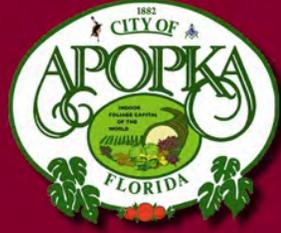


# City of Apopka

## Comprehensive Plan 2030



### Future Land Use Element



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# FUTURE LAND USE ELEMENT

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## **INTRODUCTION**

### **PURPOSE AND SCOPE**

The most important objective of the Apopka Comprehensive Plan and the Future Land Use Element (FLUE) is to provide development guidance and growth management for the future. The FLUE addresses the adequacy of land uses in relation to current and future land demands throughout the 2030 planning period. The Future Land Use Map (FLUM) identifies the location of each land use category.

The Future Land Use Element (FLUE), in conjunction with the City's Land Development Code and other implementing mechanisms, is designed to guide the distribution of growth in Apopka to ensure that future patterns of land use are tailored to:

- Meet the statutory requirements of Chapter 163 and 187, Florida Statutes (F.S.) and 9J-5 Florida Administrative Code (F.A.C.); further the Florida Comprehensive Plan, Chapter 179, F.S. and the East Central Florida Regional Planning Council (ECFRPC) Strategic Regional Policy Plan (SRPP);
- Reduce sprawl, consistent with Rules 9J-5.006(3)(b) and 9J-5.011(2)(b)3, F.A.C.;
- Improve development efficiency by guiding development to existing growth areas where infrastructure systems are in place and where unit costs for public services and facilities are relatively low;
- Protect natural resources by guiding development away from wetlands and other natural resources; and
- Enhance community character by reinforcing existing development patterns and addressing compatibility issues.

### **RELATION TO OTHER ELEMENTS**

Although the FLUE delineates the types and magnitude of development which the City foresees as its future, this element should not be viewed in isolation. The natural constraints to the land, the services needed to develop the land, the complete documentation of housing needs in the City and the regional and state agencies which regulate the development and use of the land within Apopka are only briefly summarized in this element.

More specific information on the quality of parks and recreational opportunities available in Apopka are listed in the Recreation and

Open Space Element, as is a discussion of land designated to be left as open space and undeveloped either for aesthetic reasons or due to natural impediments to development. The FLUE summarizes the amount of land necessary for single family and multifamily development. The issues of cost, tenure and other resident needs are more fully portrayed in the Housing Element. Issues relating to the amount of infrastructure needed for proposed development, including potable water, sanitary sewer, stormwater management and solid waste are discussed in the Infrastructure Element. The analysis of transportation problems and opportunities in Apopka are more fully detailed in the Transportation Element, including the importance of land use patterns to transportation. Costs and methods to finance the necessary transportation, infrastructure and recreation improvements for the development envisioned in the FLUE are listed in the Capital Improvements Element. The process by which other governmental agencies impact development decisions within the City and the methods through which the City can improve the relationships with these agencies are described in the Intergovernmental Coordination Element.

## INVENTORY

### GENERAL SETTING AND HISTORY OF APOPKA

The City of Apopka is located in northwest Orange County near the geographical center of the State of Florida. Lake County abuts the City limits to the north. The City borders Seminole County to the east and has incorporated portions of the Wekiva Springs State Park. U.S. Highway 441 (US 441) and State Road (SR) 436 intersect within the City and provide access to the Orlando metropolitan area. US 441 is also designated as both Main Street and SR 500. The multiple functions of this road are discussed in detail in the Transportation Element. SR 429, also known as the Western Expressway (a component of the Florida Intrastate Highway System, the FIHS), provides access to the Florida Turnpike, to the south. **Map 1-1** depicts the City's location in the State.

The history and prehistory of the Apopka area has been documented by Jerrell H. Shofner in The History of Apopka and Northwest Orange County, (Tallahassee: Rose Printing Company, 1982). The following summary has been excerpted from Shofner's book:

Chartered as the Town of Apopka City in 1882, Apopka was already the trading center of the area which today comprises Northwest Orange County. It had evolved into a town because early settlers had been attending lodge meetings at Orange Lodge No. 36, F & AM, since the early 1850s. The City's location between the Wekiva River and Lake Apopka made it the logical town site for those interested in citrus culture, an amenable climate, and winter homes. Early agriculture consisted of citrus orchards which utilized the Wekiva River to transport produce to market. Many of the citrus growers had nurseries to supply their own seedlings, but commercial nurseries cropped up in the early 1880s. By the end of that decade several thriving nurseries were operating in the Northwest Orange County area.

The first ornamental horticultural nursery was introduced in the area in 1913. The business grew only Boston ferns and by the 1920s had attracted enough area competition to convince City fathers to adopt the title "Fern Capital of the World". By the 1950s this title was transformed into the "Foliage Capital of the World" as more and more forms of ornamental plant materials were produced and sold from the Apopka area.

As railroads gave way to automobile transportation in the early 20<sup>th</sup> century, Apopka's role as northwest Orange County's trading and cultural center was enhanced.

## EXISTING LAND USES

**Table 1-1** summarizes the acreage by land use found within the City of Apopka in 2009. This table was derived from the Orange County property appraiser's Geographic Information System (GIS) database. The GIS database identified each land parcel and classified the existing land use or uses based on the property appraiser's land use codes. The City's existing land uses are shown on **Map 1-2**.

Pursuant to §9J-5.006(1)(f), F.A.C., the land uses adjacent to the City's boundaries must be shown on the land use map series. **Map 1-3** depicts the land uses for all lands adjacent to the City of Apopka.

**TABLE 1-1: EXISTING LAND USE, 2009**

Existing Land Use	2009	
	Acres	% of Acres
Agriculture	3,975.63	18.79%
Residential	4,390.18	20.75%
Commercial	471.90	2.23%
Office	222.59	1.05%
Industrial	754.55	3.57%
Institutional/Public Use**	3,285.17	15.53%
Vacant	3,721.47	17.59%
<b>Subtotal Developable</b>	<b>16,821.49</b>	<b>79.51%</b>
Conservation	340.12	1.61%
Park & Recreation*	2,150.22	10.16%
Water, R-O-W, Unclassified	1,848.17	8.73%
<b>Subtotal Undevelopable</b>	<b>4,338.51</b>	<b>20.50%</b>
<b>TOTAL</b>	<b>21,160.00</b>	<b>100%</b>

\* Includes private parks and recreation facilities

\*\* Includes some parks and recreation facilities

**Source:** Land Design Innovations, Inc., 2009 (Orange County Property Appraiser data)

## HISTORIC RESOURCES

The City of Apopka has a significant recorded history. There are also documented prehistoric sites in the surrounding unincorporated areas. There are several methods commonly used to recognize historic places. Possibly the most prestigious method is listing on the National Register of Historic Places (NRHP). National Register listing does not provide any protection to a house or site other than economic incentives to maintain the historic character. Economic incentives may include tax deductions for restoration and/or increased property value.

Within the City of Apopka, there is one area listed on the NRHP - the Ryan & Company Lumber Company located at 210 E. Fifth Street. Four individual buildings are also on the National Register of Historic Places:

- Carroll Building, 407-409 S. Park Ave.;
- Seaboard Airline Railway Depot, 36 E. Station Street;
- Mitchill-Tibbetts House, 21 E. Orange St.; and
- Waite-Davis house, 5 South Central Avenue.

The City completed a Historic Properties Survey in 1992 which contains recommendations for historic preservation and possible National Register nominations. The study was completed in order to identify the City's significant historical resources and implement strategies to protect and enhance them. Over 190 sites have been listed on the Florida Master Site File from the first phase of this study and are included in **Appendix 1-1**. The identified historical and cultural resources are shown on **Map 1-4**. A windshield survey identified about 350 additional structures that may be historically significant, mostly concentrated within the original City limits of Apopka; however, several pockets of older structures are scattered throughout the City.

## **NATURAL RESOURCES**

This section briefly discusses the natural environment within the City of Apopka. This information is discussed in greater detail in the Conservation Element.

### **Groundwater Aquifer Recharge**

Prime aquifer recharge areas are located within the Apopka City limits and utility service area.

### **Soils and Topography**

Soil conditions refer to those characteristics of the land having special relevance and importance to urban development. Soils in the City of Apopka and surrounding planning area are generally of the Lakeland-Blanton association characterized by nearly level to strongly sloping, well drained to somewhat excessively drained sandy soils interspersed with many lakes and ponds. Small areas of more poorly drained soils, or hydric soils, are found in the flat wooded and wet grassy flat areas scattered throughout the Apopka area, particularly bordering the lakes and ponds. There is little surface drainage pattern in the Lakeland-Blanton Association since most drainage is through the porous soil. The Conservation Element

contains a more detailed description of the soils in Apopka.

### **Floodplains**

Floodplains are identified in conjunction with the Federal Emergency Management Agency's Flood Insurance Rate Maps. The National Flood Insurance Program is legislation that provides for the identification of flood hazard areas up to 100 year storm level and makes available federally subsidized insurance to property owners in such areas, provided these communities, have become participants and agreed to adopt and enforce minimum land use controls adequate to meet Federal Insurance Administration standards for future flood plain management. The City's programs that address stormwater management are described in more detail and drainage basins mapped in the Infrastructure Element.

### **Wetlands**

The City of Apopka contains a variety of wetland types. The largest concentration of wetlands is located in southwest Apopka. These wetlands are associated with Marshall Lake, Upper and Lower Lake Doe, Lake Witherington and Lake Fuller. These wetlands are mostly freshwater swamp with areas of mixed wetland forest. Another area of wetlands, located only partially in the City is located in the northeast area and surrounds Lake McCoy, with most of the wetlands outside the City limits. This area contains the largest variety of wetland types in the Apopka area.

The third major area of wetlands is in northwest Apopka where a peat mine has been permitted to operate. The peat mine was permitted through Orange County and the SJRWMD with the condition that the wetlands be restored and endangered species be protected. The City's wetlands protection programs and a map showing where the wetlands are located are included in the Conservation Element.

### **Wekiva Study Area**

The City is located within the Wekiva Study Area designated by the state legislature in its Wekiva Parkway and Protection Act, Part III of Chapter 369, F.S. that was signed into law in 2004 and amended in 2005. The Act requires local governments in the Wekiva Study Area to adopt amendments to their comprehensive plans. Both Orange County and the City of Apopka have adopted the required amendments. **Appendix 1-2** includes a set of overlay maps that are adopted as a part of the Future Land Use Map series and identify the natural resource features related to the Wekiva Study Area.

### **POPULATION PROJECTIONS**

Chapter 9J-5, F.A.C. directs that the "comprehensive plan shall be

based on resident and seasonal population estimates and projections." According to the definition established by 9J-5, resident population refers to "inhabitants counted in the U.S. Bureau of the Census in the total population category." Seasonal population encompasses those "inhabitants who utilize, or may be expected to utilize, public facilities or services, but who are not residents. Seasonal population shall include tourists, migrant farm workers, and other short-term and long-term visitors." The total seasonal population combined with the total resident population represents the "total functional population."

Projected population figures determine future facility needs and land requirements and must be taken into consideration in preparing the Future Land Use Element. Population estimates and projections were prepared by Land Design Innovations, Inc. as part of the comprehensive plan and are shown in **Table 1-2**. A description of the methodologies used to formulate the projections is found in **Appendix 1-3**.

**TABLE 1-2: POPULATION FORECAST, 2010-2030**

<b>Year</b>	<b>Permanent and Institutional Population</b>	<b>Seasonal Population*</b>	<b>Total Population</b>
2010	41,382**	601	41,983
2015	56,138	815	56,953
2020	73,226	1,063	74,289
2025	97,330	1,413	98,743
2030	123,741	1,797	125,538

\* Seasonal population based on 2000 Census percentage of seasonal units

\*\*2010 estimate calculated based on building permits issued between 4/1/09 and 3/31/10

**Source:** U.S. Census 2000; Land Design Innovations, 2010

## **LAND USE ANALYSIS**

### **AVAILABILITY OF FACILITIES AND SERVICES**

Before determining the appropriate amount of acreage to be assigned for various land uses to accommodate future demand, it is important to evaluate infrastructure necessary to support the projected development. Infrastructure includes transportation, sanitary sewer, reclaimed water, solid waste, stormwater and potable water facilities.

#### **Transportation**

Roads located in the City of Apopka include those under the responsibility of the Florida Department of Transportation (FDOT), Orange County and the City of Apopka. The major transportation routes serving Apopka are US 441 (SR 500), SR 436 (Semoran Boulevard) and SR 429 (Western Expressway). These roads are essential to regional mobility and a majority of the current congestion levels can be attributed to growth in the Lake/Orange/Seminole County area.

A portion of US 441 is listed as an FDOT Constrained Facility and a portion is listed as an FDOT Backlogged Facility. US 441 is one of only two roadways in the City that are currently operating at or below the adopted LOS standard. US 441, from Park Avenue to SR 436 is operating at a LOS "F." The segment of Welch Road from Rock Springs Road to Thompson Road is operating at a LOS "E.". The Transportation Element analyzes the transportation system and proposes methods to address current and future roadway deficiencies.

With the 2009 passage of Senate Bill 360, Apopka has been designated a "Dense Urban Land Area" (DULA). This designation exempts the entire City from meeting State transportation concurrency requirements. This will allow the City to address deficiencies using a palette of comprehensive, multi-modal programs and facilities rather than focusing on individual roadway segments meeting concurrency standards. The Transportation Element includes policies related to the establishment of these programs.

The Apopka Orlando Airport, a general aviation field, is located within the City limits. Freight rail service is available, but no passenger rail service is available at the present time. Transit service is provided by LYNX (Central Florida Regional Transportation Authority). Four routes presently service Apopka (Routes 17, 41, 44 and 405). These routes operate on approximately fifteen minute to one hour headways. Route 405 is a circulator

connecting residential to shopping and businesses within the Apopka area. The routes have a central transfer stop (Apopka Superstop) at Central Avenue/7<sup>th</sup> Street. The passage of state legislation in December 2009 paves the way for development of the Central Florida Rail Corridor, which will provide high-speed rail service between Tampa and Orlando within the planning timeframe.

The City does not provide a comprehensive system of bicycle facilities; however, a trailhead is located in downtown Apopka allowing access to the 22-mile West Orange Trail, a "rails-to-trails" multi-use path. The City has identified the need to develop a more comprehensive sidewalk/bicycle trail system for use of City residents as an alternative to vehicular use.

### **Sanitary Sewer**

The City of Apopka is responsible for providing sanitary sewer to all land within the approved utility service area, which includes the municipal limits and portions of unincorporated Orange County. Within the service area, isolated pockets of development still occur that are not connected to the central wastewater system. The Sanitary Sewer Sub-element evaluates and analyzes the sanitary sewer system provided by the City.

The sanitary sewer system consists of collection systems and treatment facilities including a water reuse system. The treatment facilities have a current permitted capacity of 4.5 million gallons per day (mgd). In 2008, the average daily wastewater flow was 4.3 mgd. The City is currently completing the planning and design to expand the capacity of the City's water reclamation facility to 8.0 mgd, which will provide for projected future needs through the 20-year planning timeframe.

The Apopka Regional Reuse of Water (ARROW) presently distributes approximately 4.5 mgd of reclaimed wastewater to commercial and residential consumers. Project ARROW provides three storage tanks with a total capacity of 4 million gallons, lined storage ponds with a capacity of 25 million gallons, a reclaimed water pumping station with a total capacity of 10,800 gallons per minute (gpm) and a reclaimed water distribution system consisting of over 10 miles of pipe ranging from 8 inches to 24 inches in diameter.

### **Stormwater Management**

The Central Business District of Apopka sits on a broad ridge with elevations reaching 150 feet. The surrounding terrain slopes northeast toward the Wekiva River Basin, which has an elevation of 25 feet, and southwest toward Lake Apopka, with an elevation of 65 feet. The natural surface water drainage system consists of a large number of closed basins, which are relatively small, that may

be lakes or historically dry depressions.

Normal rainfall events generate runoff that is directed to these lakes or depressions by natural swales and drainage ways, or through man-made drainage facilities. For the most part, these depressions are not connected except in extreme rainfall events such as those associated with tropical storms. The one exception is the drainage way associated with Greenwood Cemetery in the northeast section of Apopka. Here, runoff is directed into a ravine, which is connected by man-made drainage conveyance under Votaw Road to Lake McCoy. Lake McCoy discharges to a dry depression known as Lake Coronia during extreme rainfall events then to Lake Prevatt and the Wekiva River.

The City's Drainage Master Plan was updated in April 2009. The master plan has identified one problem area that needs to be addressed, the flooding that occurs within the Lake Avenue/Main Street Drainage Basin during heavy rainfall events. Recommended improvements for correcting this flooding problem include installation of two manholes, two junction boxes, and approximately 1,800 feet of 30-inch drainage pipe.

An evaluation of the drainage system in the City of Apopka's utility service area is provided in the Stormwater Management Sub-element.

### **Aquifer Recharge**

Urban development within critical aquifer recharge areas results in increased runoff to surface waters as opposed to percolation to the aquifer. Apopka is situated on porous sand hills where the most effective recharge areas are the ones also best suited for urban development. The City requires special performance criteria for development taking place in critical aquifer recharge areas.

### **Potable Water**

The City of Apopka owns, operates and maintains five water plants and a water distribution system. There are no existing deficiencies in the City potable water system. In order to meet the potable water consumption needs through 2030, the City will need one additional water plant.

The City currently has a consumptive use permit (CUP) issued by the St. Johns River Water Management District (SJRWMD) for withdrawal of groundwater in the amount of 10.358 million gallons per year. The City's consumptive use permit is currently approved by SJRWMD on a year-to-year basis until the review process and final approval is completed for the City's request to combine several CUPs under one permit. The average day pumping rate during the calendar year

2008 was 7.307 mgd.

### Solid Waste

Based on projections presented in the Solid Waste Sub-element, Orange County currently has adequate landfill capacity to meet the City's needs through the year 2030.

### VACANT LAND SUITABILITY ANALYSIS

The ability of land to support development, better known as the carrying capacity, is a major determinant in land use patterns. Natural constraints to development include the presence of wetlands, 100-year floodplain areas and critical environmental habitats. Man-made constraints to development include areas of historic or archaeological significance.

**Table 1-3** shows the acreage of uncommitted vacant lands. This includes vacant subdivided lots, vacant land parcels and vacant agricultural lands, which are cleared lands that have not been used for agricultural production in more than a year. **Map 1-5** depicts vacant land with the assigned future land use classification and a sensitive land overlay intended to show potential development constraints.

**TABLE 1-3: VACANT LANDS**

Future Land Use Categories	Vacant		Env. Sensitive	Developable	
	Acreage	%	Acreage	Acreage	%
<b>Agriculture</b>	157.17	4.3%	2.17	155.00	4.5%
<b>Agriculture Estate</b>	10.99	0.3%	0.00	10.99	0.3%
<b>Agriculture Homestead</b>	6.28	0.2%	0.01	6.27	0.2%
<b>Residential:</b>	2216.14	60.7%	126.13	2090.01	60.1%
Rural Settlement	85.33	2.3%	0.00	85.33	2.5%
Estate	160.94	4.4%	0.00	160.94	4.6%
Very Low Suburban	438.70	12.01%	22.72	415.98	12.0%
Low Suburban	472.23	12.9%	50.71	421.52	12.0%
Low	767.90	21.0%	37.27	730.63	21.0%
Medium Low	18.55	0.5%	0.00	18.55	0.5%
Medium	142.10	3.9%	14.62	127.48	3.6%
High Density	130.40	3.6%	0.82	129.58	3.7%
<b>Mixed-Use</b>	484.98	13.9%	13.05	471.94	13.6%
<b>Office</b>	49.75	1.4%	5.64	44.11	1.3%
<b>Commercial</b>	194.79	5.3%	7.62	187.17	5.4%
<b>Industrial</b>	512.07	14.0%	12.56	499.51	14.4%
<b>Institutional/Public Use</b>	19.15	0.5%	9.45	9.70	0.3%
<b>Total</b>	<b>3,651</b>	<b>100%</b>		<b>3,475</b>	<b>100%</b>

Future Land Use Categories	Vacant		Env. Sensitive	Developable	
	Acreage	%	Acreage	Acreage	%
Parks/Recreation	1.54	NA	NA	NA	NA
Conservation	68.14	NA	NA	NA	NA
<b>Total</b>	<b>3,721</b>				

Source: City of Apopka, 2009

**PROJECTED LAND USE NEEDS**

In order to meet the needs of the projected population, the amount of land needed for each type of development was analyzed. **Table 1-4** shows the projected land use demand for 2030 based on the ratio of land use acreage per 1,000 residents in 2009.

**TABLE 1-4: PROJECTED LAND USE DEMAND AND LAND USE COMPARISON, 2009 - 2030**

<b>Land Use Categories</b>	<b>2009 ELUM Acreage</b>	<b>Acres/1,000 population</b>	<b>Demand Based on 2009 Ratio</b>	<b>2030 FLUM Acreage</b>	<b>Surplus/ Deficiency</b>	<b>2009 to 2030 Acreage Change</b>
Population	---	40,406	125,538		--	
<b>Residential</b>	4,243	105	13,181	12,122	(1,060)	7,879
Low Density	2,922	72	9,078	11,074	1,996	8,152
Medium Density	1,279	32	3,973	805	(3,168)	-474
High Density	42	1	130	243	112	201
<b>Mixed-Use</b>	2,342	58	7,276	2,409	(4,867)	67
<b>Office</b>	218	5	677	194	(483)	-24
<b>Commercial</b>	469	12	1,457	975	(481)	507
<b>Industrial</b>	683	17	2,122	1,510	(612)	827
<b>Institutional/Public Use</b>	3,023	75	9,393	835	(8,558)	-2,188
<b>Parks/Recreation</b>	2,042	51	6,344	1,045	(5,299)	-997
<b>Agriculture</b>	2,728	68	8,476	916	(7,560)	-1,812
<b>Vacant</b>	3,226	80	10,022	0	NA	-3,226
<b>TOTAL DEVELOPABLE</b>	<b>18,973</b>	<b>470</b>	<b>58,947</b>	<b>20,006</b>	<b>(38,941)</b>	<b>-1,033</b>
Conservation	340	8	1,057	320	(736)	-20
Other (unclassified, ROW & Water)	1,847	46	5,738	833	(4,905)	-1,014
<b>TOTAL UNDEVELOPABLE</b>	<b>2,187</b>	<b>54</b>	<b>6,795</b>	<b>1,154</b>	<b>(5,641)</b>	<b>(1,033)</b>
<b>GRAND TOTAL</b>	<b>21,160</b>	<b>524</b>	<b>65,742</b>	<b>21,160</b>	<b>(44,582)</b>	<b>0</b>

**Sources:** City of Apopka, Land Design Innovations, Inc., 2010.

**Note:** Existing Land Use acreages in Tables 1-3 and 1-4 do not match because of the Mixed-Use category.

**Table 1-5** presents the amount of developable residential lands by land use category and the holding capacity of those lands. Based on the acreage of vacant land designated as residential in the Future Land Use Map, the City could accommodate an additional 10,378 dwelling units. Future land use acreage is shown in **Table 1-7**.

**TABLE 1-5: VACANT LAND ANALYSIS**

Future Land Use	Density/ Intensity	Vacant Developable Acreage*	Use Split (Resid/ Non-Resid)	Density Factor**	Potential Residential Units
<b>Agriculture Homestead</b>	1 du/10 ac	6.27	-	90%	1
<b>Agriculture</b>	1 du/5 ac	155.00	-	90%	28
<b>Agriculture Estate</b>	1 du/2 ac	10.99	-	90%	5
<b>Residential</b>		2090.01			7,274
Rural Settlement	1 du/ac	85.33	95/5	75%	61
Estate	1 du/ac	160.94	95/5	75%	115
Very Low Suburban	2 du/ac	415.98	95/5	80%	632
Low Suburban	3.5 du/ac	421.52	95/5	80%	1,121
Low Density	5 du/ac	730.63	95/5	80%	2,776
Medium Low Density	7.5 du/ac	18.55	90/10	85%	106
Medium Density	10 du/ac	127.48	90/10	85%	975
High Density	15 du/ac	129.58	90/10	85%	1,487
<b>Mixed-Use</b>	15 dua/2.0 FAR	471.94	50/50	85%	3,009
<b>Office</b>	0.30 FAR	44.11			0
<b>Commercial</b>	0.25 FAR	187.17			0
<b>Industrial</b>	0.60 FAR	499.51			0
<b>Institutional/ Public Use</b>	0.50 FAR	9.70			0
<b>Parks/Recreation</b>	Not Developable	NA			NA
<b>Conservation</b>	Not Developable	NA			NA
<b>TOTAL</b>		<b>3,475</b>			<b>10,316</b>

\* Acreage adjusted to exclude areas of potential environmental constraints (wetlands, floodplains and wildlife habitats) and lands approved for development (approximately 689 acres).

\*\* Assumes that only a percentage of the acreage will be used for residential due to locational/density restrictions.

