CITY OF APOPKA
DEVELOPMENT REVIEW COMMITTEE

DATE: **April 27, 2016**
TIME: **9:00 AM Development Review Committee Meeting**
LOCATION: **120 E. Main Street (Community Development Conference Room)**

I. Staff Comments on the following:

A. Special Events:

1. Event: Evangelical Conferences
Dates: May 18, 2016 thru May 22, 2016
Time: 6:00 A.M. thru 9:00 P.M.
Location: Kit Land Nelson Park

B. Concept Plan:

C. Site Plans:

2. Copart — DA16-01
Developers Agreement
Preliminary Development Plan
Location: 3351 W. Orange Blossom Trail
Parcel No.: 01-21-27-0000-00-032

3. Apopka Farms — PR16-08
PUD Master Plan — PR16-02
Parcel Nos.: 35-20-27-0000-00-020; 35-20-27-0000-00-053; 36-20-27-0000-00-006
Location: 4145 W. Orange Blossom Trail

D. Plats:

E. Street Name Review

F. FLUM / Rezoning:

4. Gail W. Brown
Parcel ID No.: 18-21-28-0000-00-057 *=(+/- 3.0 acre portion)
Proposed Small Scale Future Land Use Amendment:
From: Commercial (Max. FAR 0.15)
To: Residential Low (0-5 du/ac)
Proposed Change of Zoning:
From: "County" A-1 (ZIP)
To: "City" R-1A

G. Special Exception:

II. Other Business:

A. Public Hearing:

B. Vacate/Variance:

C. Request for Extension:

D. Discussion:

5. Maudehelen Phase 4 - Roadway Access

E. Peddlers Permit:

F. Plan Final Review and Sign-off: **Projects at "Zoning Counter"**

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

David B. Moon

David B. Moon, AICP,
Planning Manager

1

Backup material for agenda item:

1. Event: Evangelical Conferences
   Dates: May 18, 2016 thru May 22, 2016
   Time: 6:00 A.M. thru 9:00 P.M.
   Location: Kit Land Nelson Park

Special Events Permit

Applicants Information

Name of Applicant: Rocael Mendez Phone: 407-620-6439

Address: 586 Maineline Blvd City: Apopka

ZIP: 32712 Email address: cgcarlosgarcia76@gmail.com

Secondary Contact: Ismar Miranda Phone: 407-490-5729

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

Name of Organization: Sala Evangelica De la Sana Doctrina Inc.

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

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

Type of Event

Name of the Event: Evangelical Conferences

Date(s) of the Event: 05/18/16-05/22/16 Hours of Event: 6am to 9pm

Location of the Event: Kit Land Nelson Park

Briefly describe the event and all activities that will occur during the event: Biblical teachings and worshipping God.

Expected attendance: 300

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

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

If yes, you will be required to obtain approval from City Council. Upon final approval you will need to provide a copy of the liquor license.

Special Events Permit
(Continued)

Type of Event

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

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

If yes, explain: _____

Once your completed event permit is received the following will happen:

- The event calendar will be checked to make sure there are no conflicting events (if so, you will be notified immediately).
- Your application will be submitted and reviewed by DRC (Development & Review Committee).
- If approved the event may require additional approval from the City Council.
- You may be required to hire off-duty Apopka Police and Fire Fighters depending upon the size of the event.
- Applicants must provide adequate restroom facilities during event.
- Meetings are scheduled, if need be, to solve any conflicts or concerns.
- If approved, your final permit will be sent to you.
- You must have your final permit with you on the day of your event. If you don't provide it when asked, your event may be shut down.

For further information, to determine if the event location is in the City limits, or to inquire about special requirements for your event, please contact the Community Relations and Events Manager, at 407-703-1809, or visit us at 120 E. Main Street, 1st Floor, Apopka, Florida, Monday through Friday, 8:00 a.m. until 4:30 p.m.

HOLD HARMLESS AGREEMENT

I, Rocael Mendez, on behalf of Sala Evangelica de la Santi Doctrina Inc, agree to indemnify and hold harmless the City of Apopka, its agents, employees or any other person against loss or expense including attorneys' fees, by reason of the liability imposed by law upon the City of Apopka except in the case of the City of Apopka's sole negligence, for damage because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons, or on account of damage to property arising out of or in consequence of the issuance of the permit or conduct of the assembly or any of its participants, in whole or in part, whether such injuries to persons or damage to property are due or claim to be due to any passive negligence of its employees or agents or any other person. It is further understood and agreed that Rocael Mendez shall, at the option of the City of Apopka, defend the City of Apopka with appropriate counsel and shall further bear all costs and expenses, including the expense of counsel, in the defense of any suit arising hereunder.

Rocael Mendez
PRINTED NAME OF APPLICANT

ROCAEL MENDEZ
SIGNATURE OF APPLICANT

04/16/16
DATE SUBMITTED

STATE OF FLORIDA
COUNTY OF ORANGE

SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME THIS 16th DAY OF April, 2016 BY Rocael Mendez, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED State of Florida Elicense AS IDENTIFICATION.

