



APOPKA PLANNING COMMISSION AGENDA

January 13, 2026 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

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. 2025-19 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

ELECTION OF OFFICERS

1. **Chairperson**
Vice-Chairperson

APPROVAL OF MINUTES

1. **Meeting Minutes from December 9, 2025**

PUBLIC HEARING

1. **Ordinance No. 3118 — Land Development Code (LDC) Text Amendment — Town Center Overlay District (Wyld Oaks)**
Owner(s): Kelly Park VB Development, LLC
Applicant(s): Lowndes, Drosdick, Doster, Kantor & Reed, P.A. c/o Tara L. Tedrow, Esq.
Location: Southwest corner of Kelly Park Road and SR 429
Parcel ID(s): 13-20-27-4300-01-000, 13-20-27-9480-01-000; 13-20-27-9480-00-001; 13-20-27-9480-08-000, 13-20-27-9480-00-002, 13-20-27-9480-01-000, 13-20-27-9480-02-000, 13-20-27-9480-03-000
Project: 304.28 +/- acres
Density: Minimum 0 dwelling units per gross acre; Maximum 27.5 dwelling units per gross acre (approximately 4,675 units for 170 acres); Bonus up to 30 dwelling units per gross acre when at least 30% open space is provided.
Intensity: Minimum 0.1 floor area ratio (FAR) district-wide; Maximum FAR not fixed, but regulated through building height (up to 10 stories), block and street standards, and open space distribution.
Existing Use: Vacant
Proposed Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use), Wyld Oaks Town Center Overlay District
Existing FLU: Mixed Use
Project Manager: Jean Sanchez
2. **Ordinance No. 3150 — Comprehensive Plan, Future Land Use Element Text Amendment — Wyld Oaks**
Owner(s): Kelly Park VB Development, LLC
Applicant(s): Lowndes, Drosdick, Doster, Kantor & Reed, P.A. c/o Tara L. Tedrow, Esq.
Location: Southwest corner of Kelly Park Road and SR 429
Parcel ID(s): 13-20-27-4300-01-000, 13-20-27-9480-01-000; 13-20-27-9480-00-001; 13-20-27-9480-08-000, 13-20-27-9480-00-002, 13-20-27-9480-01-000, 13-20-27-9480-02-000, 13-20-27-9480-03-000
Project: 304.28 +/- acres

Density: Minimum 0 dwelling units per gross acre; Maximum 27.5 dwelling units per gross acre (approximately 4,675 units for 170 acres); Bonus up to 30 dwelling units per gross acre when at least 30% open space is provided.

Intensity: Minimum 0.1 floor area ratio (FAR) district-wide; Maximum FAR not fixed, but regulated through building height (up to 10 stories), block and street standards, and open space distribution.

Existing Use: Vacant

Proposed Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use), Wyld Oaks Town Center Overlay District

Existing FLU: Mixed Use

Project Manager: Jean Sanchez

3. Quasi-Judicial - Ordinance No. 3154 - Change of Zoning - Lester Road Subdivision

Owner(s): Christopher Williams and Katrina Bennett

Applicant(s): Thomas Faber

Location: 550 W. Lester Road

Project: 3.05 +/- Acres

Density: Maximum 3.5 DU/AC

Project Manager: Amer Hamza

4. Quasi-Judicial - Special Exception - 4410 and 4420 Chandler Road

Owner(s): Richard Chandler

Applicant(s): Camila Neira

Location: 4410 Chandler Road and 4420 Chandler Road

Project: Special Exception request to allow Child Care Facility uses in RSF-1A Zoning District

Density: N/A

Project Manager: Jun Sohn, Ph.D.

SITE PLANS

1. Major Development Plan and Construction Site Plan – Freshfields Farm Apopka

Owner(s): Apopka 3, LLC

Applicant: Bowman Consulting c/o Dane Fray, P.E.

Parcel Identification Number(s): 24-21-28-0000-00-005

Location: 1819 Armanda Borjas Jr. Way

Future Land Use: Commercial

Zoning: C-C (Community Commercial)

Existing Use(s): Vacant

Proposed Use: 17,550 SF specialty retail perishable food store

Intensity: 0.25 Floor Area Ratio Maximum; 0.07 Proposed

Tract Size: 5.58 +/- Acres

Presented by: Jean Sanchez, Senior Planner

ITEMS FOR DISCUSSION

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.