

MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING HELD ON OCTOBER 28, 2015, AT 5:01 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Robert Ryan, Melvin Birdsong, Tony Foster, and Linda Laurendeau

ABSENT: Jeremiah Jaspon, Pamela Toler, Orange County Public Schools (Non-voting)

OTHERS PRESENT: David Moon, AICP - Planning Manager, , Debbie Horton, and Jeanne Green – Community Development Department Office Manager/Recording Secretary.

OPENING AND INVOCATION: Chairperson Greene called the meeting to order and asked for a moment of silent prayer. The Pledge of Allegiance followed.

SWEARING-IN - Mr. Hand swore-in staff, the petitioners, and affected parties.

FINAL DEVELOPMENT PLAN – COOPER PALMS COMMERCE PARK, LOT 9 – FUN PLANNERS PLYMOUTH SOUTH POWER SUBSTATION - Chairperson Greene stated this is a request to recommend approval of the Final Development Plan for Cooper Palms Commerce Park, Lot 9 – Fun Planners, owned by Property Industrial Enterprises, Inc., c/o Michael Cooper and located south of 1st Street, north of 3rd Street, east of South Bradshaw Road and west of South Hawthorne Avenue.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak. No one spoke.

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. None.

Staff Presentation: David Moon, AICP, Planning Manager, stated this is a request to recommend approval of the Final Development Plan for the Cooper Palms Commerce Center, Lot 9 – Fun Planners. The owner/applicant is Property Industrial Enterprises, LLC, c/o Michael R. Cooper and the engineer is Ali Tehrani, P.E. The property is located at 330 and 340 Cooper Palms Parkway (south of 1st Street and east of Bradshaw Road). The land use is Industrial and the zoning is Planned Unit Development (PUD/I-1). The existing use is vacant land and the proposed use is an industrial warehouse (35,375 sq. ft.) with an office complex (3,800 sq. ft.). The tract size is 2.64 +/- acre and the building size is 39,175 sq. ft.

The Fun Planners - Final Development Plan proposes a 39,175 square foot industrial warehouse and office complex extending 51 feet in height. The property has a PUD zoning that allows the maximum building height not to exceed 75 feet.

A total of 89 parking spaces are provided, of which four are reserved as a handicapped parking space. Access to the site is provided by a private roadway Cooper Palms Parkway.

Design of the building exterior meets the intent of the City’s Development Design Guidelines.

Stormwater run-off and drainage will be accommodated by a master stormwater drainage system. The master stormwater management system is designed according to standards set forth in the Land Development Code.

The applicant is providing a twenty-five foot landscape buffer with a six-foot high masonry wall along the southern boundary of the site abutting the residential area. The applicant has provided a detailed landscape and irrigation plan for the property. The planting materials and irrigation system design are consistent with the water-efficient landscape standards set forth in Ordinance No. 2069.

Total inches on-site:	0
Total number of specimen trees:	0
Total inches removed	0
Total inches retained:	0
Total inches required:	345
Total inches replaced:	345
Total inches post development:	345

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The Development Review Committee recommends approval of the Final Development Plan for Fun Planners owned by Property Industrial Enterprises, LLC, c/o Michael R. Cooper, subject to the findings of this staff report.

Recommend approval of the Final Development Plan for Fun Planners owned by Property Industrial Enterprises, LLC, c/o Michael R. Cooper, subject to the findings of this staff report.

This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Petitioner Presentation: In response to a question by Mr. Foster, Debbie Thornton, Michael R. Cooper Construction, 517 Cooper Oaks Court, Apopka, stated that Fun Planners have sold their building at 626 Cooper Industrial Parkway to Collins Manufacturing because they wanted a larger building which could be accommodated at Cooper Palms Commerce Park.

In response to questions by Mr. Ryan, Ms. Thornton stated that Fun Planners plan corporate events and themed parties. They setup the entire event, hose, and cleanup after the event. They will have offices and a very large storage warehouse with loading docks. The items such as tables, chairs, props, etc. will be stored in the warehouse. They currently have 10 to 12 fulltime employees and will use as many as 80 outside contractors for their events. Within the next couple of years they are looking to employ 15 plus fulltime employees. There will be no public access to the building. The construction meets or exceeds City Codes.

Affected Party Presentation: None.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: Robert Ryan made a motion to recommend approval of the Final Development Plan for Cooper Palms Commerce Park, Lot 9 – Fun Planners, owned by Property Industrial Enterprises, Inc., c/o Michael Cooper and located south of 1st Street, north of 3rd Street, east of South Bradshaw Road and west of South Hawthorne Avenue. Melvin Birdsong seconded the motion. Aye votes were cast by James Greene, Robert Ryan, Melvin Birdsong, Tony Foster, and Linda Laurendeau (5-0). (Vote taken by poll.)

OLD BUSINESS: None.

NEW BUSINESS: None.

ADJOURNMENT: The meeting was adjourned at 5:11 p.m.

/s/

James Greene, Chairperson

/s/

R. Jay Davoll, P.E.
Community Development Director