



APOPKA PLANNING COMMISSION AGENDA

August 11, 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 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 three 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. **1. Vice-Chairperson**

APPROVAL OF MINUTES

1. **Approval of Planning Commission Meeting Minutes of July 14, 2026.**

PUBLIC HEARING

1. **Quasi- Judicial - 107 N. Central Avenue SPX**
Owner(s): Johnny Navarro
Applicant(s): Johnny Navarro
Location: 107 N. Central Avenue
Project: 107 N. Central Avenue Special Exception
Density: N/A
Project Manager: Amer Hamza
2. **Legislative: Ordinance No. 3164 — Future Land Use Amendment — Kelly Park Road Commercial**
Owner(s): Effie Road Holdings, LLC
Applicant(s): Luke Classon, P.E.
Parcel Identification Number(s): 12-20-27-0000-00-016, 12-20-27-0000-00-017 and 12-20-27-0000-00-018
Location: East of Effie Drive and North of Kelly Park Road
Existing Future Land Use: County Rural
Existing Zoning: County A-1 (Citrus Rural)
Existing Use: Vacant
Proposed Future Land Use: Mixed-Use
Proposed Density/Intensity: Minimum 0.1 — Maximum 0.75 (1.0 with a bonus) Floor Area Ratio; Maximum 10 dwelling units per acre (15 with bonus)
Tract Size: 3.48 +/- acre(s)
3. **Legislative: Ordinance No. 3170 — Future Land Use Amendment — Twin Fountains Commercial**
Owner(s): Effie Road Holdings, LLC
Applicant(s): Luke Classon, P.E.
Parcel Identification Number(s): 18-20-28-0000-00-065
Location: East of Plymouth Sorrento Road and south of Kelly Park Road

Existing Future Land Use: Residential Very Low Suburban

Existing Zoning: AG (Agriculture)

Existing Use: Vacant

Proposed Future Land Use: Mixed-Use

Proposed Density/Intensity: Minimum 0.15 Floor Area Ratio; Minimum 7.5 — Maximum 20 dwelling units per acre (25 with bonus)

Tract Size: 5.09 +/- acre(s)

SITE PLANS

ITEMS FOR DISCUSSION

1. **Land Development Code workshop following the conclusion of September 8th, 2026, Planning Commission items to include:**
 1. Data center definitions per member Ryan
 2. Open spaces
 3. Commercial development

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.