Sindy Juarez
NOTARY PUBLIC SIGNATURE

Notary Public State of Florida
Sindy Juarez
My Commission FF 064291
Expires 10/20/2017

Sindy Juarez
NOTARY PUBLIC PRINTED NAME

FOR OFFICIAL USE ONLY

DRC APPROVAL:_____ DATE:_____

DRC COMMENTS:

_____

_____

FIRE APPROVAL:_____ DATE:_____

FIRE COMMENTS:

_____

_____

POLICE APPROVAL:_____ DATE:_____

POLICE COMMENTS:

_____

_____

EVENTS APPROVAL:_____ DATE:_____

EVENTS COMMENTS:

_____

_____

RISK MANAGEMENT APPROVAL:_____ DATE:_____

RISK MANAGEMENT COMMENTS:

_____

_____

RECREATION APPROVAL:_____ DATE:_____

RECREATION COMMENTS:

_____

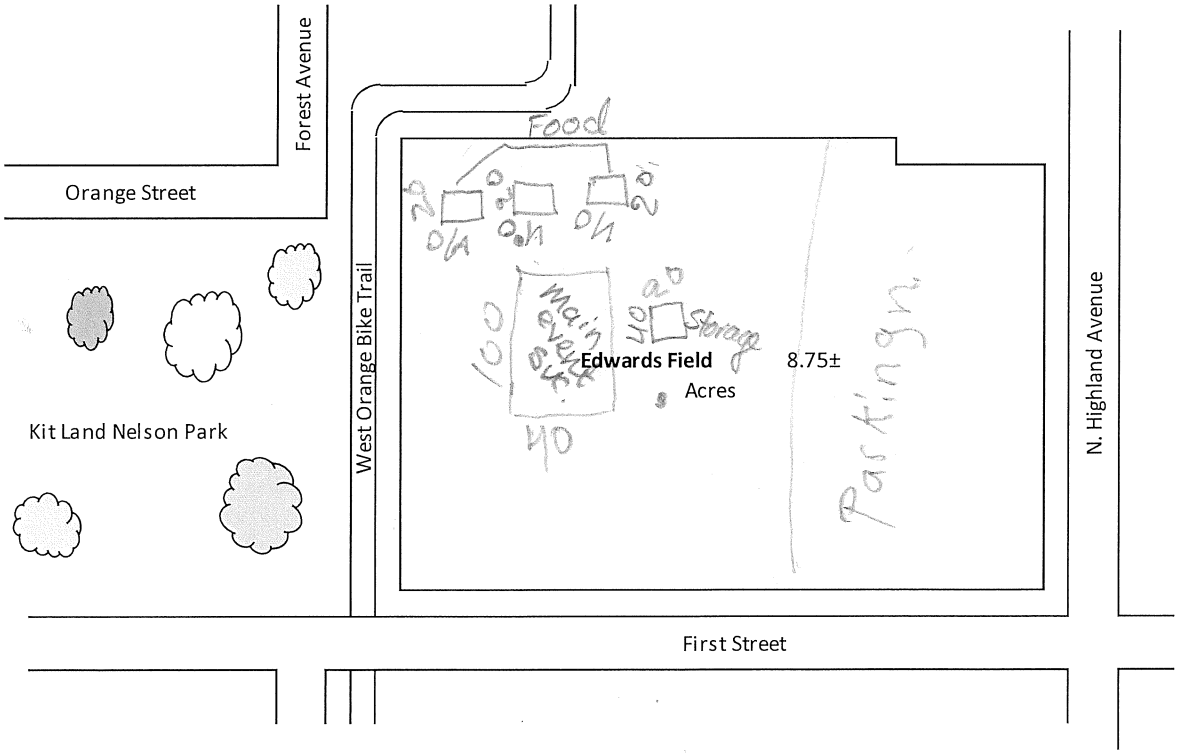
_____

CITY COUNCIL WILL CONSIDER THIS REQUEST SUBJECT TO APPLICANT MEETING ALL CITY REQUIREMENTS ON:

MEETING DATE:_____ APPROVED:_____ DENIED:_____

PERMIT FEE: $50.00 DATE PAID: _____ REC'D BY: _____ DATE EXEMPTED:_____


Grossenbacher Drive
Water Plant
Park Avenue
N
Not to Scale
Former Apopka
Little League Fields
6.27± Acres
Martin Street


Forest Avenue
Orange Street
Food
Kit Land Nelson Park
West Orange Bike Trail
Edwards Field
8.75±
Acres
N. Highland Avenue
First Street

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 04/21/2016

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

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

PRODUCER	CONTACT NAME: Norman Gensolin	
GREAT FLORIDA INSURANCE OF APOPKA 1596 W Orange Blossom Trail Apopka FL 32712	PHONE (A/C, No, Ext): (407) 434-1145	FAX (A/C, No): (407) 641-9731
	E-MAIL ADDRESS: lory.gonzalez@greatflorida.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : COVINGTON SPECIALTY INSURANCE	
INSURED SALA EVANGELICA DE LA SANA DOCTRINA INC 436 FOREST HILL BLVD WEST PALM BEACH FL 33405	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	X		TBD	05/16/2016	05/23/2016	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 1,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below						☐ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

LOCATION OF EVENT: 11 N FOREST AVE APOPKA FL 32703

CERTIFICATE HOLDER IS NAMED ADDITIONAL INSURED UNDER THE GENERAL LIABILITY COVERAGE.

CERTIFICATE HOLDER

CITY OF APOPKA
120 E MAIN ST
APOPKA FL 32703

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

DocuSigned by:
Norman T Gensolin
1E45685F0D09405...

