

Planning Commission gives OK to proposed parking ordinance that now goes to City Council

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By Teresa Sargeant
 Apopka Chief Staff

On Tuesday, December 13, the Planning Commission unanimously recommended approval of amending Apopka's parking ordinance so it will allow, among the changes, on-street parking with some restrictions.

The amended parking ordinance will have two scheduled public hearings by the City Council – one on Wednesday, January 4, at 1:30 p.m., and the other on Wednesday, January 18, at 7 p.m.

Besides allowing on-street parking with reasonable restrictions, the revised parking ordinance

would also ensure that public safety vehicles have access throughout the community, and ensure the delivery of other governmental services.

The city parking ordinance was last updated in 2013. This year, the Apopka Police Department then organized the Parking Ordinance Committee, comprised of Apopka residents from different neighborhoods, to review the 2013 ordinance.

The Parking Ordinance Committee met from July through mid-September of this year to recommend potential changes. The committee had a September 26 public hearing to gather input from the general public, then a final workshop on October 10 to discuss public comments from the September 26 public hearing.

When presenting the background on the revised parking ordinance to the Planning Commission, Police Chief Michael McKinley noted that the ordinance won't make everyone happy, won't fit every circumstance in every subdivision, and the ordinance may get further revision depending on future residential developments.

McKinley said he be-

lieves the Parking Advisory Committee has met its goal in proposing the parking ordinance revisions.

Jacqui Sandler, a Pines of Wekiva resident and Parking Advisory Committee member, said the committee did come across many issues when revising the ordinance and they did its best to propose changes based on state statute. Yet there are some problems that were not resolved such as when residents invite guests during special occasions.

"So when you go reviewing this proposal, please keep in mind what to do about birthdays, holidays, people coming over – because those are things we could not address in the Parking Committee," Sandler said, adding that many people are concerned about this and the revised parking ordinance will be enforced seven days a week, holiday or no holiday.

Proposed hotel special exception

The Planning Commission unanimously approved a special exception request for a proposed four-story, 80-room hotel at a building height of 55 feet.

The development would be built on a tract size of about 12 acres at 1616 E. Semoran Blvd., Apopka. The tract is currently vacant.

The city requires that any applicant who wishes to construct a building exceeding 35 feet should file a special exception request and cite reasons for such a petition.

According to Chris Blurton, representing the proposed hotel's applicant Interplan, the hotel won't have windows facing the eastern side toward residential properties.

Brian Gilbert declared himself an affected party because he and his wife Jenna live in a two-story home on South Lake Pleasant Road, which lies east of where the hotel would go up. Having moved into their home a year ago, he said the hotel's increased height would encroach upon their privacy.

"It'll pretty much take away from the serenity we have at that location," Gilbert said.

The Planning Commission also unanimously approved Qorvo's special exception request for a maximum building height of 55 feet within an industrialized property. The facility, located on a 15.5-acre tract, is used as a light industrial and professional office.

This special exception is in conjunction with Qorvo's expansion plans. On Wednesday, December 7, the City Council approved an economic incentive package with the state of

Florida and Orange County to assist Qorvo in a large expansion that will create more than 100 new high-paying jobs within Apopka. Qorvo seeks to expand its facility with a three-story, 33,000-square-foot office building along with 7,000 square feet of lab space and parking.

The total expansion investment is estimated to be \$43 million, at an average salary of almost \$84,000 a year. The economic development package – fully qualified under Florida law – would provide more than a half-million dollars in tax reductions to Qorvo.

For both special exception requests, the Planning Commission's vote is final.

Carriage Hill residential subdivision

The Planning Commission voted 6-0 to recommend approval of a preliminary development plan for Carriage Hill, a proposed single-family residential subdivision consisting of 73 lots that would go up east of Rogers Road and north of Lester Road.

The preliminary development plan would see that each lot would have a minimum of 9,000 square foot area and an 85-foot minimum lot width, on a developable area of about 27 acres, with a tract size of about 30.5 acres.

The City Council intends to hold a public hearing on Carriage Hill's preliminary development plan on Wednesday, January 4, at 1:30 p.m.

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There are other organizations and individuals who made special donations to help make the annual Christmas parade possible.

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CITY OF APOPKA PUBLIC HEARING NOTICE CAPITAL IMPROVEMENTS ELEMENT AMENDMENT

The following ordinance will be read at second reading and considered for adoption at the City Council meeting in the Apopka City Hall Council Chambers, 120 E. Main Street, Apopka, Florida, on **Wednesday, December 21, 2016, at 7:00 p.m.**, or as soon thereafter as possible.

ORDINANCE NO. 2534

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CAPITAL IMPROVEMENTS ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; INCORPORATING THE ANNUAL UPDATE TO THE CITY'S FIVE YEAR CAPITAL IMPROVEMENTS PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Affected parties and the public may appear at the above listed hearings to speak. The ordinance may be inspected by the public at the City Clerk's office or the Community Development Department. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

City of Apopka City Council
 Community Development Department