



APOPKA PLANNING COMMISSION AGENDA

June 11, 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 May 14, 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. 3056 - 814 Marvin C Zanders Avenue - Small-Scale Future Land Use Amendment
Owner(s): Cynthia Henderson, Arion Henderson
Applicant(s): Cynthia Henderson
Location: 814 Marvin C Zanders Avenue
Project: 814 Marvin C Zanders Avenue FLU
Density: 15 Dwelling Units Per Acre, 2.0 FAR
Project Manager: Amer Hamza
2. Quasi-Judicial - Ordinance No. 3060 - Amendment to Floridian Town Center Planned Development
Owner(s): Floridian Apopka Phase I Owner, LLC
Applicant(s): Andrew McCown, GAI Consultants
Location: North of W. Orange Blossom Trail, west of SR 419
Project: Floridian Town Center Planned Development amendment
Density: Maximum 15 du/ac
Project Manager: Bobby Howell, AICP
3. Legislative - Ordinance No. 3061 - Floridian Town Center Small-Scale Future Land Use amendment
Owner(s): Floridian Apopka Phase I Owner, LLC
Applicant(s): Andrew McCown, GAI Consultants
Location: North of Southfork Drive and north of Dew Berry Avenue
Project: Small-Scale future land use amendment
Density: N/A - Commercial future land use, maximum FAR 0.25
Project Manager: Bobby Howell, AICP

SITE PLANS

1. Quasi-Judicial - Brunache Commerce Park - Major Development Plan
Owner(s): Yvon Brunache
Applicant: Steven Shea
Parcel Identification Number(s): 09-21-28-8260-04-010
Location: 315 S. Bradshaw Road
Project: Brunache Commerce Park Major Development Plan
Density: N/A
Project Manager: Jun Ik Sohn, Ph.D.
2. Quasi-Judicial - Lux Carwash – Plat
Owner(s): Sebal Hospitality Group, LLC
Applicant(s): Florida Engineering Group, Inc. c/o Gregory R. Crawford, P.E.
Location: 1752, 1760, 1774 and 1788 Rock Springs Road
Tract Size: 4.59 +/- acres
Project Manager: Jean Sanchez
3. Quasi-Judicial - The Ridge Parcel 6C – Major Development Plan
Owner(s): Apopka Centerline Development, LLC
Applicant(s): VHB c/o James R. Hoffman, P.E.
Location: Southeast corner of Binion Road and Boy Scout Road
Project: 13.23 +/- acres
Intensity: 0.2 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.