CITY OF APOPKA

159526

Apopka, Fla. _____

RECEIVED OF _____

_____ Dollars

For _____

_____

CITY OF APOPKA

Amount Paid $_____ Cash ☐ Check ☐ By _____ CLERK

Backup material for agenda item:

2. Copart DA16-01
   Developers Agreement
   Preliminary Development Plan
   Location: 3351 W. Orange Blossom Trail
   Parcel No.: 01-21-27-0000-00-032

VERSION 4
"CLEAN"

DEVELOPER'S AGREEMENT
FOR DEVELOPMENT OF COPART, INC. APOPKA PROPERTY

THIS AGREEMENT, made effective as of the date specified in paragraph 3 below, by and among the CITY OF APOPKA, a municipal corporation existing and organized under the laws of the State of Florida, hereinafter sometimes referred to as "CITY", and COPART, INC., a Delaware corporation, hereinafter sometimes referred to as "COPART".

WITNESSETH THAT:

WHEREAS, COPART warrants that it holds legal title to certain land situated in the City of Apopka, Orange County, Florida, as described in Exhibit "A" hereto (the "Property"); and

WHEREAS, the subject Property is substantially undeveloped at the present time and will require site plan approval and the installation of certain capital improvements as it is developed, which improvements, hereinafter the "Improvements", are more specifically described herein; and

WHEREAS, it is the purpose of this Agreement to set forth clearly the understanding and agreement of the parties with respect to the contemplated Improvements;

NOW, THEREFORE, THIS AGREEMENT WITNESSETH:

1. COPART agrees that it and its successors and assigns will abide by the provisions of this Agreement and will install the following Improvements:

   a. COPART will, at its sole expense, install and maintain an eight foot (8') high decorative wall fronting West Orange Blossom Trail along the property line of the Property. Architectural renderings are attached hereto as Exhibit "B".

b. COPART will, at its sole expense, install and maintain enhanced landscaping along the property line of the Property fronting West Orange Blossom Trail. A detailed landscaping plan is attached hereto as Exhibit "C".

2. COPART will work with QRS-18-FL Inc., the owners of the property abutting the northeast corner of the proposed development site (i.e., Parcel ID # 06-21-28-7172-18-141) to enter into a cross access easement. The executed cross easement agreement will be recorded in the Official Public Records of Orange County, FL, at COPART's sole expense.

3. Execution of this Agreement shall give COPART the right to develop the Property in accordance with the Site Plan submitted to the CITY approved and dated _____.

4. This Agreement shall be binding upon and shall inure to the benefit of the subject Property and be binding upon any person, firm, or corporation who may become the successor in interest, directly or indirectly to the subject Property. This Agreement is intended to be and become effective as of the date it is executed by the last to sign of CITY or COPART.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the day and year first above written.

CITY

The CITY OF APOPKA, FLORIDA,
a municipal corporation of the State of Florida

By: Board of City Commissioners

By:_____

ATTEST:

_____

Clerk of the Board of City Commissioners

By:_____

Print Name:_____

WITNESS:

_____
Name:_____

_____
Name:_____

COPART, INC., a Delaware Corporation

By:_____
Name:_____
Title:_____

Date:_____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of _____ _____, 2016, by _____, as _____ of COPART, INC., a Delaware corporation, on behalf of said corporation. Said person did not take an oath and is ☐ personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

_____
Print Name:_____
Notary Public – State of _____
Commission No.:_____
My Commission Expires:_____

EXHIBIT "A"

DESCRIPTION OF PROPERTY

THE SW ¼ OF THE NE ¼, LESS THE SW ¼ OF THE SW ¼ OF THE SW ¼ OF THE NE ¼, AND THAT PART OF THE NW ¼ OF THE NE ¼, LYING SOUTH OF RAILROAD RIGHT OF WAY ALL IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

EXHIBIT "B"

