



APOPKA PLANNING COMMISSION AGENDA

MAY 11, 2021 5:30 PM

Apopka 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 April 13, 2021.

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 – Large Scale – Future Land Use Amendment
From: "County" Rural
To: "City" Mixed-Use
Owner: Lee Lee Kyun, Lee Myung Ja, Nam Ki Yeon and Lee Jong Dan Nam
Applicant: Toll Brothers, Inc. c/o Geoff Summit, P.E.
Location: North side of Kelly Park Road and east of Dowman Drive
Project: 30.19 +/- acres
Project Manager: Bobby Howell
2. Special Exception – To allow a lawn care service in the MU-D (Mixed-Use downtown) zoning district for the property located at 203 West 1st Street.
Owner: Faircloth Family LTD
Applicants: Ken Weber
Location: 203 West 1st Street
Project: 2.8 +/- acres
Project Manager: Allyson Williams
3. Special Exception – To allow a driver training course in the Light Industrial (I-L) zoning district for the property located at 2580 West Orange Avenue
Owner: Werner Enterprises, Inc.
Applicants: Landis, Evans and Partners, Inc. c/o J. Dallas Evans, P.E., AICP
Location: 2580 West Orange Avenue
Project: 15.51 +/- acres
Project Manager: Jean Sanchez

4. Change of Zoning & approval of PD Master Plan – Floridian Town Center
From: T (Transitional)
To: PD (Planned Development)
Owner: Collier Bengel Land Joint Venture, LLC
Applicant: Andrew McCowan, GAI Consultants, Inc.
Location: North of West Orange Blossom Trail and west of SR 429
Project: 73.93 +/- acres
Project Manager: Phil Martinez

SITE PLANS

1. Major Development Plan – Coke Property
Owner: PMDW Ventures, LLC
Applicant: GL Summit Engineering, Inc. c/o Geoffrey L. Summit, P.E.
Location: 2600 and 2610 Peterson Road
Project: 41.85 +/- acres
Project Manager: Jean Sanchez
2. Plat Approval – Hammock at Rock Springs
Owner: S One LLC
Applicant: Terra-Max Engineering, Inc., c/o Momtaz Barq, P.E.
Location: 2600 Rock Springs Road
Project: 9.59 +/- acres
Project Manager: Phil Martinez

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.