Circle right-of-way. Wall 7 is approximately two feet in height and has a length of 130 feet.
- Wall 8 – This wall is located along the west side of lot 168, adjacent to the Waterview Ridge Circle right-of-way. It is approximately two feet in height and has a length of approximately 140 lineal feet.
- Wall 9 – This wall is proposed along the rear of lots 48 through 55, adjacent to Dry Pond 2 (Tract 'P'). The maximum height is six feet, but the majority of the wall is approximately three feet tall. The length of Wall 9 is 720 feet.

With the addition of these retaining walls, yard drains and a swale system were added along the top to avoid runoff overtopping the walls. The entire existing stormwater drainage system was evaluated to ensure the pipes and ponds could support the flow patterns altered with the grading revision.

Since this is a revision to an existing platted subdivision, school concurrency is not applicable to this application.

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

The Development Review Committee recommends approval of the Lakeside, Phase 1 Final Development Plan and Plat amendment subject to final review by the City surveyor and city engineer prior to recording the plat.

Staff recommended the Planning Commission recommend approval of the Lakeside, Phase 1 Final Development and Plat amendment, subject to final review by the City surveyor and City Engineer prior to recording the plat.

The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code.

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

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JUNE 9, 2020, AT 5:30 P.M.

Sofia Sierra-Gil, Appian Engineering, 2221 Lee Road, Suite 17, Winter Park, stated she represents the property owner and they agree with staff and she 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: William Gusler made a motion to find the Lakeside, Phase 1 Final Development and Plat amendment consistent with the Comprehensive Plan and the 1993 land Development Code; and recommend approval, subject to final review by the City surveyor and City Engineer prior to recording the plat and the findings in the staff report for the property owned by Avatar Properties, Inc. and located south of Marshall Lake, west of S.R. 451. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, William Gusler, Linda Laurendeau, Mary Norwood, Robert Ryan, and Howard Washington (6-0)

QUASI-JUDICIAL: None

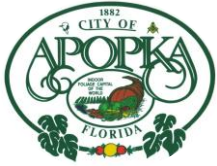
OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 6:48 p.m.

James Greene, Chairperson

James K. Hitt, FRA-RA
Community Development Director



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: July 21, 2020
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Adjacent Zoning Map
Adjacent Uses Map
Ex. A – Master Plan

SUBJECT: CHANGE OF ZONING, APPROVAL OF PD MASTER PLAN – RUBRIGHT PROPERTIES

REQUEST: RECOMMEND APPROVAL OF THE CHANGE OF ZONING, AND PLANNED DEVELOPMENT MASTER PLAN
FROM: T (TRANSITIONAL)
TO: PD (PLANNED DEVELOPMENT)

SUMMARY:

OWNERS: American Sanford Four, LLC, Steven R. Rubright, JP Holdings, Inc., Rubright Properties, LLC, Rubright Family, LP, James Scott Pridgen, Douglas & Lisa Surrent and James P. Purdy

APPLICANT: Poulos & Bennett, c/o Kathy Hattaway

LOCATION: West of North Orange Blossom Trail and North of Hogshead Road

PARCEL ID NUMBERS: 26-20-27-0000-00-027, 26-20-27-0000-00-028, 26-20-27-0000-00-042, 26-20-27-0000-00-029, 26-20-27-0000-00-032, 26-20-27-0000-00-030, 35-20-27-5220-00-060, 34-20-27-0000-00-007, 27-20-27-0000-00-053, 34-20-27-0000-00-005, 27-20-27-0000-00-052

EXISTING USE: Vacant

FLUM DESIGNATION: Industrial (proposed for adoption August 19, 2020)

CURRENT ZONING: Transitional (T)

PROPOSED DEVELOPMENT: 6 lot industrial park

PROPOSED ZONING: Planned Development (PD)

TRACT SIZE: 349.37 +/- 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 INFORMATION: The subject property is approximately 349.37 acres in size and is zoned Transitional (T) and has a future land use designation of Orange County Rural and Industrial. A large-scale future land use amendment is scheduled for adoption before the City Council on August 19, 2020, which will change the future land use of the entire property to City of Apopka Industrial. The subject property is located west of North Orange Blossom Trail, north of Hogshead Road, and west of the Orlando-Apopka Airport. The proposed change of zoning to PD (Planned Development) is being requested by the prospective developer, who proposes to construct a six-lot industrial park consisting of a mix of light and heavy industrial uses.

PROJECT DESCRIPTION: The PD Master Plan proposes a subdivision consisting of six industrial lots on 349.37 acres. The lots range in size from 4.53 to 202.21 acres. Access to the site is proposed via Wesley Road, Orange Blossom Trail, and via an access easement that is proposed to be established to the west of Apopka Airport Road. Locations for rail spurs leading from the CSX railroad line are proposed and will be determined during the Major Development Plan review process.

Of the 349.37 acres, 5.19 are wetlands that will be protected from future development. 73 acres of the site will remain as open space. A 25-foot wide buffer tract will be provided around the perimeter of the PD. Six stormwater ponds are proposed on site. Open space, wetlands, and stormwater ponds will be in tracts that are owned and maintained by a master Property Owners Association (POA). Internal roadways and utilities will be dedicated to the public. Infrastructure including roads and stormwater facilities will be constructed in one phase.

The applicant is requesting a rezoning of the property to PD to allow flexibility in the development of an industrial park, with light and heavy industrial uses to allow for more concentrated development and reduced infrastructure. The PD Master Plan allows up to 4,500,000 square feet of industrial uses with the prohibition of the following uses as they are deemed to be incompatible with the adjacent airport use:

- Commercial fuel depot
- Automobile service station
- Vehicle towing or wrecker service
- Fuel oil or bottled gas distribution
- Surface mining
- Land clearing debris disposal facility
- Concrete batch facilities
- Stand alone solar panel fields, unless as an accessory use located within the PD

The PD Master Plan contains an Airport Zone Plan which only applies within the PD boundaries and requires all vertical construction within the zone to be approved by the Florida Department of Transportation (FDOT) and the City.

DEVELOPMENT AND ZONING CONDITIONS OF APPROVAL: That the zoning classification of the following described property be designated as Planned Development (PD), and with the following Master Plan provisions subject to the following zoning provisions:

1. A PD Agreement for the entire PD will be required to be provided at the time of the first Minor/Major Development Plan submittal.

2. Expiration – the applicant will have three (3) years to submit the first Minor/Major Development Plan from the effective date of the PD ordinance. Additionally, proof of legal access across the railroad at two points and a PD Agreement are required.
3. No residential development except for a property caretaker housing or security agent housing will be permitted within the PD.
4. Major/Minor Development Plan Requirements:
 - a. At time of each Major or Minor Development Plan, developer must demonstrate that site design incorporates habitat preservation or other mitigation plan approved by FDEP for endangered/threatened species identified in a habitat management plan/species survey.
 - b. At the time of each Minor or Major Development Plan application, Developer shall address requirements of PD District Development Standards set forth in Land Development Code (LDC) Table 3.7.2.E.1:
 - (1) Section 5.1: Off-Street Parking, Bicycle Parking and Loading Standards, if applicable.
 - (2) Section 5.2: Landscape and buffer plan, including buffer/conservation areas to prevent encroachment into the Lake Apopka North Shore SJRWMD lands and buffers to any runway protection zones.
 - (3) Section 5.3: Tree Project Standards: Tree survey and mitigation plan shall be provided at the time of a Minor or Major Development Plan, including public roadways abutting same.
 - (4) Section 5.4: Open Space Set Aside Standards.
 - (5) Section 5.6: Exterior Lighting Plan.
 - (6) Section 5.5: Fences and Walls
 - (7) Section 5.6: Compatibility Standards for areas adjacent to the Lake Apopka North Shore SJRWMD lands and the Orlando-Apopka Airport.
 - (8) Section 5.9: Not applicable as no large-scale agricultural lands abut the PD.
 - (9) Section 5.10: Sign plan
 - (10) Section 5.11: Green Building Standards
 - (11) Section 5.12: Green Building Incentives
 - (12) Section 5.13 and Section 5.14: Utility Plan and Roadway Plan for the spine roads appearing on the PD Plan at the first Major or Minor Development Plan. Utility Plan and Road Plan at the time of each Major or Minor development plan for each lot.

- (13) Section 5:15: Guaranties and Sureties shall be address within the required development agreement.
- c. Development Agreement/PD Agreement shall be required for all off-site improvements and for all phased development, and shall incorporate airport land use and development compatibility standards that implement the intent of the Master Plan development standards.
5. Satisfy all other applicable requirements of the Land Development Code and Comprehensive Plan not addressed within the Master Plan.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property as depicted on the Master Plan is consistent with the proposed Industrial Future Land Use designation as detailed within the Future Land Use Element of the Comprehensive Plan.

ORANGE COUNTY NOTIFICATION: Pursuant to Section 7 of the Joint Planning Area agreement, Orange County was notified on May 15, 2020.

PUBLIC HEARING SCHEDULE:

July 21, 2020 - Planning Commission (5:30 pm)
August 5, 2020 - City Council (1:30 pm) - 1st Reading
August 19, 2020 – City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:

July 3, 2020 – Apopka Chief

RECOMMENDED ACTION:

The **Development Review Committee** finds the proposed rezoning to Planned Development (PD) consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Rubright Properties PD Master Plan.

Recommended Motion: Recommend to approve the rezoning of the subject parcel from Transitional (T) to PD (Planned Development), and approval of the PD Master Plan based on the findings and facts presented in the staff report and exhibits.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use(s)</i>
North (County)	“County” Industrial	“County” IND-2 & IND-3	Cowart Mulch Supply & Woodlands
East (City and County)	“City” Industrial & “County” Commercial, Low Density Residential, & Rural Settlement 1/1	“City” AIR & “County” P-D	Orlando-Apopka Airport, Place of Worship, Zellwood Station
South (City & County)	“City” Mixed Use & “County” Rural	“City” PD & “County” A-1	Woodlands
West (County)	“County” Rural	“County” A-1	Lake Apopka Restoration Area (SJRWMD)

LAND USE & TRAFFIC COMPATIBILITY:

The property is proposed to be accessed via Wesley Road, Orange Blossom Trail, and via an access easement that will be established to the west of Apopka Airport Road. Internal streets are public and will be owned and maintained by the City of Apopka. Future land use designations and zoning categories assigned to properties to the north, south, east, and west are predominantly Industrial, Mixed-Use, and Rural.

COMPREHENSIVE PLAN COMPLIANCE:

The proposed Planned Development (PD) zoning is compatible with policies set forth in the Comprehensive Plan.

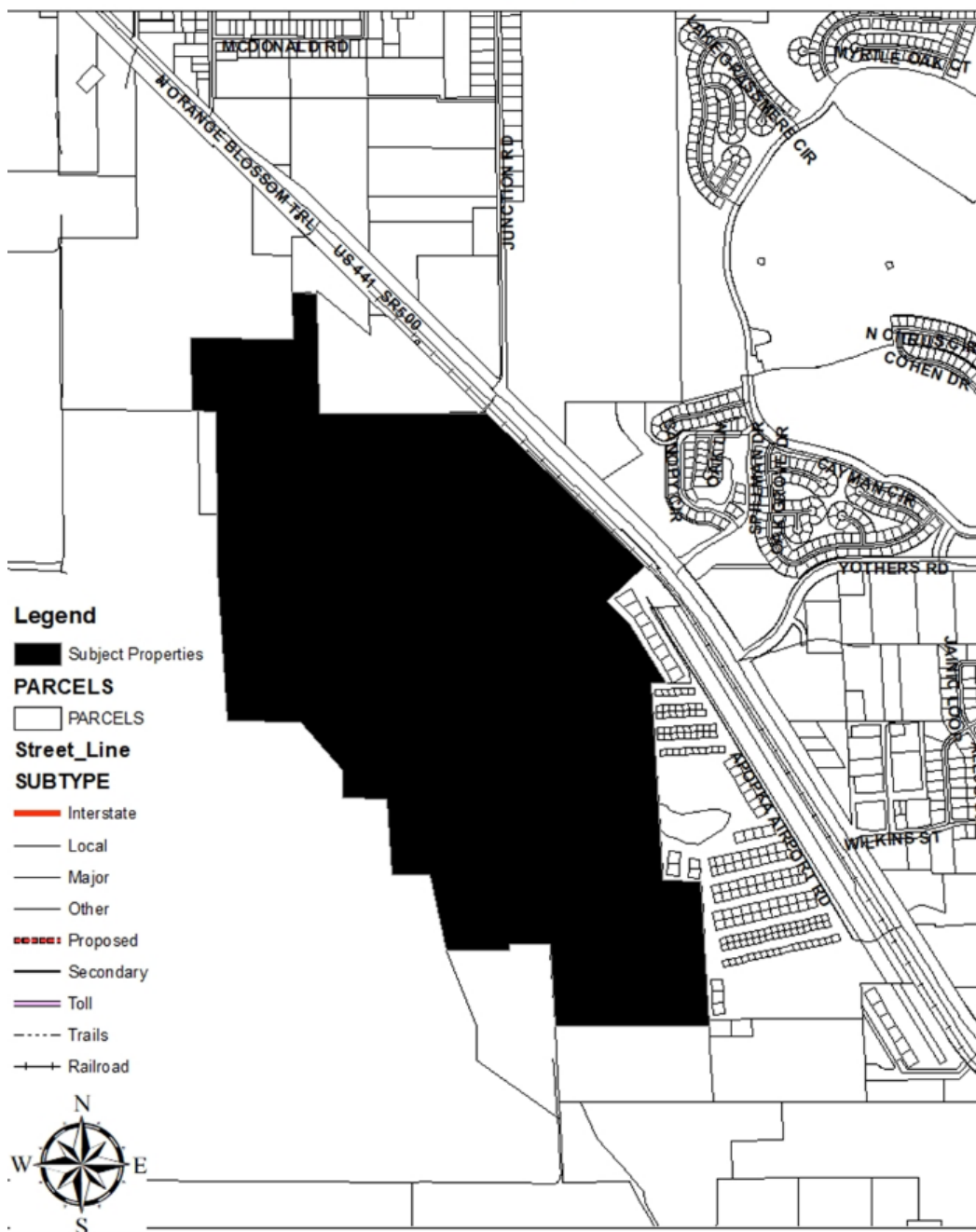
ALLOWABLE USES:

Light and Heavy Industrial uses as set forth within the Master Plan.

