



APOPKA DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

July 19, 2023 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

FUTURE LAND USE AMENDMENT

REZONING

PLAT

SPECIAL EXCEPTION

1. 4203 Hogshead Road Special Exception

SITE PLAN:

MAJOR DEVELOPMENT PLAN

CONSTRUCTION SITE PLAN

1. Oak Pointe North CSP Phasing Plan, 1st submittal

ADJOURNMENT

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

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



City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor, Apopka, Florida 32703
407-703-1712

-- FOR OFFICIAL USE ONLY --	
DATE SUBMITTED:	4.10.23
FEE PAID: \$	1600-
CHECK #:	1199
RECEIPT #:	360628

APPLICATION FOR SPECIAL EXCEPTION

Check Applicable Request		FEES
X	Special Exception	\$1,000
	Appeal	\$375

RECEIVED

APR 06 2023

PLANNING & ZONING

Project Name:	4203 Hogshead Outdoor Storage		
Address:	4203 Hogshead Road		
Owner(s) Information:			
Owner Name(s):	Larry M. Everly, Sr., Family Trust		
Street Address:	3131 Lakeshore Drive		
City:	Mount Dora	State:	FLORIDA Zip: 32757
Phone:		Fax:	
E-mail:			
Petitioner Information:			
Name:	Tara Tedrow, Esq. and Lowndes Law Firm		
Company Name:	Lowndes, Drosdick, Doster, Kantor & Reed, P.A.		
Street Address:	215 North Eola Drive		
City:	Orlando	State:	FLORIDA Zip: 32801
Phone:	407-418-6361	Fax:	407-843-4444
E-mail:	tara.tedrow@lowndes-law.com		
Property Information:			
Parcel I.D. #(s):	02-21-27-0000-00-026		
Future Land Use:	I-L	Zoning:	I-L (Light Industrial)
Existing Use:	Vacant	Proposed Use:	Storage Yard
Legal Description:	See attached Exhibit "A"		
Identify Abutting Roads:	Hogshead Road		
Size (acres)	6.0 acres	Number of Lots:	1 lot
ADJACENT PROPERTY:			

Rev. 10.13.22

<i>Direction</i>	<i>Jurisdiction Circle One</i>		<i>Zoning</i>	<i>Land Use</i>	<i>Present Use</i>
North	City	County	I-L	Vacant industrial	Vacant industrial
East	City	County	I-L	Vacant industrial	Vacant industrial
South	City	County	I-L	Agricultural	Industrial
West	City	County	I-L	Agricultural and Vacant Industrial	Ag/container nursery
Date of last request for Public Hearing before the Planning Commission:					
Action Requested:					
Action Taken:			Date:		
TYPE OF SPECIAL EXCEPTION:					
This is a request for:		Outdoor storage for construction equipment, trucks and truck trailers.			
As set forth in the Land Development Code, Section:				2.5.1.G.4	
Additional Information:					

DOCUMENTS REQUIRED FOR SUBMITTAL (if applicable) (Electronic submission on CD only)

- Signed, Notarized Authorized Agent Form (if property owner did not sign application)
- Copy of Current Deed
- Signed & Sealed Boundary Survey
- Signed/Sealed Development Plans (if needed)
- Written response to Special Exception criteria attached
- Documents confirming required Community Meeting

Provide a written response to the criteria listed below per Land Development Code Section 2.5.1.G.4:

- Will be consistent with the goals, objectives, and policies of the comprehensive plan;
- Will comply with all applicable zoning district standards;
- Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;
- Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;
- Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;
- Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
- Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;
- Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;
- Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and
- Will comply with all other relevant City, State, and federal laws and regulations.

CERTIFICATION AND SIGNATURE

By: 
Owner(s) of Record (Signature) Agent
Logan Opsahl
(Print Name)

By: _____
Owner(s) of Record (Signature)

(Print Name)