ARCHITECTURAL RENDERING

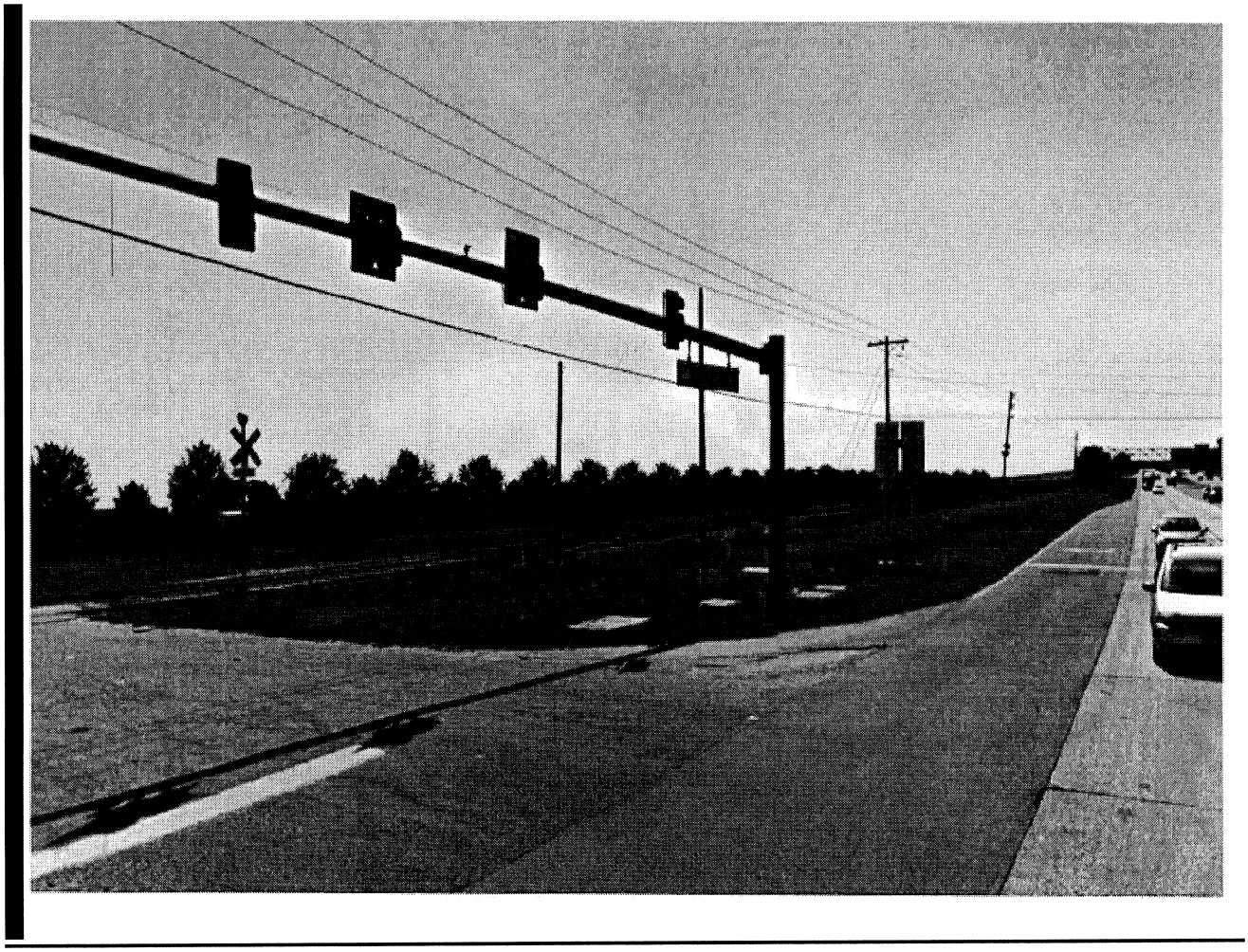


EXHIBIT "C"

LANDSCAPING PLAN

(Page 1 of 2)