Project: Rubright Properties
Owned by: American Sanford Four, LLC, Steven R. Rubright, JP Holdings, Inc., Rubright Properties, LLC, Rubright Family, LP, James Scott Pridgen, Douglas & Lisa Surret and James P. Purdy
Location: West of N. Orange Blossom Trail and north of Hogshead Road

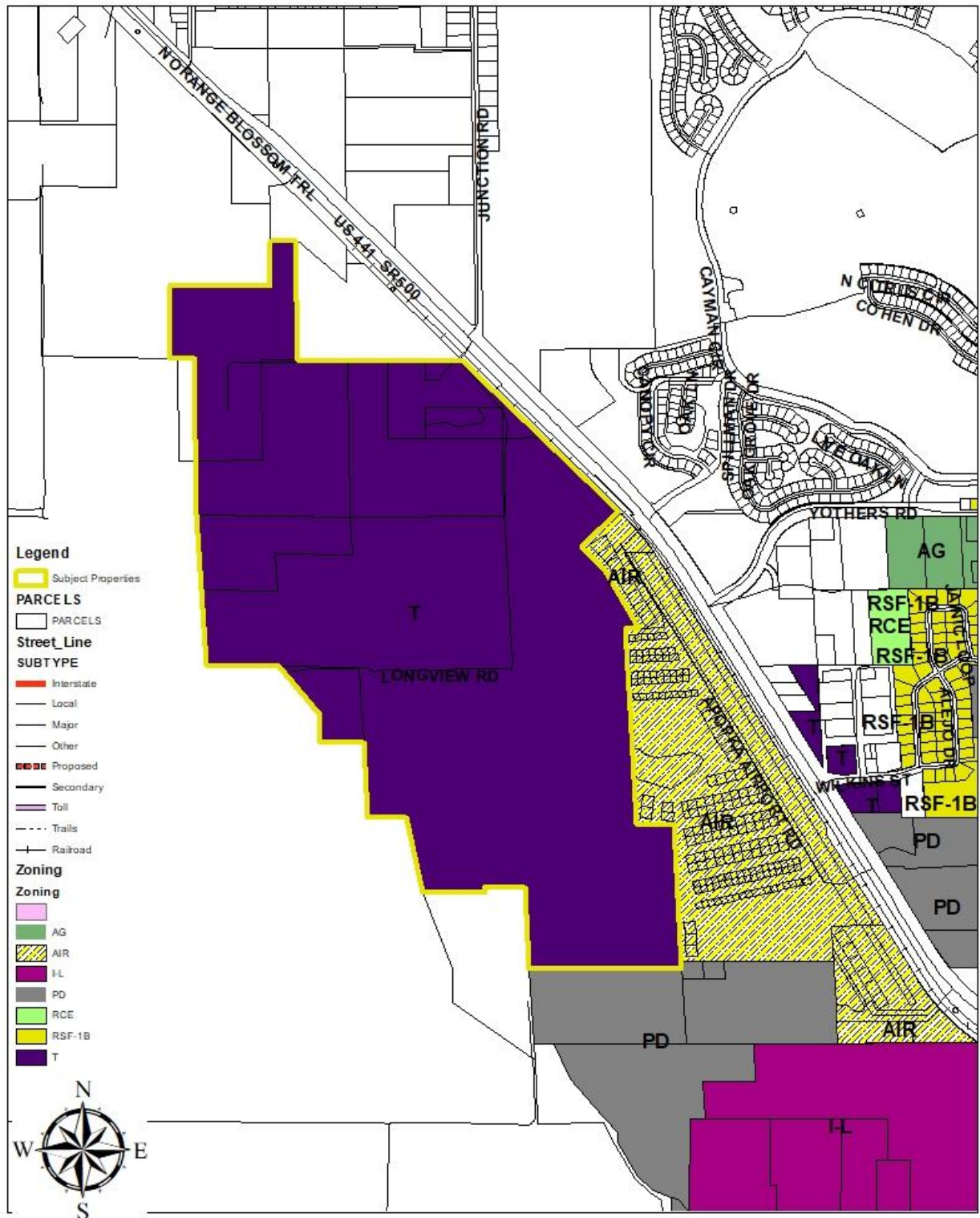


VICINITY MAP



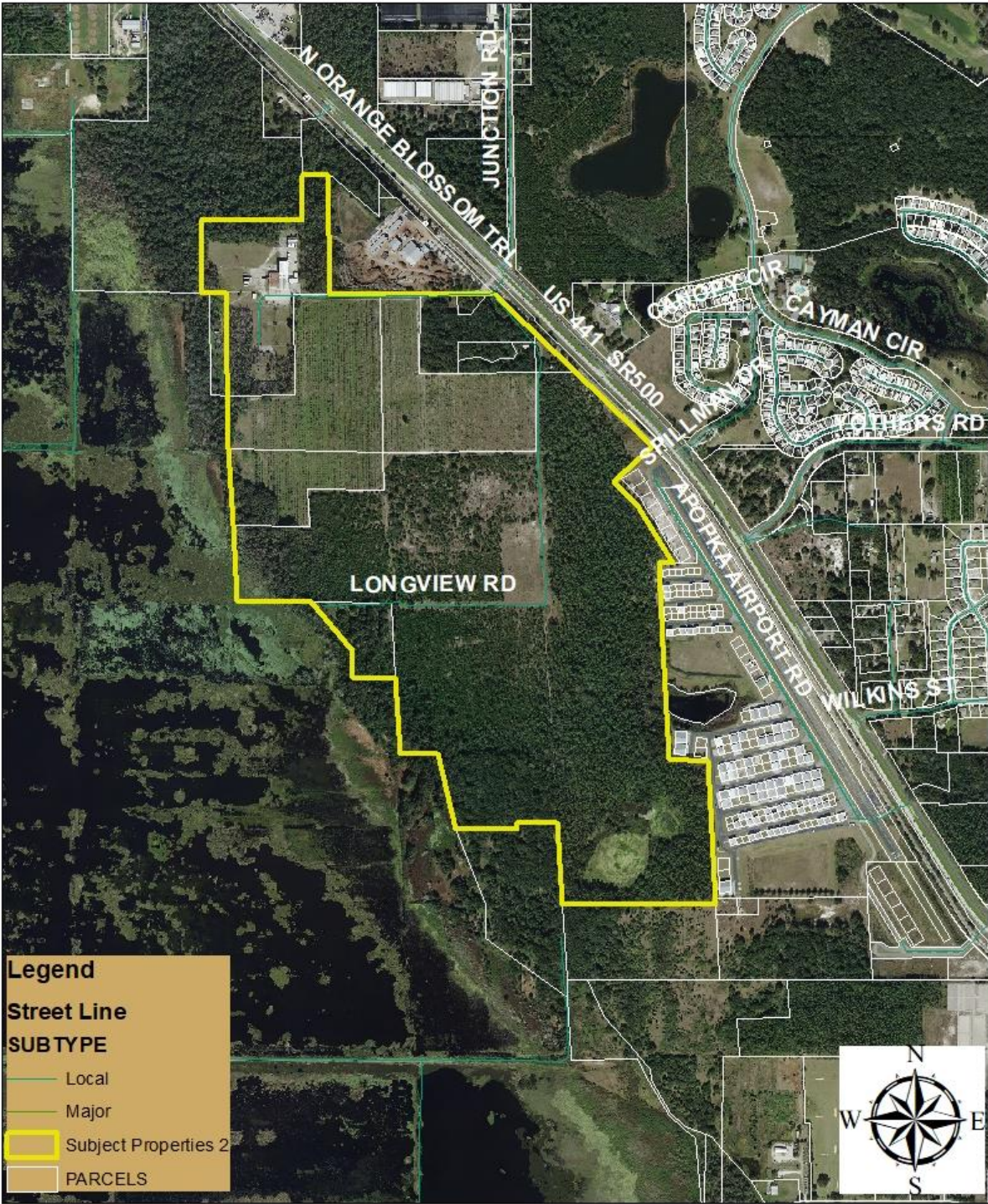


ADJACENT ZONING





ADJACENT USES



Planned Development Master Plan
for
Rubright Properties

City of Apopka, FL

Parcel Id. No.:

26-20-27-0000-00-028;26-20-27-0000-00-027
35-20-27-5220-00-060;26-20-27-0000-00-042
26-20-27-0000-00-030;26-20-27-0000-00-032
27-20-27-0000-00-053;34-20-27-0000-00-007
26-20-27-0000-00-029;27-20-27-0000-00-052
34-20-27-0000-00-005

Agent:

Poulos & Bennett, LLC C/O Kathy Hattaway, AICP
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Applicant

American Land Development
3911 Orange Lake Drive
Orlando, Florida 32817

Owner

American Sanford Four, LLC
3911 Orange Lake Drive
Orlando, Florida 32817

Owner

Stephen R. Rubright
4814 Wesley Road
Apopka, Florida 32712

Owner

Rubright Family, LP
1921 Hill Dr.
Apopka, Florida 32703

Owner

Rubright Properties, LLC
3465 Ocoee Apopka Road
Apopka, Florida 32703

Owner

Douglas and Lisa Surett &
James E. Purdy
P.O. Box 39
Loudon,Tenn. 37774

Owner

JP Holdings Inc, &
James Scott Pridgen
205 W S.R. 434 Ste A
Winter Springs, Florida 32708

Owner

JP Holdings Inc.
205 W S.R. 434 Ste A
Winter Springs, Florida 32708

Sheet Index

Sheet Id.	Sheet Title	Subm./Rev.					
		1	2	3	4	5	6
C1.00 - C1.02	Existing Conditions	■					
C2.00	Master Site Plan	■					
C2.10	Site Data & Sections	■					
C3.00	Drainage & Utilities Plan	■					
C4.00	Airport Zone Map	■					

Date

Description

03/23/2020 Submit to City of Apopka
03/27/2020 Resubmit to City of Apopka
06/01/2020 Resubmit to City of Apopka
06/23/2000 Resubmit to City of Apopka
07/08/2020 Resubmit to City of Apopka



Vicinity Map

Scale: 1" = 3,000'

Civil Engineer/Planning:

Poulos & Bennett, LLC
2602 East Livingston St.
Orlando, FL 32803
407.487.2594

Environmental:

Bio-Tech Consulting, Inc.
3025 East South St.
Orlando, FL 32803
407.894.5969

Surveyor:

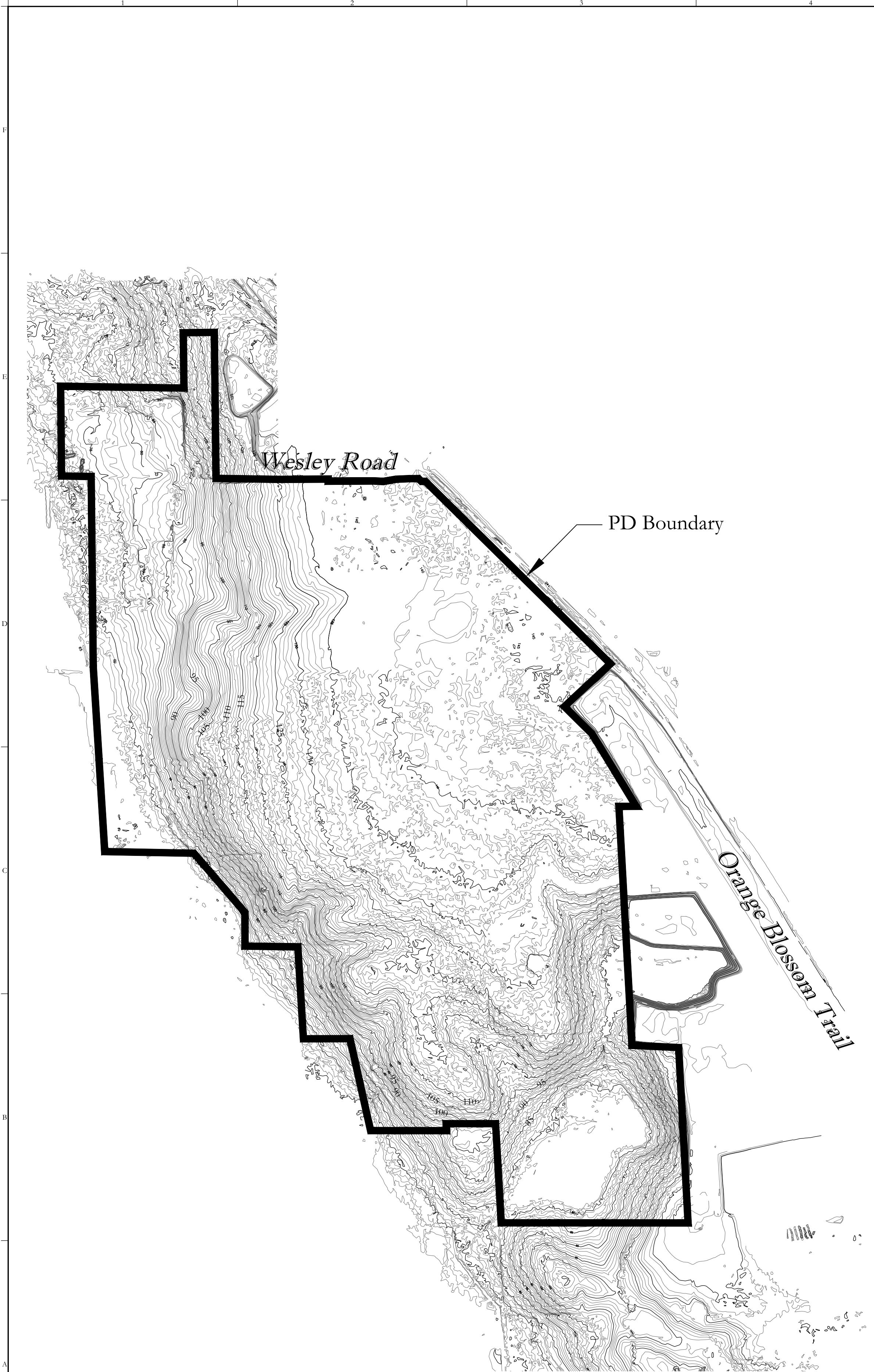
BESH
902 N. Sinclair Ave.
Tavares, FL 32778
352.343.8481