Source: City of Apopka, 2009

**TABLE 1-6: FUTURE LAND USE**

<b>Future Land Use Categories</b>	<b>Maximum Density/Intensity</b>	<b>FLUM Acreage</b>	<b>Percent of Total Lands</b>
<b>Agriculture</b>	1 du/5 ac	916	4.3%
<b>Agriculture Estate</b>	1 du/2 ac	243	1.1%
<b>Agriculture Homestead</b>	1 du/10 ac	648	3.1%
<b>Residential</b>		11,231	53.1%
Rural Settlement	1 upa	1,265	6.0%
Estate	1 upa	1,192	5.6%
Very Low Suburban	2 upa	1,363	6.4%
Low Suburban	3.5 upa	1,840	8.7%
Low	5 upa	4,524	21.4%
Medium Low	7.5 upa	311	1.5%
Medium	10 upa	494	2.3%
High Density	15 upa	243	1.1%
<b>Mixed-Use</b>	15 dua/2.0 FAR	2409	11.4%
<b>Office</b>	0.30 FAR	194	0.9%
<b>Commercial</b>	0.25 FAR	975	4.6%
<b>Industrial</b>	0.60 FAR	1,510	7.1%
<b>Institutional/Public Use</b>	0.50 FAR	835	3.9%
<b>Parks/Recreation</b>	0.20 FAR	1,045	4.9%
<b>SUB-TOTAL</b>		<b>20,006</b>	<b>94.5%</b>
<b>Conservation</b>	Not Developable	320	1.5%
<b>Other (ROW &amp; Water)</b>	Not Developable	833	3.9%
<b>GRAND TOTAL</b>		<b>21,160</b>	<b>100.0%</b>

**Source:** Land Design Innovations, Inc. 2009

**Future Agriculture Land Use**

Agriculture land use is expected to decrease over the planning timeframe as urbanization continues. Many nurseries in the Apopka area are expanding, which tends to offset the smaller ones which are being absorbed by others. This land use currently occupies almost 19 percent of the land in the City; however, it is expected to convert to other land uses.

**Future Residential Land Use**

The City has designated 11,231 acres of residential land on the Future Land Use Map (FLUM) (**Map 1-7**). The proportion of acreage of land use to population, and the housing needs identified in the

Housing Element were used to determine future residential land use needs. The Housing Element identified a need for a total of 48,498 dwelling units by 2030. This 48,498 number reflects current units plus the additional units needed to accommodate projected population growth. Of the 48,498 housing units, a need for 41,005 units for single-family and 7,493 units for multi-family has been projected (see Table 2-21 in the Housing Element). The distribution between single-family and multi-family is based upon the current distribution (83.89% single-family).

The City expects an increase in residential acreage in the future but not to the extent of keeping the same 2008 ratios for the different density levels. The ratio of medium density acreage is expected to increase, while high-density will decrease in stand-alone residential districts. However, the mixed-use category encourages the development of high density residential development in conjunction with retail or office developments. That increase in available lands for higher density residential development, in addition to expected future annexations of residential lands, will address the future demand for residential land use.

#### **Future Mixed-Use Land Use**

The City has determined that future growth will focus on a strategy that incorporates infill/redevelopment principles in addition to expansion of jurisdictional boundaries through annexation. An infill/redevelopment strategy will result in increased development densities and intensities, which will need to be directed to the appropriate areas, where public facilities and services can support it.

The mixed-use land use category was developed based on area-wide master plans, ensuring that neighborhoods contain a mixture of land uses that reflect the desired character of the community, promote realistic housing-job balance, offer varied housing opportunities, are served by adequate transportation, protect environmentally sensitive lands, incorporate parks/open space and use traditional community building practices. The mixed-use designation within these master plans has been structured to ensure that it is compatible with existing and projected surrounding land uses.

In order to encourage innovative land use techniques, creative urban design, environmental protection and the use of sustainable development principles and practices, the following areas may be designated mixed-use on the official land use map:

1. Areas within the Expressway, Plymouth, West, and Northwest study areas as shown on the adopted master plans;
2. Areas within the Central Business District.
3. Areas that have been subject to a Small Area Study.

For any new mixed-use land designation, the applicant needs to obtain a comprehensive plan amendment, and shall submit the following:

1. Small Area Study - A land use study prepared to demonstrate the need for a new Mixed-Use designation within the City of Apopka. The area to be covered in the study will be determined by staff. However, it must include all properties within a 1-mile radius minimum, measured around the perimeter of the proposed Mixed Use District. The study shall cover existing and future conditions for the following aspects:
  - Land Use
  - Transportation
  - Utilities
  - Parks & Open Space
2. Master Plan - The applicant shall submit a site master plan for the proposed mixed-use property showing the following:
  - Requested mixed-use designation (community or employment), with justification;
  - Land use program, including proposed acreage, intensities and densities for each land use component;
  - Allowable uses, if more restrictive than City requirements;
  - Proposed amenities, credits and bonuses proposed;
  - Transportation plan to ensure connectivity and appropriate access (vehicular, bicycle and pedestrian);
  - Design principles, standards and guidelines, if more restrictive than citywide requirements; and
  - A Developer's Agreement containing the standards, bonuses and specific requirements of the project.

### **Future Commercial Land Use**

Projections of future commercial land were based on the current ratio of land use to population. Based on the 2009 population of 40,406 the ratio is currently 12 acres per 1,000 residents. This ratio includes the commercial development included within mixed use areas. Applying the 2009 ratio to the 2030 population projection of 125,538, the City would need a total of almost 1,457 commercial acres (see **Table 1-4**).

This need is met in two ways. The FLUM shows that 975 acres are shown in the commercial land use category. When including the commercial and office acreage allowable in the mixed-use land use categories, the FLUM provides over 2,100 acres, or a ratio of

almost 15 acres per 1,000 residents. Since Apopka serves as a regional commerce center, the City has determined that this increase in the commercial ratio is appropriate.

#### **Future Office Land Use**

Projections of future office land were based on the current ratio of land use to population. Based on the 2009 population of 40,406 the ratio is currently 5 acres per 1,000 residents. This ratio includes the office development included within mixed use areas. Applying the 2009 ratio to the 2030 population projection of 125,538, the City would need a total of 677 office acres (see **Table 1-4**).

The FLUM shows that 194 acres are shown in the office land use category. When including the commercial and office acreage allowable in the mixed-use land use categories, the FLUM provides over 1,380 acres, or a ratio of about 9 acres per 1,000 residents. Since Apopka serves as a regional commerce center, the City has determined that this increase in the office ratio is appropriate.

#### **Future Industrial Land Use**

Industrial land use projections were calculated using the same basic methodology as described above for commercial and office lands. The amount of industrial acreage required to meet future growth is shown in **Table 1-4**. Currently, there are approximately 683 acres of developed industrial lands within the City of Apopka, or 17 acres for every 1,000 residents. Based upon the current work force and community needs, it is projected that the demand for industrial uses will increase at a ratio of about 17 acres per 1,000 residents. Applying the 2009 ratio to the 2030 population projection of 125,538, the City would need a total of almost 2,122 acres for industrial uses.

#### **Future Recreation Land Use**

Based on the analysis of additional recreation and open space needs identified in the Recreation Element, the City of Apopka requires three acres of park land per 1,000 residents. If the population reaches the projected 125,538 permanent residents by 2030, the City will need approximately 377 acres of park and open space to meet future recreation demands. Since approximately 292 acres of public park land is currently available within the City limits, an additional 85 acres are needed to meet the 2030 projected demand.

#### **Future Public/Institutional Land Use**

It is difficult to forecast a need for public and institutional

uses, because the provision of these uses is based upon such unknown factors as funding for capital facilities, long-range public school needs and other factors. The City has determined that the current public/institutional acreage, along with the acreage allowed in almost all the other land use categories, is appropriate to ensure that such facilities and services are located near the population they are intended to serve.

Growth in this land use category will come from schools, churches, day care schools, hospitals and clinics and governmental services. There are no planned expansions of governmental services at this time. Expansion of the City's wastewater treatment facility will occur at the present plant location. The Orange County School Board estimates the need for two additional schools in the Apopka area, and the City will work closely with the School Board to accommodate this need. With regard to health care facilities, Florida Hospital has expanded its Apopka facility on the present site, so no additional land is needed.

#### **Future Conservation Land Use**

This land use category includes those lands that contain valuable and threatened natural resources, such as floodplains, estuarine properties, and unique ecological communities. Several areas in the City have already been designated as conservation, but there may be other noteworthy areas identified in the future which may be considered for conservation designation on the Future Land Use Map. Additional conservation lands can be anticipated with annexations of natural resources.

#### **NEED FOR REDEVELOPMENT**

There are various areas in the City of Apopka/ Orange County JPA in which redevelopment is needed. **Map 1-7** shows the major redevelopment areas around the Apopka area as described in this section.

#### **Community Redevelopment Area**

The City of Apopka completed a Finding of Necessity and established a Community Redevelopment Agency, in accordance with Chapter 163.357, Part III, F.S. The CRA was tasked to administer the Community Redevelopment Plan, which was adopted in June 1993. The plan established the 644-acre Central Business District Community Redevelopment Area. The Community Redevelopment Plan, updated in 2005, provides a coordinated strategy of improvements and a vision of what the CRA area can become. Projects can be funded with the Community Redevelopment Trust Fund using Tax Increment Funds (TIF). Goals and objectives were prepared to guide the City in the

redevelopment of the district. By establishing a CRA the City can also apply for the Small Cities Community Development Block Grant Program (CDBG).

### **Central Business District**

The Central Business District (CBD) is located within the CRA and consists of thirty-six blocks in the original City limits encompassing 186 acres. This area was first developed during the last two decades of the nineteenth century. Many existing buildings in the CBD date from the first half of the twentieth century. As was true of downtowns during this time period, the area contains a mixture of all land use types and includes the primary governmental and commerce bases of the City. This mixture of uses provokes the "small town" atmosphere which many residents consider the most attractive quality of the City.

One of the most overwhelming concerns in the CBD is the need to reclaim Main Street (US 441) as a local commercial street. As identified in the Transportation Element, various segments of this road operate below normally acceptable traffic standards, primarily because the highway is a major route for traffic traveling from Lake County to Orlando.

This area includes many of the most historic structures of the City. These buildings and their historic context must be protected. At the same time, twenty-two percent of the total area of the Central Business District is vacant and several areas are underdeveloped. This provides tremendous potential for the City to allow infill development types. It will be one of the primary goals of the City to complete a study which will provide adequate means to determine the mixture of land uses and urban design guidelines necessary to renew this resource.

### **South Apopka**

South Apopka has been designated as a Community Development Block Grant Target Area by Orange County. The portion that is within the City limits is available for Small City CDBG funding programs. The area has residential, commercial and industrial land uses which extend south of US 441, east of Bradshaw Road and extends south and east to the City limits. The county area includes the residential development just beyond the southern portion of the CRA area and the Central Business District.

Much of the development in this area was platted in the late nineteenth century. This area has a large minority population, low income and a high concentration of vacant and substandard housing units. Redevelopment of this area will be neighborhood-oriented to follow the policies of the Housing Element.

### **US 441 Corridor (Orange Blossom Trail)**

This corridor extends through Apopka from the western area of Apopka in Plymouth to the southeast corner near the Seminole County line. This is the commercial and industrial corridor of Apopka, with direct access to the two major arterial roads in the City. Many of the uses along this corridor have been in existence since the incorporation of Apopka. This roadway is heavily traveled and, due to various deteriorating structures or outside open industrial storage, the redevelopment of the corridor is greatly needed.

Several factors contribute to the blight along the corridor, including a tremendous amount of traffic, outside storage of goods, a lack of continuity in setback and infill development, untended vacant lots, multiple five and six-way intersections, multiple driveway cuts in close proximity to each other, vacant and deteriorating structures, excessive and dilapidated signage, conflicting and competing land uses, and finally, jurisdictional changes (Apopka and Orange County).

The difference in land use and zoning development requirements between the City and the County can lead to various setbacks, design standards and code enforcement. These variations do not allow for consistent development of the corridor, and coordination between the two entities is needed. The City typically follows the practice of annexing property and designating the equivalent City land use category to that which it carries in Orange County. Annexation proposals are researched to allow for potential land use continuity along the corridor, which will help to promote more visually pleasing development.

### **SR 436/Semoran Boulevard Corridor**

This corridor is experiencing similar conditions as those described along US 441; however, the magnitude is less extreme. SR 436/Semoran Boulevard is the main arterial road connecting Apopka to the Interstate (1-4) corridor and extends east from the downtown intersection of Main Street and US 441 to the Orange/Seminole County line (Line Drive). This corridor contains less industrial or heavy commercial types of use than that in the US 441 corridor and has developed as primarily commercial and office in nature and includes several business centers and shopping plazas. There are many existing buildings which are in need of renovation. Because this area lies within the City and County, it lacks consistency in design, setbacks and uses. Multiple driveway cuts pose a problem, but with the development of multi-tenant use areas, this situation has declined over the years.

## **ENTERPRISE ZONES**

There are two Enterprise Zones located within the City of Apopka. These zones were established by the state and are targeted for economic revitalization. The Florida Enterprise Zone program offers financial incentives to businesses located in designated areas. These incentives are offered to encourage private investment in the zones, as well as employment opportunities for the area's residents. As part of this program, the City of Apopka encourages redevelopment of existing structures and development of new site developments, in accordance with the Apopka Development Design Guidelines.

### **South Apopka Enterprise Zone**

This area is south of U.S. 441/Main St., east of Bradshaw, west of Sheeler Ave, and north of Cleveland Street. Portions of this zone are included in the CRA area and the Central Business District. Much of the property in this area was platted in the late nineteenth century. The residential portion of this zone is one of the lower income areas of the City and has a high concentration of vacant and substandard housing units. The commercial portion is part of the CRA area and is one of the targeted areas for the CDBG program and the Facade Renovation Grant Program. The South Apopka Enterprise Zone is approximately 2.1 square miles inclusive of both the Apopka city limits and the unincorporated areas.

### **Lake Apopka Enterprise Zone**

This zone includes portions of the City of Apopka and unincorporated Orange County, with property uses ranging from agricultural to industrial. The area extends west from Plymouth-Sorrento Road and Binion Road to Lake Apopka, south and east of the Lake/Orange County line. The Lake Apopka Enterprise Zone encompasses 20.137 square miles of City and unincorporated county areas.

The Lake Apopka Redevelopment Area lies within the Lake Apopka Enterprise Zone and was established as part of the City of Apopka's Lake Apopka Redevelopment Plan. Chapter 373.461 (5), F.S. was established as part of the state's buyout of the muck farms around Lake Apopka. The statute specifies that proceeds from the sale of farm equipment are to be used to provide economic and infrastructure development assistance for northwest Orange County and Apopka, which have been "adversely affected economically". As part of the City's Lake Apopka Redevelopment Plan, an Impact Fee Trust Fund was created to fund the Impact Fee Incentive Program,

which can assist with the development of sites within the City limits of the Lake Apopka Enterprise Zone.

### **INCONSISTENT USES**

The elimination or reduction of uses that are inconsistent with the City's character and proposed future land uses have traditionally been dealt with by: removal, if dilapidated, through the code enforcement process; or, by restrictions on the expansion or improvements for uses which are nonconforming to the zoning classification. The code enforcement process is most effective when used in conjunction with neighborhood development and redevelopment. Neighborhoods may be residential or commercial or a combination of uses. The concepts of neighborhood planning are more completely analyzed in the Housing Element. These same concepts will be used in commercial areas for elimination of blighted areas.

Any uses or areas that will be made non-conforming by adoption of the comprehensive plan will be precluded from either increasing the degree of non-conformity or from development of new non-conforming uses in the following manner:

1. Administrative rezoning for annexed properties shall be completed within one year after adoption of the associated comprehensive plan future land use amendment. No inconsistent use of land or a structure shall be substantially expanded nor be used as grounds for adding other structure or uses prohibited elsewhere in the same land use district; nor shall the inconsistent use of land or a structure be used as grounds for adding other structures or uses prohibited elsewhere in the same land use district.
2. The lot containing an inconsistent use shall not be enlarged, increased, or extended to occupy an area of land greater in size than existed at the effective date of adoption or amendment of this Comprehensive Plan.
3. No inconsistent use shall be moved in whole or in part to another parcel of land which shall create an inconsistent use on the parcel of land to which the use is moved. No additional structure which is not consistent with the requirements of this Comprehensive Plan shall be erected in connection with such inconsistent use of land.
4. The inconsistent use of a building or parcel shall not be reinstated after the use has been discontinued for 180 days.
5. A single family residence that has been maintained as a non-conforming use for five years and held in the same, ownership, family ownership, family-inherited ownership or a combination of these ownerships, for at least 25 years may be enlarged or replaced if destroyed, with the stipulation that the enlargement or replacement shall not increase non conformance to land development codes. If a Final Development Plan associated with a

planned unit development (PUD) has not been approved by the City within three years after approval of the PUD master plan, the approval of the PUD master plan will expire. Additionally, if more than two years lapse between the Final Development Plan approval of any sequential phases of the PUD, the approval of the PUD master plan shall expire.

## **GREEN HOUSE GAS REDUCTION AND ENERGY CONSERVATION**

Greenhouse gases (GHGs) are the gases in the atmosphere that trap heat. Carbon dioxide, methane, nitrous oxide, ozone and fluorinated gases are some of the most abundant GHGs in the atmosphere. Some of the GHGs, such as carbon dioxide, occur naturally in the atmosphere through natural processes and human activities. Other greenhouse gases (e.g., fluorinated gases) are created and emitted solely through human activities. The greenhouse gases that enter the atmosphere because of the human activities are listed below.

- Carbon Dioxide - Burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).
- Methane - Production and transport of coal, natural gas, and oil. Methane emissions also result from livestock and other agricultural practices and by the decay of organic waste in municipal solid waste landfills.
- Nitrous Oxide - Agricultural and industrial activities, as well as during combustion of fossil fuels and solid waste.
- Fluorinated Gases (also known as High Global Warming Potential Gases) - Variety of Industrial processes.

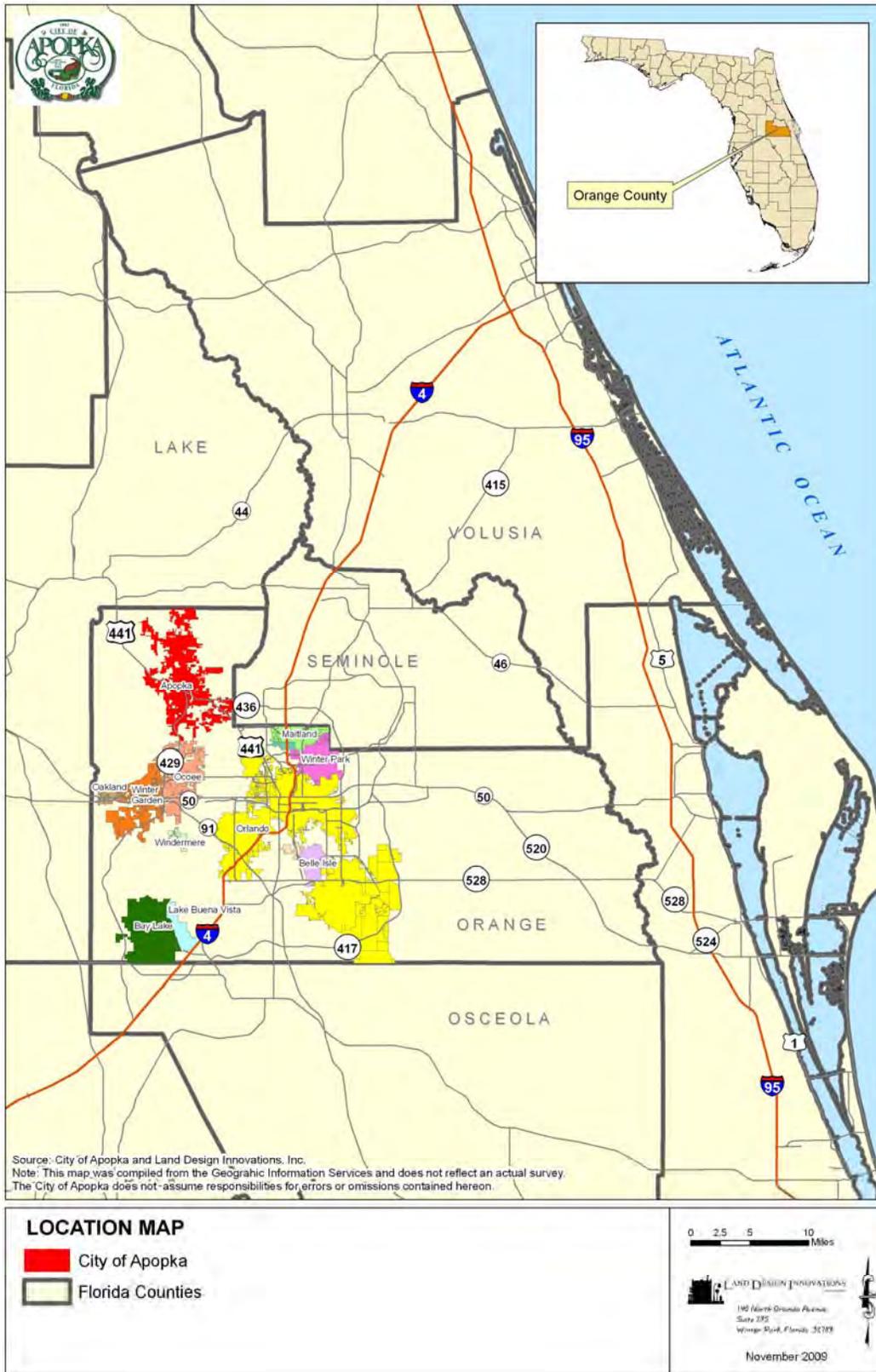
While greenhouse gases play a vital role in maintaining the necessary conditions for life on Earth, the rapidly increasing concentrations of these gases are causing a rise in global temperature - global warming. It is now apparent that the increasing atmospheric concentration of GHGs resulting from human activities is changing the climate in ways that pose serious risks to citizens' health, economy, and environment. To combat global warming, the Florida Legislature enacted House Bill 697 in its 2008 session. HB 697 amended Chapter 163, F.S. to address green house gas reduction and energy conservation through comprehensive plans. Chapter 163.31776(a), F.S., requires that the Future Land Use Element include greenhouse gas reduction strategies and energy efficient land use patterns, accounting for existing and future energy electric power generation and transmission systems.

The land use pattern plays a significant role in reducing vehicle miles travelled (VMT) and thus in reducing energy consumption and its associated GHGs emission. VMT can be reduced by promoting

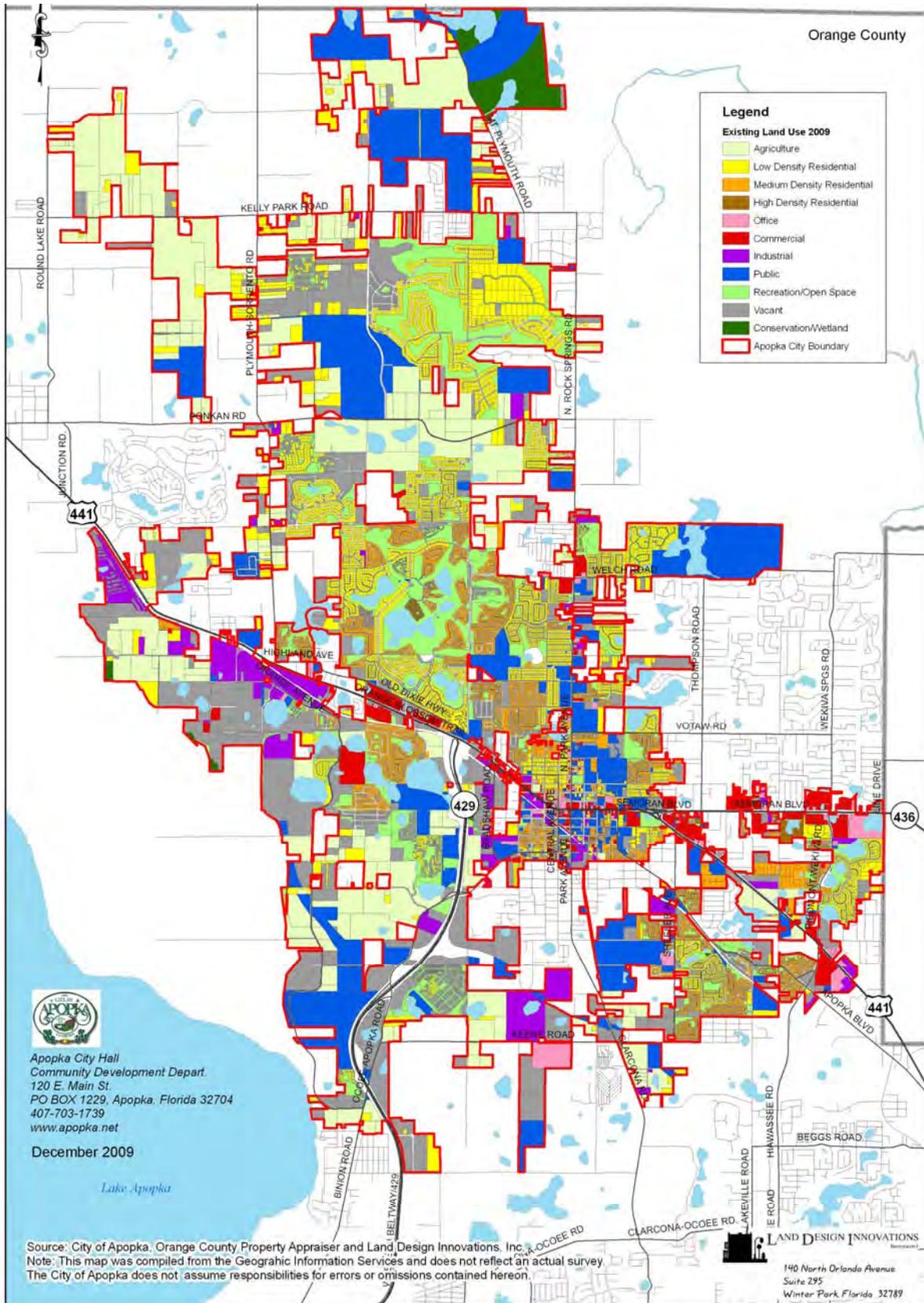
strategies such as compact development, high density development arranged to encourage pedestrians, bicycle and transit use, transit-oriented development and mixed-use development. The preservation of historic buildings and their adaptive reuse result in energy conservation. These buildings are typically closer to population centers and adaptive reuse generally involves lower impacts on natural resources than new construction. The use of "green" building standards, as opposed to conventional codes, results in energy conservation. In addition, protecting and enhancing green spaces provides natural carbon sinks in soils, vegetation and streambeds to mitigate carbon emissions.

