Church's property creates unusual situation with city

By John Peery
Apopka Chief Staff

A church in the Plymouth area of Apopka wants to expand its current building that is located in unincorporated Orange County and, along with that, the church wants to use an adjacent parcel for parking, but that piece of property is located inside the city limits of Apopka.

The unusual situation was a main subject of discussion Wednesday, May 24, at a meeting of the city of Apopka's Development Review Committee (DRC). The DRC is made up of city staff members from various city departments.

The two adjacent parcels owned by the church being located in different jurisdictions has caused an the odd situation because the church, Iglesias El Getsemani, has already begun the permitting process with the Orange County government to expand the church building that's located at 2571 W. Orange Blossom Trail. The adjacent mostly vacant parcel at 2561 W. Orange Blossom Trail is located within the Apopka city limits.

Vernon Thompson, project engineer, told DRC members that the church wants to annex into the city, but wanted to complete the expansion project prior to annexation so the timeline on the expansion project wouldn't be delayed.

"We don't have any problem annexing," Thompson told the city staffers.

Apopka Fire Chief Chuck Carnesale had raised concerns about getting the response from the Apopka Fire Department to the church if needed. He said someone could collapse in the parcel that is located in the city but if a call to 911 was placed, it might mean that Orange County public safety personnel would respond. Apopka, Carnesale pointed out, has a fire station less than a mile away from the church, meaning the response time would be much faster than having the county's nearest station in Zellwood respond.

Thompson also said the church wants to be allowed to not pave the parking area that is currently in the city limits because the church hopes to expand into that area in the future. If it had to be paved now, the church would incur expenses to pave it only to tear up the pavement in a few years.

Members of the DRC are to have their final comments about the project done by the middle of next week.

The church hopes to have the expansion of its building completed in a few months along with the annexation of that parcel.

Other items

The concept plan for a proposed development of 297 houses on the south side of Marshall Lake came before the DRC and city staff members expressed concern about what they called the lack of access to the project.

As the concept plan was presented, there would be access to the development only from Johns Road. There was talk about potential access points from Marshall Lake Road on the northeast side and from the Maudehelen development on the west side, but there are issues with both of those potential access points.

The concept plan is only the beginning for the potential project, which is far from being built.

Oak Pointe, a proposed mixed-use development stretching from McCormick Road on the south side to Ocoee-Apopka Road north and west of McCormick, was up for discussion at a DRC meeting for at least the third time.

While much progress has been made in talks between city staff and the developer, there were still a few minor issues brought up, such as the width of sidewalks and which roads in the development will be public and which will be private.

At a previous DRC meeting, access for police and fire vehicles was a large part of the discussion.

The mixed-use development will have housing on the south end and commercial on the north end. The current discussions are only about the residential part.

The developer wants to get all the issues taken care of beforehand so the Apopka Planning Commission can consider Oak Pointe at its June 12 meeting.

The controversial Sandpiper development was brought up briefly during the DRC meeting because the City Council will hold a workshop on Thursday, June 1, at 6 p.m. about the development that has riled neighbors.

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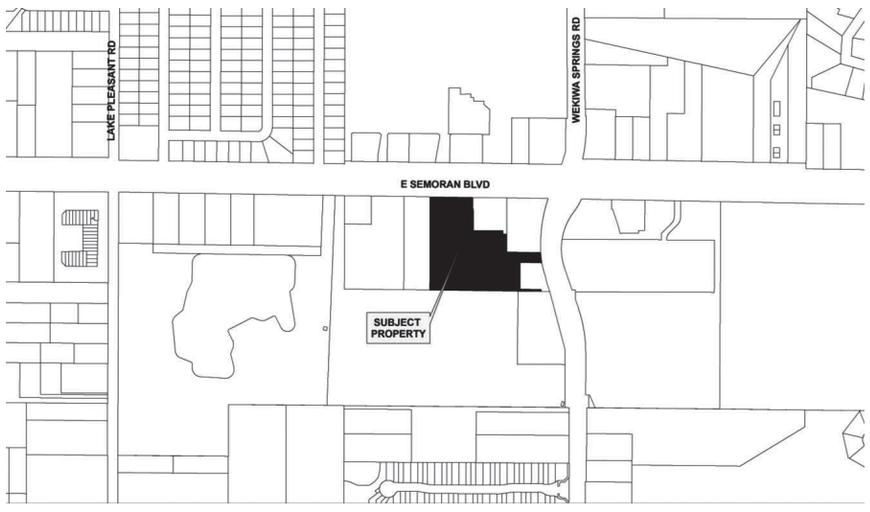
PUBLIC HEARING NOTICE
AMENDMENT TO SPECIAL EXCEPTION

NOTICE is hereby given that **MIRACLE GRACE ACADEMY** has made an application, in accordance with Apopka Code of Ordinances, Part II, Chapter 75, Section 75-26.B.3.c, Part III, Land Development Code, Article II, Section 2.02.19 and Article XII, Section 12.04.04 to the City of Apopka Planning Commission for an Amendment to an existing **SPECIAL EXCEPTION TO CHANGE USE OF THE SITE FROM A PRIVATE PRE-KINDERGARTEN THROUGH SECOND GRADE SCHOOL TO A PRE-KINDERGARTEN THROUGH TWELFTH GRADE PRIVATE SCHOOL & ADULT EDUCATION, NOT TO EXCEED 5,000 SQ. FT. OR 50 STUDENTS IN THE C-1 (COMMERCIAL) ZONING DISTRICT.**

This application relates to the following described property located at 2250 & 2252 E Semoran Blvd., south of E Semoran Blvd. and west of Wekiwa Springs Rd:

Parcel No: 12-21-28-0000-00-014
Containing 5.29 +/- acres



Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the special exception request at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall on **Monday, June 12, 2017, beginning at 5:30 p.m.,** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearings to speak. The proposed special exception application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. 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.

May 26 & June 2, 2017

Apopka Planning Commission
Community Development Department

Publish: The Apopka Chief

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PUBLIC HEARING NOTICE
CHANGE OF ZONING CITY OF APOPKA

NOTICE is hereby given that **THOMPSON HILLS ESTATES, LLC (AKA OAK POINTE PUD)** has made an application, in accordance with Florida Statutes 163.3187(c) and the Apopka Code of Ordinances, Part III, Land Development Code, Article XII, Section 12.04.00, to the City of Apopka City Council, and Apopka Planning Commission for a **CHANGE IN ZONING FOR APPROXIMATELY 53.92 +/- ACRES FROM PLANNED UNIT DEVELOPMENT (PUD) TO PUD (NEW MASTER SITE PLAN).** This application relates to the following described properties located north of McCormick Rd., east of SR 429.

Parcel I.D.: 29-21-28-0000-00-011;-016;-033; and portions of:
29-21-28-0000-00-038; 32-21-28-0000-00-004;-030.
Contains: 53.92 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the change of Change of Zoning request at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Monday, June 12, 2017 beginning at 5:30 p.m.,** or as soon thereafter as possible.

FURTHER NOTICE is given that a series of public hearings on the proposed amendments will be held by the **City of Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, July 5, 2017, beginning at 1:30 p.m.**, or as soon thereafter as possible AND on **Wednesday, July 19, 2017, beginning at 7:00 p.m.,** or as soon thereafter as possible. Public hearing notices are also posted at www.apopka.net.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Change of Zoning and Master Plan can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. 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.

Apopka City Council
Apopka Planning Commission
Community Development Department

May 26, 2017

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