2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 18-032 PD

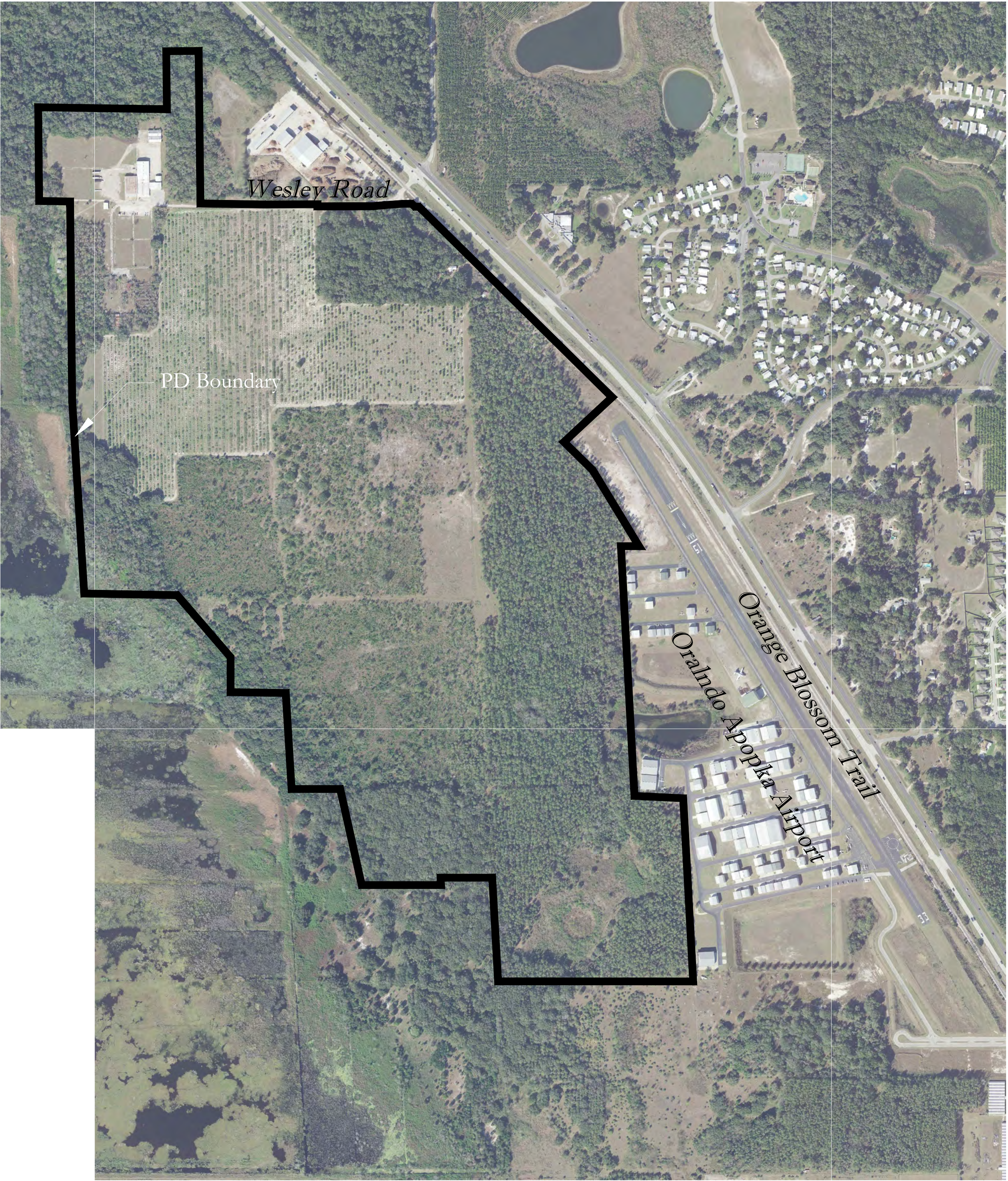
DATE: July 8, 2020

Z:\2019\18-032 ZLATISS - RUBRIGHT PROPERTIES\CAD\PRELIMINARY\PD\18-032-PD-XTB



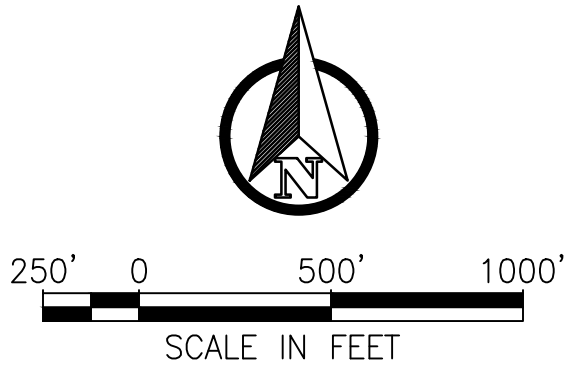
TOPOGRAPHY MAP (NAVD 88) (1"=500')

CONTOUR SOURCE: ORANGE COUNTY GOVERNMENT
WETLAND SOURCE: BESH SURVEYORS



AERIAL MAP (1"=500')

AERIAL SOURCE: ORANGE COUNTY GOVERNMENT, 2017



Consultant:

03/06/2020	RESUBMIT TO CITY OF APOPKA
02/06/2020	RESUBMIT TO CITY OF APOPKA
01/03/2020	RESUBMIT TO CITY OF APOPKA
00/03/2020	SUBMIT TO CITY OF APOPKA
DESCRIPTIONS:	
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18032
DESIGNED BY:	GM
DRAWN BY:	HAL
CHECKED BY:	HI
APPROVED BY:	KH
SCALE IN FEET:	N.T.S.

Project Name:
**PLANNED
DEVELOPMENT
MASTER PLAN
RUBRIGHT
PROPERTIES**

Jurisdiction:
APOPKA, FLORIDA

Sheet Title:
**EXISTING
CONDITIONS**

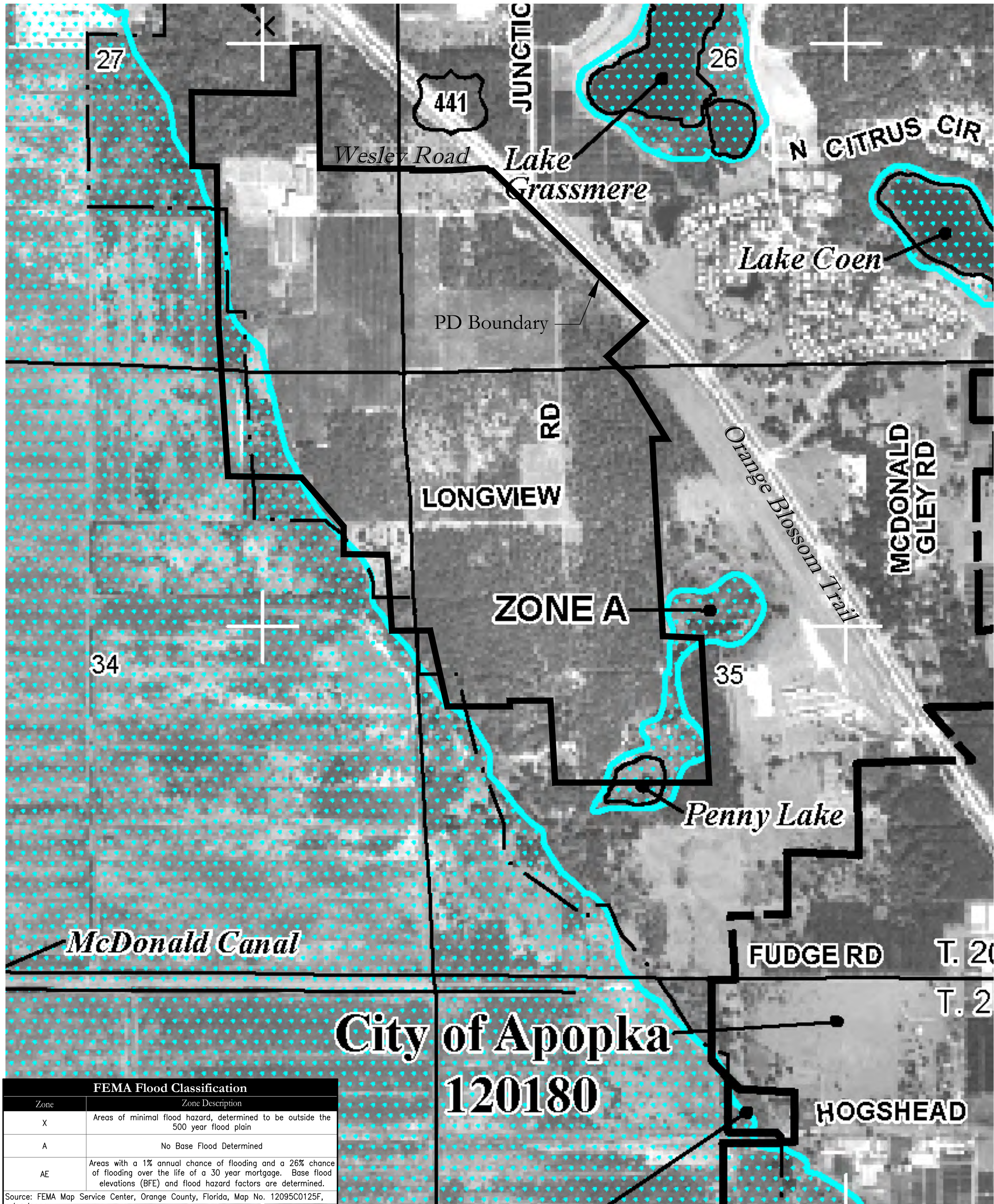
Sheet No.:
C1.00

Seal:



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2394 www.poulosandbennett.com
Eng. Bus. No. 28567

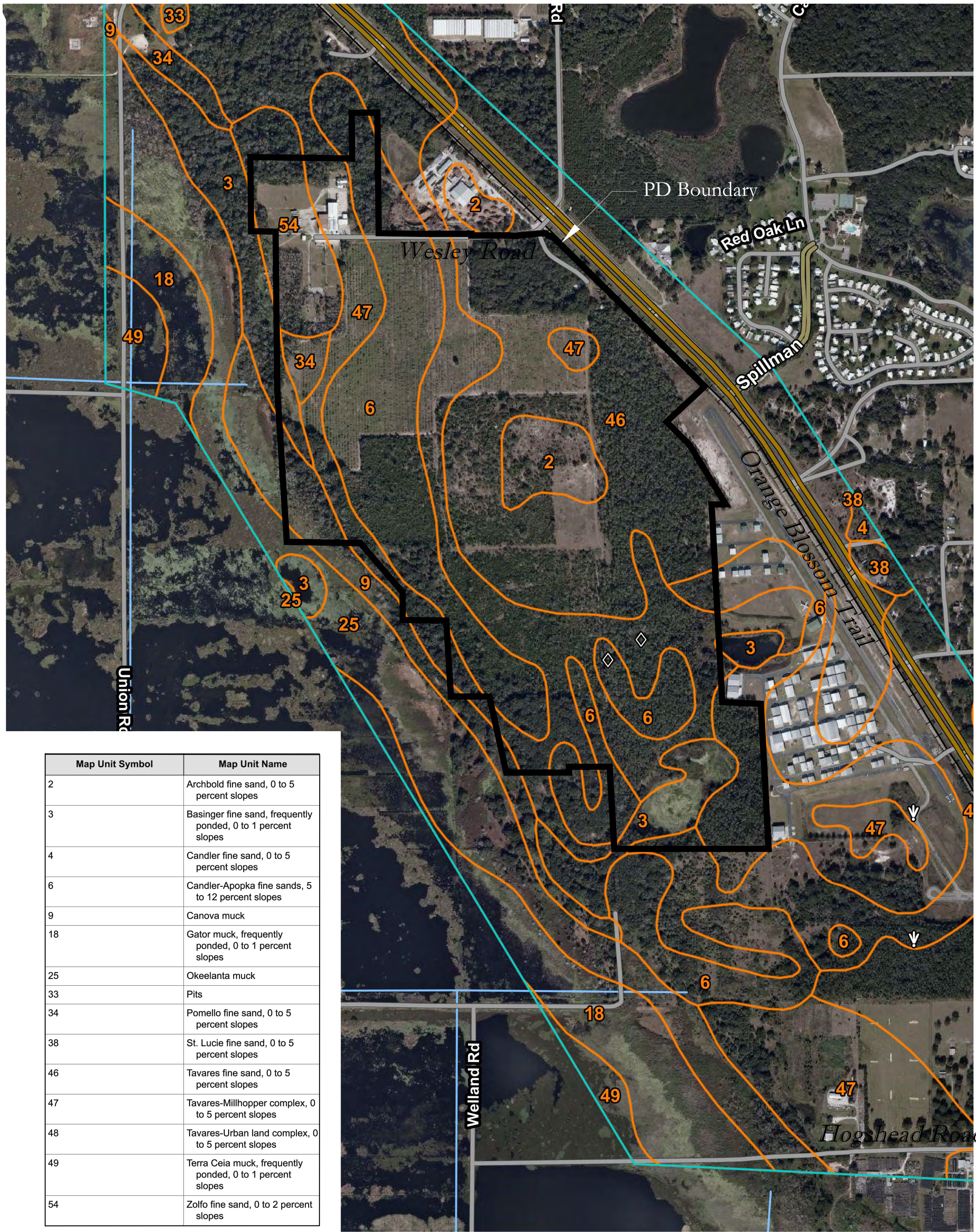
DATE:



FEMA Flood Classification	
Zone	Zone Description
X	Areas of minimal flood hazard, determined to be outside the 500 year flood plain
A	No Base Flood Determined
AE	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30 year mortgage. Base flood elevations (BFE) and flood hazard factors are determined.

Source: FEMA Map Service Center, Orange County, Florida, Map No. 12095C0125F, 9/25/2009.

FLOODPLAIN MAP (1"=600')



Map Unit Symbol	Map Unit Name
2	Archbold fine sand, 0 to 5 percent slopes
3	Basinger fine sand, frequently ponded, 0 to 1 percent slopes
4	Candler fine sand, 0 to 5 percent slopes
6	Candler-Apopka fine sands, 5 to 12 percent slopes
9	Canova muck
18	Gator muck, frequently ponded, 0 to 1 percent slopes
25	Okeelanta muck
33	Pits
34	Pomello fine sand, 0 to 5 percent slopes
38	St. Lucie fine sand, 0 to 5 percent slopes
46	Tavares fine sand, 0 to 5 percent slopes
47	Tavares-Millhopper complex, 0 to 5 percent slopes
48	Tavares-Urban land complex, 0 to 5 percent slopes
49	Terra Ceia muck, frequently ponded, 0 to 1 percent slopes
54	Zolfo fine sand, 0 to 2 percent slopes

SOILS MAP (1"=600')

SOILS SOURCE: U.S.D.A. SOIL CONSERVATION ONLINE MAPPING

Consultant:

03/06/2020	RESUBMIT TO CITY OF APOPKA
02/06/2020	RESUBMIT TO CITY OF APOPKA
01/03/2020	RESUBMIT TO CITY OF APOPKA
00/03/2020	SUBMIT TO CITY OF APOPKA
DESCRIPTIONS:	
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18032
DESIGNED BY:	GM
DRAWN BY:	HAL
CHECKED BY:	HI
APPROVED BY:	KH
SCALE IN FEET:	N.T.S.

