



APOPKA PLANNING COMMISSION AGENDA

April 14, 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 Commission, 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 Commission meeting. Each speaker will have four 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 Commission.

APPROVAL OF MINUTES

1. **Meeting Minutes from March 10th, 2026**

PUBLIC HEARING

1. **Legislative – Ordinance Number 3157 – Small-Scale Future Land Use Amendment – 171 W. Orange St and 15 N. Washington Ave**
Owner(s): JV CV Residential Properties LLC
Applicant(s): Alynne Cordray
Parcel Identification Number(s): 09-21-28-1972-01-220 and 09-21-28-1972-01-221
Location: 171 W. Orange Street and 15 N. Washington Avenue
Project: Small-Scale Future Land Use Amendment
Existing Future Land Use: Residential Low
Existing Density: 5 dwelling units per acre
Proposed Future Land Use: Mixed-Use
Proposed Density: 15 dwelling units per acre
Existing Use(s): Residential
Existing Zoning: MU-D (Mixed-Use Downtown)
Tract Size: 0.9 +/- Acres
Proposed Use: Residential Development
Proposed Number of Units: 2 Townhome buildings consisting of 8 Units (4 units in each townhome)
School Zone: Apopka ES, Apopka Memorial MS, Apopka HS
Project Manager: Jun Sohn, Ph.D.

SITE PLANS

1. **Quasi-Judicial – Sheeler Park Subdivision - Major Development Plan**
Owner(s): Marvin Reid and Susan Reid
Applicant: Marc Stehli
Parcel Identification Number(s): 22-21-28-0000-00-073 and 22-21-28-0000-00-227
Location: 1920 Sheeler Avenue
Project: Sheeler Park Subdivision Major Development Plan
Total Size: 40.17 +/- acre

Proposed Number of Residential Units: 115 Single Family Residential
Proposed Density: 2.86 dwelling units per acre
Schools: Lakeville ES, Piedmont Lakes MS, Wekiva HS
Project Manager: Jun Sohn, Ph.D.

ITEMS FOR DISCUSSION

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 Commission Chambers or exit the City Commission 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.