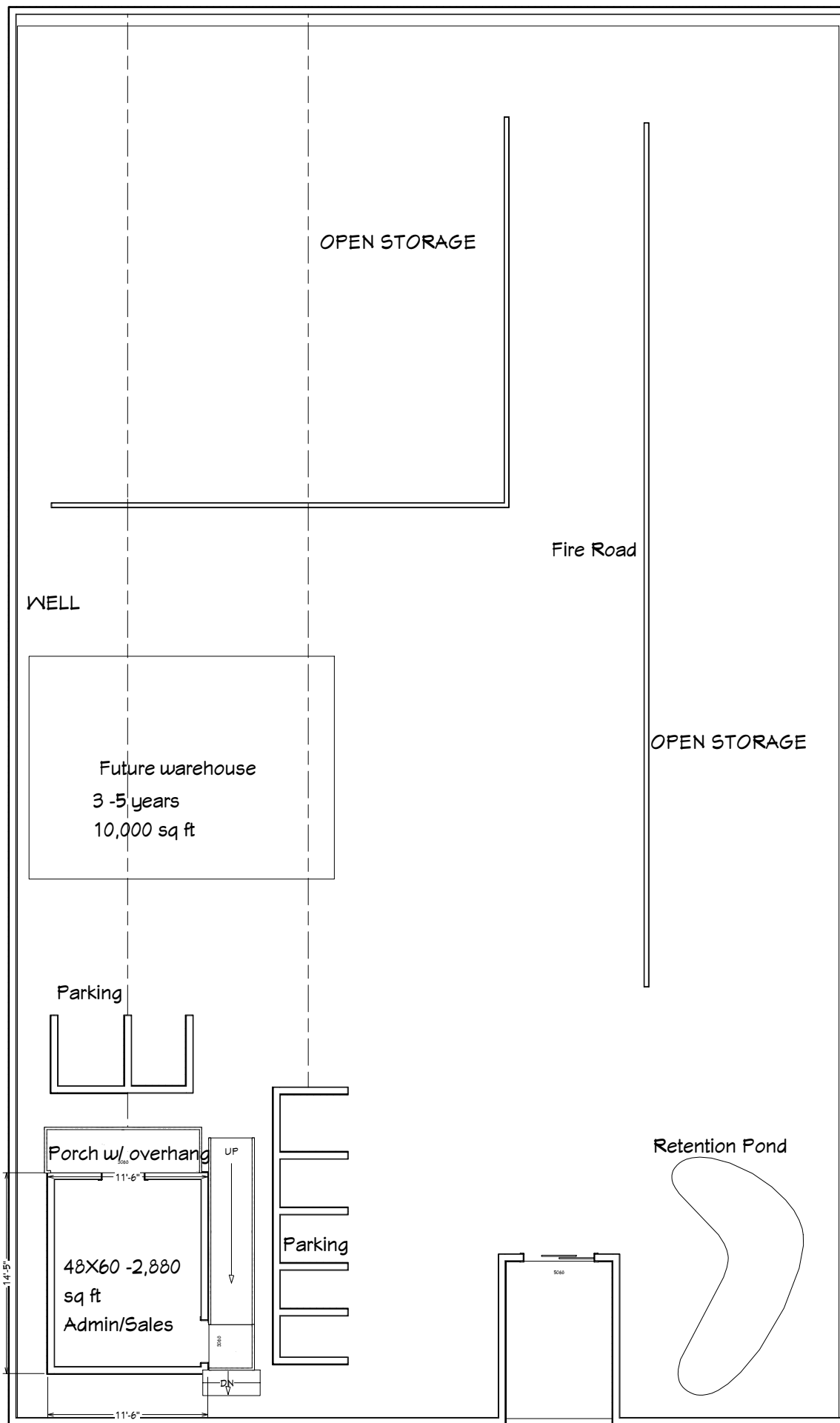
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this 6th day of April, 20 23,
by Logan J. Opsahl who is personally known to me or has produced
as Identification and who did / did not (circle one) take an
oath.

 Monica L. Baird
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG361429
Expires 8/10/2023
My Commission Expires:

8/10/2023


Notary Public (Signature)
Monica L. Baird
Notary Public (Print Name)



300'

900'

**CITY OF APOPKA
SPECIAL EXCEPTION CRITERIA
Land Development Code Section 2.5.1.G.4**

1. Will be consistent with the goals, objectives and policies of the comprehensive plan.

The proposed special exception will allow outdoor storage on the property (the "Project") consistent with the goals, objectives and policies of the City's Comprehensive Plan including Policy 3.1.1 and Policy 16.5.

2. Will comply with all applicable zoning district standards.

This proposed Project will comply with or exceed all zoning district standards regarding site specific development standards. The property is located at 4203 Hogshead Road and consists of 6.00 acres currently enclosed with a six (6) foot white PVC fence. The property is on the north side of Hogshead Road and west of Conrad Road. The property is zoned I-L (Light Industrial) and has a future land use designation of Industrial.

Standard		All Other Uses
Lot Area, min. (sf.)		12,000
①	Lot Width, min. (ft.)	100
②	Front Yard Setback, min. (ft.)	10
③	Side Yard Setback, min. (ft.)	10/30 [1]
④	Corner Side Yard Setback, min. (ft.)	15
⑤	Rear Yard Setback, min. (ft.)	10/30 [1]
Building Height, max. (ft.)		45
Floor Area Ratio (FAR), max.		0.40

3. Will comply with all standards in Section 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses.

Consistent with Section 4.2.3 of the City's Land Development Code, the proposed Project will comply with all applicable performance and siting standards applicable to the use. As outlined in the City of Apopka Land Development Code under Article 4 Use Regulations

and Table 4.2.2.C, a Special Exception permit is necessary solely to allow proposed outdoor storage.

