



APOPKA PLANNING COMMISSION AGENDA
FEBRUARY 08, 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 January 11, 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. Ordinance No. 2912 – Amendment to Land Development Code definition of “tobacco shop”
Presented by: Michael Rodriguez, City Attorney
2. Comprehensive Plan - Small Scale - Future Land Use Amendment - Clarcona Road Property
From: County Rural
To: City Industrial
Owner: E&H Clarcona
Applicant: Andrew Engelmann c/o Dave Schmitt
Location: East of Coral Hills Road and west of Clarcona Road
Project: 1.34 +/- acres
Project Manager: Allyson Williams
3. Rezoning - Clarcona Road Property
From: County A-1
To: City I-L (Light Industrial)
Owner: E&H Clarcona, LLC
Applicant: Andrew Engelmann c/o Dave Schmitt
Location: East of Coral Hills Road and west of Clarcona Road
Project: 1.34 +/- acres
Project Manager: Allyson Williams

4. Variance - To allow retaining walls to exceed the maximum of six feet in height in some areas for the Apopka City Center North project - Winn Dixie.
Owner: CPPB LLC
Petitioner: CPPB LLC
Location: East of S. McGee Avenue, south of Monroe Avenue and north of east Main Street
Project Manager: Allyson Williams and Richard Earp
5. Variance - To allow a maximum building for property zoned C-C (Community Commercial) District of 75 feet in lieu of 35 feet.
Owner: HCH Development, LLC
Applicant: Be Climbing Inc. c/o Steve Carnes
Location: Northeast corner of the intersection of Clarcona Road and State Road 414
Project: 7.02 +/- acres
Project Manager: Jean Sanchez
6. Special Exception – To allow a place of worship in the Residential Single-Family District – Large Lot (RSF-1B) Zoning district for property located at 1567 Plymouth Sorrento Road.
Owner: Directions Fellowship, Inc.
Applicant: Peter A. Brunton, Directions Fellowship, Inc.
Location: 1567 Plymouth Sorrento Road
Project Manager: Phil Martinez

SITE PLANS

1. Major Development Plan – Oakview
Owner: Kent A. Greer and Annie M. Greet
Applicant: Hanover Land Company, Ben Snyder
Location: South of West Kelly Park Road and east of Round Lake Road
Project: 39.6 +/- acres
Project Manager: Phil Martinez
2. Major Development Plan – Buildings within Apopka 429
Owner: Cypress Business Park, LLC
Applicant: Kimley-Horn & Associates, c/o Jason A. Lewis
Location: Southwest of US 441, west of Apopka Airport
Project: 243.44 +/- acres
Project Manager: Bobby Howell
3. Major Development Plan – Magnolia Terrace
Owner(s): Marion Wade Hopper Life Estate, Mary Kathleen Hopper Life Estate, Harold Wayne Thomas, Melody Lynn Thomas, Mary Kathleen Hopper, Douglas Matthews Trust, Anita Matthews Trust, George A. Thomas, Sandra K. Thomas, Vernus Stapler, Gail Marie Stapler, Kenneth W. Davidson, and Natalie W. Davidson
Applicant: Appian Engineering, LLC
Location: East of South Binion Road and south of Willet Avenue
Project: 95.09 +/- 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.