



APOPKA PLANNING COMMISSION AGENDA
NOVEMBER 09, 2021 5:30 PM
Apopka 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 October 12, 2021.

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 – Part III – Land Development Code – Glitch Amendments 4
Project: To update, clarify and amend the content of the LDC
Presented by: James Hitt, FRA-RA, Community Development Director
2. Ordinance No. 2882 - Amending Land development code to permit mobile food vendors as a permitted use
Presented by: Michael Rodriguez, City Attorney
3. Ordinance No. 2884 - Amending Land development Code to regulate Small Box Discount Stores
Presented by: Michael Rodriguez, City Attorney
4. Change of Zoning – Natura Vista
From: T (Transitional District)
To: MU-ES-GT (Mixed-Use East Shore-Gateway Subdistrict)
Owner/Applicant: Natura Vista, LLC
Location: South of Wilkins Street and east of W. Orange Blossom Trail
Project: 3.05 +/- acres
Project Manager: Phil Martinez

5. Change of Zoning – Acuera Estates
From: T (Transitional District) and PD (Planned Development)
To: RSF-1B (Residential Single-Family District – Large Lot)
Owner: Ever Meadow, LLC, Village of Fame, LLC
Applicant: Cory N. Sitler, P.E., Kimley-Horn & Associates, Inc
Location: East side of Tigris Drive and west of Jason Dwelley Parkway
Project: 38.62 +/- acres
Project Manager: Bobby Howell
6. Change of Zoning – Magnolia Terrace
From: T (Transitional District) and RSF-1A (Residential Single-Family-Estate District)
To: PD (Planned Development)
Owners: 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
7. Special Exception – To allow an assisted living facility, Longevity Healthcare Assisted Living, at 750 Alabama Avenue
Owner/Applicant: Gladys and Louidore Brutus
Location: 750 Alabama Avenue
Project Manager: Jean Sanchez

SITE PLANS

1. Plat – Winding Meadows Subdivision
Owner: Klepzig Family Trust, Klepzig Dennis R Life Estate, Klepzig Joann Life Estate, Min Sun Cho, Hong Sik Kim and Deok Hwa Kim
Applicant: Pulte Homes Company, LLC c/o Aaron Struckmeyer
Location: East of SR 429, west of Plymouth Sorrento Road and south of Joey McGuckin Road
Project: 50.79 +/- acres; 179 single-family detached units
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.