



APOPKA PLANNING COMMISSION AGENDA

October 8, 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 August 13, 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. Quasi-Judicial - Special Exception Use for Outdoor Storage (as a Principal Use) - 100 Hermit Smith Road
Owner(s): 100 Hermit Smith LLC
Applicant(s): Tara Tedrow
Location: 100 Hermit Smith Road
Project: Special Exception Use - Outdoor Storage (as a Principal Use)
Density: N/A
Project Manager: Jun Sohn, Ph.D.
2. Legislative - Ordinance No. 3067 – Large-Scale Future Land Use Amendment – Ondich South
Owner(s): PM S-1 REO, LLC
Applicant(s): Appian Engineering, Inc. c/o Luke Classon, P.E.
Location: Southwest corner of Ondich Road and Effie Drive
Tract: 54.85 +/- acre(s)
Density: 5.97 dwelling units per acre; 326 units total proposed
Transitional District Overlay - maximum of 10 dwelling units per acre
Neighborhood District Overlay - maximum of 5 dwelling units per acre
Project Manager: Jean Sanchez
3. Quasi-Judicial - Ordinance No. 3068 - Change of Zoning and Master Plan - Ondich South
Owner(s): PM S-1 REO, LLC
Applicant(s): Appian Engineering, Inc. c/o Luke Classon, P.E.
Location: Southwest corner of Ondich Road and Effie Drive
Tract: 54.85 +/- acre(s)
Density: 5.97 dwelling units per acre; 326 units total proposed
Transitional District Overlay - maximum of 10 dwelling units per acre

Neighborhood District Overlay - maximum of 5 dwelling units per acre
Project Manager: Jean Sanchez

4. Ordinance No. 3075 - Amendment to the Land Development Code to allow outdoor recreation in the MU-D and C-COR zoning districts
Presented by: Bobby Howell, Planning Manager
5. Legislative - Ordinance No. 3078 - Large-Scale Future Land Use Amendment - Chandler Hills
Owner(s): Orchid Estate HOA Community, Mega GNG, LLC, Jacob Snavelly, 4625 Chandler Road, LLC, Matthew & Deborah Shaw, Daphne Martin, Walter H. Robinson III, Yoo Shik Um Irrevocable Trust, PM-S1 REO, LLC
Applicant(s): Jonathan Huels, Esq.
Location: 2350 W. Kelly Park Road
Project: Chandler Hills
Density: Maximum 5 dwelling units per acre
Project Manager: Bobby Howell, AICP
6. Legislative – Ordinance No. 3079 – Small-Scale Future Land Use Amendment – 2300 W Ponkan Road
Owner(s): Jason Monroe Lee, Cara Dawn Lee
Applicant(s): Jason Lee
Location: 2300 W. Ponkan Road
Project: 2300 W Ponkan Road Small-Scale Future Land Use Amendment
Density: 3.5 DU/A
Project Manager: Jun Sohn, Ph.D.
7. Quasi-Judicial – Ordinance No. 3080 – Change of Zoning – 2300 W Ponkan Road
Owner(s): Jason Monroe Lee, Cara Dawn Lee
Applicant(s): Jason Lee
Location: 2300 W. Ponkan Road
Project: 2300 W Ponkan Road Rezoning
Density: 5 DU/A
Project Manager: Jun Sohn, Ph.D.
8. Quasi-Judicial - Ordinance No. 3082 - Rezoning - 1770 Sheeler Avenue
Owner(s): Itay Guy
Applicant(s): Brent Lenzen, P.E. Kimley Horn
Location: 1770 Sheeler Avenue
Project: 1770 Sheeler Avenue - Rezoning
Density: 5 Dwelling Units/Acre
Project Manager: Amer Hamza

SITE PLANS

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.