Implementation of the City of Apopka's comprehensive plan goals, objectives and policies and enforcement of the land development regulations will reduce urban sprawl and VMT, encourage more mixed-use development in specific areas in the City, preserve green space and promote education of citizens in energy conservation measure and practices.

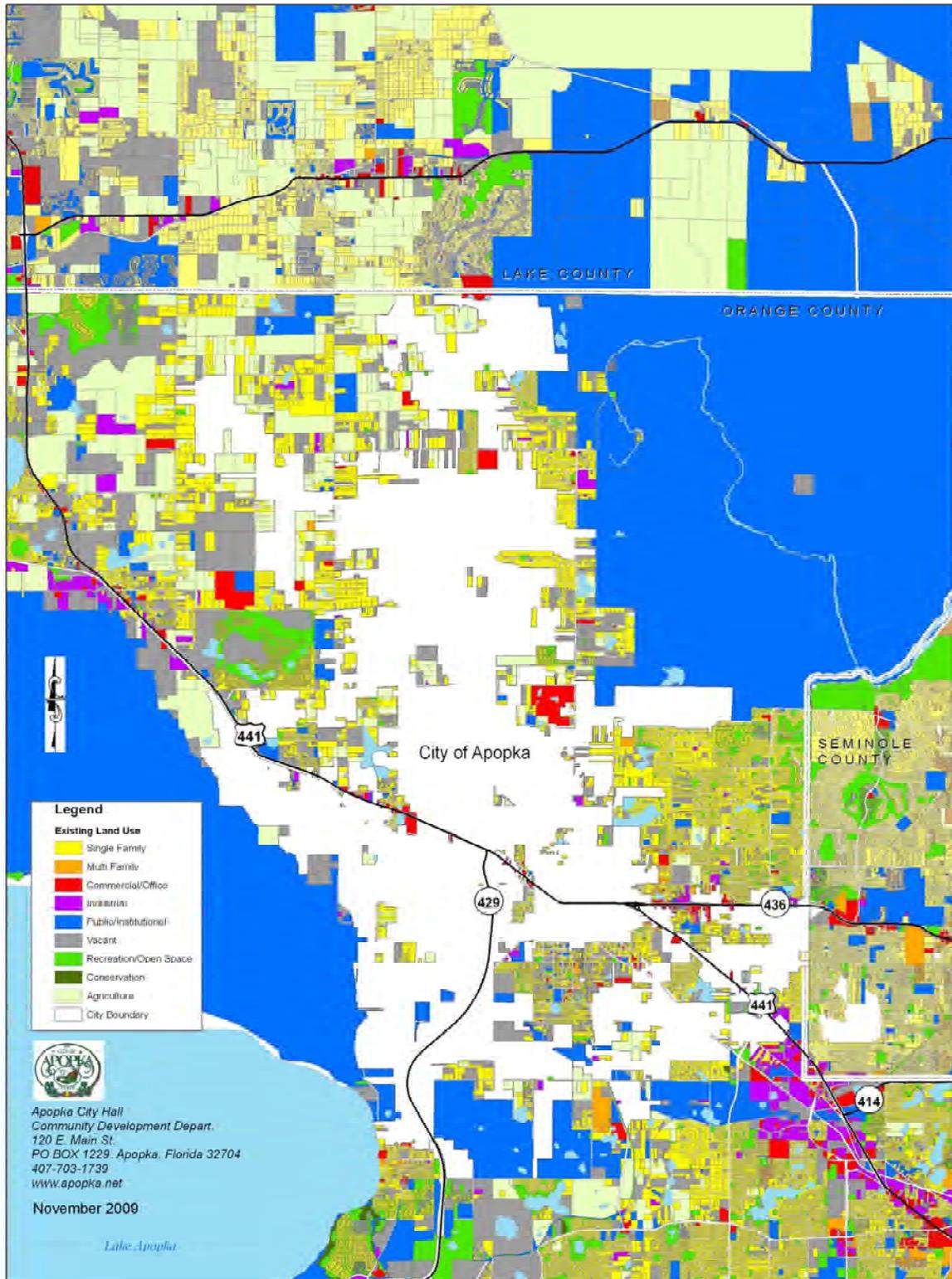
**MAP 1-1: LOCATION MAP**



**MAP 1-2: CITY OF APOPKA EXISTING LAND USE, 2009**

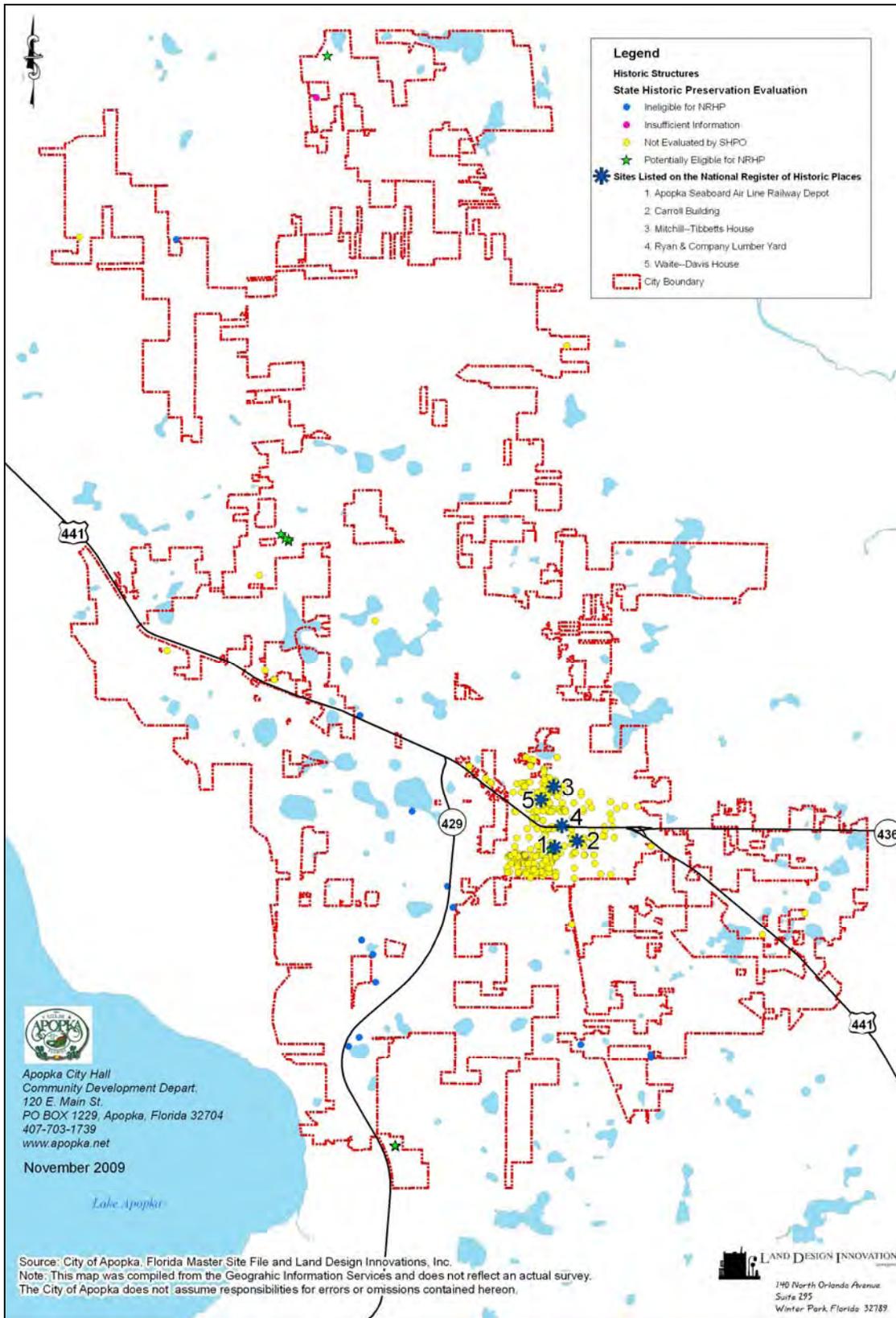


**MAP 1-3: EXISTING LAND USE SURROUNDING APOPKA**

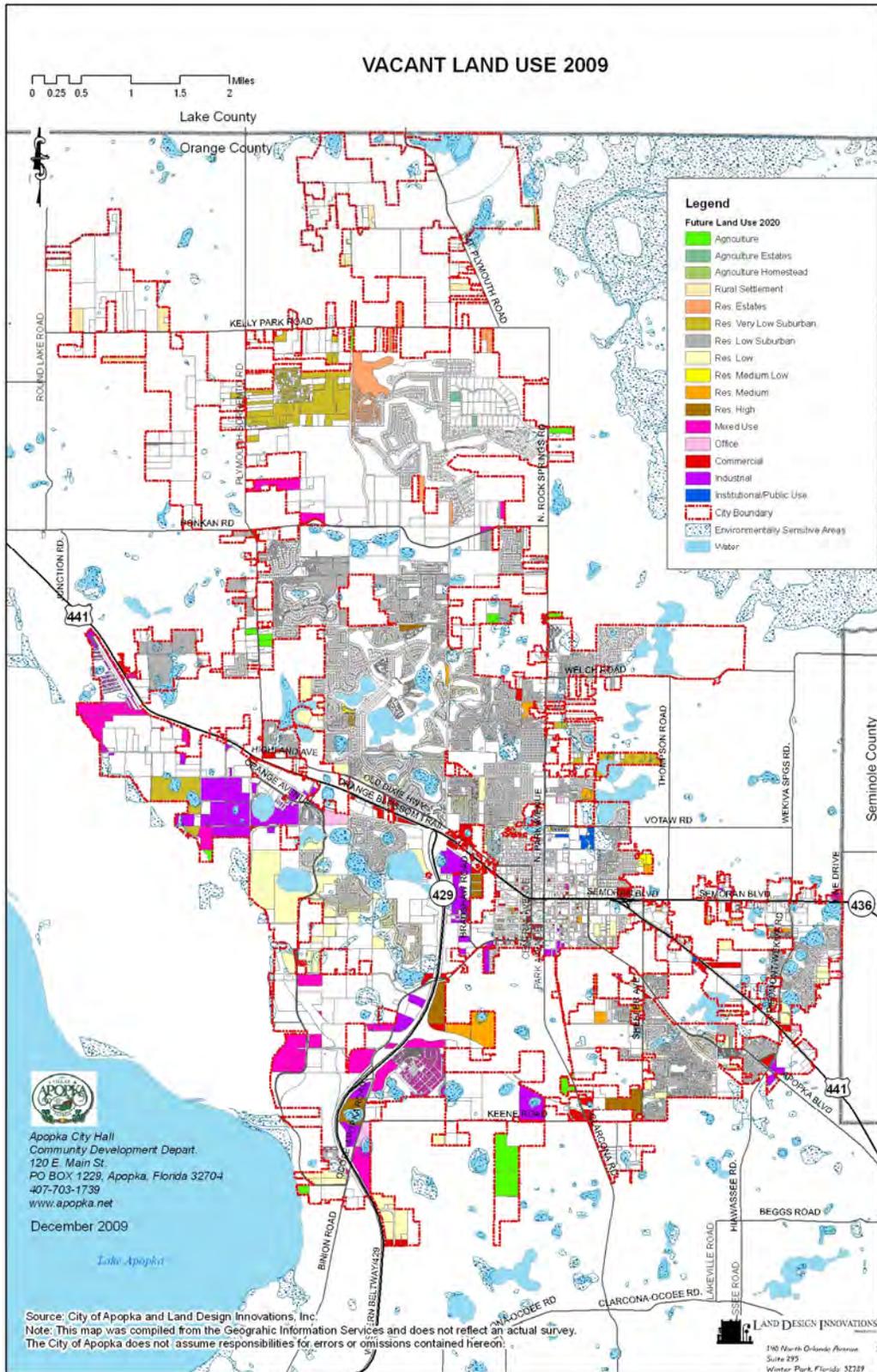


Source: City of Apopka, Orange County Property Appraiser, Lake County Property Appraiser, Seminole County Property Appraiser and Land Design Innovations, Inc.  
 Note: This map was compiled from the Geographic Information Services and does not reflect an actual survey.  
 The City of Apopka does not assume responsibilities for errors or omissions contained herein.

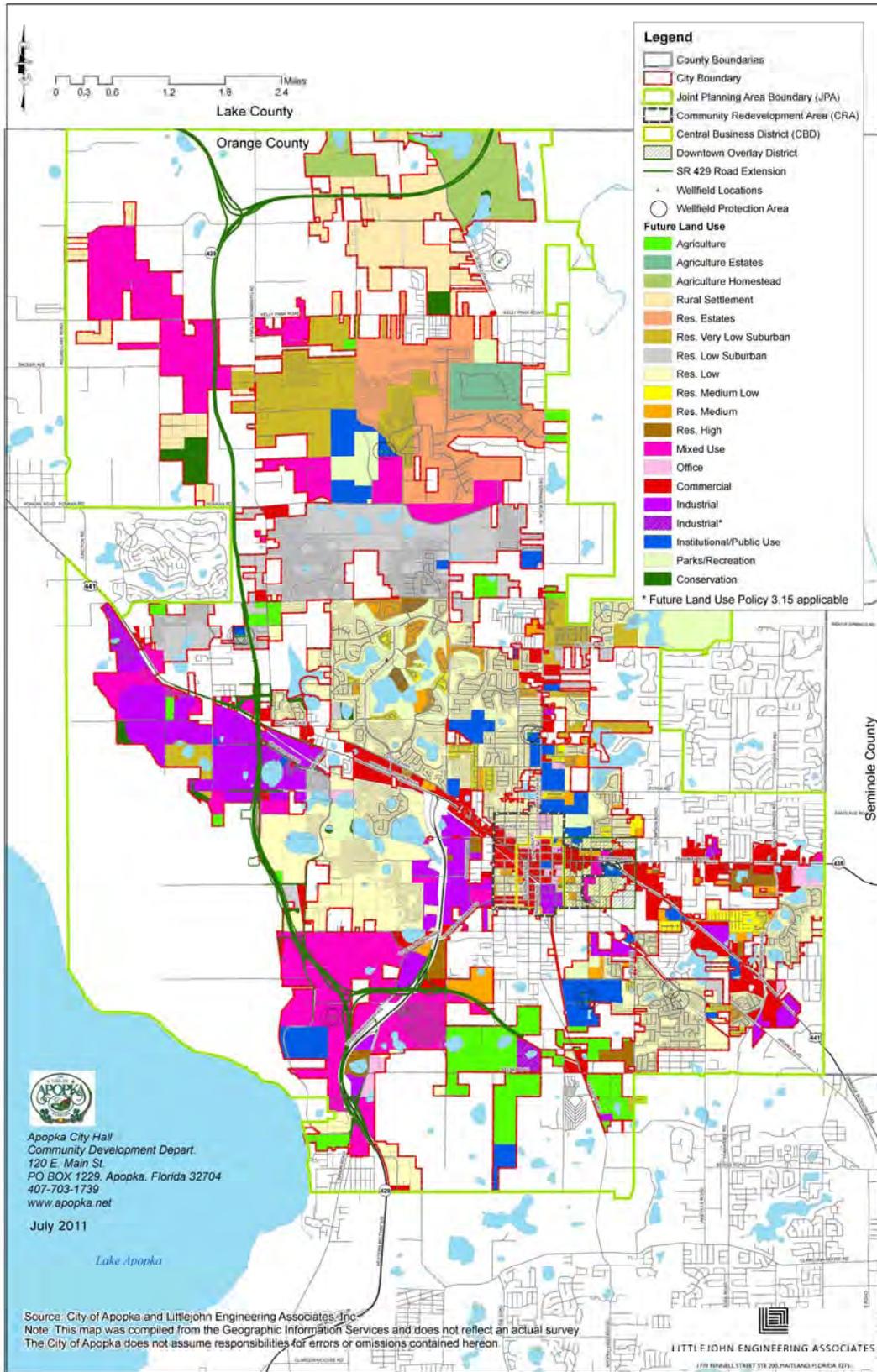
**MAP 1-4: HISTORICAL AND CULTURAL RESOURCES MAP**



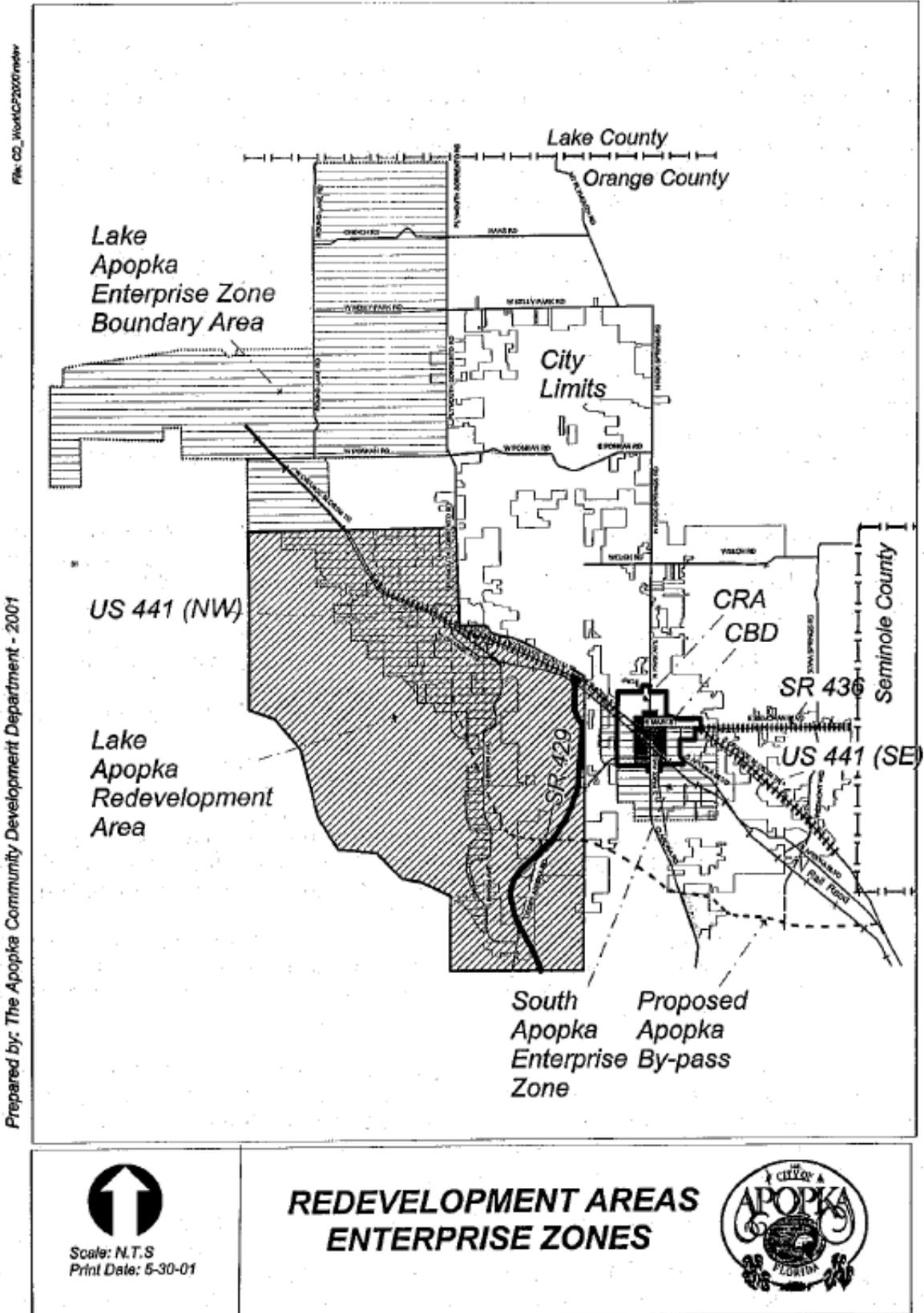
MAP 1-5: VACANT LAND BY FUTURE LAND USE CATEGORY



**MAP 1-6: FUTURE LAND USE MAP, 2030**



MAP 1-7: REDEVELOPMENT AREAS



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Prepared by: The Apopka Community Development Department - 2001



Scale: N.T.S  
Print Date: 5-30-01

**REDEVELOPMENT AREAS  
ENTERPRISE ZONES**



**APPENDIX 1-1**

**INVENTORY OF HISTORIC BUILDINGS SURVEYED IN APOPKA**

(The complete Historic Properties Survey, May 1992, is on file in the City of Apopka, Community Development Department)

<b>Record No.</b>	<b>Address</b>	<b>Date (Circa)</b>	<b>Style</b>	<b>Original Use</b>	<b>Present Use</b>
2	447 South Alabama Avenue	c. 1887	Frame Vernacular	Private residence	Private residence
4	506 South Alabama Avenue	1924	Colonial Revival	Private residence	Private residence
3	509 South Alabama Avenue	c. 1905	Frame Vernacular	Private residence	Private residence
136	918 South Alabama Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
309	1125 Apopka Boulevard	c. 1925	Frame Vernacular	Private residence	Private residence
335	2098 Apopka Boulevard	c. 1925	Bungalow	Private residence	Private residence
304	250 Cabel Lane	c. 1925	Bungalow	Private residence	Private residence
269	335 Carnation Court	c. 1925	Bungalow	Private residence	Private residence
54	11 North Central Avenue	c. 1924	Bungalow	Private residence	Private residence
55	38 North Central Avenue	c. 1924	Bungalow	Private residence	Private residence
58	141 North Central Avenue	c. 1924	Bungalow	Private residence	Private residence
62	204 North Central Avenue	c. 1890	Frame Vernacular	Private	Private

