



APOPKA PLANNING COMMISSION AGENDA

May 14, 2024 5:30 PM

Apopka City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:

<https://www.youtube.com/CityofApopkaFL>

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

1. Meeting Minutes from April 9, 2024

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. Legislative - Ordinance No. 3029 - Repeal and Replacement of the Transportation Element of the Comprehensive Plan
Owner(s): Citywide - Comprehensive Plan element rewrite
Applicant(s): City of Apopka
Location: Citywide
Project: Repeal and Replacement of the Transportation Element of the Comprehensive Plan
Density: N/A
Project Manager: Bobby Howell, AICP
2. Legislative - Ordinance No. 3051 - 951 S Highland Avenue - Small-Scale Future Land Use Amendment
Owner(s): Pave A Lot of Asphalt Maintenance Inc.
Applicant(s): Joseph Lewis
Location: 951 S. Highland Avenue
Project: 951 S. Highland Avenue FLU
Density: 0.6 Maximum FAR
Project Manager: Amer Hamza
3. Legislative - Ordinance No. 3054 - Investments Alliance, LLC - Small-Scale Future Land Use Amendment
Owner(s): Investments Alliance, LLC
Applicant(s): Rommel Fontana
Location: 2518 Haas Road
Project: Investments Alliance, LLC
Density: 1 dwelling unit per acre
Project Manager: Bobby Howell, AICP
4. Quasi- Judicial - Ordinance No. 3055 - Investments Alliance, LLC - Planned Development (PD) Rezoning, PD Master Plan
Owner(s): Investments Alliance, LLC

Applicant(s): Rommel Fontana
Location: 2518 Haas Road
Project: Investments Alliance, LLC
Density: 1 dwelling unit per acre
Project Manager: Bobby Howell, AICP

5. Quasi-Judicial - Special Exception - Bronson ADU
Owner(s): Margaret Bronson-Sewell
Applicant(s): Margaret Bronson-Sewell
Location: 323 Tanglewilde Ave
Project: Bronson ADU SPX
Density: N/A
Project Manager: Amer Hamza
6. Quasi-Judicial - Special Exception - GCC Worship Center
Owner(s): Go Ministry Corporation, Inc.
Applicant(s): Joel R. Breidenbaugh, Ph.D c/o Marci Chandler, P.E.
Location: 4490 Rock Springs Road
Project: 3.16 +/- Acres; Place of Worship
Project Manager: Jean Sanchez

SITE PLANS

1. Quasi-Judicial - Marshall Lake Business Center - Major Development Plan
Owner(s): Marshall Lake Properties, LLC
Applicant(s): Michael R. Cooper
Location: 780 Marshall Lake Road
Project: Marshall Lake Business Center
Density: N/A (nonresidential project)
Project Manager: Bobby Howell, AICP
2. Quasi-Judicial - Plymouth Sorrento Apartments - Major Development Plan
Owner(s): Peggy G Charlton Living Trust 1/2 Int, Gary D Charlton Living Trust 1/2 Int, and Gary D Charlton Living Trust
Applicant(s): Appian Engineering, LLC c/o Luke Classon, P.E.
Location: 750 and 922 Plymouth Sorrento Road
Project: 242 multifamily units; 13.04 acres
Density: 18.56 dwelling units per acre
Project Manager: Jean Sanchez
3. Quasi-Judicial - Park View Preserve Phase 2 - Plat
Owner(s): JTD Land at Parkview, LLC
Applicant(s): PEC Surveying and Mapping. c/o David White
Location: Tract FD-1, Park View Preserve, Phase 1
Project: Park View Preserve, Phase 2
Density: 3.07 du/ac
Project Manager: Bobby Howell, AICP
4. Quasi-Judicial - Kelly Park Multi-Family Phase 3 – Plat
Owner(s): DHIC Kelly Park, LLC, Kelly Park Land Investments, LLC and; HarrisKP, LLC
Applicant(s): Poulos & Bennett, LLC c/o Genevieve LaBuda
Location: Northwest corner of Waypointe Boulevard and Kelly Park Road
Tract Size: 150.19 +/- acres
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.