



APOPKA PLANNING COMMISSION AGENDA
FEBRUARY 14, 2023 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 on January 10, 2023.

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. Apopka Code of Ordinances – Land Development Code – Glitch Amendments #6
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. Comprehensive Plan - Small-Scale Future Land Use Amendment - 1450 and 1520 West Kelly Park Road
Owner(s): Rafel Enrique Cestero Alicea
Applicant(s): Stephens Barrios Engineering c/o Carlos Barrios
Location: 1450 and 1520 West Kelly Park Road
Project: 10.11 +/- acres
Density: Maximum of two dwelling units per acre
Project Manager: Jean Sanchez
3. Change of Zoning - 1450 and 1520 West Kelly Park Road
Owner(s): Rafael Enrique Cestero Alicea
Applicant(s): Stephens Barrios Engineering c/o Carlos Barrios
Location: 1450 and 1520 West Kelly Park Road
Project: 10.11 +/- acres
Project Manager: Jean Sanchez
4. Comprehensive Plan - Small-Scale Future Land Use Amendment - APK MA Board
Owner(s): City of Apopka
Applicant(s): City of Apopka
Location: Southeast corner of S. Hawthorne Avenue and M A Board Street

Project: 1.09 +/- acres
Density: Maximum of 7.5 dwelling units per acre
Project Manager: Jean Sanchez

5. Variance - Allow a residential fence height of 7'3" in lieu of 6' for 1035 Piedmont Oaks Drive
Owner(s): Rita Taylor
Applicant(s): Rita Taylor
Location: 1035 Piedmont Oaks Drive
Project: 0.11 +/- acre
Project Manager: Jean Sanchez
6. Variance - Allow a reduction in rear setback from 25 feet to 20 feet for 2424 Cedar Knoll Drive
Owner(s): Jon Aramino
Applicant(s): Jon Aramino
Location: 2424 Cedar Knoll Drive
Project: 0.37 +/- acre
Project Manager: Jean Sanchez
7. Special Exception - Approve a Special Exception to allow an independent living facility in the RSF-1A Zoning District.
Owner(s): Housam Family Trust
Applicant: Lowndes Law
Location: 2021 Old Dixie Highway
Project: 10.42 +/- acres
Project Manager: Jean Sanchez

SITE PLANS

1. Major Development Plan - Northstar Logistics Center II
Owner(s): CLPF Cadence Northstar Phase II, LLC c/o Todd Watson, Manager
Applicant(s): Florida Engineering Group c/o Sam J. Sebaali, P.E.
Location: 735 and 815 Johns Road
Project: 26.49 +/- acres; 240,517 square feet in area
Project Manager: Jean Sanchez
2. Major Development Plan - Natura Vista
Owner(s): Natura Vista, LLC
Applicant(s): Cycorp Engineering, Inc. c/o Kim Fischer, P.E.
Location: 4185 West Orange Blossom Trail and 4160 Wilkins Street
Project: 3.09 +/- acres; 46 Multi-family units
Density: 14.89 dwelling units per acre
Project Manager: Jean Sanchez
3. Major Development Plan - Oaks at Monroe
Owner(s): Apopka Monroe Development, LLC
Applicant(s): Cycorp Engineering, Inc. c/o Kim Fischer, P.E.
Location: 730 Monroe Avenue
Project: 5.74 +/- acres; 46 Multi-family units
Density: 14.98 dwelling units per acre
Project Manager: Jean Sanchez
4. Major Development Plan - Wingspan/ABC Kelly Park
Owner(s): PM S-1 REO, LLC, Harvey Godwin, Sapp Rodney D. Life Estate Rem: Sandra D Sapp
Applicant(s): Poulos and Bennett, LLC c/o R. Lance Bennett, P.E.
Location: Northwest corner of Kelly Park Road and Plymouth Sorrento Road
Project: 21.36 +/- acres; 46 Multi-family units; 45,200 square feet of non-residential uses
Density: 18 dwelling units per acre and 0.75 floor area ratio
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.