4. Will be appropriate for its location and is compatible with the general character of surround lands and the uses permitted in the zoning district.

The proposed Project is compatible with the character of the surrounding area, which is already built out for predominately industrial uses, as shown below. The surrounding area is already being utilized for outdoor storage.



5. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands.

The proposed Project will provide ample screening and buffering to minimize any adverse visual impacts on the adjacent lands. There is outdoor storage uses to the west of the property. The southern property line runs along Hogshead Road. The Property is currently enclosed by an existing six (6) foot white PVC fence providing adequate screening and minimizing adverse visual impacts. The area is predominately industrial and sufficient setbacks exist to buffer the requested use. The outdoor storage will be located primarily in areas of the property set back away from Hogshead Road which will provide for additional buffering. The proposed outdoor storage is for equipment, vehicles and building materials.

6. Will ensure that no site lighting source shall negatively impact adjacent lands.

Site lighting, store lighting and signage lighting shall comply with Section 5.6 Exterior Lighting of the City's Land Development Code and will not negatively impact adjacent properties.

7. Will remain safe and convenient ingress and egress for traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site.

The proposed Project will use existing, already approved ingress and egress driveways along Hogshead Road on the southern property line to provide safe traffic flow onto and through the site by vehicles and safe road conditions around the site.

8. Will avoid significant adverse odor, noise, glare and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements.

The proposed Project will not have significant adverse odor, noise, glare or vibration impacts on surrounding lands. The existing trash enclosure, service delivery, parking and loading zones will be used and proposed signage and lighting will be provided according to the City's Land Development code. All future signage will comply with City Code requirements. Additionally, the proposed outdoor storage of equipment, vehicles and building materials will not have significant adverse odor, noise, glare or vibration.

9. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district.

The proposed Project will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district. The area is developed with similar industrial operations and this request is in keeping with such uses.

10. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources.

The proposed Project will not cause deterioration of water and air resources, scenic resources, and other natural resources. In fact, the addition of an accessory outdoor storage structure will clean up certain existing materials and reduce the amount of debris and contamination located at the property.

11. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protections facilities.

The proposed Project will not cause any additional burden on existing public facilities and services including streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management and police and fire protection facilities. The proposed special exception would allow the use of the existing buildings and infrastructure at the property. No additional intensity of use is proposed from the historic uses of the property.

12. Will comply with all other relevant City, State and federal laws and regulations.

The proposed Project will comply with all other relevant City, State and federal laws and regulations.

CERTIFICATION AND SIGNATURE

By: 
Property Owner's Agent (Signature)

By: Logan Opsahl
(Printed Name)

STATE OF FLORIDA

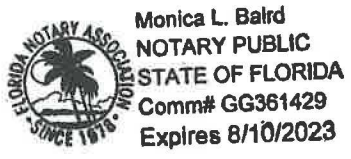
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this 6th day of April, 2023, by **Logan Opsahl**, **as agent**, who is personally known to me or has produced _____ as identification and who did / did not (circle one) take an oath.

My commission Expires: 8/10/2023


Notary Public (Signature)

Monica L. Baird
Notary Public (Print Name)





City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor, Apopka, Florida 32703
407-703-1712

- FOR OFFICIAL USE ONLY -	
DATE	6.19.23
SUBMITTED:	
FEE PAID: \$	1000 -
CHECK #:	4169
RECEIPT #:	360684

APPLICATION FOR MDP/CSP/PLAT/REPLAT

APPLICATION TYPE		FEES
☐	Major Development Plan	\$1,000
☒	Construction Site Plan/Revision to Approved Development Plan	\$1,000
☐	Replat	\$500 plus \$15 per lot
☐	Plat	\$500 plus \$15 per lot
☐	Resubmittal (after 3 submittals)	\$500

Project Name: Oak Pointe North			
Engineer/Project Representative Information:			
Company Name: Evans Engineering, Inc			
Engineer Name: David Evans, PE			
Street Address: 713 Irma Ave			
City: Orlando		State: FL	Zip: 32803
Phone: 407-872-1515	Fax:	E-mail:	
Owner Information:			
Owner Name: DHIC Oakpointe, LLC / Matthew Mitchell			
Street Address: 2500 Maitland Center Parkway Suite 311			
City: Maitland		State: FL	Zip: 32751
Phone: 407-725-1046	Fax:	E-mail: mmitchell1@drhorton.com	
Property Information:			
Parcel I.D. #(s): 29-21-28-0000-00-004			
Address: Apopka, FL 32703			
Future Land Use: Res Med		Zoning:	PUD
Size (acres):	10.27	Number/Type of Units:	240 apt units
Existing Use: Apartments		Proposed Use: Apartments	

