



APOPKA PLANNING COMMISSION AGENDA

APRIL 12, 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 February 8, 2022.
2. Approve minutes of the Planning Commission meeting held March 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.

PRESENTATIONS

1. Transportation Projects Update
Presented by: Pam Richmond

PUBLIC HEARING

1. Apopka Code of Ordinances – Ordinance No. 2925 – LDC – Glitch Amendment #5
Applicant: City of Apopka
Project: To update, clarify and amend the content of the LDC
Project Manager: James Hitt, FRA-RA, Community Development Director
2. Ordinance No. 2927 – Providing for the keeping of chickens in residential zoning classifications.
Presented by: Michael Rodriguez, City Attorney
3. Comprehensive Plan – Small Scale – Future Land Use Amendment – 345 West Orange Blossom Trail
From: County Commercial
To: City Commercial
Owner: Vision Car Wash Two, LLC c/o Brandon Peterson
Applicant: Brandon Peterson
Location: 345 West Orange Blossom Trail
Project: 0.23 +/- acres
Project Manager: Jean Sanchez

4. Change of Zoning - 345 West Orange Blossom Trail
From: County C-3 (Wholesale Commercial)
To: City MU-D (Mixed-Use Downtown)
Owner: Vision Car Wash Two, LLC c/o Brandon Peterson
Applicant: Brandon Peterson
Location: 345 West Orange Blossom Trail
Project: 0.23 +/- acre
Project Manager: Jean Sanchez
5. Comprehensive Plan – Small Scale – Future Land Use Map designation – Lester Road Land Trust
Designate Portion of Property Owned by Lester Road Land Trust to Commercial Future Land Use
Owner: Lester Road Land Trust
Applicant: Concept Development Inc. c/o Jonathan Huels
Location: Southeast corner of Plymouth Sorrento Road and Lester Road
Project: 2.005 +/- acres
Project Manager: Jean Sanchez
6. Change of Zoning – Lester Road Land Trust
From: PD (Planned Development)
To: C-C (Community Commercial)
Owner: Lester Road Land Trust
Applicant: Concept Development Inc. c/o Jonathan Huels
Location: Southeast corner of Plymouth Sorrento Road and Lester Road
Project: 2.005 +/- acres
Project Manager: Jean Sanchez
7. Gardenia Reserves - Rezoning
From: T (Transitional)
To: KPI-MU (Kelly Park Interchange - Mixed Use)
Owner: DWPM Ventures, LLC
Applicant: GL Summit Engineering, LLC c/o Geoffrey L. Summitt, P.E.
Location: Southwest corner of Golden Gem Road and Sadler Road
Project: 20.27 +/- acres
Project Manager: Jean Sanchez
8. Comprehensive Plan – Small Scale – Future Land Use Amendment – Oaks at Kelly Park, Phase 4
From: County Rural (max 1 dwelling unit per 10 acres)
To: City Mixed Use (15 dwelling units per acre, min 0.25 FAR – max 1.0 FAR)
Owner: Robert T. and Alana J. Hutter
Applicant: Toll Brothers, Inc.
Location: 2523 West Kelly Park Road
Project: 9.53 +/- acres
Project Manager: Bobby Howell

SITE PLANS

1. Major Development Plan – Emerson Pointe Phase II
Owner: Emerson Pointe Phase II, LLC
Applicant: James O. Palm P.E., Appian Engineering, LLC
Location: 1890 South Hawthorne Avenue
Project: 69.65 +/- acres
Project Manager: Bobby Howell

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.