



APOPKA PLANNING COMMISSION AGENDA
SEPTEMBER 14, 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 August 10, 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. Comprehensive Plan – Small Scale – Future Land Use Amendment – North Orange Animal Hospital
From: "County" Low Medium Density Residential
To: "City" Commercial (.25 FAR)
Owner/Applicant: Lloyd B. Bearden
Location: 1424 and 1432 W. Orange Blossom Trail. South of West Orange Blossom Trail and west of Lake Doe Boulevard
Project: 2.3 +/- acres
Project Manager: Allyson Williams
2. Change of Zoning – North Orange Animal Hospital
From: County A-1 (Citrus Rural District)
To: City C-C (Community Commercial District)
Owner/Applicant: Lloyd B. Bearden
Location: 1424 and 1432 W. Orange Blossom Trail. South of West Orange Blossom Trail and west of Lake Doe Boulevard
Project: 2.3 +/- acres
Project Manager: Allyson Williams
3. Change of Zoning – 1506 Rock Springs Road
From: T (Transitional)
To: C-COR (Corridor Commercial District)
Owner/Applicant: Mary F. Reid Estate c/o Jonathan Huels
Location: North of E. Welch Road and west of Rock Springs Road
Project: 3.99 +/- acres
Project Manager: Allyson Williams

4. Change of Zoning – Northwest Church
From: PD (Planned Development District)
To: RSF-1B (Residential Single Family District – Large Lot)
Owner/Applicant: Directions Fellowship, Inc.
Location: South of Schopke Road and east of Plymouth Sorrento Road
Project: 14.7 +/- acres
Project Manager: Phil Martinez
5. Change of Zoning and approval of PD Master Plan/Major Development Plan – 2302 Ocoee Apopka Road
From: (T) Transitional
To: PD (Planned Development)
Owner: Francis X Heidrich, Jr. and Cathy Tolbert Campbell
Applicant: First Team Commercial, LLC
Location: 2302 Ocoee Apopka Road
Project: 21.56 +/- acres (14.08 +/- developable acres)
Project Manager: Bobby Howell
6. Comprehensive Plan – Administrative Text Amendment – Adoption of state required property rights element
Project Manager: Bobby Howell
7. Variance – To allow a 130 square foot electronic reader board sign located at 3710 Jason Dwelley Parkway and 10 S. Forest Avenue
Owner: City of Apopka
Applicant: City of Apopka Recreation Department
Location: 3710 Jason Dwelley Parkway and 10 S. Forest Avenue
Project Manager: Bobby Howell

SITE PLANS

1. Major Development Plan – EPG 700 Hermit Smith Road
Owner: Chris Haase – Environmental Products Group
Applicant: Gerdorn Engineering c/o Andrew Gerdorn
Location: 700 Hermit Smith Road
Project: 7.37 +/- acres
Project Manager: Allyson Williams
2. Major Development Plan – Orlando Apopka Commerce Center
Owner: Exeter Wesley Land, LLC
Applicant: Sam J. Sebaali, P.E.
Location: West of US 441, southwest of Wesley Road
Project: 90.93 +/- acres
Project Manager: Bobby Howell
3. Major Development Plan – Floridian Town Center Phase I
Owner: Collier Bengé Land Joint Venture LLC
Applicant: John Townsend, P.E., Donald W. MacIntosh Associates, Inc.
Location: North of W. Orange Blossom Trail and west of SR 429
Project: 43.6 +/- acres (Phase I acreage)
Project Manager: Phil Martinez
4. Major Development Plan – Northstar Logistics Center
Owner: CLPF Cadence Northstar LLC
Applicant: Florida Engineering Group, Inc., Sam Sebaali, P.E.
Location: North of Ocoee Apopka Road and east of SR 451
Project: 55.19 +/- acres
Project Manager: Phil Martinez

5. Major Development Plan – Apex Apopka
Owner: Binion Road, LLC
Applicant: Chris Leppert, P.E. Kimley Horn and Associates, Inc.
Location: North of Harmon Road and east of S. Binion Road
Project: 18.98 +/- acres
Project Manager: Phil Martinez

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.