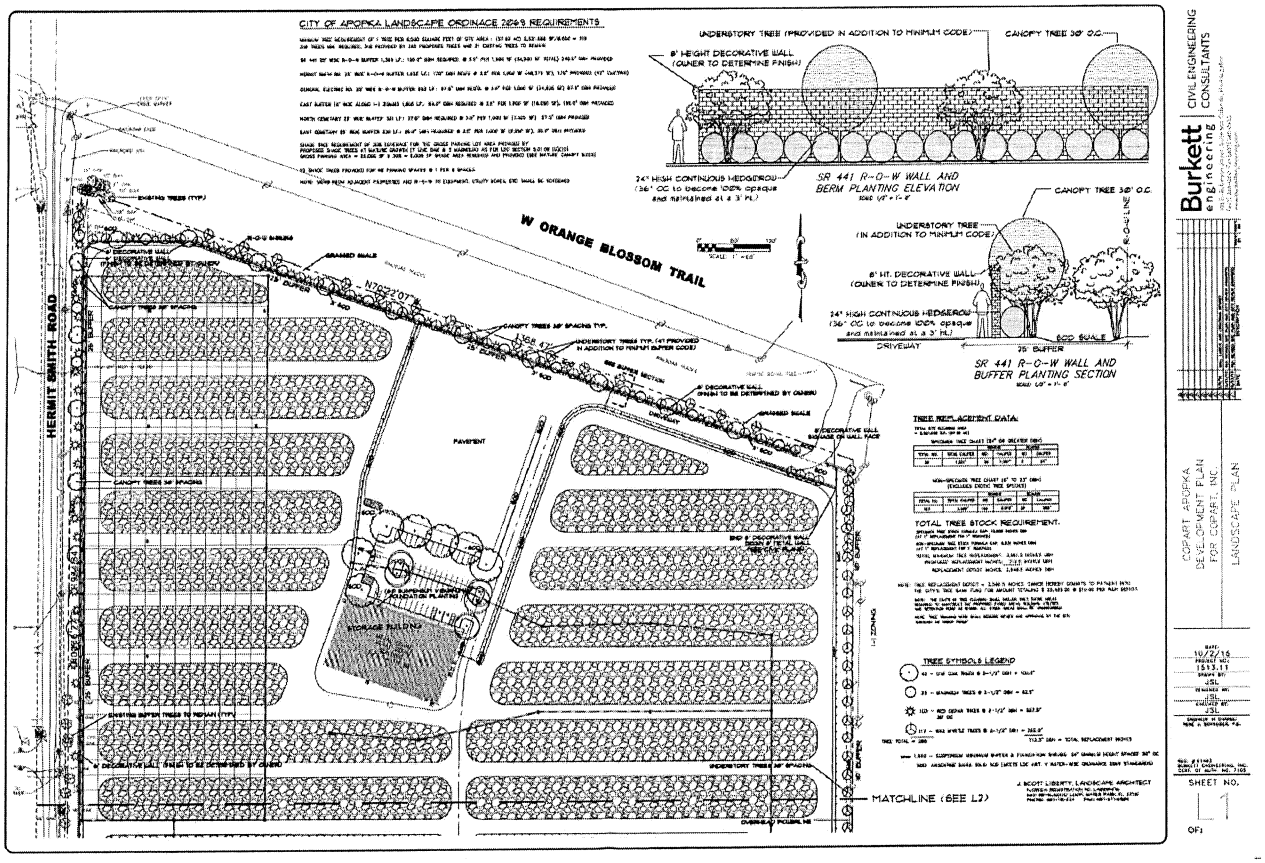
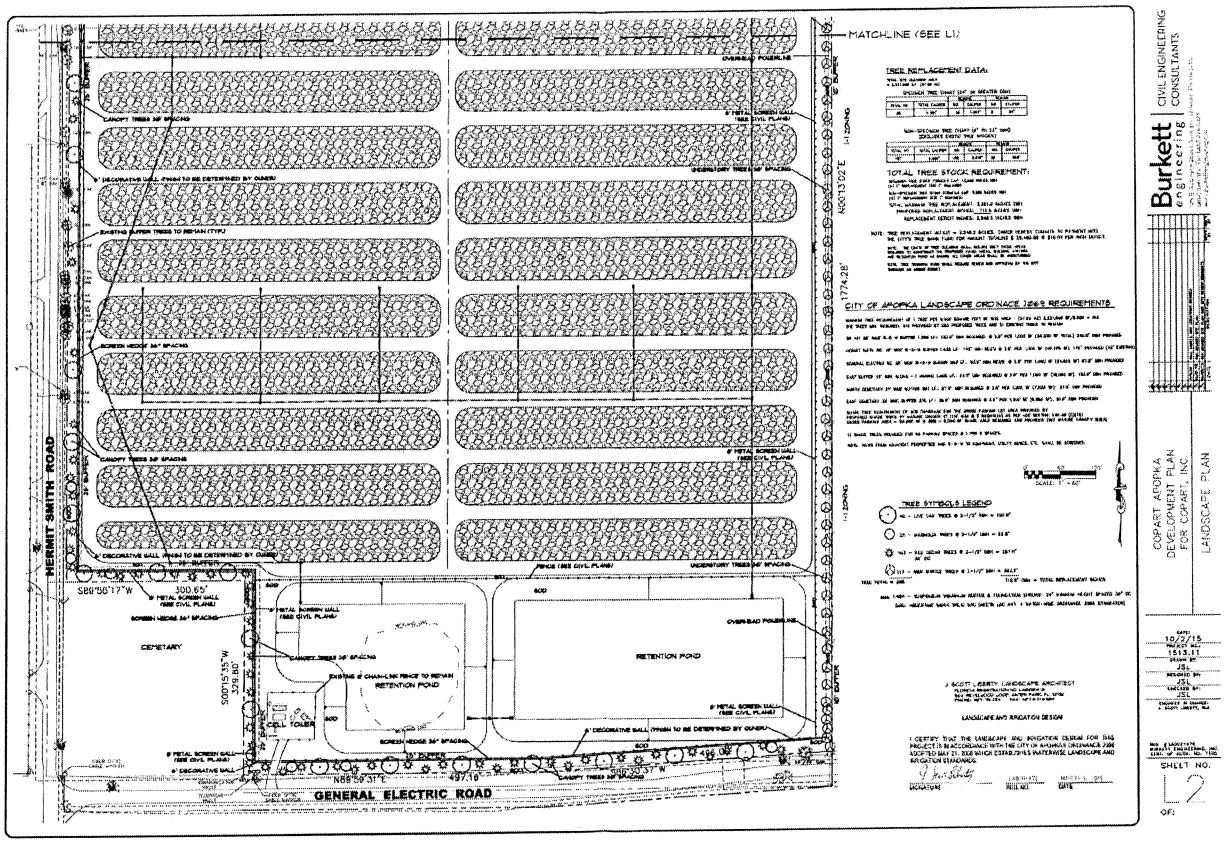


EXHIBIT "C"

LANDSCAPING PLAN

(Page 2 of 2)



