



## **APOPKA PLANNING COMMISSION AGENDA**

**June 9, 2026 5:30 PM**

**Apopka City Hall Commission 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 Commission, 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 Commission 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 Planning Commission.

### **APPROVAL OF MINUTES**

1. **Meeting Minutes from April 14th, 2026**

### **PUBLIC HEARING**

1. **Legislative – Ordinance Number 3158 – Small-Scale Future Land Use Amendment – 4410 Chandler Road and 4420 Chandler Road**  
Owner(s): Richard Chandler  
Applicant: Camila Neira  
Parcel Identification Number(s): 18-20-28-0000-00-030, 18-20-28-0000-00-063  
Location: 4410 Chandler Road, 4420 Chandler Road  
Existing Future Land Use: Residential Very Low Suburban  
Proposed Future Land Use: Office  
Existing Use(s): Residential  
Existing Zoning: RSF-1A (Residential Single-Family-Estate)  
Proposed Zoning: O (Office)  
Tract Size: 5.12 +/- Acres  
Proposed Use: Child care facility  
Project Manager: Jun Sohn, Ph.D.
2. **Quasi-Judicial – Ordinance Number 3159 – Change of Zoning – 4410 Chandler Road and 4420 Chandler Road**  
Owner(s): Richard Chandler  
Applicant: Camila Neira  
Parcel Identification Number(s): 18-20-28-0000-00-030, 18-20-28-0000-00-063  
Location: 4410 Chandler Road, 4420 Chandler Road  
Existing Zoning: RSF-1A (Residential Single-Family-Estate)  
Proposed Zoning: O (Office)  
Existing Use(s): Residential  
Existing Future Land Use: Residential Very Low Suburban  
Proposed Future Land Use: Office  
Tract Size: 5.12 +/- Acres  
Proposed Use: Child care facility  
Project Manager: Jun Sohn, Ph.D.

## SITE PLANS

- 1. Quasi-Judicial - The Ridge Phase 3 - Major Development Plan**  
Owner(s): Apopka Centerline Development, LLC  
Applicant: VHB c/o James R. Hoffman, P.E.  
Parcel Number(s): 17-21-28-7345-01-000  
Location: Southeast corner of Binion Road and Boy Scout Road  
Future Land Use (FLU): Mixed-Use  
Zoning: PD (Planned Development)  
Existing Use: Vacant  
Proposed Use(s): Food Market, Gas Station and Office/Warehouse  
Tract Size: 13.23 +/- acres  
Intensity: 0.2 floor area ratio
- 2. Quasi-Judicial - Major Development Plan – Floridian Town Center hotel**  
Owner(s): Florence Hotel Company LLC 73% INT Apopka Acquisition Company LLC 27% INT  
Applicant: Jason W. Searl, Esq.  
Parcel Identification Number(s): 06-21-28-7172-16-042  
Location: Lot 5, Floridian Town Center PD (Planned Development)  
Future Land Use: Commercial  
Zoning: PD (Planned Development)  
Existing Use(s): Vacant  
Proposed Use: 137 room hotel  
Tract Size: 2.91 +/- Acres  
Project Manager: Bobby Howell

## 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 Commission Chambers or exit the City Commission 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.