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
274	231 North Central Avenue	c. 1925	Bungalow	residence	residence
273	245 North Central Avenue	c. 1925	Bungalow	Private residence	Private residence
272	253 North Central Avenue	c. 1925	Bungalow	Private residence	Private residence
50	5 South Central Avenue	1886	Frame Vernacular	Private residence	Private residence
49	22 South Central Avenue	c. 1900	Frame Vernacular	Private residence	Private residence
48	30 South Central Avenue	c. 1910	Frame Vernacular	Private residence	Private residence
46	107 South Central Avenue	c. 1900	Frame Vernacular	Private residence	Private residence
45	126 South Central Avenue	1925	Bungalow	Private residence	Private residence
43	140 South Central Avenue	c. 1919	Frame Vernacular	Private residence	Private residence
44	141 South Central Avenue	1912	Frame Vernacular	Private residence	Private residence
42	204 South Central Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
82	406 South Central Avenue	1926	Masonry Vernacular	Commercial	Commercial
83	550 South Central Avenue	1924	Masonry Vernacular	Commercial	Commercial
111	612 South Central Avenue	c. 1915	Frame Vernacular	Private residence	Private residence
110	702 South Central Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
108	816 South Central Avenue	c. 1940	Bungalow	Private residence	Private residence
97	1002 South Central Avenue	c. 1940	Shotgun	Private residence	Private residence
96	1012 South Central Avenue	c. 1940	Shotgun	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
95	1014 South Central Avenue	c. 1940	Shotgun	Private residence	Private residence
94	1016 South Central Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
93	1018 South Central Avenue	c. 1925	Bungalow	Private residence	Private residence
213	1150 South Central Avenue	c. 1925	Bungalow	Private residence	Private residence
214	1201 South Central Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
143	1186 South Clarcona Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
176	18 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
177	24 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
178	28 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
179	30 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
175	729 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
174	733 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
305	566 West Dixie Highway	c. 1925	Frame Vernacular	Private residence	Private residence
126	104 South Edgewood Avenue	c. 1925	Bungalow	Private residence	Private residence
125	155 South Edgewood Avenue	c. 1935	Colonial Revival	Private residence	Private residence
211	149 East Eighteenth Street	c. 1925	Bungalow	Private residence	Private residence
315	19 West Eighteenth Street	c. 19265	Frame Vernacular	Private residence	Private residence
172	13 East Eight Street	c. 1925	Frame Vernacular	Private residence	Private residence
170	26 East Eight Street	c. 1940	Shotgun	Private residence	Private residence
169	53 East Eight Street	c. 1940	Frame Vernacular	Private residence	Private residence
168	57 East Eight Street	c. 1940	Frame Vernacular	Private residence	Private residence
167	63 East Eight Street	c. 1940	Frame Vernacular	Private residence	Private residence
109	16 West Eight Street	c. 1915	Shotgun	Private residence	Private residence
219	74 West Eight Street	c. 1935	Bungalow	Private residence	Private residence
216	103 West Eight Street	c. 1935	Bungalow	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
217	110 West Eight Street	c. 1940	Frame Vernacular	Private residence	Private residence
227	131 West Eight Street	c. 1925	Frame Vernacular	Private residence	Private residence
228	134 West Eight Street	c. 1950	Frame Vernacular	Private residence	Private residence
247	250 West Eight Street	c. 1940	Frame Vernacular	Private residence	Private residence
92	31 East Eleventh Street	c. 1925	Frame Vernacular	Private residence	Private residence
149	122 East Eleventh Street	c. 1940	Frame Vernacular	Private residence	Private residence
206	344 East Fifteenth Street	c. 1935	Frame Vernacular	Private residence	Private residence
76	13 East Fifth Street	c. 1915	Frame Vernacular	Private residence	Private residence
17	210 East Fifth Street	1924	Frame Vernacular	Commercial	Commercial
18	223 East Fifth Street	c. 1925	Bungalow	Private residence	Private residence
47	1 East First Street	c. 1928	Masonry Vernacular	Private residence	Private residence
73	60 East First Street	c. 1932	Neoclassical	Private residence	Private residence
32	154 East First Street	c. 1920	Bungalow	Private residence	Private residence
127	242 East First Street	c. 1940	Bungalow	Private residence	Private residence
70	28 West First Street	c. 1920	Frame Vernacular	Private residence	Private residence
69	31 West First Street	c. 1900	Frame Vernacular	Private residence	Private residence
67	58 West First Street	c. 1915	Bungalow	Private residence	Private residence
68	61 West First Street	1902	Frame Vernacular	Private residence	Private residence
23	407 South Forest Avenue	c. 1925	Frame Vernacular	Commercial	Commercial
316	34 East Fourteenth Street	c. 1946	Log House	Private residence	Private residence
207	309 East Fourteenth Street	c. 1925	Bungalow	Private residence	Private residence
264	312 West Fourth Street	c. 1925	Bungalow	Private residence	Private residence
263	319 West Fourth Street	c. 1910	Frame Vernacular	Private residence	Private residence
262	320 West Fourth Street	c. 1900	Frame Vernacular	Private residence	Private residence
261	341 West Fourth Street	c. 1900	Frame Vernacular	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
137	906 South Georgia Avenue	c. 1910	Frame Vernacular	Private residence	Private residence
33	North Goodrich Avenue	1925	Bungalow	Private residence	Private residence
35	16 North Goodrich Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
34	17 North Goodrich Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
36	41 North Goodrich Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
317	1725 West Harmon Road	c. 1920	Frame Vernacular	Private residence	Private residence
256	124 South Hawthorne Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
257	306 South Hawthorne Avenue	c. 1925	Bungalow	Private residence	Private residence
258	308 South Hawthorne Avenue	c. 1925	Bungalow	Private residence	Private residence
307	16 North Highland Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
306	15 South Highland Avenue	c. 1925	Bungalow	Private residence	Private residence
130	120 South Highland Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
128	143 South Highland Avenue	c. 1925	Bungalow	Private residence	Private residence
129	144 South Highland Avenue	c. 1920	Frame Vernacular	Private residence	Private residence
12	517 South Highland Avenue	1925	Bungalow	Private residence	Private residence
13	541 South Highland Avenue	c. 1923	Frame Vernacular	Private residence	Private residence
14	601 South Highland Avenue	1886	Gothic Revival	Private residence	Private residence
15	615 South Highland Avenue	c. 1925	Bungalow	Private residence	Private residence
134	1009 South Highland Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
205	1328 South Highland Avenue	c. 1945	Frame Vernacular	Private residence	Private residence
204	1391 South Highland Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
323	2491 West Highland Avenue	c. 1905	Frame Vernacular	Private residence	Private residence
322	2765 West Highland Avenue	1884	Frame Vernacular	Private residence	Private residence
321	2803 West Highland Avenue	c. 1925	Bungalow	Private residence	Private residence
319	2805 West Highland Avenue	c. 1925	Bungalow	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
320	2807 West Highland Avenue	c. 1925	Bungalow	Private residence	Private residence
209	156 East Hunt Street	c. 1946	Shotgun	Private residence	Private residence
271	260 North Lake Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
270	301 North Lake Avenue	1950	Neoclassical	Private residence	Private residence
66	23 South Lake Avenue	c. 1910	Frame Vernacular	Private residence	Private residence
71	148 South Lake Avenue	c. 1915	Frame Vernacular	Private residence	Private residence
254	506 South Lake Avenue	c. 1935	Shotgun	Private residence	Private residence
215	1126 South Lake Avenue	c. 1925	Bungalow	Private residence	Private residence
313	1317 South Lake Avenue	c. 1926	Bungalow	Private residence	Private residence
336	1402 South Lake Pleasant Road	c. 1925	Bungalow	Private residence	Private residence
327	1609 Lester Schopke Road	c. 1925	Bungalow	Private residence	Private residence
326	1901 Lester Schopke Road	c. 1925	Bungalow	Private residence	Private residence
135	920 South Little Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
221	709 Lou-Ann Drive	c. 1940	Shotgun	Private residence	Private residence
222	719 Lou-Ann Drive	c. 1940	Frame Vernacular	Private residence	Private residence
223	727 Lou-Ann Drive	c. 1940	Frame Vernacular	Private residence	Private residence
224	735 Lou-Ann Drive	c. 1940	Frame Vernacular	Private residence	Private residence
226	742 Lou-Ann Drive	c. 1925	Frame Vernacular	Private residence	Private residence
225	743 Lou-Ann Drive	c. 1940	Frame Vernacular	Private residence	Private residence
56	19 East Magnolia Street	c. 1925	Bungalow	Private residence	Private residence
57	46 East Magnolia Street	c. 1940	Bungalow	Private residence	Private residence
38	127 East Magnolia Street	c. 1925	Frame Vernacular	Private residence	Private residence
37	131 East Magnolia Street	c. 1925	Frame Vernacular	Private residence	Private residence
63	75 West Magnolia Street	c. 1920	Frame Vernacular	Private residence	Private residence
279	142 West Magnolia Street	c. 1935	Frame Vernacular	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
278	145 West Magnolia Street	c. 1925	Bungalow	Private residence	Private residence
277	157 West Magnolia Street	1926	Bungalow	Private residence	Private residence
275	203 West Magnolia Street	c. 1925	Colonial Revival	Private residence	Private residence
81	30-34 East Main Street	c. 1921	Masonry Vernacular	Commercial	Commercial
80	38 East Main Street	1912	Masonry Vernacular	Commercial	Commercial
79	48 East Main Street	1923	Masonry Vernacular	Commercial	Commercial
77	65 East Main Street	c. 1932	Bungalow	Private residence	Commercial
78	72 East Main Street	1912	Masonry Vernacular	Commercial	Commercial
21	101 East Main Street	c. 1927	Masonry Vernacular	Commercial	Vacant
19	120 East Main Street	1924	Neoclassical	Education	Government
22	125 East Main Street	c. 1895	Colonial Revival	Private residence	Private residence
24	212 East Main Street	1922	Frame Vernacular	Commercial	Commercial
5	453 East Main Street	1859	Frame Vernacular	Commercial	Commercial
122	501 East Main Street	1903	Queen Anne	Private residence	Commercial
296	209 North Maine Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
295	224 North Maine Avenue	1941	Frame Vernacular	Private residence	Private residence
294	236 North Maine Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
292	240 North Maine Avenue	c. 1925	Bungalow	Private residence	Private residence
293	241 North Maine Avenue	c. 1940	Frame Vernacular	Apartment	Apartment
291	252 North Maine Avenue	c. 1925	Bungalow	Private residence	Private residence
290	256 North Maine Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
289	301 North Maine Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
287	319 North Maine Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
288	320 North Maine Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
286	334 North Maine Avenue	c. 1925	Frame Vernacular	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
120	538 East Mason Street	c. 1925	Bungalow	Private residence	Private residence
119	603 East Mason Street	c. 1935	Frame Vernacular	Private residence	Private residence
118	709 East Mason Street	c. 1925	Frame Vernacular	Private residence	Private residence
117	723 East Mason Street	c. 1940	Frame Vernacular	Private residence	Private residence
114	817 East Mason Street	c. 1925	Frame Vernacular	Private residence	Private residence
121	10 South McGee Avenue	c. 1920	Bungalow	Private residence	Private residence
123	306 South McGee Avenue	c. 1910	Frame Vernacular	Private residence	Private residence
6	511 South McGee Avenue	c. 1905	Frame Vernacular	Private residence	Private residence
181	47 East Michael Gladden Boulevard	c.1940	Frame Vernacular	private residence	Private residence
103	14 West Michael Gladden Boulevard	c. 1935	Frame Vernacular	Commercial	Commercial
102	22-24 West Michael Gladden Boulevard	c. 1934 (demo 4/20/01)	Frame Vernacular	Commercial	Commercial
237	31 West Michael Gladden Boulevard	c. 1935	Bungalow	Private residence	Private residence
105	32 West Michael Gladden Boulevard	c. 1905	Frame Vernacular	private residence	Private residence
238	34 West Michael Gladden Boulevard	c. 1925	Frame Vernacular	private residence	Private residence
240	38 West Michael Gladden Boulevard	c. 1925	Shotgun	Private residence	Private residence
241	40 West Michael Gladden Boulevard	c. 1925	Shotgun	Private residence	Private residence
104	41 West Michael Gladden Boulevard	c. 1935	Frame Vernacular	Private residence	Private residence
239	61 West Michael Gladden Boulevard	c. 1920	Frame Vernacular	Private residence	Private residence
242	70 West Michael Gladden Boulevard	c. 1925	Bungalow	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
243	71 West Michael Gladden Boulevard	c. 1920	Frame Vernacular	Private residence	Private residence
244	104 West Michael Gladden Boulevard	c. 1935	Bungalow	Private residence	Private residence
245	144 West Michael Gladden Boulevard	c. 1925	Frame Vernacular	Private residence	Private residence
246	170 West Michael Gladden Boulevard	c. 1925	Shotgun	Private residence	Private residence
248	270 West Michael Gladden Boulevard	c. 1940	Bungalow	Private residence	Private residence
11	425 South Midland Avenue	1926	Bungalow	Private residence	Private residence
9	510 South Midland Avenue	c. 1925	Bungalow	Private residence	Private residence
10	511 South Midland Avenue	1924	Bungalow	Private residence	Private residence
8	521 South Midland Avenue	1926	Frame Vernacular	Private residence	Private residence
124	481 East Monroe Street	c. 1895	Frame Vernacular	private residence	Private residence
115	801 East Monroe Street	c. 1940	Frame Vernacular	private residence	Private residence
116	813 East Monroe Street	c. 1935	Frame Vernacular	private residence	Private residence
269	139 West Myrtle Street	c. 1924	Frame Vernacular	private residence	Private residence
267	140 West Myrtle Street	c. 1925	Bungalow	Private residence	Private residence
268	152 West Myrtle Street	1926	Bungalow	Private residence	Private residence
283	222 North New Hampshire Avenue	c. 1925	Bungalow	Private residence	Private residence
284	242 North New Hampshire Avenue	c. 1925	Frame Vernacular	irate residence	Private residence
285	342 North New Hampshire Avenue	c. 1925	Bungalow	Private residence	Private residence
59	22 East Oak Street	c. 1925	Frame Vernacular	Private residence	Private residence
60	48 East Oak Street	c. 1940	Frame Vernacular	Private residence	Private residence
61	56 East Oak Street	c. 1940	Frame Vernacular	Private residence	Private residence
1	458 South Oakland Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
282	397 West Old Dixie Highway	c. 1925	Bungalow	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
299	410 West Old Dixie Highway	c. 1925	Bungalow	Private residence	Private residence
300	412 West Old Dixie Highway	c. 1925	Frame Vernacular	Private residence	Private residence
301	414 West Old Dixie Highway	c. 1925	Bungalow	Private residence	Private residence
298	417 West Old Dixie Highway	c. 1925	Frame Vernacular	Private residence	Private residence
297	419 West Old Dixie Highway	c. 1925	Frame Vernacular	Private residence	Private residence
302	426 West Old Dixie Highway	c. 1925	Frame Vernacular	Private residence	Private residence
303	437 West Old Dixie Highway	c. 1925	Bungalow	Private residence	Private residence
324	2427 West Old Dixie Highway	c. 1925	Bungalow	Private residence	Private residence
51	21 East Orange Street	1887	Frame Vernacular	Private residence	Private residence
52	31 East Orange Street	c. 1890	Frame Vernacular	Private residence	Private residence
53	36 East Orange Street	c. 1910	Bungalow	Private residence	Private residence
65	45 East Orange Street	c. 1924	Bungalow	Private residence	Private residence
64	73 East Orange Street	c. 1891	Frame Vernacular	Private residence	Private residence
280	171 East Orange Street	c. 1925	Frame Vernacular	Private residence	Private residence
281	235 East Orange Street	c. 1925	Frame Vernacular	Private residence	Private residence
40	108 North Park Avenue	c. 1940	Minimal Traditional	Private residence	Private residence
39	116 North Park Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
308	311 North Park Avenue	c. 1925	Bungalow	Private residence	Private residence
163	704 South Park Avenue	1925	Frame Vernacular	Private residence	Private residence
106	914 South Park Avenue	c. 1920	Frame Vernacular	Religious	Religious
107	950 South Park Avenue	c. 1925	Bungalow	Private residence	Private residence
212	1213 South Park Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
208	1563 South Park Avenue	c. 1946	Bungalow	Private residence	Private residence
337	1121 Piedmont Wekiva Road	c. 1918	Frame Vernacular	Private residence	Private residence
333	750 Plymouth Sorrento Road	c. 1925	Bungalow	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
332	801 Plymouth Sorrento Road	c. 1920	Bungalow	Private residence	Private residence
330	1255 Plymouth Sorrento Road	c. 1925	Bungalow	Private residence	Private residence
331	1277 Plymouth Sorrento Road	1926	Bungalow	Private residence	Private residence
329	1680 Plymouth Sorrento Road	c. 1915	Frame Vernacular	Private residence	Private residence
188	157 Rand Court	C. 1940	Frame Vernacular	Private residence	Private residence
145	169 Rand Court	C. 1925	Bungalow	Private residence	Private residence
146	171 Rand Court	C. 1940	Bungalow	Private residence	Private residence
187	175 Rand Court	C. 1925	Frame Vernacular	Private residence	Private residence
147	179 Rand Court	C. 1940	Frame Vernacular	Private residence	Private residence
148	185 Rand Court	C. 1940	Frame Vernacular	Private residence	Private residence
90	813 South Robinson Avenue	c. 1920	Frame Vernacular	Private residence	Private residence
91	959 South Robinson Avenue	c. 1910	Frame Vernacular	Private residence	Private residence
199	1112 South Robinson Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
200	1114 South Robinson Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
197	1120 South Robinson Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
198	1166 South Robinson Avenue	c. 1945	Frame Vernacular	Private residence	Private residence
325	2251 Rogers Road	c. 1935	Frame Vernacular	Private residence	Private residence
41	42 East Second Street	c. 1930	Bungalow	Private residence	Private residence
26	134 East Second Street	c. 1923	Bungalow	Private residence	Private residence
27	153 East Second Street	c. 1925	Bungalow	Private residence	Private residence
29	157 East Second Street	1926	Bungalow	Private residence	Private residence
28	164 East Second Street	c. 1920	Bungalow	Private residence	Private residence
30	167 East Second Street	c. 1925	Bungalow	Private residence	Private residence
31	168 East Second Street	1924	Frame Vernacular	Private residence	Private residence
112	60 West Second Street	c. 1920	Frame Vernacular	Private residence	Private residence

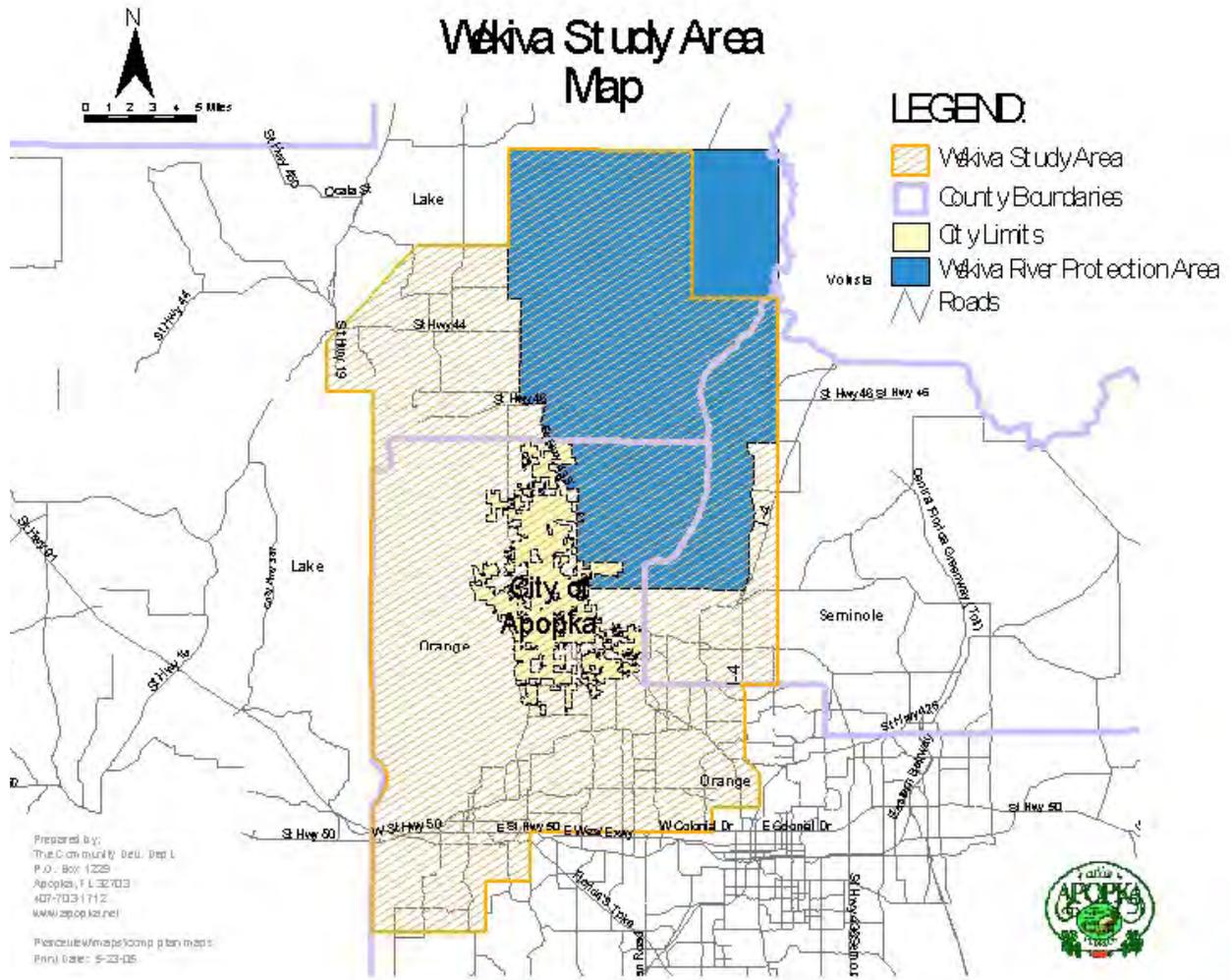
Record No.	Address	Date (Circa)	Style	Original Use	Present Use
72	77 West Second Street	c. 1940	Frame Vernacular	Private residence	Private residence
265	115 West Second Street	c. 1920	Frame Vernacular	Private residence	Private residence
255	214 West Second Street	c. 1935	Frame Vernacular	Private residence	Private residence
311	232 West Seventh Street	c. 1925	Shotgun	Private residence	Private residence
310	236 West Seventh Street	c. 1920	Frame Vernacular	Private residence	Private residence
166	58 East Seventh Street	c. 1940	Frame Vernacular	Private residence	Private residence
164	133 East Seventh Street	c. 1924	Frame Vernacular	Private residence	Private residence
87	224 East Seventh Street	c. 1905	Frame Vernacular	Private residence	Apartment
88	235 East Seventh Street	c. 1925	Frame Vernacular	Private residence	Private residence
89	247 East Seventh Street	1924	Frame Vernacular	Private residence	Private residence
133	312 East Seventh Street	c. 1925	Frame Vernacular	Private residence	Private residence
132	318 East Seventh Street	c. 1940	Frame Vernacular	Private residence	Private residence
131	412 East Seventh Street	c. 1900	Frame Vernacular	Private residence	Private residence
250	32 West Seventh Street	c. 1945	Frame Vernacular	Private residence	Private residence
249	225 West Seventh Street	c. 1925	Bungalow	Private residence	Private residence
203	203 East Sixteenth Street	c. 1935	Frame Vernacular	Private residence	Private residence
86	160 East Sixth Street	c. 1924	Frame Vernacular	Private residence	Private residence
16	217 East Sixth Street	c. 1924	Frame Vernacular	Private residence	Private residence
7	359 East Sixth Street	1924	Frame Vernacular	Private residence	Private residence
113	804 East Sixth Street	c. 1925	Bungalow	Private residence	Private residence
251	36 West Sixth Street #4	c. 1925	Frame Vernacular	Private residence	Private residence
252	48 West Sixth Street	c. 1940	Frame Vernacular	Private residence	Private residence
251	220 West Sixth Street	c. 1935	Bungalow	Private residence	Private residence
74	312-316 South Central Avenue	1925	Mediterranean Revival	Commercial	Commercial
75	404-406 South Central Avenue	1927	Mediterranean Revival	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
20	407-409 South Park Avenue	1932	Masonry Vernacular	Physicians Office	Museum
173	737-739 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
338	1192 St. Francis Place	c. 1915	Colonial Revival	Private residence	Private residence
84	31A East Station Street	c. 1940	Frame Vernacular	Private residence	Private residence
85	36 East Station Street	1918	Frame Vernacular	Depot	Vacant
202	413 East Tenth Street	c. 1945	Frame Vernacular	Private residence	Private residence
101	7 West Tenth Street	c. 1925	Frame Vernacular	Private residence	Private residence
100	17 West Tenth Street	c. 1940	Shotgun	Private residence	Private residence
236	24 West Tenth Street	c. 1940	Frame Vernacular	Private residence	Private residence
99	37 West Tenth Street	c. 1940	Shotgun	Private residence	Private residence
98	40 West Tenth Street	c. 1940	Shotgun	Private residence	Private residence
233	45 West Tenth Street	c. 1920	Frame Vernacular	Private residence	Private residence
232	121 West Tenth Street	c. 1950	Frame Vernacular	Private residence	Private residence
231	203 West Tenth Street	c. 1950	Frame Vernacular	Private residence	Private residence
25	221 East Third Street	c. 1930	Frame Vernacular	Storage	Storage
142	127 East Thirteenth Street	c. 1925	Shotgun	Private residence	Private residence
141	229 East Thirteenth Street	c. 1925	Frame Vernacular	Private residence	Private residence
138	303 East Thirteenth Street	c. 1925	Frame Vernacular	Private residence	Private residence
139	308 East Thirteenth Street	c. 1940	Frame Vernacular	Private residence	Private residence
190	309 East Thirteenth Street	c. 1940	Frame Vernacular	Private residence	Private residence
140	324 East Thirteenth Street	c. 1940	Frame Vernacular	Private residence	Private residence
144	135 East Twelfth Street	c. 1925	Frame Vernacular	Private residence	Private residence
195	209 East Twelfth Street	c. 1935	Frame Vernacular	Private residence	Private residence
192	230 East Twelfth Street	c. 1935	Frame Vernacular	Private residence	Private residence
318	1665 U.S. Highway 441	c. 1915	Frame Vernacular	Private residence	Private residence

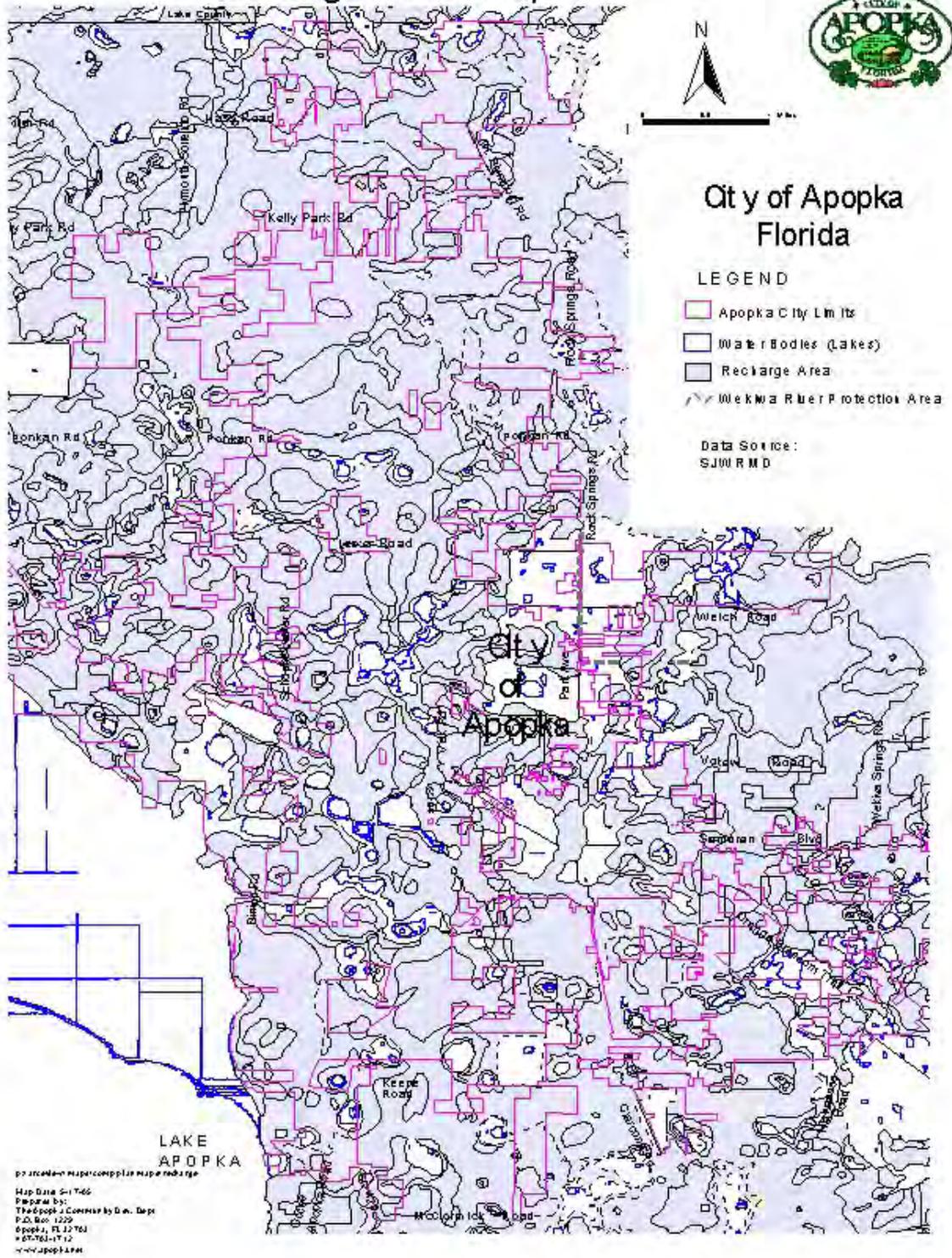
<b>Record No.</b>	<b>Address</b>	<b>Date (Circa)</b>	<b>Style</b>	<b>Original Use</b>	<b>Present Use</b>
328	1907 Vick Road	c. 1925	Bungalow	Private residence	Private residence
334	1122 Votaw Road	c. 1925	Frame Vernacular	Private residence	Private residence
229	742 South Washington Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
312	1314 South Washington Avenue	c. 1920	Frame Vernacular	Private residence	Private residence