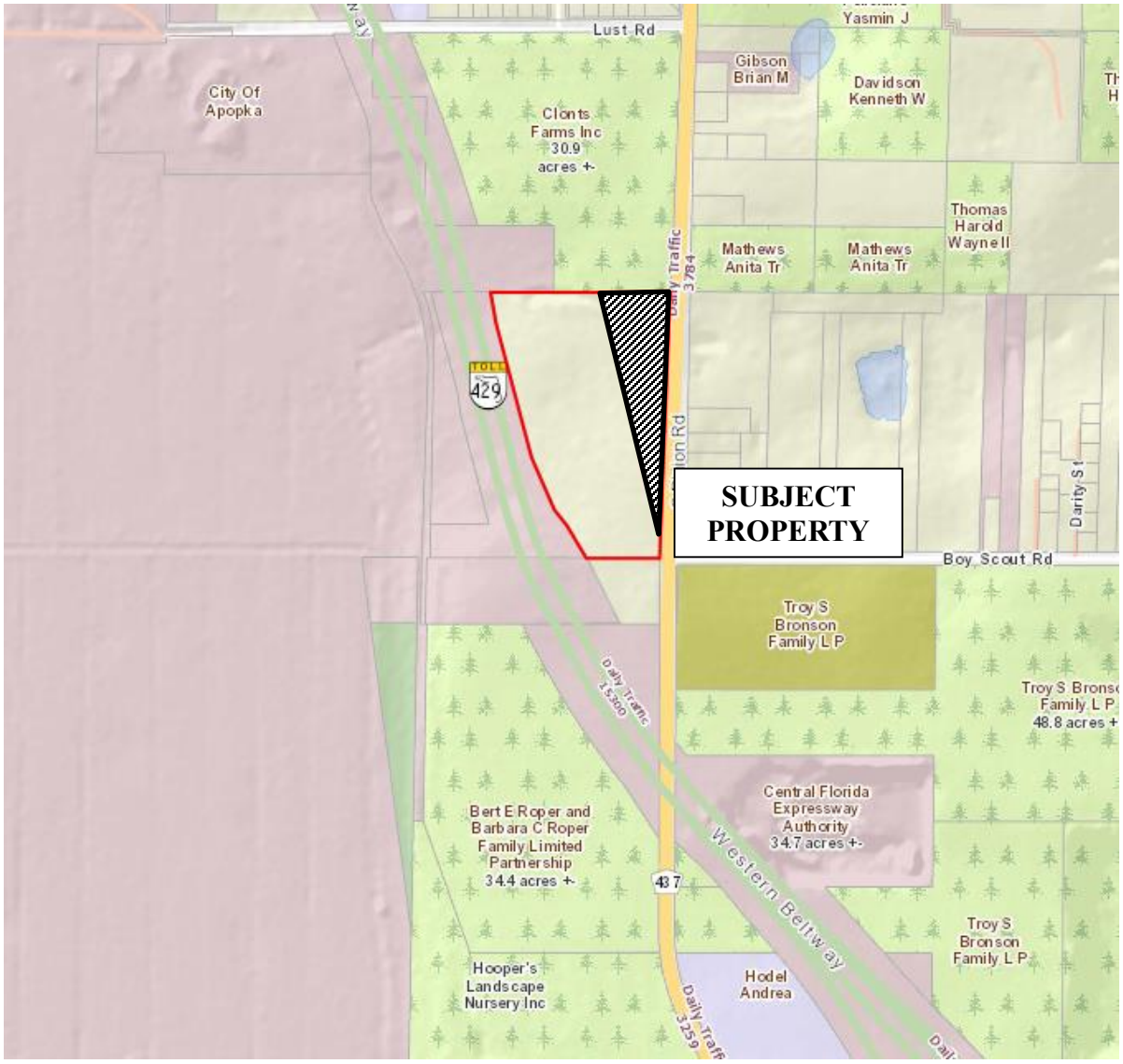
Backup material for agenda item:

4. Gail W. Brown
   Parcel ID No.: 18-21-28-0000-00-057 *=(+/- 3.0 acre portion)
   Proposed Small Scale Future Land Use Amendment:
   From: Commercial (Max. FAR 0.15)
   To: Residential Low (0-5 du/ac)
   Proposed Change of Zoning:
   From: "County" A-1 (ZIP)
   To: "City" R-1A

Gail W. Brown
3.0 +/- Acres
Proposed Small Scale Future Land Use Amendment:
From: Commercial* (*max FAR 0.15)
To: Residential Low (0-5 du/ac)
Proposed Change of Zoning:
From: "County"A-1 (ZIP)
To: "City" R-1A
Parcel ID #: 18-21-28-0000-00-057 (+/- 3.0 Acre Portion)

N

VICINITY MAP



Backup material for agenda item:

5. Maudehelen Phase 4 - Roadway Access

April 20, 2016

Mr. David Moon
Planning Manager
City of Apopka
120 East Main Street
Apopka, Florida 32704

Reference: Maudehelen, Phase 4
Roadway Access

Dear David:

Pursuant to our discussion at our meeting yesterday afternoon regarding Maudehelen, Phase 4, I am writing this letter to clarify our intent on how we propose to address access for the private properties located south of Maudehelen that currently access through the Phase 4 area of development.

Attached to this letter, I have provided two (2) exhibits as follows:

- Exhibit 1 shows the previously approved layout for Phase 4 lots and roadways. This layout incorporated a 30' wide ingress/easement, granted in favor of the property owners south of Maudehelen, traversing the Phase 4 development for a direct connection to Binion Road. In this configuration, Blue Meadows Court would directly connect to Beardsley Drive for the internal roadway connection.
- Exhibit 2 shows a revised layout incorporating a new roadway connection to Beardsley Drive that would be paved from Beardsley down to the southern extent of the Phase 4 property, which would provide access for the owners to the south. The owners of the property underlying the new roadway would join on the proposed Plat for Phase 4 in order to dedicate a 50' right-of-way to the City over the proposed roadway. Blue Meadows Court would then connect to this new roadway for access to Beardsley. This would eliminate the previously proposed 30' access easement through the Phase 4 area and the direct connection to Binion.

It is our opinion that the new, proposed configuration would provide the owners of the property to the south and the City a higher assurance that access will not be restricted to the adjacent property owners as the roadway would be within a new dedicated right-of-way for the City. Additionally, this configuration eliminates another driveway cut directly on Binion Road and provides a potential second means of access should the property south of Maudehelen ever develop.