DOCUMENTS REQUIRED FOR SUBMITTAL (if applicable) (Electronic submission or CD only)

- Signed, Notarized Authorized Agent Form (if property owner did not sign application)
- Signed & Sealed Boundary Survey
- Signed/Sealed Development Plans (2 sets)
- Signed/Sealed Landscaping Plan
- Color architectural elevations of proposed buildings (all four sides)
- Traffic Impact Analysis
- Concurrency Verification Letter
- Wetland/threatened/endangered species report
- Phase 1 Environmental report
- Habitat study for projects 10 acres or more in size
- Stormwater and Geotechnical Engineering reports
- Photometric plan
- Documents confirming required Community Meeting

CERTIFICATION AND SIGNATURE

By: 
Owner(s) of Record (Signature)
Matthew Mitchell
(Print Name)

By: _____
Owner(s) of Record (Signature)

(Print Name)

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me on this 31st day of May, 20 23,
by Matthew Mitchell who is personally known to me or has produced
_____ as Identification and who did / did not (circle one) take an
oath.

My Commission Expires:

January 31, 2025


Notary Public (Signature)

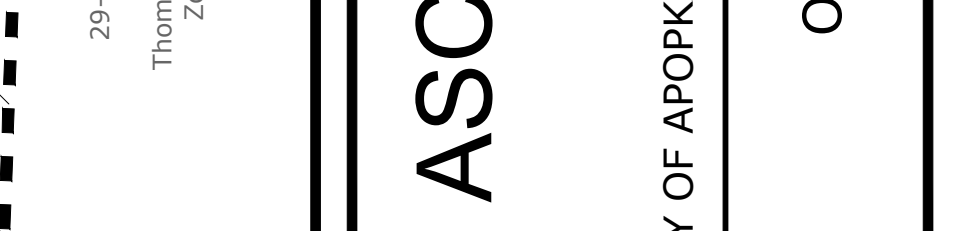
Alyssa DeQuattro
Notary Public (Print Name)



ALYSSA DEQUATTRO
Commission # HH 086537
Expires January 31, 2025
Bonded Thru Budget Notary Services

SEQUENCE 9 - BUILDING 9, EV CHARGER 2, GARAGE 1, GARAGE 2

Sequence 6			Sequence 7			Sequence 8			Sequence 9		
Building Name	Unit Count	Parking Spaces	Building Name	Unit Count	Parking Spaces	Building Name	Unit Count	Parking Spaces	Building Name	Unit Count	Parking Spaces
Building 6	30	59	Building 7	30	46	Building 8	30	14	Building 9	30	30
Sequence 6 Subtotal	30	59	Sequence 7 Subtotal	30	46	Dog Park	N/A	8	EV Charger 2	N/A	1
						Exit Gates	N/A	N/A	Garage 1	N/A	6
						Trash Compactor	N/A	N/A	Garage 2	N/A	4
						Sequence 8 Subtotal	30	22	Sequence 9 Subtotal	30	41



1. SEQUENCE 1 INCLUDES (2) BUILDINGS, CLUBHOUSE LANDSCAPE FRONT, ENTRY, EV CHARGER 1, & A MAIL KIOSK.
2. SEQUENCE 2 INCLUDES CLUBHOUSE
3. SEQUENCE 3 INCLUDES POOL & CABANA
4. SEQUENCE 4 INCLUDES (1) BUILDING & GARAGE
5. SEQUENCE 5, 6, & 7 INCLUDE (1) BUILDING
6. SEQUENCE 8 INCLUDES (1) BUILDING, DOG PARK, EXIT GATES, & TRASH COMPACTOR.
7. SEQUENCE 9 INCLUDES (1) BUILDING, EV CHARGER 2, & (2) GARAGES
8. TEMPORARY FENCING SHALL BE INSTALLED AROUND INCOMPLETE SEQUENCES TO MAINTAIN RESIDENTIAL TRAFFIC AWAY FROM CONSTRUCTION. ANY TEMPORARY GATES INSTALLED SHALL ABIDE BY THE CITY OF APOPKA FIRE DEPARTMENT FOR EMERGENCY VEHICLES, HELP SIREN ACTIVATION AND KEY CODE 1882 FOR EMERGENCY ACCESS

Parcel ID:
28-21-28-0000-00-010
Owner:
Orange County BBC
Zoning: A-1

OVERALL SEQUENCE PLAN

C4.1