**APPENDIX 1-2**

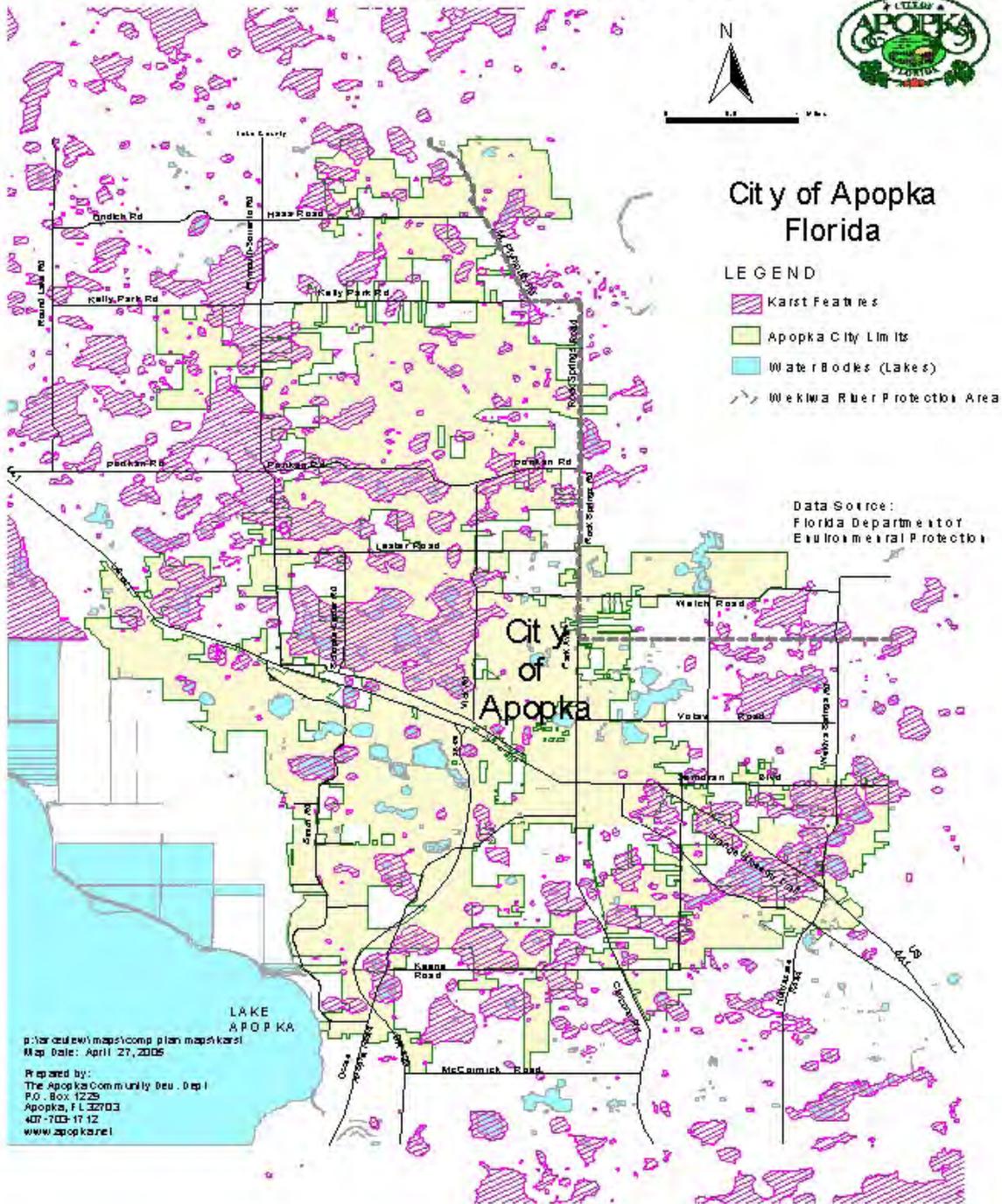
**FUTURE LAND USE OVERLAY MAPS**



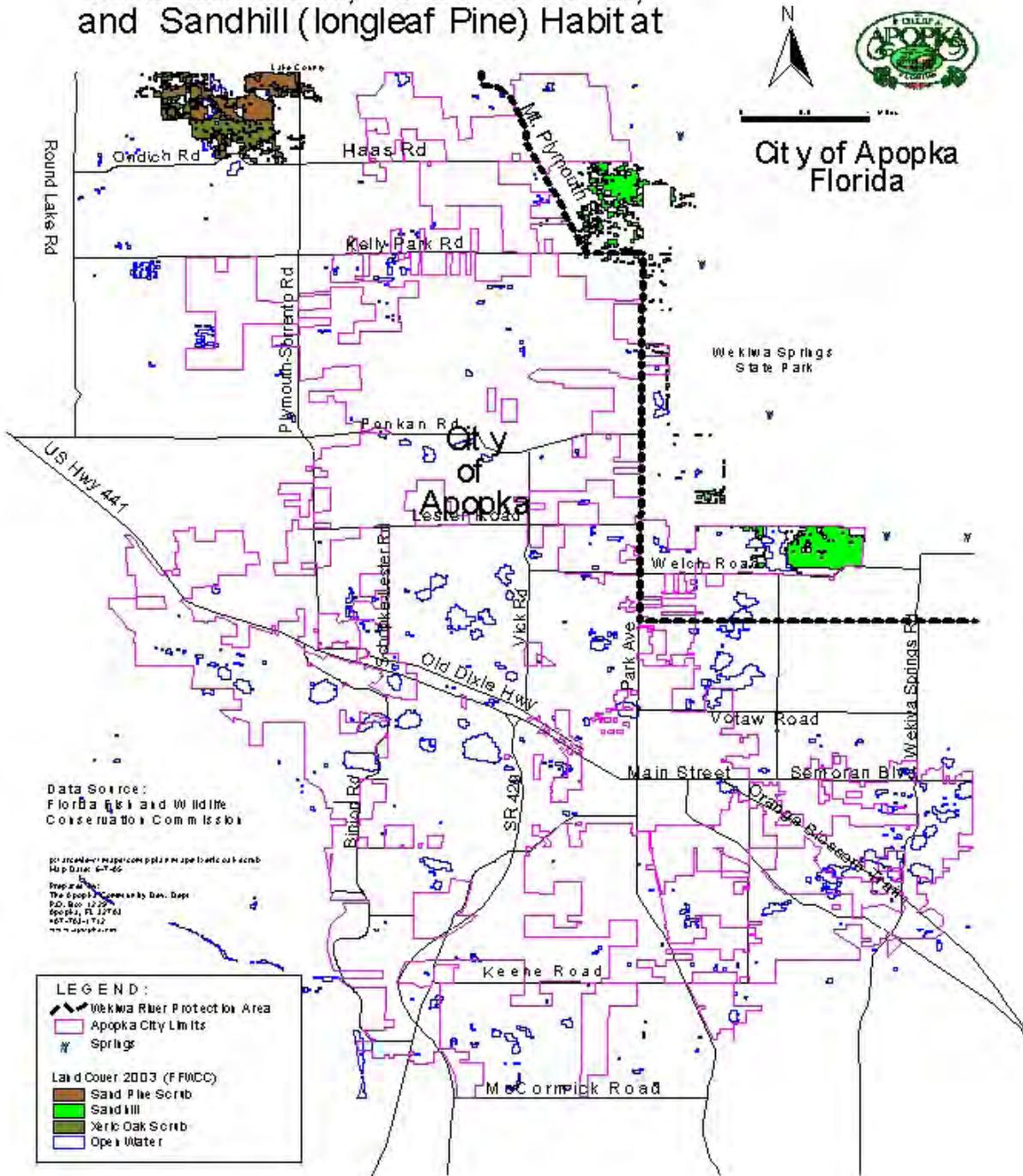
# Recharge Area Map



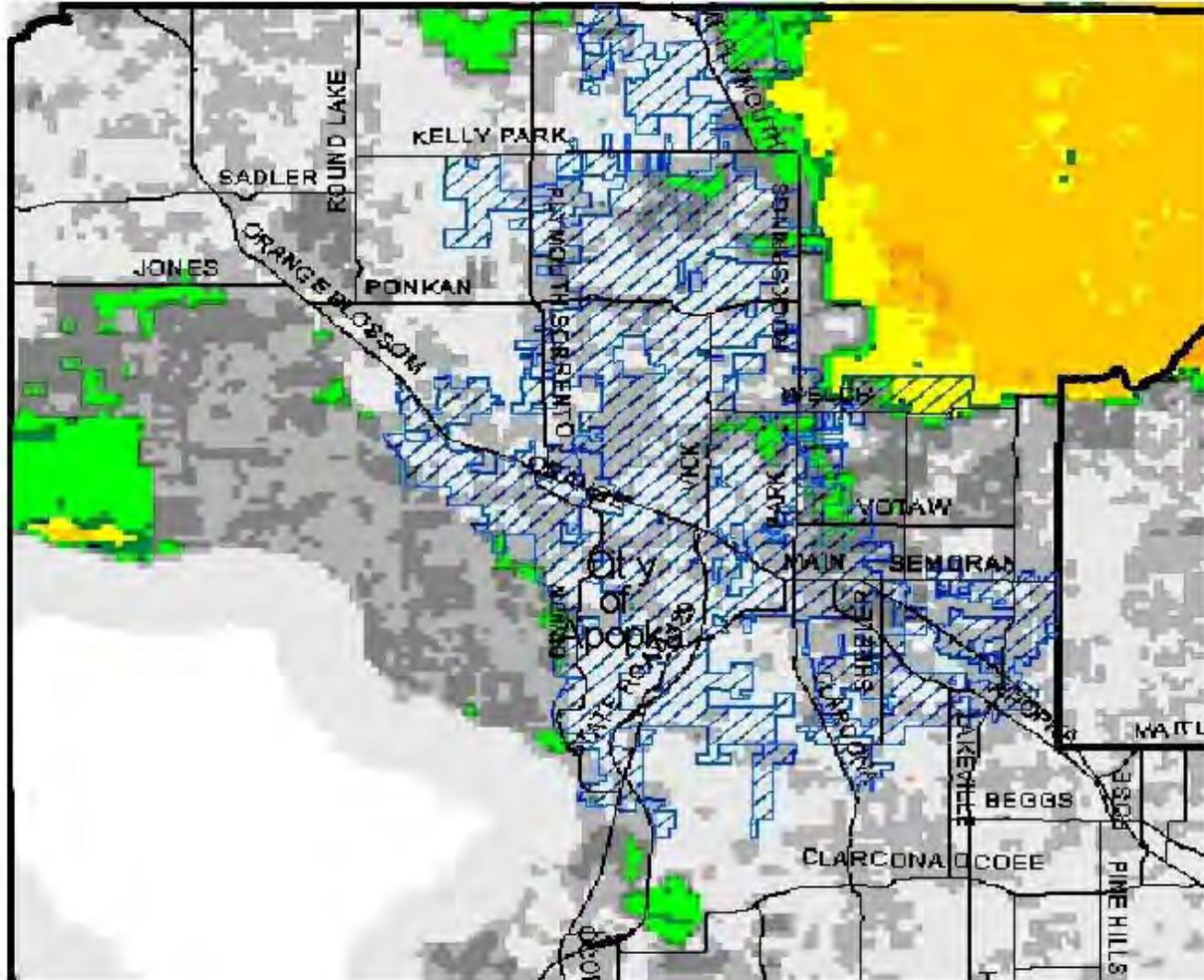
# Karst Topography Features Map



# Xeric Oak Scrub, Sand Pine Scrub, and Sandhill (longleaf Pine) Habitat



# Wekiva Basin Integrated Wildlife Habitat Ranking System



This map depicts the results of habitat ranking of a study area with a ranking of 1-10. The ranking is being the most suitable most important.

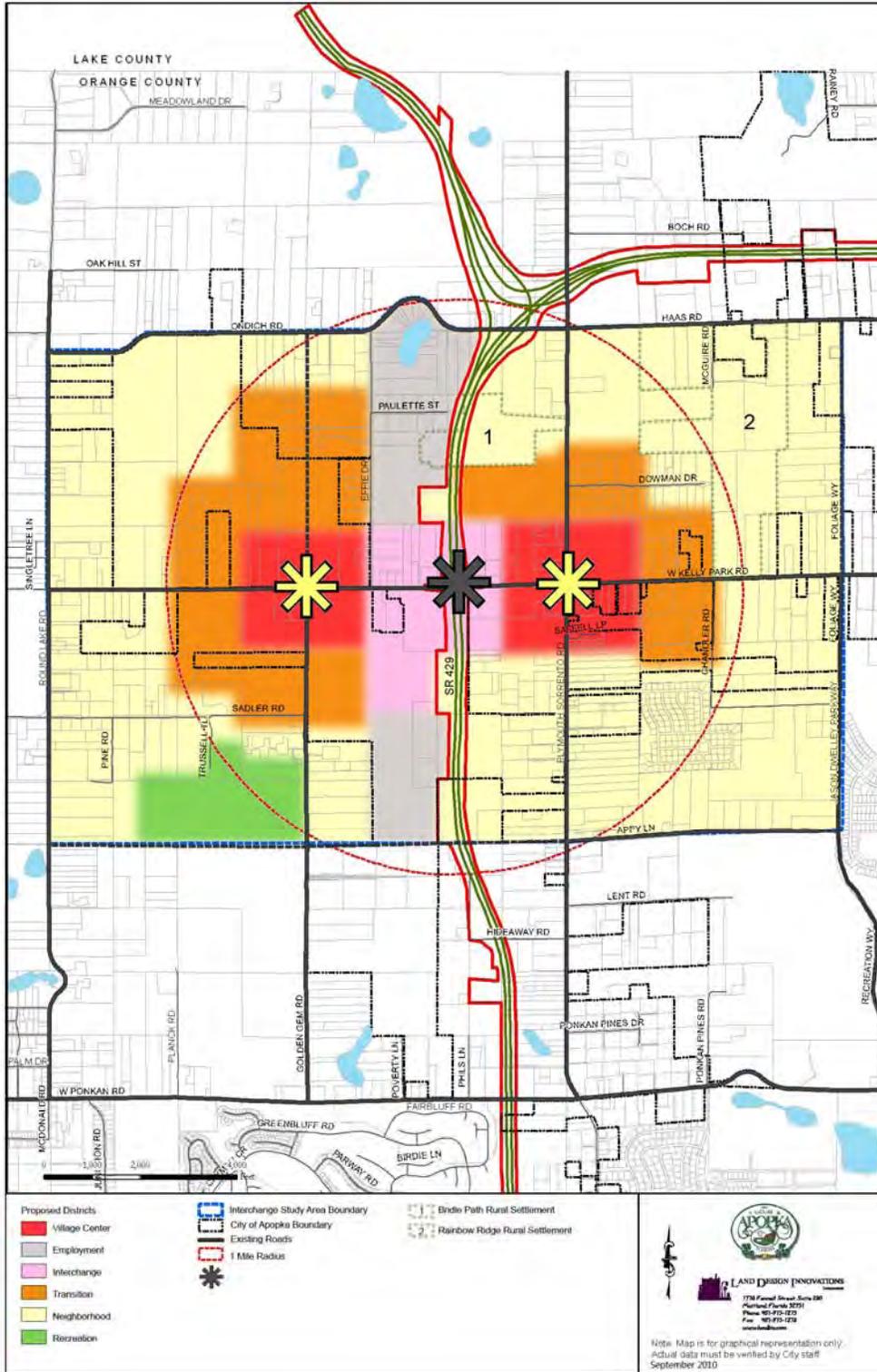
## City of Apopka Florida

Data Source:  
Florida Fish and Wildlife  
Conservation Commission

planowlmapcompplanmapshabitranking  
Map Date: April 25, 2005

Prepared by:  
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# WEKIVA PARKWAY INTERCHANGE VISION PLAN



Character district boundaries are illustrative only. See Policy 20.5 for additional information.

## APPENDIX 1-3

### POPULATION AND DEMOGRAPHICS

In order to plan for the future needs of the residents of the City of Apopka it is important to define the demographics and how the population trends are anticipated to change over time. The historic, present and future demographic compositions of the City are described in this section.

Population estimates and projections are required for each municipality submitting comprehensive plans in compliance with Chapter 163 of the Florida Statutes, and Rule 9J-5 of the Florida Administrative Code. Chapter 9J-5.005(2)(e), F.A.C., requires that the comprehensive plan be based on resident and seasonal population estimates and projections. Resident and seasonal population estimates and projections shall be either those provided by the University of Florida, Bureau of Economics and Business Research, those provided by the Executive Office of the Governor; or shall be generated by the local government.

The City of Apopka has selected to prepare its own estimates and projections for the comprehensive plan. The projections were calculated through the planning horizon, up to the year 2030, to more accurately depict future growth. Natural increase is generally the most significant factor in population growth in a short-term context (e.g. five to ten year time frame); over a longer time period, net migration becomes the dominant factor influencing population change. Net migration is the difference between in-migration and out-migration relative to a given geographic area under study.

This report contains the estimates and projections and a description of the methodologies utilized to generate the figures. Population estimates and projections are essential for the various elements that comprise the comprehensive plan, including land use, housing, recreation and the various infrastructure related elements. Estimates and projections have been calculated using approved Florida Department of Community Affairs data sources and projection methods.

#### **HISTORIC POPULATION TRENDS: 1960-1990**

**Table P-1** illustrates the historic population growth between 1965 and 2000. Between 1960 and 1970, 467 residents were added, reflecting a 1.31 percent increase. The City has demonstrated a consistent record of significant growth since 1970. From 1970 to 1980 the City grew from 4,045 to 6,019 by adding 1,974 residents,

or a 48.8 percent increase. This ten-year period reflected a 4.9 percent annual increase which occurred during a period of recession which severely affected the largest Planned Unit Development in Apopka. The change between 1980 and 1990 represented an increase of 7,579 to a total of 13,611 people. This increase was more than 126 percent.

The Apopka community had captured 2.01 percent of Orange County's population by 1990, up from only 1.36 in 1960, 1.17 percent in 1970, 1.27 percent in 1980. Apopka's rate of growth from 1960 to 1970 lagged behind the County's but from 1970 to 1980 increased at a faster rate than did the county.

The rate of growth for Apopka has continued to accelerate since 1970. The 2000 U.S. Census provided the City of Apopka with continued proof that Apopka was growing at an extremely fast pace. The City added 13,031 residents from 1990 to 2000, or a 95.7 percent increase. Apopka's share of Orange County's population jumped from 2.0 percent to 3.0 percent and was confirmed as the fastest growing city in Orange County - the second largest city in Orange County behind Orlando.

#### **Recent Population Trends 2000-2009**

The City has continued to experience steady population growth since the 2000 Census. According to population estimates published by the University of Florida Bureau of Business and Economic Research (BEER), the population grew 30 percent from 2000 to 2005 to a population of 34,801 and increased its share of Orange County's population from 3.0 percent to 3.3 percent. **Table P-1** illustrates recent population growth, based on BEER population estimates. Apopka's has been steadily increasing its size through annexations every year, and this trend is expected to continue through 2030, resulting in the continued increase of its population.

#### **POPULATION PROJECTION TECHNIQUES**

Alternative population forecasts for Apopka to the year 2030 were performed using four curve fitting/extrapolation techniques and three shift-share approaches. The extrapolation techniques were applied based upon the City's historical population data. The shift-share approach assumes that the growth of the City is directly related to the growth of the County.

##### Curve Fitting/Extrapolation Techniques

Curve fitting/extrapolation techniques rely on professionally accepted mathematical formulas to project growth (or decline) trends, as revealed by historic population data, into the future. Four types of extrapolation techniques were used to forecast the City's population:

**Linear-** Linear projections forecast a constant rate of population growth (or decline) in terms of additional (or fewer) residents; as a result, the relative population change in terms of percentage increase (or decrease) diminishes over time.

**Geometric** - Geometric projections forecast a constant relative increase in population over time; as a result, the absolute population increase (or decrease), in terms of additional residents, increases over time.

**Parabolic** - Parabolic projections tend to forecast population growth (or decline) at an increasing rate over time, both in absolute and relative terms; as a result, the parabolic technique usually produces a significantly higher net change in population than the geometric or linear techniques.

#### Shift-Share Forecast

The shift-share forecast approach, a variation of the historic population trend forecast, was also performed using three of the four techniques identified above. The shift-share approach assumes that the growth of a community is directly related to the growth of a region. This approach forecasts a community's share of the region's growth into the future using historic population share rates. The forecasted share rates are applied to the region's forecasted population to derive the community's forecasted population.

#### **Evaluation of Forecasts**

The results of the population forecasts using the three techniques based on **historic** trends are shown in **Table P-2**. As shown in this table, the 2030 forecasts vary from a low of approximately 47,250 using the linear historic trend technique to a high of approximately 143,300 using the geometric trend technique.

**Table P-2** also shows population forecasts using three **shift-share** techniques: linear, geometric and parabolic. The 2030 forecasts vary from approximately 79,070, using the linear shift-share method to approximately 141,070 using the parabolic shift-share approach. Of the three shift-share scenarios, the parabolic shift-share forecast seems to better reflect the expected future growth trend.

The alternative forecasts scenarios prepared for Apopka were evaluated to determine the most likely forecast, based upon the following characteristics.

## Evaluation Statistics

The appropriateness of each extrapolation technique, from a mathematical perspective, can be determined using evaluation statistics. Evaluation statistics measure the extent to which a given extrapolation technique corresponds to the historic population data. Two evaluation statistics were used to evaluate the City's population projections:

(1) Coefficient of Relative Variation (CRV)

The CRV is an input evaluation statistic. As such, it compares the underlying trends in the historic data to the assumed trend for each extrapolation technique. The more closely the extrapolation technique matches the historic data, the lower the CRV. **Table P-2** shows the corresponding CRV for each method used. The geometric historic trend had the lowest CRV, followed by the linear historic trend.

(2) Mean Absolute Percentage Error (MAPE)

The MAPE is an output evaluation statistic. The MAPE compares the underlying trends of the historic data to the forecasted trend for each extrapolation technique. The more closely the forecasted trend of a given extrapolation technique matches the historic pattern, the lower the MAPE. **Table P-2** shows the corresponding MAPE for each method used. The parabolic shift-share forecast had the lowest MAPE with the parabolic historic trend forecast next lowest. The linear historic trend forecast deviates the most from matching historic data trends.

## **Recommended Population Forecast**

### Permanent Population

At the time the population projections were prepared, the City was experiencing continued growth. However, in the past few years the City has a slow in growth due to the economic climate that is being experienced state-wide. Therefore, in order to reflect the slow down in growth, the population projections are being adjusted. This adjustment was done by comparing the 2010 projections with a recent estimate (2009 BEBR estimate plus units approved between 2009 and 2010) and noticing that the estimate accounted for approximately 88 percent of the population projection. All future projections were adjusted accordingly. The recommended forecast is shown in **Table P-1**. Forecasts developed by the Florida Housing Data Clearinghouse (University of Florida, Shimberg Center for Affordable Housing) are included for comparison purposes.

### Seasonal Population

Based on historical growth, projections were calculated for the years through 2030. Seasonal population is not anticipated to greatly impact Apopka during the planning horizon, as approximately 1,200 seasonal residents (based on 455 additional seasonal dwelling units) are anticipated between the years 2010 and 2030. The seasonal population was added to the permanent population, as required by the State, for the purpose of calculating future public service and infrastructure.

**TABLE P-1: APOPKA HISTORICAL POPULATION AND POPULATION PROJECTIONS**

Year	Actual Apopka Pop (BEBR)	Shimberg Center Forecast	Orange County	Apopka Actual Share of County Population	Linear Forecast		Geometric Forecast		Parabolic Forecast		Adjusted Forecast
					Apopka Share	Apopka Population	Apopka Share	Apopka Population	Apopka Share	Apopka Population	
1965	3,812		302,200	1.30%							
1970	4,045		344,311	1.20%							
1975	5,265		424,552	1.20%							
1980	6,019		471,016	1.30%							
1985	7,935		554,659	1.40%							
1990	13,611		677,491	2.00%							
1995	18,449		758,962	2.40%							
2000	26,642		896,344	3.00%							
2005	34,801		1,043,437	3.30%							
2010		43,862	1,139,864		3.30%	37,481	3.60%	40,474	4.10%	47,177	41,983
2015		52,601	1,299,015		3.60%	46,321	4.10%	53,084	4.90%	64,000	56,953
2020		60,998	1,437,418		3.80%	55,248	4.70%	67,602	5.80%	83,481	74,289
2025		68,785	1,636,255		4.10%	67,434	5.40%	88,563	6.80%	110,960	98,743
2030		76,260	1,797,582		4.40%	79,074	6.20%	111,973	7.80%	141,070	125,538

Note: 1965 population is an estimate

Source: University of Florida, Bureau of Business and Economic Research (BEBR)

Orange County Population Source: 1965 - 2005 = BEBR Estimates

2010 - 2030 = Orange County's Population Projection (Website)

**TABLE P-2: EVALUATION OF ALTERNATIVE FORECASTS**

Characteristic	Population Trend Forecast			Shift-Share (Apopka to Orange County) Forecast		
	Linear	Geometric	Parabolic	Linear	Geometric	Parabolic
Assumptions	Apopka's population increases at a constant rate; relative growth rate diminishes over time.	Apopka's population increases at an increasing rate; relative growth rate remains constant over time.	Apopka's population increases at an increasing rate; relative growth rate increases over time.	Population growth in Apopka is a function of population growth in Orange County.		
<b>Evaluation Statistics</b>						
Coefficient of Relative Variation (CRV)	0.79	0.49	1.48	0.91	0.97	3.38
Mean Absolute Percentage Error (MAPE)	22.84	10.33	8.20	15.66	10.34	4.43
2030 Population Forecast	47,250	143,300	96,640	79,070	111,970	141,070
% Change from existing (2005)	35.8%	311.8%	177.7%	127.2%	221.7%	305.4%
Total Change from existing (2005)	12,450	108,500	61,840	44,270	77,170	106,270
Average Annual Growth Rate (2005 - 2030)	1.2%	5.8%	4.2%	3.3%	4.8%	5.8%

MAPE Value: Mean absolute percentage error (also known as MAPE) is measure of accuracy in a fitted time series value in statistics, specifically trending. It usually expresses accuracy as a percentage for various experiments. The lesser the MAPE value, the more accurate the projections.