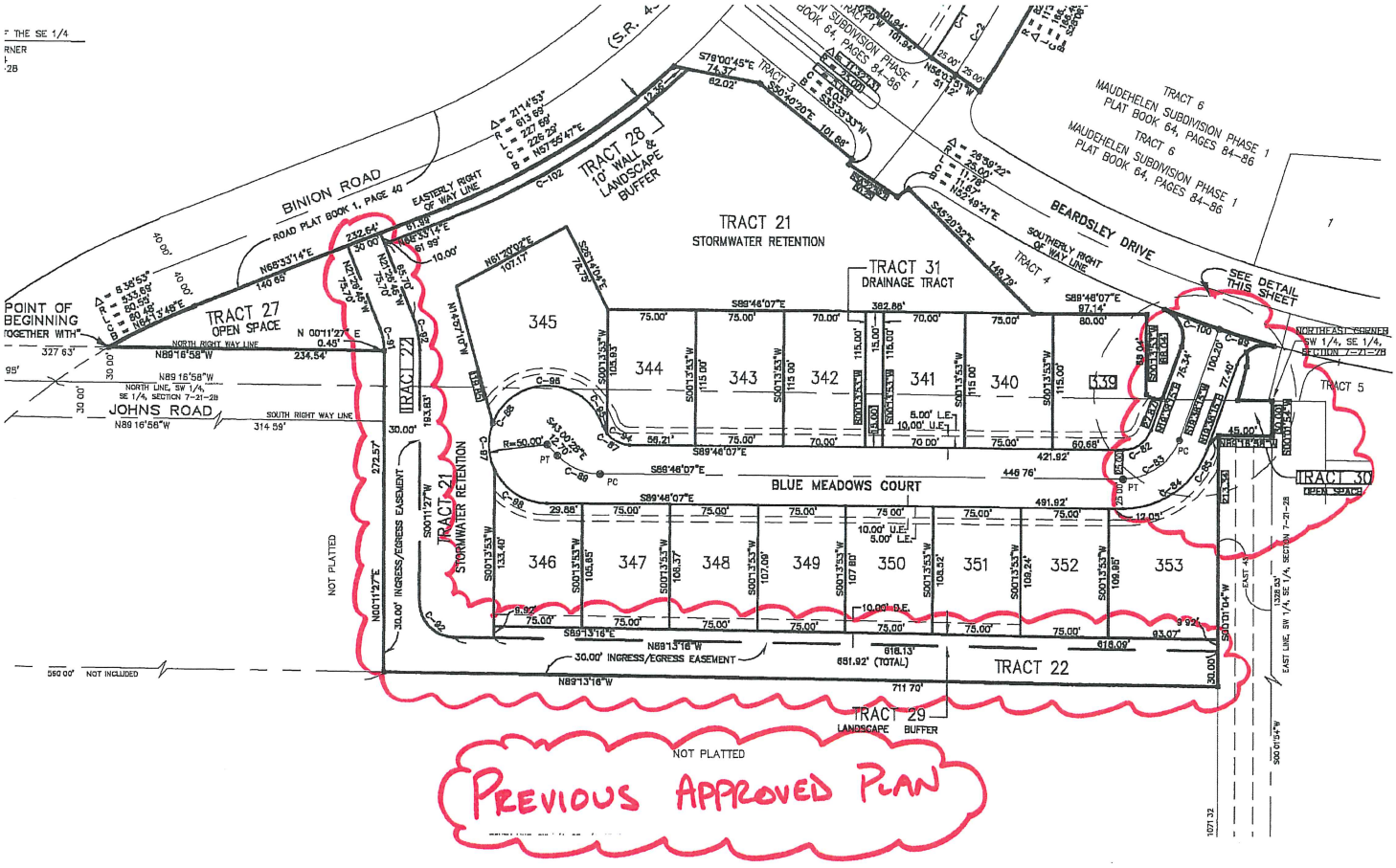
GK Maudehelen, LLLP (owner of the Phase 4 property) has reached a verbal agreement with the property owners south of Maudehelen and are working towards a formal written agreement, which will be provided to the City upon its completion.

We trust this information meets your needs at this time. However, should you have any questions or require any additional information, please do not hesitate to contact me directly.