Project Name:
**PLANNED
DEVELOPMENT
MASTER PLAN
RUBRIGHT
PROPERTIES**

Jurisdiction:
APOPKA, FLORIDA

Sheet Title:
**EXISTING
CONDITIONS**

Sheet No.:
C1.01

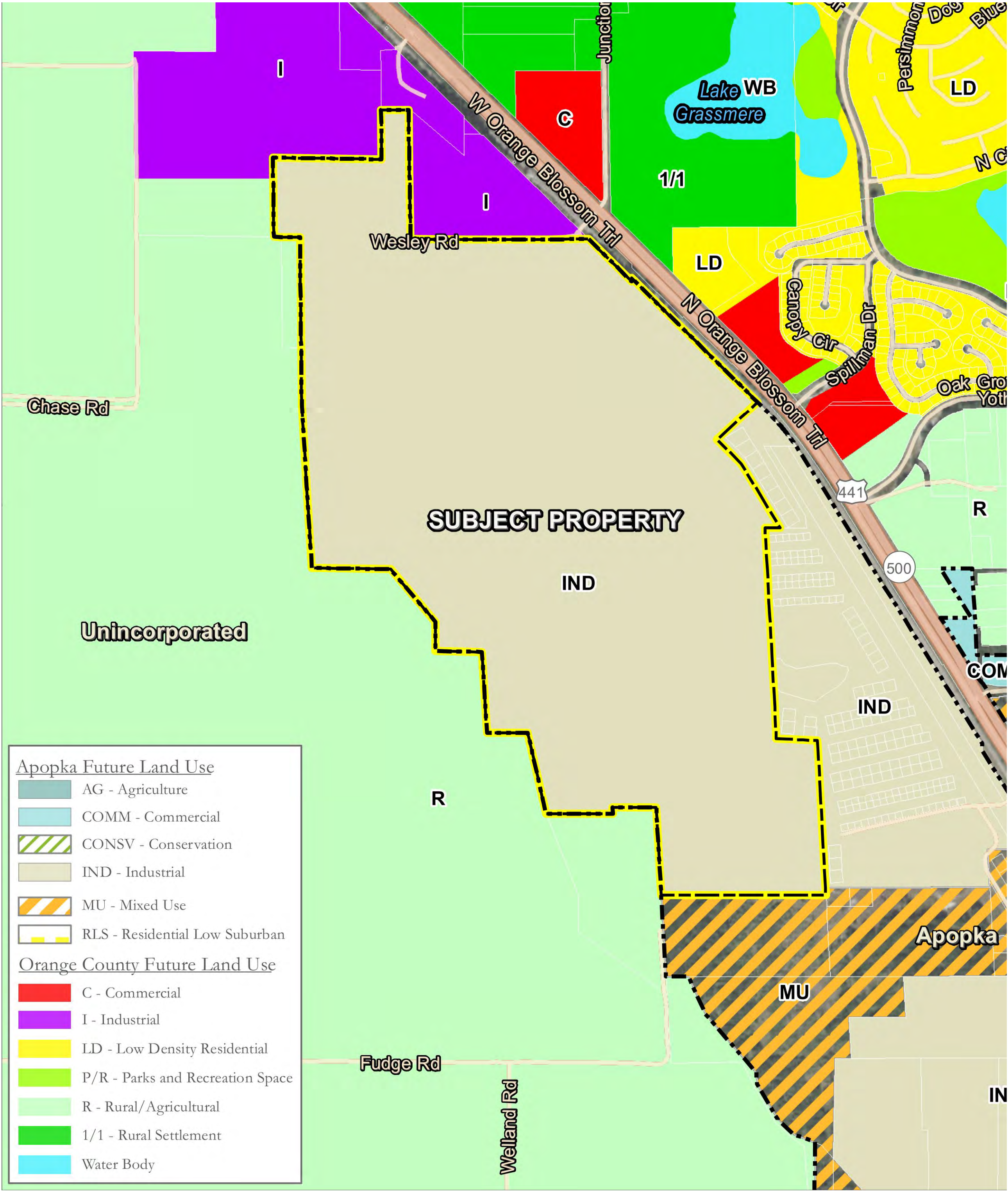
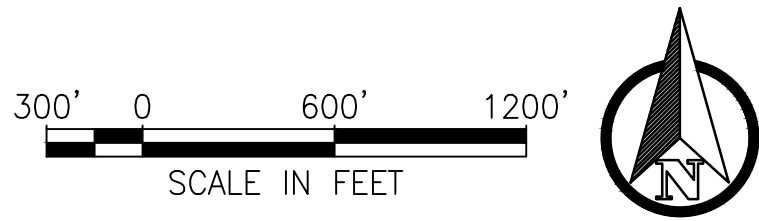
Seal:

POULOS & BENNETT

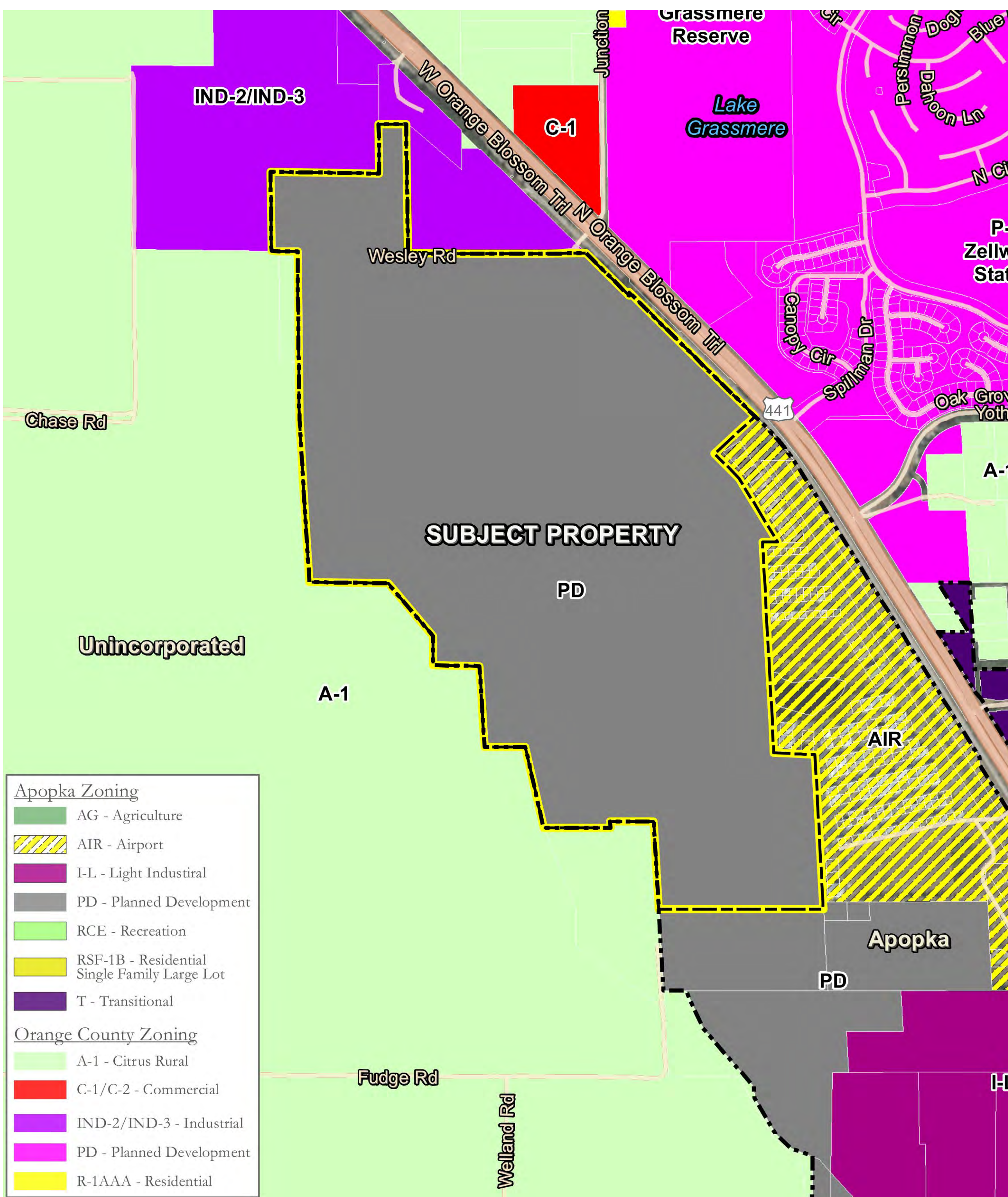
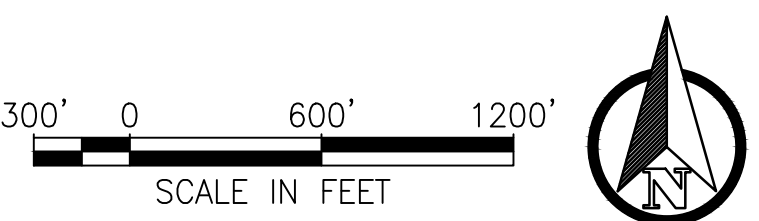
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

DATE:

Z:\2018\18-032 ZLATIUS - RUBRIGHT PROPERTIES\CAD\PRELIMINARY\PD\18-032-PD-KTB



PROPOSED FUTURE LAND USE MAP (1"=600')



PROPOSED ZONING MAP (1"=600')

Consultant:

03/06/2020	RESUBMIT TO CITY OF APOPKA
02/06/01/2020	RESUBMIT TO CITY OF APOPKA
01/03/27/2020	RESUBMIT TO CITY OF APOPKA
00/03/23/2020	SUBMIT TO CITY OF APOPKA
DESCRIPTIONS:	
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18032
DESIGNED BY:	GM
DRAWN BY:	HAL
CHECKED BY:	HI
APPROVED BY:	KH
SCALE IN FEET:	1"=600'

Project Name:
**PLANNED
DEVELOPMENT
MASTER PLAN
RUBRIGHT
PROPERTIES**

Jurisdiction:
APOPKA, FLORIDA
Sheet Title:
**EXISTING
CONDITIONS**

Sheet No.:
C1.02

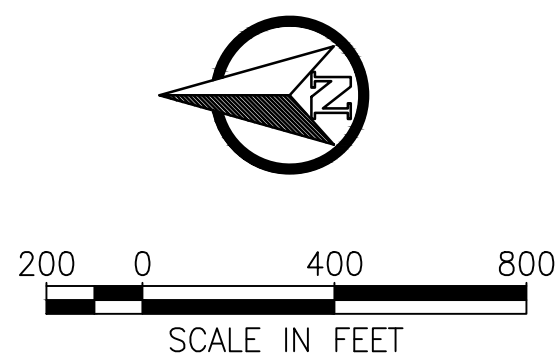
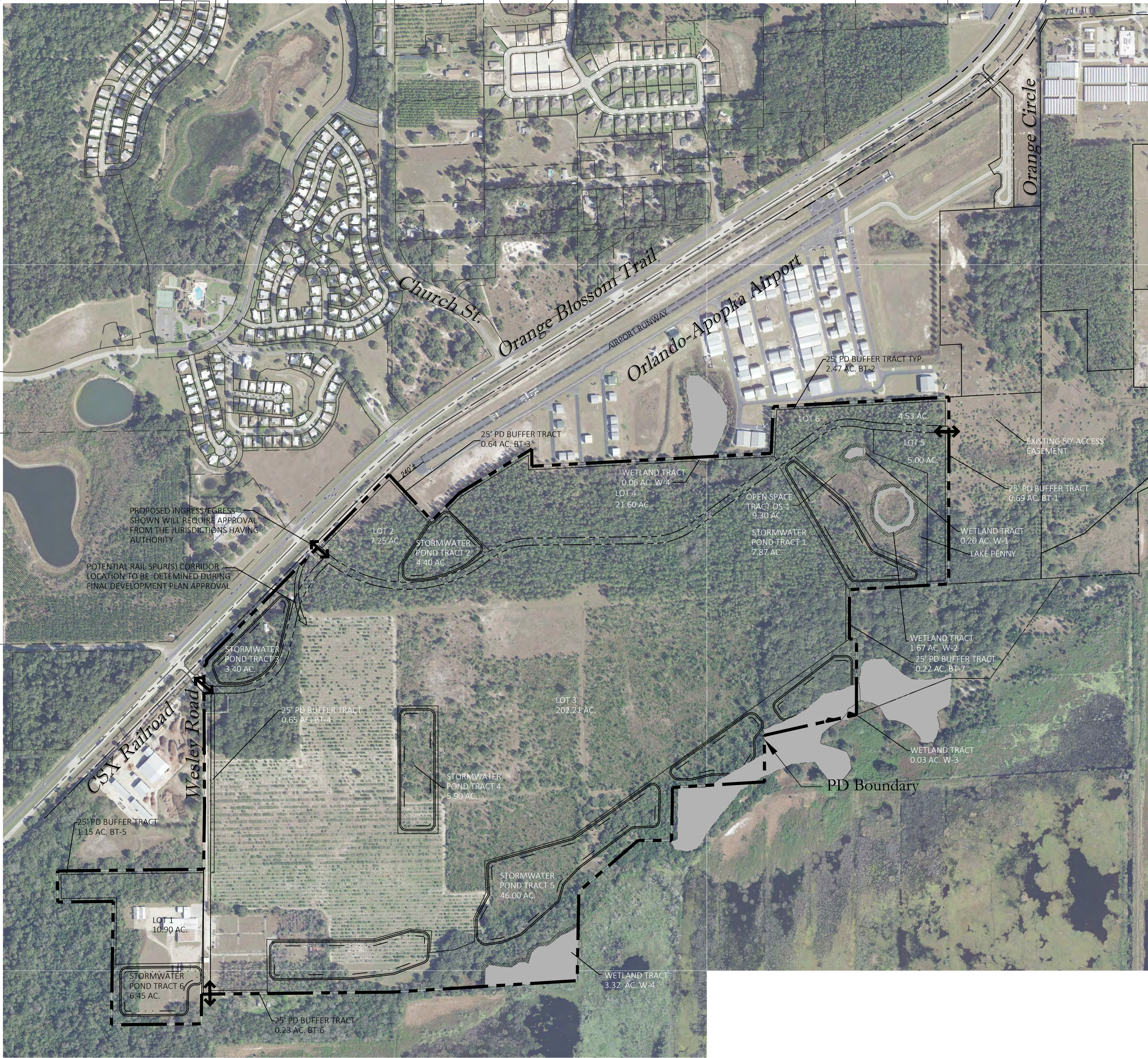
Seal:

DATE:



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2019\18-032 ZLATISS - RUBRIGHT PROPERTIES\CAD\PRELIMINARY\PD\18-032-PD-XTB



LEGEND

- SURVEY BOUNDARY
- ROW
- TRACT LINES
- WETLANDS
- 25' MIN. UPLAND BUFFER
- STORMWATER PONDS
- FULL ACCESS

03/06/2020	RESUBMIT TO CITY OF APOPKA
02/06/2020	RESUBMIT TO CITY OF APOPKA
01/03/2020	RESUBMIT TO CITY OF APOPKA
00/03/2020	SUBMIT TO CITY OF APOPKA
DESCRIPTIONS:	
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18032
DESIGNED BY:	GM
DRAWN BY:	HAL
CHECKED BY:	HI
APPROVED BY:	KH
SCALE IN FEET:	1"=400'

PLANNED DEVELOPMENT MASTER PLAN RUBRIGHT PROPERTIES

Jurisdiction:
APOPKA, FLORIDA

Sheet Title:
MASTER SITE PLAN

Sheet No.:
C2.00

Seal:

DATE:

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Planned Development Zoning District Standards

The purpose of this PD is to provide flexibility in the development of an industrial park, with light and heavy industrial uses, to allow for more concentrated development and reduced infrastructure. Up to 35% of the land area is permitted to include heavy industrial uses, that are not incompatible with the airport, in an effort to provide locations for the relocation of other heavy industrial users within Apopka. Landowners within the Rubright PD are permitted to transfere their rights to heavy industrial principal uses to another landowner, provided an assignement of rights is executed and provided with the development plan application. Pedestrian connectivity will be provided throughout the plan, and an open space network will provide a transition along the natural grade toward Lake Apopka. A 25-foot PD buffer is shown around the property perimeter.

Development within this PD shall be subject to the development standards outlined herein; however, if not addressed in this PD document, subject to the provisions of the Apopka Land Development Code.

SITE DATA:

Total Acres	349.37 Acres
Total Wetlands/Water Bodies	5.19 Acres
Total Developable Acres	344.18 Acres
Total Stormwater Provided	74.02 Acres
Total Open Space	9.30 Acres
Total PD Buffer Tracts	6.05 Acres
Total Lots	6 Lots

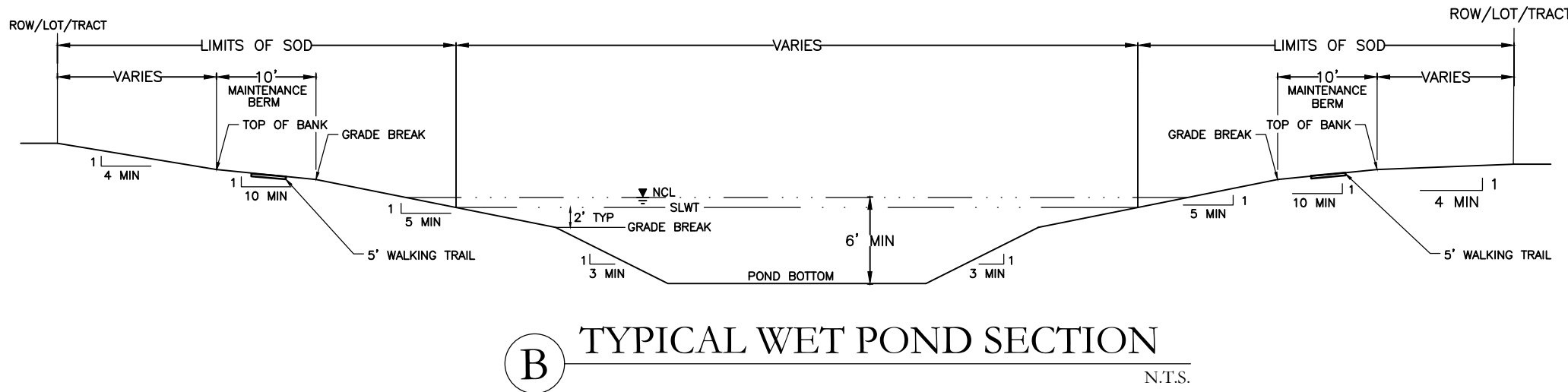
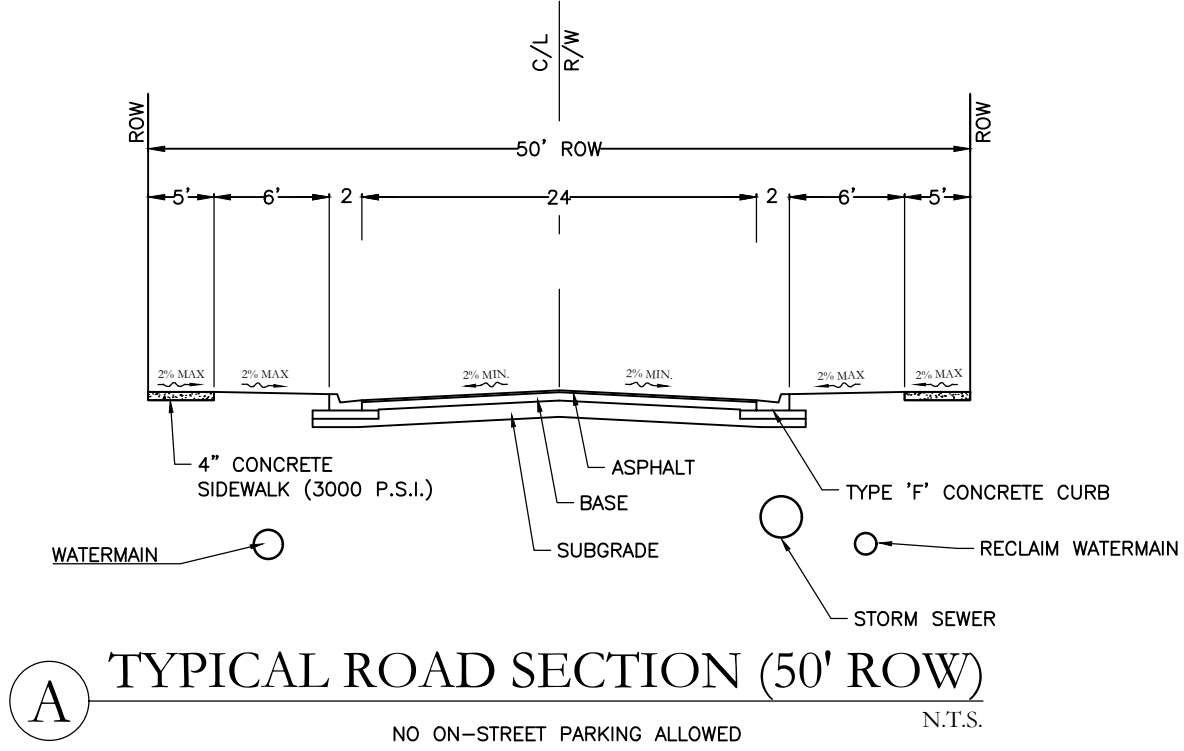
Open Space Required (20%) Provided	69.87 Acres
Pond (75% of Total Stormwater Pond acreage Required)	52.40 Acres
PD Buffer Tracts (BT-1thru BT-7)	6.05 Acres
Wetlands (W-1 Thru W-4)	5.25 Acres
Open Space (OS-1)	9.30 Acres
Total	73.00 Acres

Standard	All Uses
Lot Area, min. (s.f.)	12,000
Lot Width, min. (ft.)	100
Front Yard Setback, min. (ft.)	10
Side Yard Setback, min. (ft.)	10
Corner Side Yard Setback, min. (ft.)	15
Rear Yard Setback, min. (ft.)	10/30 [1]
Building Height, max. (ft.)	50' Subject to FAA Requirements as they may apply to Orlando Apopka Airport
Floor Area Ratio (FAR), max.	1.0
Notes: s.f. = square feet; ft. = feet; min. = minimum; max. = maximum	
[1] Thirty (30) feet when adjacent to a residential use or a Residential district.	

DEVELOPMENT PROGRAM:

4,500,000 SF Industrial Uses
Permitted/Prohibited Uses: As described in the I-L and I-H Use Chart in the Apopka Land Development Code; however the following uses are Prohibited as they are deemed to be incompatible with the adjacent airport use:

- Commercial fuel depot;
- Automobile service station;
- Vehicle towing or wrecker service;
- Fuel oil or bottled gas distribution;
- Surface mining;
- Land clearing debris disposal facility; and
- Concrete batch facilities.
- Stand alone solar panel fields, unless as an accessory use serving an industrial use located with the PD.



PHASING:

Project site infrastructure, roads and storm water facilities will be constructed in one (1) single phase.

OWNERSHIP/MAINTENANCE:

- | | |
|--------------------|---|
| Roads: | Public - To Be Owned and Maintained By The City of Apopka |
| Stormwater Ponds: | Private - To Be Owned and Maintained By Master P.O.A. |
| Utilities: | Public - To Be Owned and Maintained By The City of Apopka |
| PD Buffer Tracts: | Private - To Be Owned and Maintained By Master P.O.A. |
| Open Space Tracts: | Private - To Be Owned and Maintained By Master P.O.A. |
| Signage: | Private - To Be Owned and Maintained By Master P.O.A. |

Consultant:

04/07/08/2020	RESUBMIT TO CITY OF APOPKA
03/06/23/2020	RESUBMIT TO CITY OF APOPKA
02/06/01/2020	RESUBMIT TO CITY OF APOPKA
01/03/27/2020	RESUBMIT TO CITY OF APOPKA
00/03/23/2020	SUBMIT TO CITY OF APOPKA
DESCRIPTIONS:	
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18032
DESIGNED BY:	GM
DRAWN BY:	HAL
CHECKED BY:	HI
APPROVED BY:	KH
SCALE IN FEET:	N.T.S.

PLANNED DEVELOPMENT MASTER PLAN RUBRIGHT PROPERTIES

Jurisdiction:
APOPKA, FLORIDA

SITE DATA & SECTIONS

Sheet No.:

C2.10

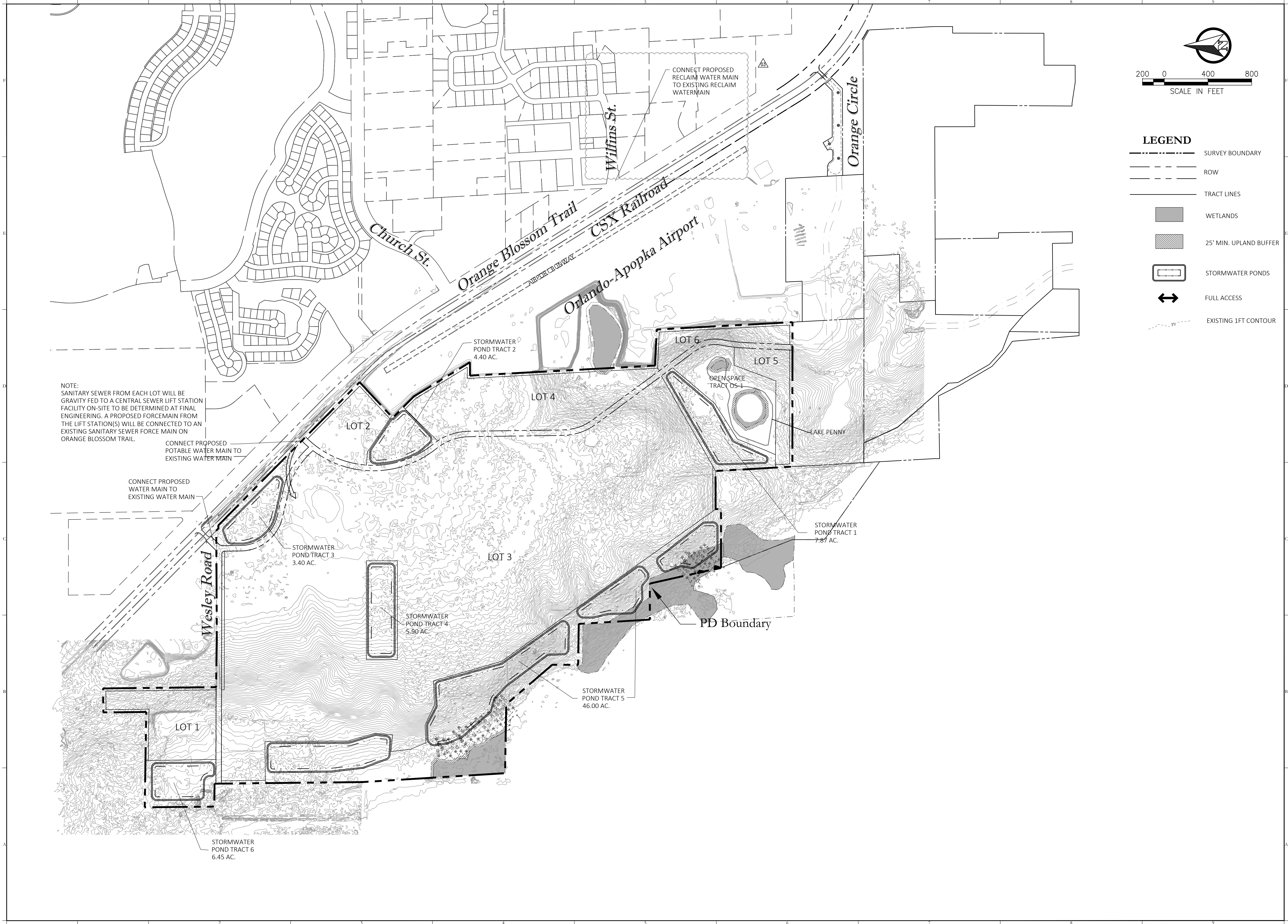
Seal:

DATE:



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 - www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-032 ZLATWSS - RUBRIGHT PROPERTIES\CAD\PRELIMINARY\PD\18-032-PD-XTB



Consultant:

03/06/2020	RESUBMIT TO CITY OF APOPKA
02/06/01/2020	RESUBMIT TO CITY OF APOPKA
01/03/27/2020	RESUBMIT TO CITY OF APOPKA
00/03/23/2020	SUBMIT TO CITY OF APOPKA
DESCRIPTIONS:	
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18032
DESIGNED BY:	GM
DRAWN BY:	HAL
CHECKED BY:	HI
APPROVED BY:	KH
SCALE IN FEET:	1"=400'

Project Name:

**PLANNED
DEVELOPMENT
MASTER PLAN
RUBRIGHT
PROPERTIES**

Jurisdiction:

APOPKA, FLORIDA

Sheet Title:

**DRAINAGE &
UTILITIES PLAN**

Sheet No.:

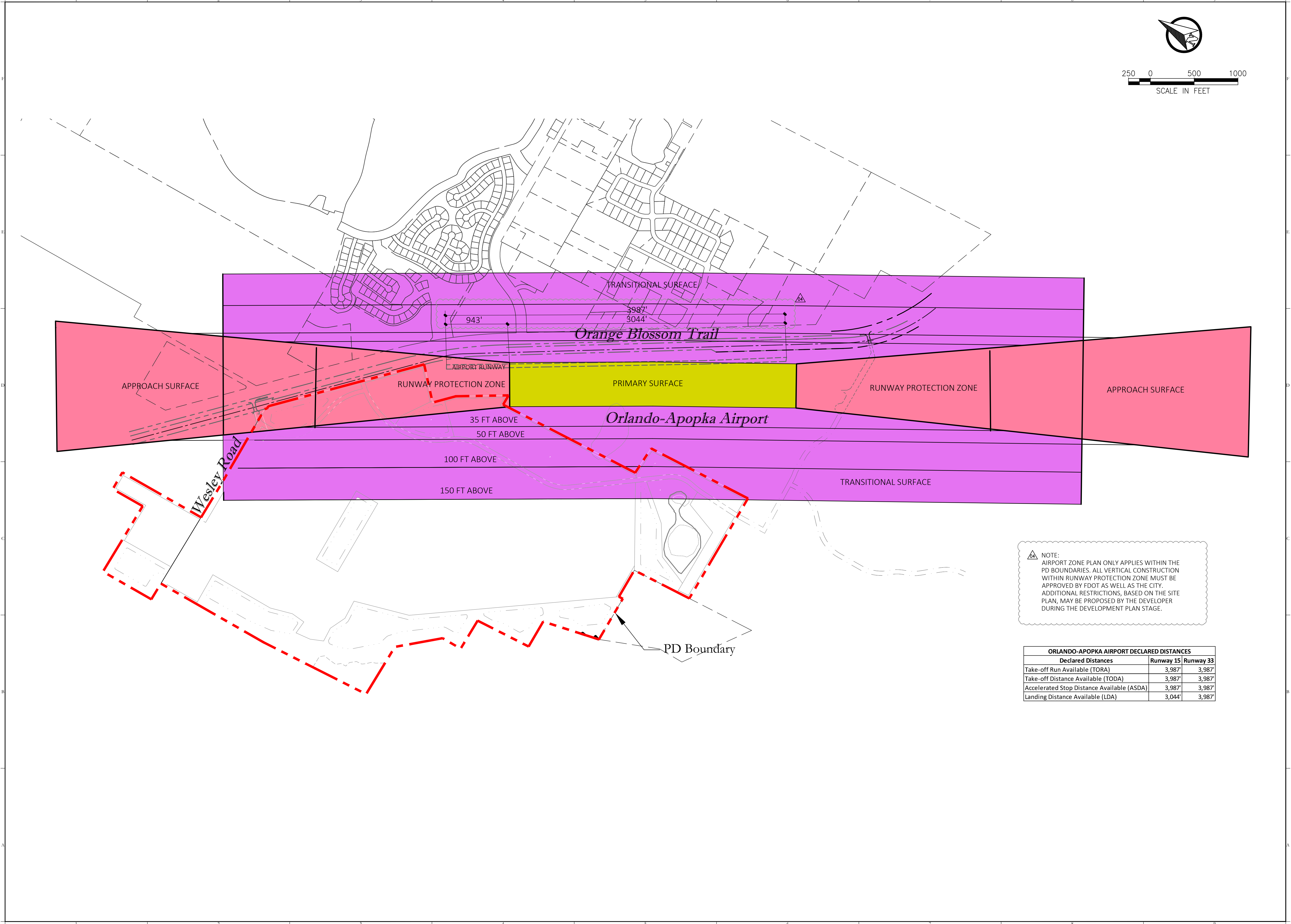
C3.00

Seal:



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2394 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2018\18-032 ZLATISS - RUBRIGHT PROPERTIES\CAD\PRELIMINARY\PD\18-032-PD-XTB



NOTE:
AIRPORT ZONE PLAN ONLY APPLIES WITHIN THE PD BOUNDARIES. ALL VERTICAL CONSTRUCTION WITHIN RUNWAY PROTECTION ZONE MUST BE APPROVED BY FDOT AS WELL AS THE CITY. ADDITIONAL RESTRICTIONS, BASED ON THE SITE PLAN, MAY BE PROPOSED BY THE DEVELOPER DURING THE DEVELOPMENT PLAN STAGE.

ORLANDO-APOPKA AIRPORT DECLARED DISTANCES		
Declared Distances	Runway 15	Runway 33
Take-off Run Available (TORA)	3,987'	3,987'
Take-off Distance Available (TODA)	3,987'	3,987'
Accelerated Stop Distance Available (ASDA)	3,987'	3,987'
Landing Distance Available (LDA)	3,044'	3,987'

Consultant:

04/07/08/2020	RESUBMIT TO CITY OF APOPKA
03/06/23/2020	RESUBMIT TO CITY OF APOPKA
02/06/01/2020	RESUBMIT TO CITY OF APOPKA
01/03/27/2020	RESUBMIT TO CITY OF APOPKA
00/03/23/2020	SUBMIT TO CITY OF APOPKA
DESCRIPTIONS:	
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	18032
DESIGNED BY:	GM
DRAWN BY:	HAL
CHECKED BY:	HI
APPROVED BY:	KH
SCALE IN FEET:	1"=500'

Project Name:
PLANNED DEVELOPMENT MASTER PLAN RUBRIGHT PROPERTIES

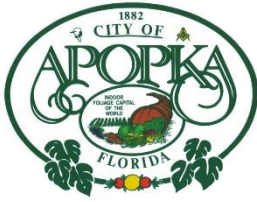
Jurisdiction:
APOPKA, FLORIDA

Sheet Title:
AIRPORT ZONE PLAN

Sheet No.:
C4.00

Seal:

DATE:



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING	MEETING OF:	July 21, 2020
☐ SITE PLAN	FROM:	Community Development
☐ SPECIAL REPORTS	EXHIBITS:	Land Use Report
☐ OTHER:		Vicinity Map
		Future Land Use Map
		Adjacent Zoning Map
		Adjacent Uses Map

SUBJECT: **COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – 3307 S CLARCONA LLC**

REQUEST: **RECOMMEND APPROVAL OF THE COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – 3307 S CLARCONA LLC**
FROM: **AGRICULTURE**
TO: **INDUSTRIAL (MAX. 0.6 FAR)**

SUMMARY:

OWNER: 3307 S Clarcona LLC

APPLICANT: Sidney L. Vihlen, III – Vihlen and Associates, P.A.

LOCATION: East of Clarcona Road and North of Stone Road

PARCEL ID NUMBER: 27-21-28-0000-00-038

EXISTING USE: Warehouse/Industrial

CURRENT ZONING: “AG” (Agriculture District)

TRACT SIZE: 5.85 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 1 Dwelling Unit (AG Future Land Use, 1 du/5 ac)
PROPOSED: 152,895 non-residential sq. ft. (IND Future Land Use, 0.6 FAR)

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 property was annexed into the city on February 21, 1996 by Ordinance Number 916. The proposed “Industrial” Future Land Use is compatible with the property due to the “Industrial” Future Land Use, and industrial-oriented uses, being found adjacent to the parcel and in the vicinity. This application is being processed simultaneously with an application to rezone the subject property from AG (Agriculture District) to I-L (Light Industrial).

COMPREHENSIVE PLAN COMPLIANCE: The proposed Future Land Use, “Industrial”, is consistent with the proposed zoning designation, “I-L, Light Industrial District”. Site development cannot exceed the density allowed by the Future Land Use policies. Planning & Zoning staff determines that the below policies support an “Industrial” designation at the subject site:

Future Land Use Element

Policy 3.1.1 Industrial

The primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The use of the Planned Unit Development process shall be encouraged. The maximum floor area ratio shall be .60.

Planned Unit Development uses may include:

- (1) All primary uses
- (2) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

SCHOOL CAPACITY REPORT: The proposed future land use amendment will not impact public school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 June 9, 2020.

PUBLIC HEARING SCHEDULE:

July 21, 2020 - Planning Commission (5:30 pm)

August 5, 2020 - City Council (1:30 pm) - 1st Reading

August 19, 2020 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

July 10, 2020 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDATION ACTION:

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 Future Land Use Designation of Industrial for the property owned by 3307 S Clarcona LLC and located East of Clarcona Road and North of Stone Road.

Planning Commission Recommended Motion: 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 Agriculture to Industrial, subject to the findings of the Staff Report.

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

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	“City” Agriculture	“City” AG	Nelson and Sons Nursery
East (City)	“City” Agriculture	“City” AG	Lake Charlotte
South (City)	“City” Industrial	“City” I-L	Randall Construction
West (County)	“County” RS 1/5	“County” A-1	Orange County Fire Station 28

II. LAND USE ANALYSIS

The subject property is currently used for an industrial activity , future development must comply with the Industrial future land use designation & be consistent with the Comprehensive Plan policies listed above.

The proposed Industrial future land use designation is consistent with the general future land use character of the surrounding area.

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

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The subject property is located within the “Core Area” of the JPA. The proposed FLUM Amendment request for a change from Agriculture to Industrial (Max. 0.60 FAR) is consistent with the terms of the JPA (Second Amendment). 3307 S Clarcona LLC is the property owner, and has been notified of the hearing schedule.

Transportation: Road access to the site is from Clarcona Road.

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

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

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

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Industrial (Max. 0.60 FAR) Based on the housing element of the City's Comprehensive Plan, this amendment will not increase the City's future population.

CALCULATIONS:

ADOPTED: 1 Unit(s) x 2.659 p/h = 2 persons

PROPOSED: 0 Unit(s) x 2.659 p/h = 0 persons (152,895 non-residential sq. ft.)

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 required for developments greater than ten (10) acres in size. As the property is less than 10 acres, this study is not required.

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 -- The property is located within the County's Utility Service area and must meet its requirements at the time it connects to the County's utilities.

Potable Water Analysis -- The property is located within the County's Utility Service area and must meet its requirements at the time it connects to the County's utilities.

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: ____lbs/ day /Capita
4. Projected LOS under proposed designation: ____lbs / day /1,000sf
5. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

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

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

Total design capacity of the water treatment plant(s): ____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:
3. Projected LOS under proposed designation:
4. Improvement/expansion: On site retention / detention ponds

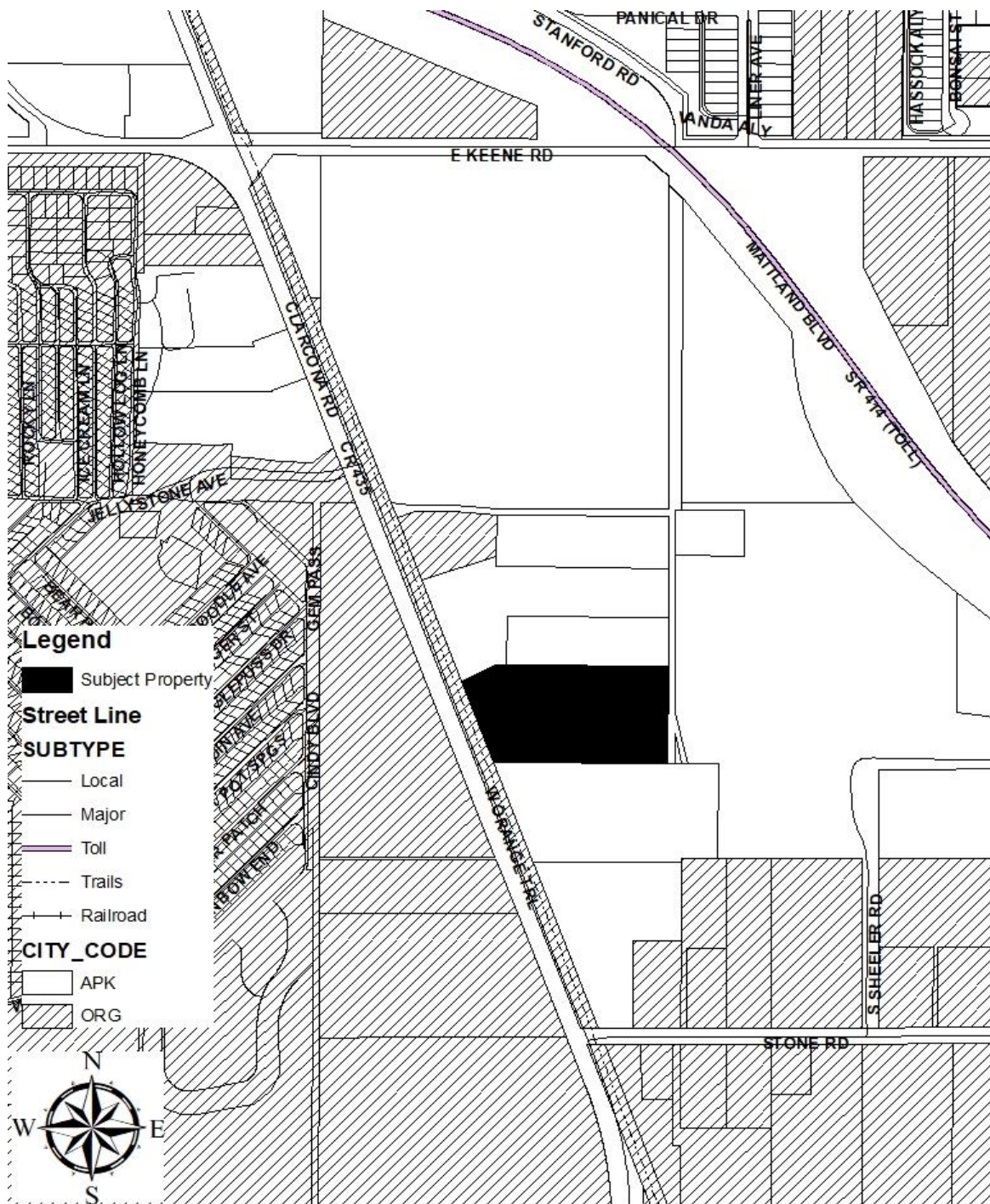
Recreation – Not applicable

1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0 acres
3. Projected facility under proposed designation: 0 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None