CRV - The lower the value, the more accurate the projections.

**Source:** Land Design Innovations, 2009

## **FUTURE LAND USE ELEMENT**

### **GOALS, OBJECTIVES AND POLICIES**

#### **GOAL 1**

Ensure that the character and location of new and redeveloped land uses maximize the economic benefit to the land; complement the environmental and historic resources; and meet the housing and service needs of the current and projected population.

#### **Objective 1**

The City of Apopka shall review and amend its Land Development Regulations to ensure provisions are included which provide that infill development, redevelopment and new development proposals are appropriate to the topography, soil conditions and the availability of facilities and services.

##### **Policy 1.1**

New development or redevelopment must meet the adopted levels of service for public facilities as established by the Apopka Comprehensive Plan.

##### **Policy 1.2**

The public facilities that are needed to serve future development shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with development.

##### **Policy 1.3**

Private or public electric utilities needed to support the future land use categories may be permitted by right or as a special exception in all land use designations.

##### **Policy 1.4**

Development will be encouraged in areas with excess capacities for public facilities, and discouraged in areas with deficient capacities for public facilities unless these facilities can be provided concurrently with development and adopted levels of service.

**Policy 1.5**

Public facilities and utilities shall be located to consider maximizing the efficiency of services provided, minimize their costs and minimize their impacts upon the natural environment.

**Policy 1.6**

The City of Apopka shall require property which is within the Utility Service Area, adjacent to the city limits and receiving city sewer, and/or water, to annex, and properties which will receive said services but which are not adjacent to the city limits, but within the Utility Service Area, shall file a deed of encumbrance to annex when the property becomes contiguous to the city limits.

**Policy 1.7**

The City of Apopka shall continue to require compensating storage for all flood water displaced by development below the elevation of the base 100-year flood and require the finished floor elevation of all inhabitable structures be located 1-foot above the base 100-year flood elevation.

**Policy 1.8**

The City of Apopka shall require all development which receives city water or sewer services to annex immediately following the time at which the property becomes contiguous to the Apopka City limits.

**Policy 1.9**

The Apopka Land Development Code shall include criteria for joint access and the distance which a curb cut must be from intersections, for all road classifications.

**Policy 1.10**

The City of Apopka shall protect the functionality and integrity of controlled access roadways as higher volume through-traffic corridors through the development of an adequate arterial and collector support system, as designated on the Future Transportation Map series.

**Policy 1.11**

The City of Apopka shall restrict direct access to arterial roads when access via another facility can be provided.

**Policy 1.12**

Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs, when appropriate, to connect adjacent developments and link neighborhoods.

**Policy 1.13**

The City of Apopka shall work to consolidate and reduce the number of curb cuts in commercial areas through such methods as vehicular cross access agreements.

**Policy 1.14**

The Apopka Land Development Regulations shall include drainage standards which are based on lot coverage data specific to Apopka.

**Policy 1.15**

An assessment shall be made at the time of any and all Comprehensive Plan land use amendments of the soil conditions and topography of the subject property and the ability of the soils and topography to support the proposed density/intensity and land uses.

**Policy 1.16**

An analysis of proposed development and redevelopment based on recommendations, deemed appropriate by the City of Apopka, shall be contained in any existing or future hazard mitigation reports.

**Policy 1.17**

The City of Apopka shall coordinate existing and future land use water supply planning with all applicable governmental agencies, including municipal, county and regional plans, and St. Johns River Water Management District and the Florida Department of Environmental Protection.

**Objective 2**

The City shall continue to utilize state and federal funds, as applicable, to assist in revitalization of commercial, housing and infrastructure improvements to redevelop slum or blighted areas when such grants or monies become available.

**Policy 2.1**

The City shall utilize the terms "Slum Area" and "Blighted Area" as defined in 163.340, Florida Statutes.

**Policy 2.2**

The City's Redevelopment Plan shall be utilized, and updated on an annual basis during the budgetary process. The plan identifies funding mechanisms and sources which can be used in underutilized commercial and residential areas and addresses the use of tax increment financing, tax and benefit assessment districts, public-private joint ventures, and utility fees and utility districts.

**Policy 2.3**

A Redevelopment Advisory Board shall be established and utilized as a means to gain input from the public for redevelopment issues throughout the City.

**Policy 2.4**

Annexations of properties adjacent to S.R. 436 and U.S. 441 shall include an analysis of the redevelopment of declining adjacent or on-site strip commercial areas and recommendations shall be made to identify alternatives to existing development.

**Policy 2.5**

The City of Apopka shall implement the recommendations of the parking study for the Central Business District and the Community Redevelopment Area, which investigated municipal-owned parking facilities, joint use/shared facilities and provisions for pedestrians in a phased timeline beginning in 2011.

**Policy 2.6**

The City shall continue to implement the requirements of the CRA Design Guidelines and the City of Apopka Development Design Guidelines in the Central Business District and the CRA area as well as throughout the City.

**Policy 2.7**

The City shall encourage building preservation and development in the Central Business District which are based on historic

character of the area through the use of the CRA Design Guidelines and enforcement of the City of Apopka Development Design Guidelines.

**Policy 2.8**

The City shall utilize regional drainage facilities where available which can provide off-site retention for development and redevelopment in the Central Business District and CRA area.

**Policy 2.9**

The City of Apopka Community Redevelopment Plan for the Community Redevelopment Area shall preserve the mixture of uses necessary to promote the historic character and function of the area.

**Policy 2.10**

The City of Apopka shall complete an Economic Development Study to facilitate the development of new employment bases for Apopka residents by December 2011.

**Policy 2.11**

By December 2013, the City shall conduct a small area master plan study of the Central Business District that will establish general guidelines to promote the new development and redevelopment of properties within this area.

**Policy 2.12**

As part of the Central Business District small area master plan, the City shall address the following components within the study:

- An analysis of whether to expand the boundaries of the Central Business District
- Promoting and maintaining a viable and healthy mixture of uses to include: office, retail, residential and civic
- Protecting the historic resources of the area
- Determining what infrastructure improvements need to be made to increase development and redevelopment potential
- Encouraging quality architectural design through development incentives
- Encouraging pedestrian oriented development and urban design features

- Incorporating relevant findings of the Redevelopment Implementation Plan

### **Policy 2.13**

By July 2014, the City shall update the Land Development Code to implement the Central Business District small area master plan.

### **Objective 3**

The City of Apopka shall implement the Future Land Use Map and discourage the proliferation of urban sprawl by promotion of land uses which are consistent with its character and that are coordinated with planned and proposed regional and local transportation and other public facilities.

### **Policy 3.1**

Each Future Land Use Map classification shall have a permitted primary use or uses and permitted secondary support uses. Secondary support uses shall require a special exception review or permit issued through the Planned Unit Development process. All special exceptions shall be accompanied by a site plan. The Planned Unit Development process is a form of performance zoning which may be applied to any land use category and is designed to provide the following:

1. provide an alternate method of land development not available within the framework of other zoning districts to special projects which merit such treatment;
2. allow the development of sites that would normally be difficult to develop due to topography, soils, or other site specific features;
3. promote the most compatible, beneficial use to adjoining neighborhoods;
4. preserve significant environmental, topographical or natural features;
5. allow a variety of housing types;
6. accommodate mixed uses;
7. offer a maximum amount of open space and recreational amenities;

8. prevent urban sprawl through the use of infill development and maximum use of existing public facilities currently in place.

Planned Unit Development may not be pursued simply as a means to circumvent traditional zoning requirements within the Land Development Code.

### **Policy 3.1.a**

#### **Agriculture Estate**

The primary designation of this land use category shall be single-family dwelling units not to exceed one unit per two acre or less (1du/2ac) designed to facilitate a definite agriculture component, supporting infrastructure and public facilities sites of less than two acres; elementary schools and middle schools.

Special exception uses shall include:

- 1) Institutional uses of two acres or less
- 2) High schools
- 3) Supporting infrastructure and public facilities of two acres or more
- 4) Horticultural nurseries as a primary use

Planned Development uses may include:

- (1) All primary uses
- (2) All special exception uses
- (3) Neighborhood commercial uses at a rate not in excess of 25 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

### **Policy 3.1.b**

#### **Residential Estate**

The primary use shall be single family dwelling units up to 1 dwelling unit per acre, supporting infrastructure and/or public facilities of less than two acres; elementary schools and middle schools.

Special exception uses shall include:

- 1) Institutional uses of two acres or less
- 2) High schools
- 3) Supporting infrastructure and public facilities of two acres or more
- 4) Horticultural nurseries as a primary use

Planned Development uses may include:

- (1) All primary uses
- (2) All special exception uses
- (3) Neighborhood commercial uses at a rate not in excess of 25 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

### **Policy 3.1.c**

#### **Very Low Density Suburban Residential**

The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include:

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

Planned Development uses may include:

- (1) All primary uses
- (2) All special exception uses
- (3) Neighborhood commercial uses at a rate not in excess of 25 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

### **Policy 3.1.d**

#### **Low Density Suburban Residential**

The primary use shall be residential dwelling units up to 3.5 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include:

- 1) Institutional uses of five acres or less
- 2) Supporting infrastructure and public facilities of two 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) Neighborhood commercial uses at a rate not in excess of 25 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

### **Policy 3.1.e**

#### **Low Density Residential**

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

Special exception uses shall include:

- 1) Institutional uses of five 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) Neighborhood commercial uses at a rate not in excess of 25 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

**Policy 3.1.f**

**Low-Medium Density Residential**

The primary use shall be residential dwelling units up to 7.5 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than five acres, neighborhoods.

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) Neighborhood 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

**Policy 3.1.g**

**Medium Density Residential**

The primary use shall be residential dwelling units up to 10 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 more than five acres;
- 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

### **Policy 3.1.h**

#### **High Density Residential**

The primary use shall be residential dwelling units up to 15 dwelling unit 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

### **Policy 3.1.i**

#### **Commercial**

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.

### **Policy 3.1.j**

#### **Office**

Primary uses shall be for business and professional offices or institutional land uses with a maximum floor area ratio of .30 gross floor area. Public facilities or utilities of less than five acres shall also be primary uses.

Special exception uses shall include:

- 1) Commercial land uses may be permitted at a rate of 25 square feet of gross floor area ratio per 1,000 square feet of office building
- 2) Elementary schools, middle schools, and high schools, 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) Single family or multi family residential development at a maximum density of 15 units per acre, when located in a primary use structure
- (4) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

### **Policy 3.1.k**

#### **Central Business District Overlay**

The primary intent of the Central Business District overlay zone shall be to encourage business, commerce, and convenience shopping which shall conform to the historical intent and context of the Central Business District. The maximum floor area ratio shall be 2.0. No historic structure shall be made nonconforming.

Special exception uses for all designated land uses shall include:

- (1) Following a review to ensure compatibility and crime prevention through environmental design, the mixed use of commercial/office/residential structures shall be permitted.
- (2) All special exception uses permitted in the underlying land use classification.

Planned Unit Development uses may include:

- (1) All primary land uses
- (2) All special exception uses
- (3) All Planned Development uses allowed in the underlying land use classification
- (4) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

### **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.

### **Policy 3.1.m**

#### **Agricultural**

The primary designation of this land use category is any agricultural land use and, particularly, horticultural nurseries or greenhouses and residential dwelling units not to exceed one unit per five acres.

Greenhouses of less than five acres may be permitted as a secondary use in all future land use categories after a special exception review for compatibility.

Special exception uses allowed:

1) Elementary schools; middle schools, high schools

### **Policy 3.1.n**

#### **Parks/Recreation**

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

Special exception uses shall include:

Elementary schools; middle schools, high schools

### **Policy 3.1.o**

#### **Conservation**

Conservation land uses are designated on the Future Land Use Map, and shall serve as a conceptual indicator of conservation and wetland areas. If the area or a portion of an area designated as Conservation on the map is determined not to be a wetland based on actual wetland delineation by the applicant, the Future Land Use Map designation shall be consistent with the remainder of the parcel. A formal Future Land Use Map amendment shall not be required to change the Future Land Use Map designation under the above circumstances. Residential land uses will be permitted at a density of one dwelling unit per twenty acres in any conservation area.

### **Policy 3.1.p**

#### **Institutional/Public Use**

Primary uses shall include public buildings and facilities. Existing public buildings and facilities and public education sites may be designated as institutional on the FLUM.

The maximum floor area ratio allowed in the Institutional/Public Use category shall be 0.30 for single story buildings and 0.50 for multi-story buildings.

**Policy 3.1.q**

**Community Redevelopment Area Overlay District**

The primary intent of the Community Development Overlay District shall be to encourage the development of residential and business and commerce uses consistent with the city's Community Redevelopment Plan as adopted and administered by the City's Community Redevelopment Agency. Allowable uses shall include those permitted through the underlying land use and zoning designations. The maximum floor area ratio for non-residential uses shall be twice that permitted through the underlying land use designation. Residential densities shall be consistent with those of the underlying land use designation.

Special exception uses shall include:

- 1) Following a review to ensure compatibility and crime prevention through environmental design, the mixed use of commercial/office/residential structures shall be permitted.
- 2) All special exception uses permitted in the underlying land use classification.

Planned Unit Development uses may include:

- (1) All primary uses
- (2) All special exception uses
- (3) All PUD uses allowed in the underlying land use classification
- (4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods.

**Policy 3.1.r.**

**Mixed-Use**

The primary intent of the Mixed Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public

facilities uses to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed use categories.

The Land Development Code will establish zoning districts and/or zoning overlay areas with standards that define the appropriate location for various intensities/densities. The following maximum gross intensity/density standards shall not be exceeded.

	<b>Community Center</b>	<b>Employment Center</b>	<b>Central Business District</b>	<b>Interchange (3)</b>
<b>USES ALLOWED (1)</b>				
Residential	50% max.	30% max.	50% max.	75% max
Commercial	60% max.	40% max.	60% max.	30% max.
Office/Medical	50% max.	90% max.	70% max.	
Light Industrial	0	20%	10% max.	
Recreation (Passive or Active)	20% min.	15% min.	15% min.	15% min.
Institutional/Public/Civic	50% max.	40% max.	50% max.	40% max.
<b>DEVELOPMENT STANDARDS</b>				
FAR (2) Min.	0.25	0.25	0.25	(see Note 3)
Max.	0.6	1	2	1
Density Max.	10	15	15	25

**NOTES:**

- (1) See LDC for definitions of Residential, Commercial, Office, Light Industrial, etc.
- (2) Calculated per individual site or in the case of mixed use by development site.
- (3) Use percentages to be calculated based on the entire Wekiva Parkway Interchange Vision Plan Area. See Policies 20.79 and 20.810 for densities/intensities by character district.

### Designation of a Mixed-Use Category

In order to encourage innovative land use techniques, creative urban design, environmental protection and the use of sustainable development principles and practices, designation of new mixed-use categories on the FLUM shall only be allowed for land located within the following areas:

1. Areas within the Expressway, Plymouth, West, and Northwest small area plans as shown on their respective master plans;
2. The CRA Overlay District depicted on the adopted FLUM;
3. Land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan to be adopted by December 2010; and
4. Areas that have been subject to a *Small Area Study*.

### **Policy 3.1.s**

#### **Rural Settlement (Tier Density Max. 1 du/ac)**

This land use designation is intended to apply within that area defined as the "Northern Area" in the Joint Planning Area Agreement between the City of Apopka and Orange County adopted on October 26, 2004, and other areas of the Wekiva Study Area as may be appropriate. The district is designed to facilitate development of single-family dwelling units and associated infrastructure which maximize the preservation of open space and promote the clustering of developments to both preserve and enhance the natural environment. This land use designation shall also include an agricultural component. Public facilities will be considered as Special Exceptions. Intensity of development within this land use category will vary depending upon the following framework:

- a. Agricultural, not to exceed one residential unit per five acres (1 du/5 ac).
- b. One residential unit per five acres (1 du/5 ac) with clustering required, with a minimum open space requirement of 25%.
- c. Densities greater than one residential unit per five acres (1 du/5 ac) and less than one residential unit per one acre (1 du/1 ac) with clustering encouraged but not required, with a minimum open space requirement of 35%.

- d. One residential unit per one acre (1 du/1 ac) in a development with an overall size of less than 25 acres, with clustering encouraged but not required, with a minimum open space requirement of 35%.
- e. One residential unit per one acre (1 du/1 ac) in a development with an overall size of between 25 acres and 100 acres, provided the development is Planned Unit Development (PUD), with clustering required and a minimum open space requirement of 45%.
- f. One residential unit per one acre (1 du/1 ac) in a development greater than 100 acres provided the development is greater than 100 acres and is a Planned Unit Development (PUD) with clustering required, with a minimum open space requirement of 50%.

All required open space within this land use category shall be permanently protected.

Special exception uses allowed:

- 1) Institutional uses of two acres or less.
- 2) Elementary schools; middle schools, high schools.
- 3) Supporting infrastructure and public facilities of two acres or more.
- 4) Horticultural nurseries as a primary use.

### **Policy 3.1.t**

#### **Agricultural Homestead**

This land use category is intended to accommodate any agricultural or agricultural support use, particularly, farming operations, horticultural nurseries, greenhouses, agribusinesses, and residential dwelling units not to exceed one unit per ten acres (1 du/10 acres).

Greenhouses of less than ten acres may be permitted as a secondary use in all future land use categories after a special exception review for compatibility.

Special exception uses allowed:

- 1) Elementary schools; middle schools, high schools

**Policy 3.2**

Development and redevelopment shall be integrated with the adjacent land uses through:

- (1) the creation of like uses; or
- (2) creation of complementary uses; or
- (3) mitigation of adverse impacts

**Policy 3.3**

New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses that are not alike to the proposed development or redevelopment land use classification through requirements adopted as part of the land development regulations.

**Policy 3.4**

Established neighborhoods and emerging neighborhood units shall be protected by ensuring adequate public notice prior to land use designation and rezoning approvals of adjacent properties.

**Policy 3.5**

Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.

**Policy 3.6**

By December 2014, the City shall develop a proposal for joint notification of development projects between the City and Orange County and the City and Seminole County.

**Policy 3.7**

By December 2013, the City of Apopka shall complete a study of the Central Business District and the Community Redevelopment Area to identify the mixture of uses necessary to promote the historic character and revitalization of the area. The recommendations adopted by the City Council shall be initiated within one year following the completion of the study.

**Policy 3.8**

All plan amendment and rezoning staff reports shall contain a section that explains how the proposed change is consistent with, and furthers, the intent of the Apopka Comprehensive Plan; the State Comprehensive Plan; and the Regional Policy Plan, and how it is coordinated with planned and proposed regional and local transportation system plans. These reports shall be forwarded to the appropriate City boards and made available for public inspection.

**Policy 3.9**

Administrative rezoning for annexed properties shall be completed within one year after adoption of the associated Comprehensive Plan future land use amendment.

**Policy 3.10**

Projects which have been approved for construction (i.e., obtained final engineering approval and obtained all required governmental agency permits) and projects within the scheduled review process for approval of construction plans at the time any comprehensive plan amendment is adopted will be considered to have vested rights providing that construction occurs within the allowable time periods as currently described through the developer's agreement or the City's Land Development Code.

**Policy 3.11**

A vested right(s) shall be found to exist by the city when the affected property owner demonstrates that (s)he, in good faith, upon some act or omission of the government has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right(s) (s)he has acquired. Application to the City within one year after adoption of any Comprehensive Plan amendment, shall be made by any person believing (s)he has a vested right. If the affected party fails within the one year time period to submit an application requesting determination of the existence of a vested right, no vested right shall be deemed to exist. The burden of proof that a vested right exists shall be on the applicant. The applicant shall be required to submit all documents demonstrating the existence of a vested right to the Community Development Director. Thereafter the City Attorney shall issue a written determination within 30 days as to whether the vested rights of a real property owner are assignable and the period of time within which the vested

rights may be exercised. Appeal to the City Council must be submitted within 10 days to the City Clerk.

### **Policy 3.12**

A real property owner may claim a vested right to a substantive right but not to a procedural right. If determined to exist, the vested right shall be assigned to the land. Upon the City's determination that a vested development right exists which is different from that provided in this plan, issuance of a development order consistent with the vested rights shall not be deemed inconsistent with the Comprehensive Plan.

### **Policy 3.13**

A. No non-conforming use of land or a structure shall be substantially expanded, i.e.:

- increase but not decrease the number of hotel, motel, or residential units in existence on the parcel of land or in a structure;
- increase of in excess of ten percent(10%) of the floor area of a structure; increase in excess of five percent (5%) of the number of motor vehicle parking spaces located on the parcel of land;
- increase in excess of five percent (5%) the number of hospital, nursing home, retirement home, or adult congregate living facility beds located in any structure;
- decrease by five percent (5%) or more the area of the parcel;
- increase in excess of five percent (5%) of the storage capacity for chemical or petroleum storage facilities located on a parcel of land nor be used as grounds for adding other structures or uses prohibited elsewhere in the same land use district; nor shall the inconsistent use of land or a structure be used as grounds for adding other structures or uses prohibited elsewhere in the same land use district.

B. The lot containing a non-conforming use shall not be enlarged, increased, or extended to occupy an area of land greater in size than existed at the effective date of adoption or amendment of this Comprehensive Plan.

- C. No non-conforming use shall be moved in whole or in part to another parcel of land which shall create a non-conforming use on the parcel of land to which the use is moved. No additional structure which is not consistent with the requirements of this Comprehensive Plan shall be erected in connection with such non-conforming use of land.
- D. The non-conforming use of a building or parcel shall not be reinstated after the use has been discontinued for 180 days.
- E. A single family residence which has been maintained as a non-conforming use for five years and held in the same ownership, family ownership, family-inherited ownership, or a combination of these ownerships, for at least 25 years may be enlarged or replaced if destroyed, with the stipulation that the enlargement or replacement shall not increase non conformance to land development regulations.

#### **Policy 3.14**

The City shall consider the following when evaluating land use amendments, especially changes from very low density categories to higher density categories and voluntary annexation requests:

- Whether the amendment demonstrates a functional relationship of the proposed amendment to other more densely or intensely designated or development lands;
- The availability of public facilities and water supplies to service a more dense or intense land use; and
- Multi-modal transportation linkages between proposed residential use and neighborhood.

#### **Policy 3.15**

To coordinate land use with the elements of the comprehensive plan, Future Land Use Element subarea policies applicable to a specific parcel or geographic area may be appropriate. When a Future Land Use Map amendment is based upon data and analysis that assumes a development potential less than the maximum development potential allowed by the future land use designation on the amendment parcel, a subarea policy for the amendment parcel shall be adopted establishing the land use and development potential and public facilities mitigation, as necessary, that is supported by and consistent with the data

and analysis. Development of the following parcels shall be limited as follows:

<b>PROPERTY OWNER</b>	<b>OCPA PARCEL ID NUMBER</b>	<b>ACRES +/-</b>	<b>FAR RESTRICTION MAXIMUM</b>	<b>FUTURE LAND USE</b>
Clonts Farms, Inc.	18-21-28-0000-00-001	11.00	FAR 0.15	Commercial
Gail W. Brown	18-21-28-0000-00-057	3.00	FAR 0.10	Commercial
Mid Florida Freezer Warehouses, Inc.	01-21-27-0000-00-060	35.96	FAR 0.50	Industrial
Marilyn S. Boughan Trust	01-21-27-0000-00-029 01-21-27-0000-00-081 01-21-27-0000-00-082	12.44	FAR 0.50	Industrial
RRP Properties, LLC	01-21-27-0000-00-080	4.10	FAR 0.50	Industrial
Leaders, et. al.	06-21-28-7172-03-310 06-21-28-7172-03-320 06-21-28-7172-03-330	3.75	FAR 0.50	Industrial
Federal Citrus Corp	18-21-28-0000-00-015 18-21-28-0000-00-016 19-21-28-0000-00-010	28.50	FAR 0.25	Mixed Use
Wesley G. Benton Life Estate	18-21-28-0000-00-003 18-21-28-0000-00-006	10.88	FAR 0.30	Mixed Use

## **Objective 4**

The City of Apopka shall protect its natural resources including wetlands as defined by 40C-4, FAC and 62-301, FAC, floodplain storage; and identified threatened and endangered species and species of special concern as defined in 68A-27.003, 68A-27.004 and 68A-27.005 FAC.

### **Policy 4.1**

The City of Apopka shall require development which destroys native trees, to replace cleared trees with similar species and maturity levels on a one to one ratio within practical limitations, for all areas of the City.