Sincerely,
MORRIS ENGINEERING AND CONSULTING, LLC

Matthew J. Morris, P.E.
President

c.c. Brad Walker – GK Maudehelen, LLLP


BINION ROAD
ROAD PLAT BOOK 1, PAGE 40
EASTERLY RIGHT OF WAY LINE
TRACT 28
10' WALL & LANDSCAPE BUFFER
TRACT 21
STORMWATER RETENTION
TRACT 31
DRAINAGE TRACT
TRACT 27
OPEN SPACE
POINT OF BEGINNING
TOGETHER WITH"
JOHNS ROAD
NORTH RIGHT WAY LINE
SOUTH RIGHT WAY LINE
NORTH LINE, SW 1/4, SE 1/4, SECTION 7-21-28
TRACT 22
TRACT 21
STORMWATER RETENTION
30.00' INGRESS/EGRESS EASEMENT
NOT PLATTED
BLUE MEADOWS COURT
TRACT 22
TRACT 29
LANDSCAPE BUFFER
NOT PLATTED
TRACT 6
MAUDEHELEN SUBDIVISION PHASE 1
PLAT BOOK 64, PAGES 84-86
BEARDSLEY DRIVE
SOUTHERLY RIGHT OF WAY LINE
TRACT 4
TRACT 5
SEE DETAIL THIS SHEET
NORTHEAST CORNER SW 1/4, SE 1/4, SECTION 7-21-28
TRACT 30
OPEN SPACE
EAST LINE, SW 1/4, SE 1/4, SECTION 7-21-28
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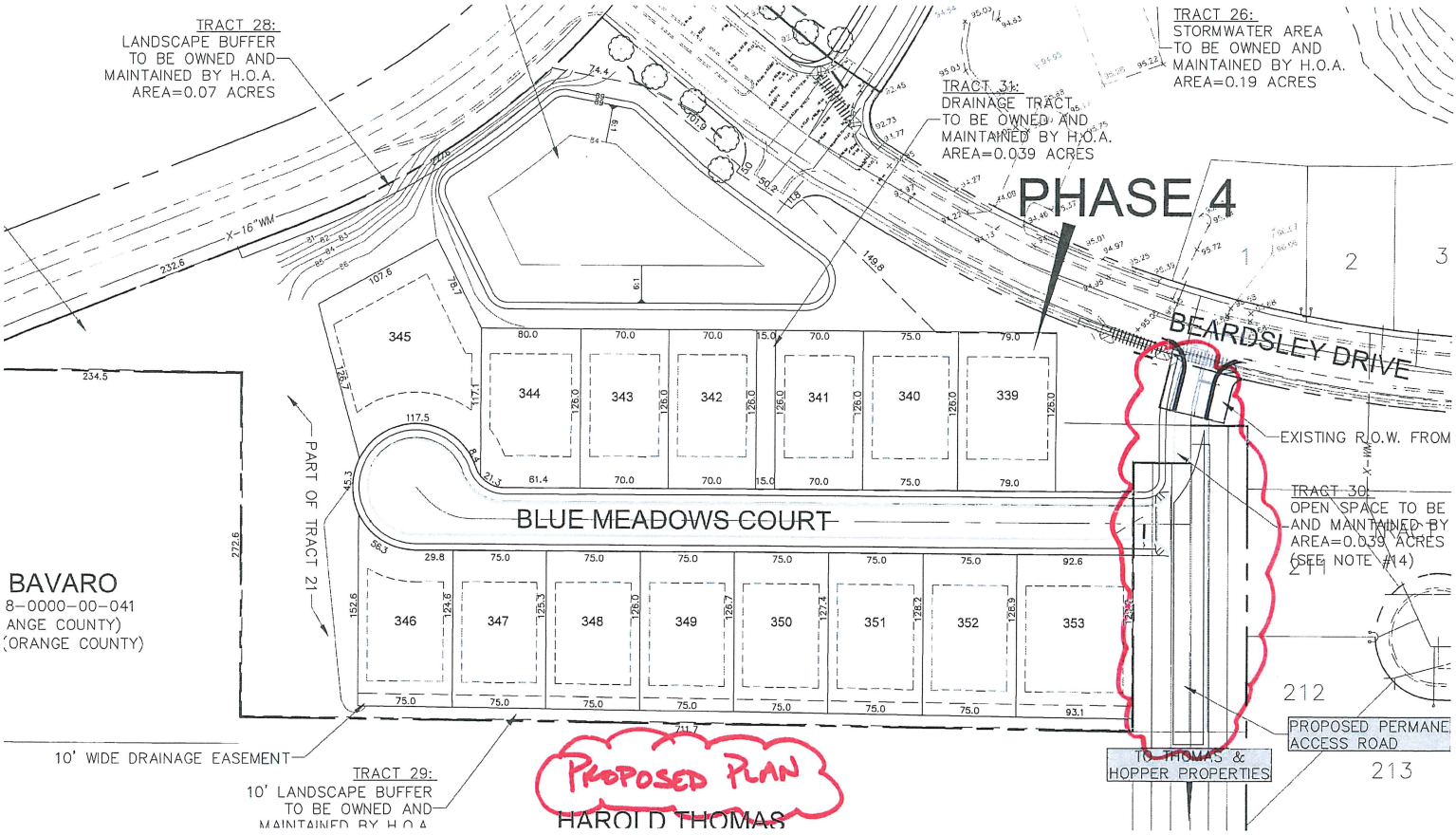
PREVIOUS APPROVED PLAN


TRACT 28:
LANDSCAPE BUFFER
TO BE OWNED AND
MAINTAINED BY H.O.A.
AREA=0.07 ACRES
TRACT 26:
STORMWATER AREA
TO BE OWNED AND
MAINTAINED BY H.O.A.
AREA=0.19 ACRES
TRACT 31:
DRAINAGE TRACT
TO BE OWNED AND
MAINTAINED BY H.O.A.
AREA=0.039 ACRES
PHASE 4
BEARDSLEY DRIVE
BLUE MEADOWS COURT
EXISTING R.O.W. FROM
TRACT 30:
OPEN SPACE TO BE
AND MAINTAINED BY
AREA=0.039 ACRES
(SEE NOTE #14)
PROPOSED PERMANE
ACCESS ROAD
TO THOMAS &
HOPPER PROPERTIES
PART OF TRACT 21
BAVARO
8-0000-00-041
ANGE COUNTY)
(ORANGE COUNTY)
10' WIDE DRAINAGE EASEMENT
TRACT 29:
10' LANDSCAPE BUFFER
TO BE OWNED AND
PROPOSED PLAN
HAROLD THOMAS
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