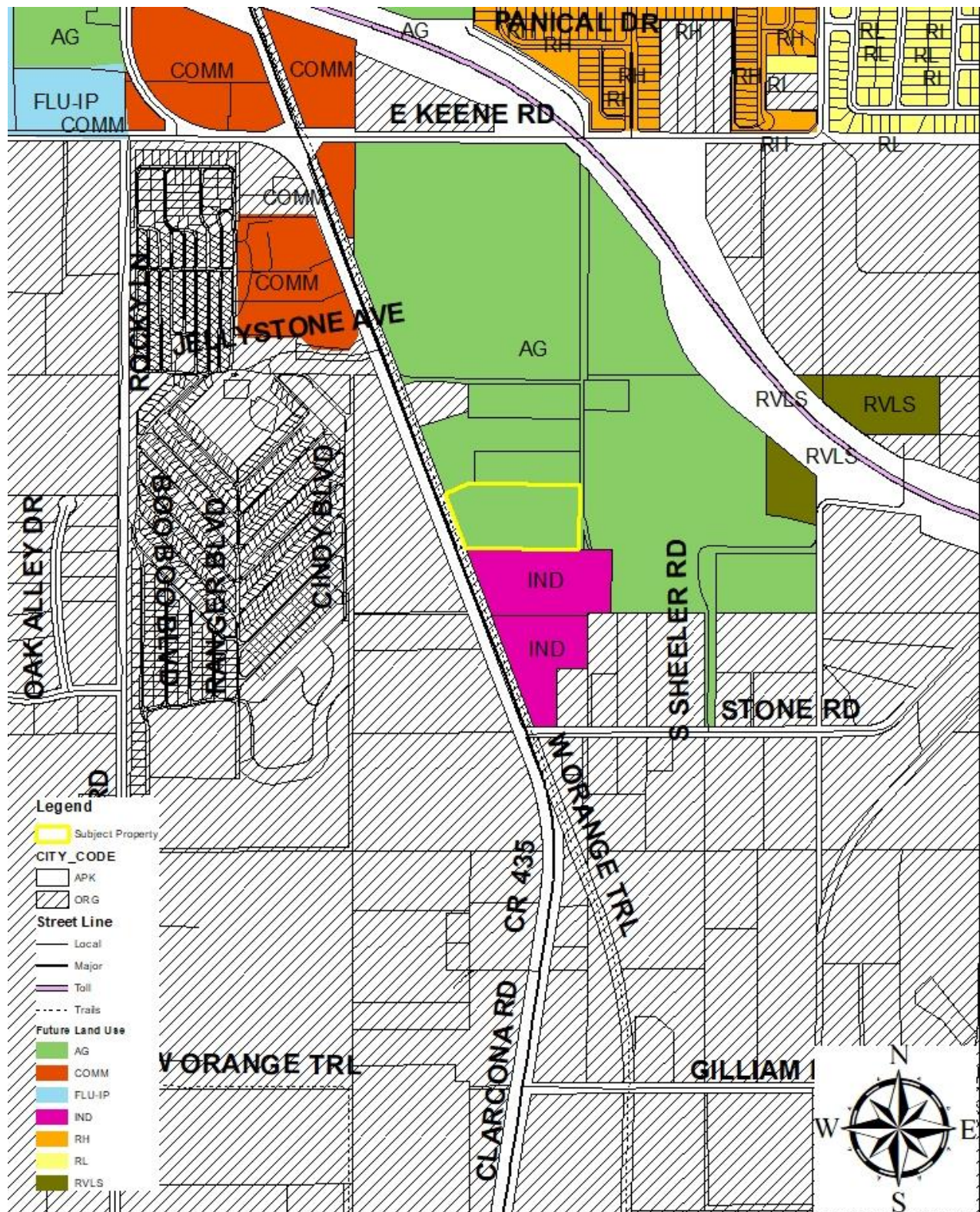
3307 S Clarcona LLC
5.85 +/- acres
Proposed Small-Scale Future Land Use Amendment:
From: Agriculture
To: Industrial
Parcel ID #: 27-21-28-0000-00-038

VICINITY MAP





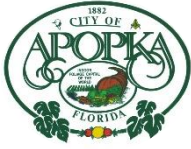
FUTURE LAND USE MAP





ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

<u>X</u>	PUBLIC HEARING	MEETING OF:	July 21, 2020
<u> </u>	SITE PLAN	FROM:	Community Development
<u> </u>	SPECIAL REPORTS	EXHIBITS:	Zoning Report
<u> </u>	OTHER:		Vicinity Map
			Future Land Use Map
			Adjacent Zoning Map
			Adjacent Uses Map

SUBJECT: **CHANGE OF ZONING – 3307 S CLARCONA LLC**

REQUEST: **CHANGE OF ZONING – 3307 S CLARCONA LLC**
FROM: AG (AGRICULTURE DISTRICT)
TO: I-L (LIGHT INDUSTRIAL DISTRICT)

SUMMARY:

OWNER:	3307 S Clarcona LLC
APPLICANT:	Sidney L. Vihlen, III – Vihlen and Associates, P.A.
PARCEL ID NUMBER:	27-21-28-0000-00-038
LOCATION:	East of Clarcona Road and North of Stone Road
FUTURE LAND USE:	Agriculture
EXISTING USE:	Warehouse/Industrial
CURRENT ZONING:	AG (Agriculture District)
PROPOSED ZONING:	I-L (Light Industrial District)
TRACT SIZE:	5.85 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING: 1 Dwelling Unit (AG Future Land Use, 1 du/5 ac) PROPOSED: 152,895 non-residential sq. ft. (IND Future Land Use, 0.6 FAR)

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 property was annexed into the city on February 21, 1996 by Ordinance Number 916. The subject area consists of approximately 5.85 acres and contains a warehouse and is being used for industrial purposes. The proposed I-L zoning is compatible with the property due to the I-L zoning abutting the parcel and being found in the vicinity. This application is being processed simultaneously with an application for a small-scale future land use amendment from “City” Agriculture to “City” Industrial.

COMPREHENSIVE PLAN COMPLIANCE: The proposed I-L (Light Industrial District) zoning is consistent with the proposed Industrial (Max. 0.6 FAR) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: The proposed zoning change will not create additional residential units and thus will not have an impact on school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 June 9, 2020.

PUBLIC HEARING SCHEDULE:

July 21, 2020 - Planning Commission (5:30 pm)

August 5, 2020 - City Council (1:30 pm) - 1st Reading

August 19, 2020 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

July 10, 2020 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDATION ACTION:

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 “AG, Agriculture District” to “I-L, Light Industrial District” for the property owned by 3307 S Clarcona LLC and located East of Clarcona Road and North of Stone Road.

Recommended Motion: 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 “AG, Agriculture District” to “I-L, Light Industrial District” for the property owned by 3307 S Clarcona LLC and located East of Clarcona Road and North of Stone Road.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	“City” Agriculture	“City” AG	Nelson and Sons Nursery
East (City)	“City” Agriculture	“City” AG	Lake Charlotte
South (City)	“City” Industrial	“City” I-L	Randall Construction
West (County)	“County” RS 1/5	“County” A-1	Orange County Fire Station 28

LAND USE & TRAFFIC COMPATIBILITY:

The property is currently accessed from Clarcona Road. Properties in the vicinity contain an Industrial Future Land Use designation.

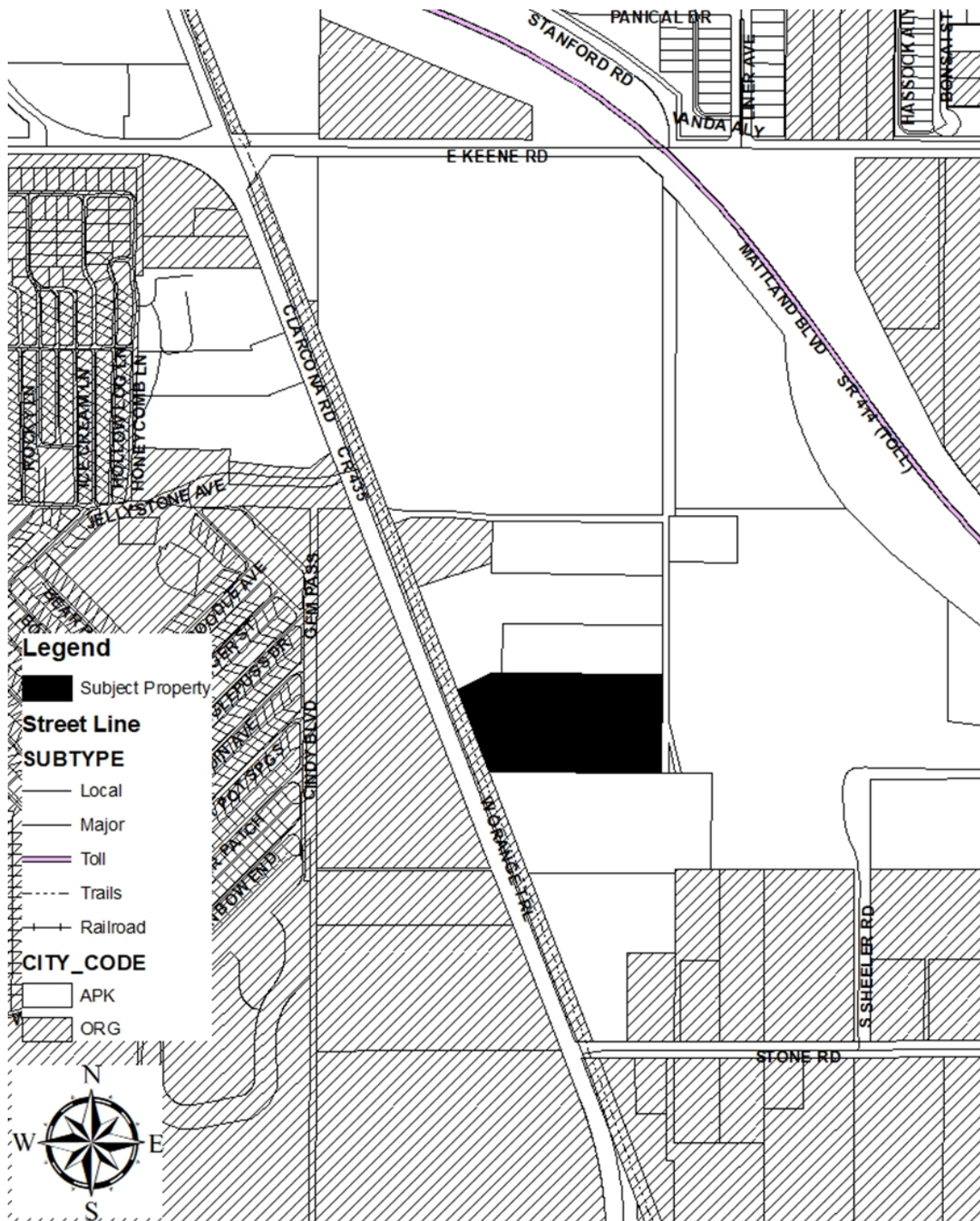
COMPREHENSIVE PLAN COMPLIANCE:

The proposed I-L zoning is consistent with the proposed Future Land Use designation, “Industrial” (Max. 0.6 FAR) and with the character of the surrounding area. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.



3307 S Clarcona LLC
5.85 +/- acres
Proposed Rezoning:
From: AG, Agriculture District
To: I-L, Light Industrial District
Parcel ID #: 27-21-28-0000-00-038

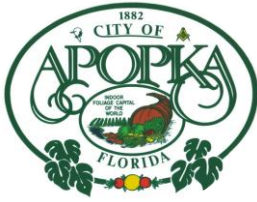
VICINITY MAP





ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

<u>X</u> PUBLIC HEARING	MEETING OF:	July 21, 2020
<u> </u> SITE PLAN	FROM:	Community Development
<u> </u> SPECIAL REPORTS	EXHIBITS:	Vicinity Map
<u>X</u> OTHER: Plat		Aerial Map
		Lake Standish Estates
		Plat

SUBJECT: LAKE STANDISH ESTATES SUBDIVISION - PLAT

REQUEST: RECOMMEND APPROVAL OF THE PLAT OF LAKE STANDISH ESTATES SUBDIVISION

SUMMARY:

OWNER/APPLICANT:	Frankdevco, LLC, c/o Heath Frank
LOCATION:	1130 Schopke Lester Road
PARCEL ID NUMBER:	06-21-28-7172-07-050
FUTURE LAND USE:	Residential Low (0 – 5 du/ac)
ZONING:	RSF-1B (Residential Single-Family– Large Lot)
EXISTING USE:	Vacant
PROPOSED USE:	Three Single Family Residential Lots
TRACT SIZE:	1.88 +/- acres
LAND DEVELOPMENT CODE:	2019

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

PLANNING COMMISSION – JULY 21, 2020
LAKE STANDISH ESTATES SUBDIVISION – PLAT
PAGE 2

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	Low Density Residential	A-1 (Citrus Rural District)	Vacant
East (City)	Residential Low	RSF-1B (Residential Single-Family– Large Lot)	Lexington Club Residential Subdivision
South (City and County)	City Residential Low and County Low Density Residential	City RSF-1B and County A-1	Vacant and Single Family Residence
West (County)	Low Density Residential	A-1	Single Family Residence

PROJECT SUMMARY: This is a request to approve the Lake Standish Estates - Plat, which proposes the subdivision of the parcel into three single family residential lots. A 20-foot wide Ingress/Egress Easement shall be maintained on the northern boundary of Lot 3 to serve as legal access to adjacent lots outside the Plat. The lots will be developed at a later date. However, a tree survey, removal and mitigation plan, and drainage analysis are required at the time of the development of each lot at the building permit application.

