

**MINUTES OF THE PLANNING COMMISSION MEETING HELD ON MARCH 14, 2017, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.**

**MEMBERS PRESENT:** Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, and John Sprinkle

**ABSENT:** James Greene, Roger Simpson, Orange County Public Schools (Non-voting)

**OTHERS PRESENT:** James Hitt – Community Development Director, David Moon, AICP - Planning Manager, Chuck Carnesale – Fire Chief, Andrew Hand – City Attorney, Kyle Wilkes, AICP – Planner II, Mark Kiroy, Geoff Summit, Ed Velazquez, Suzanne Kidd, John Peery, and Jeanne Green – Community Development Department Office Manager/Recording Secretary.

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

**APPROVAL OF MINUTES:** Vice-Chairperson Birdsong asked if there were any corrections or additions to the regular meeting minutes of February 14, 2017, at 5:30 p.m. minutes.

**Motion:** **Tony Foster made a motion to approve the Planning Commission minutes from the regular meeting held on February 14, 2017, at 5:30 p.m. and seconded by Jose Molina. Aye votes were cast by Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, and John Sprinkle (5-0).**

**SWEARING-IN** – Attorney Hand swore-in staff, the petitioners, and affected parties for the quasi-judicial items to be discussed.

**QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – QORVO SITE EXPANSION** – Vice-Chairperson Birdsong stated this is a request to find the proposed Final Development Plan/Major Site Plan for the Qorvo Site Expansion consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Qorvo Site Expansion Final Development Plan/Major Site Plan, subject to the findings of the staff report, for the property owned by Qorvo (a.k.a. Triquint Semiconductors, Inc.) and located south of Orange Blossom Trail, east of Hiawassee Road.

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

Vice-Chairperson Birdsong asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

**Staff Presentation:** Kyle Wilkes, AICP, Planning Manager, stated this is a request to find the proposed Final Development Plan/Major Site Plan for the Qorvo Site Expansion consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Qorvo Site Expansion Final Development Plan/Major Site Plan, subject to the findings of the staff report. The owner/applicant is Qorvo (a.k.a. Triquint Semiconductors, Inc) and the property is located south of Orange Blossom Trail, east of Hiawassee Road. The engineer is Geoffrey Summit, P.E., of GL Summitt Engineering. The future land use is Industrial and the zoning is I-1 (Restricted Industrial). The existing uses are professional offices, research, and manufacturing. The proposed use is an expansion of the professional offices for semiconductor production. The tract size is 15.56 +/- acres.

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The site plan proposes expansion of the Qorvo complex by adding a new three story, 36,900 sq. ft. office building. The applicant has proposed an additional 114 parking spaces, bringing the total on-site parking to 560 parking spaces; this exceeds the required 522 parking spaces per City Code.

Prior to issuance of the Final Development Plan to the applicant, the Public Services and Community Development Departments must accept the Landscape and Irrigation Plan and Photometrics (outdoor lighting).

The Development Review Committee finds the Final Development Plan/Major Site Plan consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Qorvo Site Expansion Final Development Plan/Major Site Plan, subject to the findings of this staff report.

Staff requested the Planning Commission find the Final Development Plan/Major Site Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Qorvo Site Expansion Final Development Plan/Major Site Plan, subject to the Conditions of Approval.

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.

In response to a question by Mr. Sprinkle, Mr. Moon agreed that the property is located east of Hiawasse Road and south of Orange Blossom Trail.

Petitioner Presentation: None.

Affected Party Presentation: None.

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

**Motion:** Linda Laurendeau made a motion to find the proposed Final Development Plan/Major Site Plan for the Qorvo Site Expansion consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Qorvo Site Expansion Final Development Plan/Major Site Plan, subject to the findings of the staff report, for the property owned by Qorvo (a.k.a. Triquint Semiconductors, Inc) and located south of Orange Blossom Trail, east of Hiawasse Road. Motion seconded by Tony Foster. Aye votes were cast by Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, and John Sprinkle (5-0). (Vote taken by poll.)

**QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – FIRE STATION NO. 5** – Vice-Chairperson Birdsong stated this is a request to find the proposed Final Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the City of Apopka Fire Station No. 5 Final Development Plan, subject to the findings of the staff report, for the property owned by the City of Apopka and located on Firehouse Lane, east of Jason Dwelley Parkway.

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

Vice-Chairperson Birdsong asked if the Commission members had any ex parte communications to

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divulge regarding this item. No one spoke.

Staff Presentation: David Moon, AICP, Planning Manager, stated this is a request to find the proposed Final Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the City of Apopka Fire Station No. 5 Final Development Plan, subject to the findings of the staff report. The owner/applicant is the City of Apopka and the property is located on Firehouse Lane, east of Jason Dwelley Parkway. The engineer is Gadd-Case & Associates, LLC. The future land use is Parks & Recreation and the zoning is PR. The existing use is vacant land and the proposed use is a fire station. The tract size is 2.0 +/- acres.

The Fire Station Number 5 site plan proposes a 7,747 s.f. fire station and an apparatus bay with four garage ports. Fire Station and emergency response facilities are allowed in the Park and Recreation Zoning District under Section 2.02.02.B.5 c(1) as a permissible use when the public facility comprises less than five acres. Final Landscape and Irrigation Plans will be submitted as part of the Construction Plans included with the bid contract.

The Development Review Committee finds the Final Development Plan consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Final Development Plan for Fire Station Number Five, subject to the findings of this staff report.

Staff recommends the Planning Commission find the Final Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Fire Station Number Five Final Development Plan, subject to the findings of the 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.

In response to questions by Mr. Molina, Fire Chief Carnesale stated that the firm, Gadd-Case& Associates, LLC, hired to design the fire station is certified through the National Fire Protection Association (NFPA). To reduce diesel fumes in the bays there will be an exhaust fumes removal system as well as a large ceiling fan in the bay. There will be self-closing doors from the bay to the kitchen/bunk areas. He appreciated Mr. Molina's suggestion to ensure there is positive pressure at all times in the kitchen and bunks areas as this will further reduce the possibility of any diesel fumes released in those areas.

In response to a question by Ms. Laurendeau, Fire Chief Carnesale stated that an additional communication tower has been included in the budget. This tower would be located further north from Fire Station No. 5.

Petitioner Presentation: None.

Affected Party Presentation: None.

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

**Motion:** **Jose Molina made a motion to find the proposed Final Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the City of Apopka Fire Station No. 5 Final Development Plan, subject to the findings of the staff report, for the property owned by the City of Apopka and**

located on Firehouse Lane, east of Jason Dwelley Parkway. Motion seconded by Linda Laurendeau. Aye votes were cast by Melvin Birdsong, Tony Foster, Linda Laurendeau, Jose Molina, and John Sprinkle (5-0). (Vote taken by poll.)

**OLD BUSINESS:** None.

**NEW BUSINESS:** James Hitt, FRA-RA, Community Development Director, announced that there will be workshop with City Council and Planning Commission, on April 11, 2017, at 4:00, for a presentation and review of the proposed Kelly Park Crossing Form Based Code with the City's consultants, S&ME (formerly known as Littlejohn Engineering Associates, Inc.). Then the regularly scheduled Planning Commission meeting will be held immediately following the workshop.

On Tuesday, April 25, 2017, a Special Planning Commission meeting will be held starting at 5:30 p.m. The Commission will be asked at that time to make a recommendation to City Council on the approval of the Kelly Park Crossing Form Based Code.

**ADJOURNMENT:** The meeting was adjourned at 5:54 p.m.

/s/  
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Melvin Birdsong, Vice-Chairperson

/s/  
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James K. Hitt  
Community Development Director