### **Policy 4.2**

The City of Apopka shall protect its natural resources including wetlands as defined by 40C-4 and 62-302 FAC, floodplain storage and identified threatened and endangered species and species of special concern as defined in the Future Land Use Element.

### **Policy 4.3**

Where listed species are found, the City of Apopka shall maintain necessary habitat for the protection of listed species pursuant to Rules 68A-27.003, 68A-27.004, and 68A-27.005, FAC, either through preservation or mitigation or relocation.

### **Policy 4.4**

The City of Apopka shall continue to require all new development to retain a minimum of ½ inch of run-off from the entire project site. However, retaining 3 inches of runoff from the directly connected impervious area within the project site shall be required unless it is demonstrated that post-development recharge is equal or greater than pre-development recharge as stipulated in Section 40C-41, FAC.

### **Policy 4.5**

The City of Apopka shall continue to require that pollution abatement be accomplished by retention of runoff from the developed site with filtration into the soil through the bottom of the retention pond or through an approved filtering media consistent with the St. Johns River Water Management

District's standards, unless more stringent measurements are required in other policies. The City shall require in its Land Development Regulations that stormwater treatment facilities be designed so that the quality of the stormwater runoff will not degrade the receiving water quality below the minimum conditions necessary to assure the suitability of the water body for the designated use, in accordance with the classifications established in Chapter 62-302.400, F.A.C.

**Policy 4.6**

The City of Apopka shall require that the littoral zones and photic zones of manmade stormwater management systems be designed to provide physical filtration of stormwater consistent with the requirements of the St. John's River Water Management District.

**Policy 4.7**

The City of Apopka shall utilize public lands for appropriate multiple uses, such as parks, stormwater management systems and preservation of natural habitats.

**Policy 4.8**

The City of Apopka shall protect the health, safety, and welfare of the public from the harmful effects of hazardous wastes by cooperating with the Florida Department of Environmental Protection (FDEP) and Orange County Environmental Protection Department (OCEPD) in the regulation and disposal of hazardous wastes.

**Policy 4.9**

The Apopka Land Development Regulations shall address and limit activities which have the potential to contaminate air, water, soil or crops.

**Policy 4.10**

Recreational development shall be limited to bike/pedestrian trails or passive recreation uses in areas adjacent to conservation areas.

**Policy 4.11**

The City of Apopka shall protect its potable water service by enforcing a wellhead protection zone, consisting of a 500' radius from the wellhead, in which potentially high risk land uses such as, but not limited to, industrial and manufacturing which use or store hazardous materials as defined by the U.S. Resource Conservation and Recovery Act and implemented by EPA are prohibited, consistent with FAC 62-521.200(7).

**Policy 4.12**

The City of Apopka, in cooperation with Orange County and the St. Johns River Water Management District (SJRWMD), shall ensure that the quality of surface water will meet state standards as detailed in Chapter 62-302.300 - 62-302.530 & 62-520.420 Florida Administrative Code (FAC).

**Policy 4.13**

The Aquifer Recharge Map in the Conservation Element shall serve as a map in the Future Land Use Map Series to identify and depict the aquifer recharge rates and areas within the corporate City limits of Apopka and any potential annexation areas.

**Policy 4.14**

The City of Apopka shall continue to coordinate with the Florida Fish and Wildlife Conservation Commission (FWC) and the Florida Natural Areas Inventory (FNAI) to update the listed species and their habitats described in the Conservation Element.

**Policy 4.15**

The City of Apopka recognizes the need to protect specific rare natural communities within the Wekiva Study Area. These include the longleaf pine, sand hill, sand pine and xeric oak communities. The City shall require that a site assessment produced by an environmental professional verify the existence or lack thereof of these natural communities on all sites over 10 acres in size.

- If portions of these communities (less than or equal to 50%) exist on potential development sites, they shall be protected. The development potential lost through this protection shall be allowed to be transferred to more

appropriate areas of the site. If more than 50% of the site is encompassed by one of these communities, 50% of the natural community shall be protected with the density transferred from the protected portion of the site to the developed portion.

- As part of this assessment, the developer shall identify any karst features that include but are not limited to sinkholes with a direct connection to the aquifer and other karst features located on the site. All development shall maintain buffers in accordance with Policy 15.2 of this element.

### **Objective 5**

The City of Apopka shall utilize the Apopka Historical Properties Survey of 1992 to encourage the protection of its historic resources, defined to be all historic sites eligible for listing on the Florida Master Site File, through identification and implementation procedures.

#### **Policy 5.1**

The City of Apopka shall utilize the Apopka Historical Society and the Museum of the Apopkans as resource for historic preservation issues.

#### **Policy 5.2**

The study of land uses appropriate to the historic nature of the Central Business District and the Community Redevelopment Area shall include recommendations based on incentives to reuse existing historic buildings where feasible.

#### **Policy 5.3**

The City of Apopka shall continue to promote preservation of historical sites throughout Apopka by use of the Apopka Historical Properties Survey, the Register of Historic Places and the Florida Master Site File.

### **Objective 6**

The City of Apopka shall provide water and sewer services within the corporate limits or to areas within its Utility Service Area as defined in the Amended and Restated Water, Wastewater and Reclaimed Water Territorial Agreement with Orange County. Amendment to the Agreement shall require amendment to the Comprehensive Plan.

**Policy 6.1**

The City of Apopka will continue to give first priority to existing or developing enclave annexation.

**Policy 6.2**

The City of Apopka shall give highest priority to capital improvements which address existing level of service deficiencies.

**Policy 6.3**

The development of a variety of employment centers shall be encouraged in large scale planning developments in an effort to maximize the development's internal capture rate.

**Policy 6.4**

The City of Apopka will continue to pursue with Orange County joint planning opportunities, including, definition of an area logical for annexation; provisions for annexation of enclaves; compatibility of adjacent land uses; utilization of a common set of socioeconomic data for the Apopka environs; an equitable financing mechanism for recreation facilities used by non-residents; and conflict resolution.

**Objective 7**

The City of Apopka shall ensure the availability of suitable land for utility and public facility use necessary to support proposed development through acquisition or dedication during the development process.

**Policy 7.1**

The provision and programming of needed public facilities shall consider the needs of the existing developed urban and suburban areas and newly developing urban areas.

**Policy 7.2**

The City of Apopka shall maintain a representative from the Orange County School Board on the Local Planning Agency to review of proposals in conjunction with school siting needs.

## **Objective 8**

The Apopka Land Development Code shall continually be updated to include the use of innovative land development criteria or guidelines as new opportunities for innovation are developed.

### **Policy 8.1**

Planned Unit Developments (PUD) shall provide effective integration methods to maximize mixed uses such as multimodal transportation corridors, open space areas, consistent architectural guidelines and/or materials, consistent landscape guidelines and an integrated vehicular management system.

### **Policy 8.2**

Development proposals shall include effective multi-modal transportation systems which may include provisions for car pooling, van pooling, mass transit, bicycling and walking.

## **Objective 9**

Should a resource planning and management plan be developed pursuant to Chapter 380, F.S., the City of Apopka shall immediately coordinate development requests with the appropriate state agencies.

### **Policy 9.1**

An annual evaluation of the Apopka Comprehensive Plan shall contain a section reviewing new regional plans developed pursuant to Chapter 380 which include any area included in the Apopka Comprehensive Plan.

## **Objective 10**

All new development within the Wekiva River Protection Area shall be very low suburban residential density of two units per acre or less in nature, unless a proposed development would have less impact on natural resources.

### **Policy 10.1**

The subdivisions of land which interfere with the required setbacks of protection zones pursuant to s. 373.415 F.S. shall be prohibited.

**Policy 10.2**

The density/intensity of any development on parcels of property adjacent to the waterways or wetlands of the Wekiva River System shall be concentrated on those parcels farthest from waterways, wetlands or public lands.

**Policy 10.3**

Upon annexation, Future Land Use designations of properties within the Wekiva River Protection Area shall be consistent with the established Orange County's intensity or density and allowable use shall be consistent with those allowed by the Orange County Comprehensive Plan. City Land Use amendments shall not exceed the intensity or density upon annexation.

**Objective 11**

The City of Apopka shall ensure adequate land is available for new public schools consistent with the Orange County School Board site selection and development criteria.

**Policy 11.1**

The City of Apopka shall allow public schools, elementary through High School, in the future land use designations as follows:

**City of Apopka  
Public School Siting Locations  
by Future Land Use Designation as Allowable Use**

<b>Future Land Use Category</b>	<b>Allowable School Use</b>		
	<b>Elementary School</b>	<b>Middle School</b>	<b>High School</b>
Agriculture (1 du/5 ac)	Allowed (SE)	Allowed (SE)	Allowed (SE)
Agriculture Estate (1 du/2 ac)	Allowed (SE)	Allowed (SE)	Allowed (SE)
Residential Estate (0-1 du/ac)	Allowed	Allowed	Allowed (SE)
Residential Very Low Suburban (0-2.0 du/ac)	Allowed	Allowed	Allowed (SE)
Residential Low Suburban (0-3.5 du/ac)	Allowed	Allowed	Allowed
Residential Low (0-5 du/ac)	Allowed	Allowed	Allowed
Residential Medium-Low	Allowed	Allowed	Allowed

Future Land Use Category	Allowable School Use		
	Elementary School	Middle School	High School
(0-7.5 du/ac)			
Residential Medium (0-10 du/ac)	Allowed	Allowed	Allowed
Residential High (0-15 du/ac)	Allowed	Allowed	Allowed
Mixed Use	Allowed (SE) Not Allowed in Industrial or Conservation Use areas	Allowed (SE) Not Allowed in Industrial or Conservation Use areas	Allowed (SE) Not Allowed in Industrial or Conservation Use areas
Rural Settlement (Tier Density 1 du/1 ac)	Allowed (SE)	Allowed (SE)	Allowed (SE)
Agricultural Homestead (1 du/10 ac)	Allowed (SE)	Allowed (SE)	Allowed (SE)
Commercial	Allowed (SE)	Allowed (SE)	Allowed (SE)
Office	Allowed (SE)	Allowed (SE)	Allowed (SE)
Industrial	Not Allowed	Not Allowed	Not Allowed
Parks / Recreation	Allowed (SE)	Allowed (SE)	Allowed (SE)
Conservation	Not Allowed	Not Allowed	Not Allowed
Institutional / Public Use	Allowed	Allowed	Allowed

Note: SE = Requires Special Exception

Source: Apopka Community Development Department, 2002

### Policy 11.2

Public schools shall be developed in accordance with: (1) the Apopka Land Development Code (to the extent that the code is not in conflict with State or federal requirements); (2) the requirements of any mutual agreement between the City of Apopka and the Orange County School Board, which are consistent with this Comprehensive Plan; and (3) the following criteria for new public schools:

- a. Schools shall be located in close proximity to existing or anticipated concentrations of residential development except for high schools and except for specialized schools which are suitable for other locations due to special characteristics.
- b. Schools should generally be located away from industrial uses, airports, railroads, limited access roadways and other facilities which might adversely impact the schools

due to noise, vibration, odors, dust, toxic materials, traffic conditions, and/or other substantial hazards.

- c. Schools shall minimize detrimental impacts on residential neighborhoods, hospitals, nursing homes, adult communities and similar uses through proper site location, configuration, design, layout, access, parking, and buffers. Detrimental impacts can include, but shall not be limited to school yard noise, parking, and traffic.
- d. School size and land area requirements for elementary, middle and high schools shall meet the minimum standards established by the Orange County School Board.
- e. Sites should be of sufficient size to ensure that buildings and ancillary facilities, as well as future expansions can be located away from flood plains, flood prone areas, wetlands, and other environmentally sensitive areas, and will not adversely impact historic or archaeological resources.
- f. Public utilities (e.g. water, sewer, stormwater, and fire protection facilities) shall be available to the site.
- g. Sites shall have on or direct access to a collector or arterial road and have safe and suitable ingress and egress for pedestrians, bicycles, cars, busses, service vehicles, and emergency vehicles. Ingress and egress shall not create detrimental impacts on roads adjacent to the site.
- h. Mass transit or a public bus stop shall be located near the site when possible.

### **Policy 11.3**

The City shall seek to co-locate public facilities, such as parks and recreation, community centers, and Orange County branch libraries, with schools to the greatest extent possible. In collocating facilities, the City shall use the following guidelines:

- Elementary Schools. Playgrounds may be collocated with elementary schools. In areas with densities high enough to support them, a neighborhood park with facilities for the elderly, a neighborhood recreation center, and a library sub-branch may be included.

- Middle Schools. Community parks and athletic fields are appropriate to be co-located with middle schools. A community center and a library sub-branch or branch may be included depending on the school's location and the population served.
- High School. Community parks with a community center and athletic fields may be collocated with high schools. A main branch library is also appropriate. If justified by the population to be served, a district park could be co-located with the school.
- School site combinations. Combinations of adjacent elementary, middle school, and high school sites may collocate playgrounds, community parks, athletic fields, community centers and a library sub-branch if justified by the location and the population to be served. Appropriate land uses should be considered to each combination.

**Policy 11.4**

In order to ensure increased opportunities for coordination of land planning efforts with the Orange County School Board, the City shall continue to include representation by the Orange County Public Schools in the Local Planning Agency.

**Policy 11.5**

The City shall meet annually with the Orange County School Board or its representative to develop a school siting map, identifying potential location for new schools to serve anticipated growth.

**Objective 12**

The City shall maintain regulations in the LDC to implement the four Small Area Concept Plans for the Expressway, Plymouth, West and Northwest study areas.

**Policy 12.1**

The City shall coordinate with Orange County to shape the growth in this part of the county in a manner consistent with the Small Area master plans included within the Future Land Use Element.

### **Policy 12.2**

Areas shown and assigned land use designations in the Small Area Study Master Plans which are not within the City's jurisdiction are only conceptual and do not assign any legally binding land uses. Should these areas be annexed, a Comprehensive Plan amendment will be required to officially designate them on the Future Land Use Map consistent with the land uses shown on the master plan included within the Future Land Use Element.

### **Policy 12.3**

All development proposed within the boundaries of the four small area studies shall incorporate the following elements to the maximum extent feasible:

1. Public view/access to natural lakes within the study areas shall be preserved.
2. Residential developments around public lakes should be required to provide public streets, sidewalks or public parks around lakes instead of locating homes between the roads and the lakes.
3. Local streets should be designed in a grid system to the maximum extent possible and relate functionally to the surrounding arterial road network.

### **Policy 12.4**

The City shall investigate the possibility of obtaining grant funds to install improvements at the gateways/focal points shown on the master plans of the four study areas. Improvements include coordinated directional signage, specialized landscaping, street furniture, fountains and landmarks/monuments.

### **Policy 12.5**

The City shall support the construction of the Wekiva Parkway.

### **Policy 12.6**

The City shall coordinate with the Expressway Authority and individual property owners to ensure that the borrow pits that result from the construction of an expressway can be reclaimed and redeveloped. The City shall adopt special design

standards by July 2012 to accommodate development in these locations.

**Policy 12.7**

The City shall include standards within the Land Development Code to ensure that development around Lake Apopka is consistent with the issues addressed in the Lake Apopka Planning Initiative, including protection of public access to Lake Apopka; protection of view sheds; integration of recreational uses; and incorporation of water-oriented commercial and recreational uses that can support eco-tourism.

**Policy 12.8**

The City shall establish a plan for improvements to the main access points to the Expressway Study Area. Improvements may include landscaping or monuments/signs to indicate the entrance to a neighborhood.

**Policy 12.9**

The City shall establish a plan for improvements to the main intersections in the Expressway Study Area, as shown in the master plan. Improvements may include roundabouts, uniform landscaping or streetscape furniture, islands or monuments/fountains.

**Policy 12.10**

The City shall ensure, through the Code Enforcement procedures, that industrial uses in the Expressway & Plymouth Study Areas are maintained in proper form so that they do not become a disincentive to attracting future economic development to the area.

**Policy 12.11**

The City shall consider an ordinance implementing Transfer of Development Rights to preserve any parcels along Lake Apopka that are still under private ownership.

**Policy 12.12**

The City shall ensure that the land development code includes requirements for adequate buffering to be provided between the airport/industrial uses and residential areas shown in the Plymouth master plan.

**Policy 12.13**

The City shall coordinate with FDOT and the County to build the proposed Lust Road extension as a tree-lined, scenic boulevard that will service the entire Plymouth area and would serve as the boundary for development expansion closer to Lake Apopka.

**Policy 12.14**

The City shall establish a plan for improvements to the main access points to the Plymouth Study Area - Proposed Apopka Bypass, Hermit Smith Road, and the proposed Lust Road intersection with U.S. 441. Improvements may include uniform landscape islands or monuments/signs to indicate the entrance to a neighborhood.

**Policy 12.15**

The City shall establish a plan for improvements to the main intersections in the Plymouth Study Area, as shown in the master plan. Improvements may include roundabouts, uniform landscaping or streetscape furniture, islands or monuments/fountains.

**Policy 12.16**

Within the "West" Study Area non-residential developments shall be designed to preserve the low-key, small-scale type of development that characterizes the West study area. Large-scale commercial developments such as department or discount stores shall be limited to U.S. 441.

**Policy 12.17**

The City shall establish a plan for improvements to the three main access points to the West Study Area from U.S. 441 - Junction Road, Hermit Smith Road and Plymouth Sorrento Road, and major intersections as shown in the master plan. Improvements may include uniform landscape islands or monuments/signs to indicate the entrance to a neighborhood, coordinated streetscape furniture.

**Policy 12.18**

Within the "Northwest Study Area", the City shall coordinate with Orange County and the property owners to develop passive

recreation uses on the site currently used for mining. This area is adjacent to the Northwest Orange County Improvement Center, the site of the Annual Zellwood Sweet Corn Festival. These two parks could be joined, and connected to other parks in the adjacent neighborhoods through landscaped trails.

**Policy 12.19**

The City shall establish plans for improvements to the main access points to the Northwest Study Area, as well as major intersections as shown in the master plan. Improvements may include uniform landscape islands or monuments/signs to indicate the entrance to a neighborhood, coordinated streetscape furniture.

**OBJECTIVE 13**

The City of Apopka shall implement the Joint Planning Area Agreement (JPA) between the City of Apopka and Orange County adopted on October 20, 2004.

**Policy 13.1**

By December 2013, the City of Apopka shall amend the land development code to incorporate the Joint Planning Area Agreement requirements.

**Policy 13.2**

The City shall utilize the Joint Planning Agreement as a guide for the review of projects and to assist in coordination between Apopka and Orange County which include the following items:

- a. Joint planning area;
- b. Utilities/On site disposal systems; stormwater; Wekiva Parkway Interchange Land Use Plan;
- c. Planning and development within the Joint Planning Area;
- d. Public Services.

**Policy 13.3**

The City shall annually review the JPA and the land development code to ensure applicability of current and future

needs in relation to the requirements of the Joint Planning Agreement.

#### **Objective 14**

In an effort to manage development in the Wekiva Study Area in a way that ensures that the sensitive environmental resources are protected, , the City of Apopka shall utilize the best available data for land use amendments and development review from the St. Johns River Water Management District, the Fish and Wildlife Conservation Commission, the Department of Environmental Protection and other agencies.

##### **Policy 14.1**

The City of Apopka shall review all Future Land Use Map amendments which propose to increase densities/intensities in the Wekiva Study Area shall: optimize open space, and promote a pattern of development that adequately protects the natural resources, most effective recharge areas, karst features, and sensitive natural habitats of the area.

##### **Policy 14.2**

The City of Apopka shall review all plans for development which have identified sensitive resources to ensure it will be protected through approaches which may include coordinated greenway plans, dedication of conservation easements, acquisition of property, clustering of residential development, density credits and incentives, and low to very low density development.

##### **Policy 14.3**

No portion of any individual commercial or residential lot that is unbuilt may be counted towards the minimum open space requirements of Future Land Use Element Policy 3.1.s.

##### **Policy 14.4**

Stormwater facilities may be counted toward meeting the required open space standards, based upon the following conditions:

- Lined stormwater facilities cannot count toward the requirements. The entire facility must be pervious.
- No more than 50% of the open space requirements can be met with wetlands. Stormwater retention/detention

areas shall not count for more than 50% of the required open space percentages.

- Protected wetlands shall not count for more than 50% of the required open space percentages.
- Stormwater retention/detention areas and protected wetlands may be combined to meet the required open space percentages, but in no case shall the stormwater retention/detention areas and protected wetlands count for more than 75% of the required open space percentages.
- Lands with pervious surfaces utilized for sports or active recreation, provided that such lands shall not count more than 25% towards any open space requirements and the open space is permanently protected through conservation easements or similar binding mechanisms.

#### **Policy 14.5**

The following surveys and studies are required to be submitted with a subdivision plat or site plan or its functional equivalent, such as Planned Unit Developments for any project 30 acres in size or larger, and shall be conducted by a qualified environmental professional or a licensed geologist to evaluate the location and presence of sensitive environmental features.

- 1) An analysis of soils and other geotechnical information, using data such as the Wekiva Aquifer Vulnerability Assessment, to determine the location of the most effective recharge areas as the term is used in Rule 40C-41.063(3), F.A.C. or soils determined by the U.S. Soil Conservation Service to be Type "A" Hydrologic Soils Group which are considered to be the most effective recharge areas.
- 2) An analysis of the site to determine the location and nature of sinkholes and other karst features of the property such as stress-to-sink and other direct connections to the aquifer including an analysis to determine the depth to water table, the location of the Floridan aquifer relative to ground surface, and the thickness and extent of protective clay layers over the aquifer. This analysis may include the use of geophysical surveys, such as microgravity, ground penetrating radar surveys and soil borings or their appropriate alternatives and may be supplemented with

documented locations of sinkholes, light detection and ranging surveys (LIDAR) and aerial photographs.

- 3) An analysis of the site to determine the location of sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub. This analysis shall be coordinated with the Florida Fish and Wildlife Conservation Commission and the Florida Department of Environmental Protection.
- 4) If the site will not be served by the sanitary sewer system, a comparative nitrate loading analysis for the proposed development shall be prepared using professionally acceptable methodology based on the existing land use at the time of this amendment versus the proposed land use activity at build-out. The analysis may take into account specific on-site best management practices and compensatory reduction off-site through the expansion of central sanitary sewer. The analysis must demonstrate, with all factors taken into account, that there is no increase in nitrate loading to groundwater. The comparative nitrate loading study submitted as data and analysis as part of the comprehensive plan amendment shall be deemed to meet this requirement.

#### **Policy 14.6**

Open space is defined as the land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for conservation purposes. Open space excludes water bodies, lots, street rights of way, parking lots, and impervious surfaces. Open space areas may include stormwater management areas that follow recommended BMPs as provided in Policy 14.5.

#### **Policy 14.7**

Priority for preservation and dedication of open space shall be given to the following resources: most effective recharge areas, wetlands, springs, spring runs, sinkholes, surface and subsurface caves, karst features, karst features with a direct connection to the aquifer and sensitive natural habitats including Long Leaf Pine, Sand Hill, Xeric Oak Scrub and Sand Pine scrub vegetative communities.

**Policy 14.8**

The following maps are included in **Appendix 1-2** of the Future Land Use Element and are hereby incorporated into the Future Land Use Map series as overlays; the Wekiva Study Area Boundary Map, the Recharge Area Map, the Karst Topography Features Map, and the Xeric Oak Scrub, Sand Pine Scrub, and Sandhill (Longleaf Pine Habitat) Map . These overlay maps also serve to delineate the most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub. The overlay map series are based on the best available data and analysis.

**Objective 15**

Site plans, subdivisions or their functional equivalent, such as Planned Unit Developments, within the Wekiva Study Area shall meet the design standards as set forth in the following policies.

**Policy 15.1**

Conservation subdivision designs shall include:

- 1) Clustering of units on small lots;
- 2) Establishment of open space, which shall be connected whenever possible, in recordable easements, plat or other recordable instrument. Open spaces percentages shall be as provided for in Policies 3.1.s;
- 3) Central water and sewer treatment facilities connected to the regional system; and
- 4) Minimal site disturbance.

**Policy 15.2**

Where feasible, development shall be buffered from springs, spring runs, sinkholes, caves and other karst features as shown below. The minimum buffer area shall consist of a setback that retains all natural vegetation within the buffer area.

<u>Feature</u>	<u>Minimum Buffer</u>
Springs	300 feet
Spring runs	150 feet
Sinkholes, with a direct connection to the aquifer	200 feet, measured from the drainage divide
Other sinkholes	100 feet, measured from the drainage divide
Caves	One-half mile, measured on the

<u>Feature</u>	<u>Minimum Buffer</u>
	surface from the centerline of the cave system
Other karst features with a direct connection to the aquifer (swallet or stream to sink)	200 feet, measured from the drainage divide

**Policy 15.3**

Where a lot of record is too small to accommodate development in compliance with the buffers set forth in Policy 15.2, all allowable use may be established provided that the building and associated paved areas are located the maximum distance possible from the karst features, and further provided that a swale and berm are located between the development and the karst feature. The swale and berm shall be designed to direct drainage away from the karst feature.

**Objective 16**

In order to minimize the contribution of nitrates to groundwater and to foster long-term stewardship of the springs, special design and Best Management Practices (BMPs) shall be instituted for all development within the Wekiva Study Area.

**Policy 16.1**

Development shall use joint or shared access to the maximum extent feasible in order to minimize impervious surfaces.

**Policy 16.2**

Non-residential development shall use shared parking to the maximum extent feasible in order to minimize impervious surfaces. All parking lots with 100 or more spaces shall be designed with a minimum of twenty (20) percent of the parking spaces in pervious area.

**Policy 16.3**

Design of parking lots, sidewalks, buildings and other impervious surfaces shall minimize connections between impervious surfaces through techniques shown on a site plan such as:

- 1) Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse of the water;
- 2) Directing flows from impervious surfaces so that they drain to vegetated buffers or natural areas; and
- 3) Breaking up flow directions from large paved surfaces.

