



**REVISED**  
**APOPKA PLANNING COMMISSION AGENDA**  
**AUGUST 11, 2020 5:30 PM**  
**City Council Chambers**

APOPKA PLANNING COMMISSION MEETING WILL BE [LIVE-STREAMED AND AVAILABLE ON YOUTUBE.](#)  
[SUBMIT PUBLIC COMMENT ONLINE](#)

**CALL TO ORDER**

**OPENING AND INVOCATION**

**APPROVAL OF MINUTES**

1. Approve minutes of the Planning Commission meeting held July 21, 2020.

**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.

**LEGISLATIVE**

**Public Hearing**

1. Comprehensive Plan – Small Scale – Future Land Use Amendment  
From: Agriculture  
To: Industrial (Max. 0.60 FAR)  
Owner: Faircloth Family LTD.  
Applicant: Jose L. Perez  
Location: North of East Keene Road, west of Clarcona Road  
Project: 2.24 +/- acres; 58,544 non-residential sq. ft. +/-  
Project Manager: Phil Martinez
2. Change of Zoning  
From: AG (Agriculture District)  
To: I-L (Light Industrial District)  
Owner: Faircloth Family LTD.  
Applicant: Jose L. Perez  
Location: North of East Keene Road, west of Clarcona Road  
Project: 2.24 +/- acres; 58,544 non-residential sq. ft. +/-  
Project Manager: Phil Martinez
3. Change of Zoning; Assignment of KPI Transition and Neighborhood Character Zones; and Master Plan – Orlando Beltway East Subdivision  
From: T (Transitional District)  
To: MU-KPI (Mixed Use Kelly Park Interchange)  
Owner: Orlando Beltway Associates  
Applicant: Hall Development Services, Inc., c/o Jim Hall  
Location: East side of Plymouth-Sorrento Road, approximately ¼ mile north of the intersection of Kelly Park Road and Plymouth-Sorrento Road  
Project: 56.51 +/- acres; 202 residential units - 143 single-family and 59 townhomes  
Project Manager: Bobby Howell

4. Change of Zoning / Planned Development Master Plan  
From: T (Transitional)  
To: PD (Planned Development)  
Owner: Clonts Farm, Inc.  
Applicant: K Hovnanian Cambridge Homes, LLC  
Location: 810 S. Binion Road  
Project: 31.4 +/- acres; 67 single-family units  
Project Manager: Bobby Howell  
**NOTE: Withdrawn by Staff**

#### **Site Plans**

1. Major Development Plan – Residences at Emerson Park  
Owner: Residences at Emerson Park, LLC, c/o Charles Whittal  
Applicant: Park Square Homes, LLC, c/o Tom Spence  
Engineer: Vanasse Hangen Brustlin, Inc. (VHB), c/o Leah Fitzpatrick, P.E.  
Location: 1601 Alston Bay Boulevard  
Project: 14.23 +/- acres; 103 Townhome Units (7.17 du/ac)  
Project Manager: Jean Sanchez
2. Preliminary Development Plan – South Mews at Avian Pointe  
Owner: Apopka Clear Lake Investments, LLC  
Applicant: NV5, Inc., c/o Jason P. Mahoney, P.E.  
Location: Parcel B3, Avian Pointe PD - located south of Peterson Road and east of SR 429  
Project: 13.9 +/- acres; 102 townhomes  
Project Manager: Bobby Howell

#### **QUASI-JUDICIAL**

1. Variance – To allow a maximum building height for property zoned I-L (Light Industrial) of 40-Foot  
Owner: M.L. Carter Services, Inc., Trustee of Carter – Keene Road Land Trust  
Applicant: Cadence Partners, LLC, c/o Adrian Galliano  
Location: 2550 Ocoee-Apopka Road  
Project: 18.07 +/- acres; two warehouse/distribution buildings totaling 189,000 square feet  
Project Manager: Bobby Howell

#### **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.