



APOPKA PLANNING COMMISSION AGENDA
DECEMBER 13, 2022 5:30 PM
City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE [LIVE-STREAMED AND AVAILABLE ON YOUTUBE.](#)

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

1. Approve minutes of the Planning Commission meeting held August 9, 2022.
2. Approve minutes of the Planning Commission meeting held September 13, 2022.
3. Approve minutes of the Planning Commission meeting held October 11, 2022.
4. Approve minutes of the Planning Commission meeting held November 8, 2022.

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2016-16 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

PUBLIC HEARING

1. Comprehensive Plan - Small Scale - Future Land Use Amendment - 3405 West Ponkan Road
Owners: Phillip and Patricia Simmons
Applicant: P&P Buildcon, LLC
Location: 3405 West Ponkan Road
Tract Size: 9.95 +/- acres
Project Manager: Roxann Read
2. Change of Zoning - 3405 West Ponkan Road
Owners: Phillip and Patricia Simmons
Applicant: P&P Buildcon, LLC
Location: 3405 West Ponkan Road
Tract Size: 9.95 +/- acres
Project Manager: Roxann Read
3. Change of Zoning - Strickland Properties
Owners: Timothy Lee Strickland Revocable Trust
Applicant: Hear This Capital, LLC
Location: 310 Conrad Road
Tract Size: 20.7 +/- acres
Project Manager: Roxann Read

4. Change of Zoning - Ward Family Partners, LLLP
Owners: Ward Family Partners, LLLP
Applicant: Bengé Development Corporation
Location: 3951 West Kelly Park Road
Tract Size: 17.6 +/- acres
Project Manager: Roxann Read
5. Special Exception - to resume operation of a gas station in conjunction with a convenience store within the MU-D (Mixed-Use – Downtown) Zoning District
Owner(s): 168 Eglin, LLC
Applicant: Jonathan Huels, Esq.
Location: 322 E. Main Street
Project: 0.4 +/- acres
Project Manager: Roxann Read
6. Lux Carwash - Special Exception Use
Owner(s): Sylvia M. Pumphrey Living Trust, Cortez Raymond E, Sumner Kenneth A and Sumner Bonnie J
Applicant: Jagdish Singh c/o Gregory Crawford, P.E., P.S.M.
Project: 4.59 acres
Proposed Use: Carwash Use
Project Manager: Jean Sanchez

SITE PLANS

1. Replat - McVilla Commerce Park
Owner(s): Farish Enterprises, LLC
Applicant: Interplan, LLC
Location: 1629 McVilla Avenue
Tract Size: 10.2 +/- acres
2. Lo Family Warehouse - Major Development Plan
Owner(s): Lo Family Trust
Applicant: LandDesign, Inc. c/o Brian Forster, P.E.
Project: 19.43 acres
Proposed Use: Industrial Warehouse
Project Manager: Jean Sanchez

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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

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