PUBLIC HEARING SCHEDULE:

July 21, 2020 - Planning Commission (5:30 pm)

August 5, 2020 - City Council (1:30 pm)

RECOMMENDATION ACTION:

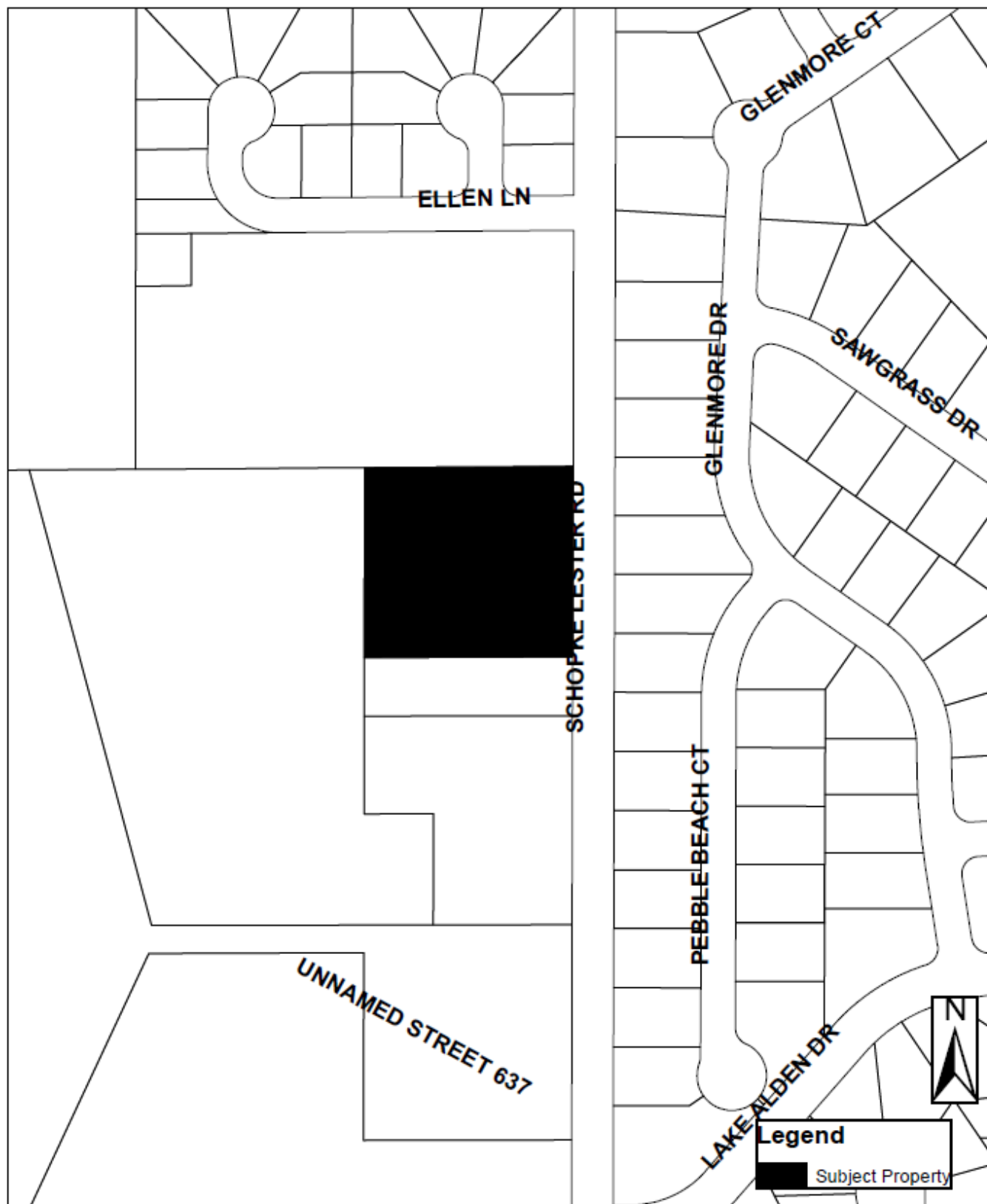
The **Development Review Committee** recommends approval of the Lake Standish Estates Subdivision – Plat, finding it consistent with the Land Development Code, subject to the findings of this staff report.

Recommended Motion: Find the Lake Standish Estates Subdivision – Plat consistent with the Land Development Code and recommend approval of the Plat, subject to the findings of this staff report.

Planning Commission role: The role of the Planning Commission for this development application is to advise the City Council to approve or deny the Plat based on consistency with the Comprehensive Plan and Land Development Code.

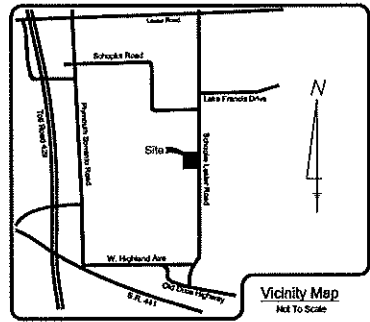
Note: This item is considered Quasi-Judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Vicinity



Aerial





LEGAL DESCRIPTION:

LOT 5, BLOCK G, MAP OF PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 17, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE SOUTH 320.40 FEET THEREOF AND ALSO LESS THE EAST 10 FEET FOR ROAD RIGHT-OF-WAY.

LESS AND EXCEPT:
THE NORTH 85 FEET OF THE SOUTH 405.40 FEET OF LOT 5, BLOCK G, MAP OF PLYMOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE SOUTH 320.40 FEET THEREOF AND ALSO LESS THE EAST 10 FEET FOR ROAD RIGHT-OF-WAY.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST RUN NORTH 00°14'59" EAST ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 1339.24 FEET TO A POINT ON SAID EAST SECTION LINE; THENCE DEPARTING SAID EAST SECTION LINE RUN SOUTH 00°00'00" WEST, A DISTANCE OF 1347.05 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SCHOPKE LESTER ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 00°20'14" WEST, A DISTANCE OF 253.21 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 89°44'30" WEST, A DISTANCE OF 299.76 FEET TO A POINT; THENCE RUN NORTH 00°13'52" WEST, A DISTANCE OF 271.73 FEET TO A POINT ON THE CENTERLINE OF RIGHT-OF-WAY LINE OF A 40' WIDE, UNNAMED, PLATTED RIGHT-OF-WAY, AS RECORDED IN PLAT BOOK B, PAGE 17, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE RUN NORTH 89°30'18" EAST, A DISTANCE OF 300.28 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE AFORESAID WEST RIGHT-OF-WAY LINE OF SCHOPKE LESTER ROAD; THENCE DEPARTING SAID CENTERLINE AND ALONG SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 00°20'14" EAST, A DISTANCE OF 20.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING 81,730.71 SQ. FT. ± OR 1.88 ACRES ±.

Legend

- N.R. - Non-Radial
- P.I. - Point of Intersection
- R.W. - Right-of-Way
- R.P. - Radius Point
- CCR - Certified Corner Record
- C.M. - Concrete Monument
- - Set Iron Rod & Cap LB# 7623
- - P.R.M.-Permanent Reference Monument Set 4"x4" Concrete Monument LB# 7623
- - Set Nail and Disk
- ⊕ - Centerline

**Ireland & Associates
Surveying, Inc.**

Patrick K. Ireland, PSM 8637/LB 7623
800 Currency Circle, Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366
Fax-407.320.8165

NOTES:

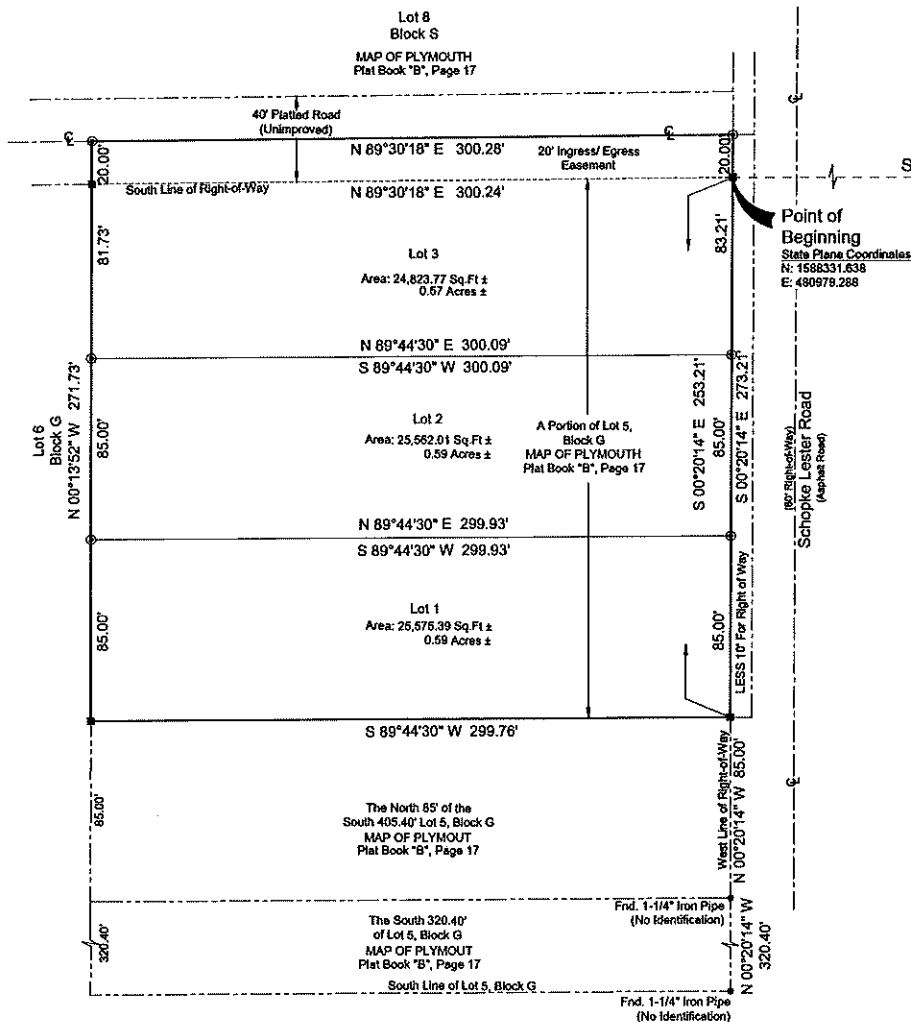
- ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.09(9) FLORIDA STATUTES.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 31, BEING NORTH 00°14'59" EAST. BASED UPON FLORIDA STATE PLANE COORDINATES, NAD 83 DATUM.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION, SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LAKE STANDISH ESTATES

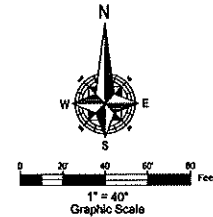
A REPLAT OF A PORTION OF LOT 5, BLOCK G, MAP OF PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 17, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LYING IN

SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



East Corner of
Sec. 31, T 20 S, R 28 E
State Plane Coordinates
N: 1589732.670
E: 482332.440
COR#0047939
FND. 4"x4" CM



SHEET 1 OF 1

PLAT BOOK:

PAGE:

LAKE STANDISH ESTATES

DEDICATION

KNOW ALL BY THESE PRESENTS, That being the owner in fee simple of the lands described in the foregoing section to this plat, hereby dedicates Nothing. Regardless of the preceding provisions, the lawful owner reserves the unrestricted and absolute right to deny the right of ingress to any person who, in the opinion of the lawful owner may create or participate in a disturbance or nuisance on any part of the land shown on this plat.

IN WITNESS THEREOF, has caused these presents to be signed and attested to on
witnessed this day of , 2020

By: _____
Printed Name

Attest: _____
Printed Name

Signed in the presence of:

By: _____
Printed Name

By: _____
Printed Name

STATE OF _____ COUNTY OF _____ THIS IS TO CERTIFY,
That on _____ before me, an officer duly authorized to take
acknowledgements in the State and County aforesaid, personally appeared _____
and _____ respectively
and _____ of the above named

Corporation incorporated under the laws of _____ who is/are personally
known to me or have produced the following identification _____
and _____ respectively and who executed the foregoing
dedication and severally acknowledged the execution thereof to be their free act and deed
as such officers thereto duly authorized and that said dedication is the act and deed of
said Corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC
My Commission Expires _____

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A
PROFESSIONAL SURVEYOR AND MAPPER CERTIFIES THAT I HAVE PREPARED
THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND
SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY
REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND
IS LOCATED IN, THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

Surveyor's Signature Date

Ireland & Associates Surveying
800 Currency Circle, Suite 1020
Lake Mary, Florida 32746

Patrick K. Ireland : PSM
Florida Registration Number 6637
Licensed Business No. 7623

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS
EXAMINED AND APPROVED BY

RICHARD EARP, CITY ENGINEER

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS
APPROVED BY THE APOPKA PLANNING COMMISSION OF THE CITY OF APOPKA.

CHAIRMAN DATE

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

PURSUANT TO SECTION 177.081 FLORIDA STATUTES, I HAVE REVIEWED THIS
PLAT FOR CONFORMITY TO CHAPTER 177 PART 1 OF THE FLORIDA STATUTES
AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF
THAT CHAPTER; PROVIDED HOWEVER THAT MY REVIEW DOES NOT INCLUDE
FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS, OR
MEASUREMENTS SHOWN ON THIS PLAT.

Surveyor's Signature Date

Ralph A. Nietro, P.S.M.
Nietro Whitaker Surveying, LLC
Registration No. 6925

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY THAT ON _____, THE CITY COUNCIL OF THE CITY
OF APOPKA APPROVED THE FOREGOING PLAT.

BRYAN NELSON, MAYOR CITY CLERK

CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOLLOWING PLAT WAS RECORDED IN THE ORANGE
COUNTY OFFICIAL RECORDS ON _____

AS FILE NO. _____

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA BY

COUNTY COMPTROLLER

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF
THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE
SUSPENDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE
PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON
THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Point of
Commencement
Southeast Corner of
Sec. 31, T 20 S, R 28 E
State Plane Coordinates
N: 1588962.410
E: 482320.500
CCR#0082617
FND. 6"x6" CM