**Policy 16.4**

Porous pavement materials, pervious concrete, and pervious asphalt should be used to minimize the amount of impervious surface with new development and redevelopment.

**Policy 16.5**

Commercial and industrial development shall be designed to minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development, as follows:

- 1) Avoid or minimize the removal of existing trees and vegetation;
- 2) Minimize soil compaction by delineating the smallest disturbance area feasible; and
- 3) Maximize disconnection of impervious surfaces to reduce water runoff flows and increase opportunities for infiltration.

**Objective 17**

Proposed amendments to the Future Land Use Map (FLUM) within the Wekiva Study Area shall meet the criteria in the following policies:

**Policy 17.1**

Demonstrate that the proposed land use category is the least intensive category that will meet a demonstrated need of the use; and

**Policy 17.2**

All proposed land use amendments for properties over 30 acres in size will include an analysis to determine appropriate specific onsite BMP's and compensatory treatment for nitrate/nitrogen reduction, both on-site and off-site,

including, if necessary, through connection to central sanitary sewer. The analysis must demonstrate, when all factors are taken into account, that there is no increase in nitrate/nitrogen loading to groundwater and surface water.

## **Objective 18**

~~Prior to December 2010, The City shall implement the ~~adopt a~~ Wekiva Parkway Interchange Land Use Plan adopted on September 15, 2010, ~~which that~~ addresses the requirements of Section 369.321(1) F.S. as it relates to coordinated planning within the Wekiva area.~~

### **~~Policy 18.1~~**

~~The City will evaluate the area within a minimum one mile radius from the proposed interchange and develop a Vision Plan and a subsequent Land Use Plan.~~

### **~~Policy 18.2~~**

~~The City shall implement ~~primary intent of~~ the Wekiva Parkway Interchange Vision Plan, which is to develop a conceptual master plan to guide the location of a range of uses, such as residential, office, commercial, industrial, recreation, public and institutional, at various densities and intensities around the proposed interchange. ~~The Wekiva Parkway Interchange Land Use Plan will establish the Future Land Use categories for the various sites contained within the study area.~~~~

### **~~Policy 18.3~~**

~~The City will continue to coordinate the Interchange Vision Plan and the Land Use Plan with Orange County so that both Comprehensive Plans can be amended consistently.~~

### **~~Policy 18.4~~**

~~A draft Interchange Vision Plan will be created to gather community input and collaboration with respective agencies and will become the basis for the Land Use Plan, to be adopted prior to December 2010.~~

### **~~Policy 18.5~~**

~~The land use pattern and associated densities and intensities within the Interchange Study Area shall be established based upon a balance of the economic needs of the region in~~

~~proximity to the interchange and consideration of environmental resources and the availability of public services.~~

**Policy 18.62**

Prior to rezoning any property within a one-mile radius of the interchange Study Area, the City shall amend its LDC to incorporate development standards that will implement the Vision Plan. These standards shall address creative planning solutions to protect environmentally sensitive lands, such as:

Open Space

Standards will be developed for appropriate percentages of open space for single parcels and/or for the entire Interchange Study Area.

Clustering:

Standards will be developed to allow multiple land owners to aggregate parcels for the purpose of calculating density/intensity and developing cohesive clusters of higher density/intensity in the area closest to the interchange and major intersections in the study area.

Transfer of Development Rights (TDR):

A TDR system shall be developed to allow land owners that have sensitive lands or lands farthest from the interchange, to sell density/intensity rights to owners of lands closest to the interchange. The vision plan will analyze the potential sending and receiving areas.

Form-Based Regulations:

Develop form-based regulations for the study area to ensure the Vision Plan is implemented.

**Policy 18.73**

The development standards within the Interchange Study Area shall be applied through a zoning overlay, or similar method, that encompasses the study area. Developer agreements may be required.

**Policy 18.84**

If a parcel is severed by the one-mile radius or is under common ownership, either the entire parcel will be included or excluded from the study area based upon the Vision Plan.

**Policy 18.85**

In the event that the Wekiva Parkway is not constructed, it is anticipated that the Wekiva Parkway Interchange Plan will be reevaluated and appropriate comprehensive plan amendments adopted to address then-existing development and future land use designations within the Wekiva Parkway Interchange Plan Area.

**Policy 18.9**

~~The change to Mixed Use land use category for sites within the Wekiva Parkway Interchange Study Area will become effective at the time the Kelly Park interchange is officially designated by the Expressway Authority. Until such time, the sites shall be designated as depicted on the Northwest Area Conceptual Master Plan included in the Joint Planning Agreement as Exhibit 'F'~~

**Policy 18.106**

Before any development can occur within the Project Orlando LLC site (further identified as parcels 11-20-27-0000-00-003, 11-20-27-0000-00-013, 11-20-27-0000-00-036, 11-20-27-0000-00-042, 11-20-27-0000-00-057, 12-20-27-0000-00-060, 11-20-27-0000-00-030, 13-20-27-0000-00-023, 13-20-27-0000-00-005, 13-20-27-0000-00-061, 13-20-27-0000-00-026, 13-20-27-0000-00-032), the proposed development must be processed and approved as a Development of Regional Impact (DRI) as defined in Chapter 380.06, Florida Statutes and Chapter 28-24, Florida Administrative Code.

**Policy 18.117**

Public school capacities and facilities serving the Project Orlando site shall be addressed with the rezoning and DRI processes. No increase in density above the vested 67 dwelling units shall be permitted by the City until it is demonstrated that adequate public school facilities are available to meet the increased demand.

**Policy 18.128**

Prior to the completion of the interchange, but following the official designation of the interchange location by the Expressway Authority, a development program may be

permitted by the City which shall not exceed 7,000 average daily vehicle trips external to the Project Orlando project, subject to rezoning and a traffic study.

**Policy 18.89**

A parcel assigned a land use designation during the 2010-1 or 2010-2 large-scale comprehensive plan amendment cycles, shall not be assigned a city residential zoning category or obtain a rezoning for residential uses until Orange County Public Schools has either issued a finding of school capacity or a school capacity enhancement agreement to the applicable property owner, excepting those parcels having a diminimus impact on public schools as defined in the Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

**Objective 19**

New development in the City shall comply with "Smart Growth" principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City's LDC prior to the next required Evaluation and Appraisal Report.

**Policy 19.1**

Development in the mixed-use categories, and where appropriate in other land use categories, shall provide pedestrian-friendly street design.

**Policy 19.2**

New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

**Policy 19.3**

New infill development in the mixed-use categories shall provide shops, offices and homes within neighborhoods,

including mixed uses in one structure, to offer opportunities to encourage walking and/or live and work environments.

## **Objective 20**

Ensure development within the City of Apopka surrounding the Wekiva Parkway interchange will occur in a predictable, yet flexible manner consistent with the intent of the Wekiva Parkway and Protection Act, the community vision, and the City's economic development goals, and which will provide a balanced land use scenario that can accommodate economic and residential growth in the context of the environmental concerns identified within the Wekiva Parkway and Protection Act, and that can serve as the primary targeted area for greenfield development within the Wekiva Study Area.

### **Policy 20.1**

The Wekiva Parkway Interchange Plan is composed of three elements: the *Wekiva Parkway Interchange Vision Plan*, the *Wekiva Parkway Interchange Land Use Plan*, and the *Wekiva Parkway Interchange Goal, Objectives, and Policies*. The *Wekiva Parkway Interchange Vision Plan*, adopted as part of the Future Land Use Overlay Series found in Appendix 1-2 of the Future Land Use Element, represents a conceptual scenario that demonstrates the intent of the Wekiva Parkway Interchange Plan and will guide the development of lands located within the Wekiva Parkway Interchange Vision Plan Area. The *Wekiva Parkway Interchange Land Use Plan* and the *Wekiva Parkway Interchange Goal, Objectives, and Policies* shall represent the regulatory elements of the Wekiva Parkway Interchange Plan. The land use configuration and distribution demonstrated on the *Wekiva Parkway Interchange Vision Plan* are intended to illustrate the potential application of the adopted *Wekiva Parkway Interchange Vision Plan* policies; however, the specific details for each development phase will be established through the approval of development plans consistent with the *Wekiva Parkway Interchange Goal, Objectives & Policies*, the *Wekiva Parkway Interchange Land Use Plan*, and the regulations established in the *Wekiva Parkway Interchange Form-Based Code*.

### **Policy 20.2**

The *Wekiva Parkway Interchange Vision Plan* shall be applicable within *Wekiva Parkway Interchange Vision Plan Area*. The *Wekiva Parkway Interchange Vision Plan Area* is

generally comprised of a one-mile radius emanating from the anticipated Wekiva Parkway Interchange. The exact configuration is based upon a logical, parcel-specific boundary consistent with the intent of capturing a one-mile radius.

**Policy 20.3**

The annexation, land use change, and subsequent development of lands located within the Wekiva Parkway Interchange Plan Area for Apopka and the Wekiva Interchange Land use Plan Overlay for the County shall be consistent with the adopted Interlocal Agreement between Orange County and the City of Apopka regarding Wekiva Interchange Land Use Plan Overlay.

**Policy 20.4**

Prior to approving the first development plan within the Wekiva Parkway Interchange Vision Plan Area, the City shall adopt the Wekiva Parkway Interchange Form-Based Code establishing the design and development standards for the Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Form-Based Code shall be based on the criteria contained within the Wekiva Parkway Interchange Goal, Objectives, and Policies.

**Policy 20.5**

The Wekiva Parkway Interchange Vision Plan identifies the approximate location of the character districts necessary to support the anticipated development program within the Wekiva Parkway Interchange Vision Plan Area. The location and/or boundaries of the character districts shown on the Vision Plan are illustrative only, and it is the intent of the City that locations and boundaries can be refined through an administrative review, except where other review and approval procedures are specified, in either the Comprehensive Plan or the Wekiva Parkway Interchange Form-Based Code. The specific boundaries and locations of character districts will be established through the approval of development plans, as established through the Wekiva Parkway Interchange Form-Based Code procedures.

**Policy 20.6**

Deviations in the area-wide densities and/or intensities established in the Wekiva Parkway Interchange Land Use Plan, or proposed design elements that are not consistent with the Wekiva Parkway Interchange Goal, Objectives, and Policies

shall require a comprehensive plan amendment.

**Policy 20.7**

The Wekiva Parkway Interchange Form-Based Code shall include regulations governing the following community design elements for the Wekiva Parkway Interchange Plan area:

- An interconnected network of streets and paths designed to encourage pedestrian and bicycle travel, with traffic calming where appropriate;
- A complementary mix of land uses, including residential, employment, recreational, and civic;
- Appropriate densities and intensities of land uses within walking distance of transit stops; and
- Daily activities within walking distance of residences, public uses, streets and open spaces that are safe, comfortable and attractive for the pedestrian, with adjoining buildings open to the street and parking designed so as not to interfere with pedestrian and bicycle travel.

**Policy 20.8**

The Wekiva Parkway Interchange Form-Based Code shall include provisions requiring that the land uses incorporated into the Wekiva Interchange Vision and Land Use Plans are physically and functionally integrated, including a connected and continuous system of pedestrian facilities.

**Policy 20.9**

Development within the Wekiva Parkway Interchange Plan Area shall be assigned a Mixed-Use Interchange future land use designation and shall accomplish an overall mix of residential and non-residential uses as outlined in Policy 3.1.r. Assignment of the Mixed-Use Interchange Land Use future land use designation shall require an amendment to the Comprehensive Plan. This policy shall not be construed to remove any existing entitlements upon property within the Wekiva Parkway Interchange Plan Area, nor shall it prevent development consistent with the existing future land use designations. Development occurring under the existing future land use designations shall comply with the design criteria included in the Wekiva Parkway Interchange Plan to the extent that the criteria does not conflict with the existing future land use designation.

**Policy 20.10**

The City shall ensure that areas of greatest density and intensity within the Wekiva Parkway Interchange Plan Area are located at and between the two major intersection nodes at Kelly Park Road/Golden Gem Road and Kelly Park Road/Plymouth-Sorrento Road, but not upon areas of Karst formations. The Wekiva Interchange Form-Based Code shall require a mix of uses consistent with Wekiva Interchange Plan and shall establish a system of transfer of development rights to encourage increased density and intensity within Wekiva Parkway Interchange Plan Area. Development at the outer edges of the mixed-use area shall maintain compatibility with the lands adjacent to the Wekiva Interchange Plan Area by reducing density and intensity or by providing substantial buffers, landscaping, height, and lighting controls. The City shall also allow transfer of development rights to maintain 20% open space in the overall Study Area. Densities and intensities allowed within the Wekiva Parkway Interchange Plan Area character districts shall be as shown on **Table 20.10**:

**Table 20.10: Wekiva Parkway Interchange Character District Standards**

<b>Character District/ Purpose</b>	<b>Uses</b>	<b>Minimum/ Maximum Acreage*</b>	<b>Density (Units per Acre)</b>	<b>Intensity (FAR)</b>	<b>Open Space (min. )</b>
<b>Village Center (VC)</b> Safe, vibrant and pedestrian-oriented mixed-use area. Each Village Center may include a Core of up to 40 acres each.	Residential, retail, commercial, office and entertainment uses. Horizontal mixed-uses shall be allowed, but vertically mixed-uses are preferred.	<b>Min:</b> 200 <b>Max:</b> 380 (40 acres max. of VC Core in each village)	<b>Min:</b> 7.5 <b>Max:</b> 25 <b>District Average:</b> 12	<b>VC Core:</b> <b>Min:</b> 0.3 <b>Max:</b> 1.0 <b>Average:</b> 0.5 <b>Balance of VC:</b> <b>Min:</b> 0.25 <b>Max:</b> 0.7 <b>Average:</b> 0.35	10% minimum in the form of public plazas and small park spaces that are urban in character.
<b>Interchange</b> Accommodate highway-oriented vehicular service uses and provide a transition between the fast traffic exiting the highway and the pedestrian Village Center.	Highway-oriented uses, such as automobile service & repair, retail, office, and limited high density residential.	<b>Min:</b> 175 <b>Max:</b> 380	<b>Min:</b> 7.5 <b>Max:</b> 15	<b>Min:</b> 0.1 <b>Max:</b> 1.0	15% minimum in the form of neighborhood parks and common areas
<b>Employment (formerly Edge District)</b> Accommodate corporate office development and foster the development of a campus-like corporate park.	Office, hospitality, clean industry, large institutional uses (hospitals, educational facilities), and large scale residential, Single family	<b>Min:</b> 190 <b>Max:</b> 380	<b>Min:</b> 4 <b>Max:</b> 7.5	<b>Min:</b> 0.1 <b>Max:</b> 0.5	20% minimum in the form of large parks and interconnected wildlife corridors.
<b>Transition</b>	Single family	<b>Min:</b> 380	<b>Min:</b> 5	<b>Min:</b> 0.5	15% minimum in

Character District/ Purpose	Uses	Minimum/ Maximum Acreage*	Density (Units per Acre)	Intensity (FAR)	Open Space (min. )
Provide a transition between the high-density/intensity Village Core and the low-density/ intensity areas at the edge of the study area.	home and single or multi-use office/medium-density residential	<b>Max:</b> 770	<b>Max:</b> 15	<b>Max:</b> 1.0	the form of neighborhood parks and larger common areas.
<b>Neighborhood</b> Preserve the existing low-density single-family residential neighborhoods and transition to the less intense uses just outside the study area.	Single-family homes and small scale support uses (schools, churches, day care facilities)	<b>Min:</b> 2,360 <b>Max:</b> 3,060	<b>Min:</b> 1 <b>Max:</b> 5	<b>Min:</b> .05 <b>Max:</b> 0.5	20% minimum in the form of large parks and interconnected wildlife corridors.

\* Calculated based on the entire vision plan area acreage.

### **Policy 20.11**

Maximum allowable development within the Wekiva Parkway Interchange Plan Area shall be allocated among land uses as follows:

- Single Family: 7,500 units
- Multi Family: 8,500 units
- Commercial/Services: 22 million square feet

### **Policy 20.12**

The character district regulations included in the Form-Based Code will ensure densities and intensities are allocated as noted in **Table 20.10** (see **Policy 20.10**). The TDR system will allow increased densities in the Core area (noted as bonus density on the table). The average density/intensity for individual districts and the entire mixed-use area shall not exceed the average allowed. The City shall establish a tracking system to ensure the densities/intensities are kept within the established limits. The tracker will also ensure the acreages of the character districts remain within the parameters set in **Policy 20.10**.

### **Policy 20.13**

Development within the Wekiva Parkway Interchange Vision Plan Area shall be planned in a manner that maximizes internal circulation and does not cause the Florida Strategic Intermodal System (SIS) to exceed its adopted Level of Service Standard without appropriate mitigation.

### **Policy 20.14**

The Wekiva Parkway Interchange Vision Plan Area shall include the following performance targets for transit, bicycle and pedestrian facilities as follows:

- 80% of all the bicycle and pedestrian facilities within the Plan Area shall function at LOS C or better;
- All parcels within  $\frac{1}{4}$  mile of a transit stop should be serviced by pedestrian facilities operating at LOS C or better.

LOS standards shall be measured in accordance with the methodology established in the FDOT Multimodal Transportation Districts and Area wide Quality of Service Handbook (Nov. 2003 or as revised). The City shall coordinate with LYNX and METROPLAN ORLANDO to apply the

transit quality of service framework as found in the most recent edition of the Transit Capacity and Quality of Service Manual (TCQSM) and required as part of METROPLAN ORLANDO'S long-range transportation plan where feasible.

**Policy 20.15**

The City and applicants for development within the Wekiva Parkway Interchange Vision Plan Area shall incorporate transportation demand management strategies into the transportation planning process to alleviate congestion. A range of techniques will be considered, such as vanpool/ridesharing programs, parking management and pricing, transit vouchers, pre-tax incentives, telecommuting, flextime, and/or other appropriate trip reduction strategies.

**Policy 20.16**

Proposed development within the Wekiva Parkway Interchange Vision Plan Area shall contribute to providing a safe, convenient, comfortable and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use. Appropriate improvements or enhancements to the multimodal network to incorporate into the Wekiva Parkway Interchange Form-Based Code shall include, but not be limited, to the following:

- Accommodations for pedestrian access and movement, including sidewalks, benches and clearly marked crossings;
- Accommodations for bicycles, including lockers, showers, and racks;
- Shared use paths in accordance with the FDOT Bicycle Facilities Planning and Design Guidelines Handbook;
- Accommodations for transfer of passengers at designated transit facilities;
- Preferential parking for rideshare participants;
- Access for motor vehicle passenger drop-offs and pick-ups at designated transit facilities and at commercial and office development sites; and/or
- Accommodation for the mobility impaired, including parking spaces, sidewalks and ramps for handicapped access.

**Policy 20.17**

Street cross-sections, design standards, and operational measures to ensure streets are safe and convenient for transit, automobile, truck, bicycle and pedestrian travel shall be incorporated into the Wekiva Parkway Interchange Form-Based Code. Strategies will include, but not be limited, to marked crosswalks, wider sidewalks, on-street parking, bus turnouts, traffic calming, raised medians or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway.

**Policy 20.18**

The Wekiva Parkway Interchange Form-Based Code shall include standards for street intersections to facilitate pedestrian crossings.

**Policy 20.19**

Developments within the Wekiva Parkway Interchange Plan Area shall provide direct bicycle and pedestrian connections within and between residential areas and supporting community facilities and services, such as shopping areas, employment centers, transit stops, neighborhood parks, and schools. Standards and design criteria shall be established within the Wekiva Parkway Interchange Form-Based Code.

**Policy 20.20**

The City will include in the Wekiva Parkway Interchange Form-Based Code standards for roadways to be built/improved within the Wekiva Parkway Interchange Overlay District. The regulations will create a hierarchy of streets that equitably serve the needs of the pedestrian, the bicycle, public transit, and the automobile based on a grid network system of roadways. The City will support a multi-modal transportation environment that allows for various transit options.

**Policy 20.21**

Properties assigned the Mixed-Use Interchange future land use designation shall be rezoned to the Wekiva Parkway Interchange Mixed-Use Zoning District to be established in the Wekiva Parkway Interchange Form-Based Code.

### **Policy 20.22**

The Wekiva Parkway Interchange Mixed-Use Zoning District shall establish a range of allowable lot types to ensure a mix of uses. The District shall also provide the form-based building requirements and range of allowable uses for each lot type. The lot type ranges will establish the development framework and pattern within which uses can locate.

### **Policy 20.23**

Permitted land uses within the Wekiva Parkway Interchange Mixed-Use Zoning District shall be outlined in the Wekiva Parkway Interchange Form-Based Code, consistent with the Mixed-Use Interchange future land use designation and **Policy 20.10**. The Community Development Director shall have the authority to approve uses not listed there if the proposed use is compatible with the listed permitted uses and/or will generate or support the development of employment opportunities and/or an increased tax base.

### **Policy 20.24**

Where feasible, developments within the Wekiva Parkway Interchange Plan Area shall maximize the preservation of open space and promote the clustering of uses to both preserve and enhance the natural environment and to maintain the rural character of areas outside of the Wekiva Parkway Interchange Plan Area. The amount of required open space shall vary by district, with the more intensive districts requiring less than 20% for urban plazas/ parks and the less intensive districts requiring more than 20% for passive/active parks and open space for areas. **Policy 20.10** establishes the minimum required open space per district.

### **Policy 20.25**

The Wekiva Parkway Interchange Area Form-Based Code shall include the following provisions to promote efficient access to and through the area, and to protect the traffic flow along the Wekiva Parkway.

- Prohibit the vacation of rights-of-way to maintain the current grid system and facilitate its expansion;
- Require, as part of development approval, a spacing of 300 to 600 feet for local streets to create walkable "city" blocks and maintain connectivity in the area and avoid the use of the highway for local traffic;

- Prohibit the use of cul-de-sacs and gated neighborhoods;
- Coordinate with the Expressway Authority to encourage the extension of local roads under the highway to maintain connectivity between the east and west sides;
- Limit the number of driveways along Kelly Park Road, Golden Gem and Plymouth Sorrento Road within the Plan Area, and encourage the use of shared driveways instead;
- Require compliance with Section 6.02.10 of the LDC, which requires a minimum distance separation between driveways and intersections;
- Require internal connectivity between sites, through joint-use driveways or alleys, to keep traffic off main roads;
- The Form-Based Code shall include standards for right-of-way width and cross section design based on street typology; and
- Provide pedestrian/bicycle connections at a maximum separation of 350 feet, through the use of mid-block paths or pedestrian shortcuts.

**Policy 20.26**

Large developments with 50,000 gross square feet or more and are adjacent to a major street, which is or may be used as a transit route, shall provide access for on-site public transit. The public transit stop shall including a bus pullout and shelter.

**Policy 20.27**

The City shall coordinate with developers the design and construction of proposed new streets within the plan area in conformance with the design standards contained in the Form-Based code. The following standards shall be followed:

- Specific right-of-way location of streets other than those shown on Map 20 of the ILUP shall be determined through the development review process.
- Continue enforcing Section 6.02.05 of the City's LDC (rights-of-way), which contains measures for the protection and use of rights-of-way, and consider the incorporation of more pedestrian-friendly standards in the Wekiva area form-based code.

### **Policy 20.28**

Sites within the Wekiva Parkway Interchange Plan Area, as well as right-of-way areas, shall be subject to the vegetation protection and water conservation landscaping policies contained in the City's comprehensive plan. The City will include more restrictive vegetation protection standards in the Wekiva Parkway Interchange Form-Based Code to:

- Encourage transplanting and re-vegetation.
- Coordinate, on an as needed basis, with Orange County to update regulations for the protection of unique vegetative communities in both jurisdictions.
- Select and locate plants based on their ultimate growth.

### **Policy 20.29**

In order to ensure that development within the mixed-use district creates a sense of community, the placement and orientation of buildings should be carefully planned. The following standards should be included in the form-based regulations:

- Primary building entrances shall orient toward the street, not to interior blocks or parking lots
- Freestanding single-use buildings should be avoided in all but the neighborhood character district, while mixed and interconnected buildings should be encouraged.
- Green areas or plazas may be used to create a prominent civic component to mixed-use areas. These green areas should be centrally located or placed in between the higher intensity uses.
- Standards for the design of gas stations, and other vehicular service uses, to ensure they fit into the desired pedestrian character. The Code will specify standards for building location, site layout, driveway location, signage and other design elements that will ensure compatibility with other proposed uses in the area.
- Building height regulations shall be established not to exceed the parameters listed for each character district in **Policy 20.30**.

**Policy 20.30**

Building heights shall be arranged so that the tallest buildings are located in proximity to the Kelly Park Interchange and Kelly Park Road itself between the two Village Center nodes. Building heights shall be stepped down/ reduced as development approaches the periphery of the Interchange Study Area and as development nears the rural lands outside the study area. The form-based code shall establish appropriate building heights for each character district and shall address reduced building heights in proximity to the edges of character districts and the study area itself in order to promote compatibility between districts and protection of the rural character of lands outside the study area. In no case shall building height exceed ten occupied floors within the Interchange Study Area without a Comprehensive Plan amendment.

**Policy 20.31**

The Wekiva Parkway Interchange Form-Based Code shall include standards for signage within the Wekiva Parkway Interchange Plan Area and shall have the purpose to maintain a pedestrian character within the village centers, but at the same time, allow visibility from the highway. Standards shall at minimum:

- Continue to require a sign master plan for all Mixed Use Developments, per LDC Section 2.02.20
- Ground signs shall not be allowed in the Core Area if buildings are located within 15 feet from the street right of way.
- Ground signs shall not exceed a maximum height of 12 feet. This maximum height may be further reduced in certain character districts.
- No billboards shall be allowed within the Wekiva Parkway Interchange Plan Area
- Building signs shall be designed to complement the architecture rather than obscure it.