



APOPKA PLANNING COMMISSION AGENDA

JUNE 08, 2021 5:30 PM

Apopka City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE [LIVE-STREAMED AND AVAILABLE ON YOUTUBE.](#)

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

1. Approve minutes of the Planning Commission meeting held May 11, 2021.

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 Council, 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 Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2016-16 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

PUBLIC HEARING

1. Comprehensive Plan – Large Scale – Future Land Use Amendment – Emerson Point Ph II
From: Residential Medium, Commercial, Future Land Use in progress
To: Mixed-Use (15 DU/1.0 FAR)
Owner: Emerson Point Phase II, LLC, c/o Mary L. Demetree
Applicant: M/I Homes of Florida c/o Ricardo Diaz and Appian Engineering c/o Jimmy O. Palm, P.E.
Location: 1801 Marden Road, 1890 and 1900 S Hawthorne Avenue
Project: 69.65 +/- acres
Project Manager: Allyson Williams
2. Change of Zoning, Assignment of KPI neighborhood overlay district and Master Plan – Plymouth Sorrento Assemblage
From: Transitional (T)
To: Kelly Park Interchange Mixed Use (KPI-MU) and neighborhood overlay
Owner: Klepzig Family Trust, Klepzig Dennis R Life Estate, Klepzig Joann Life Estate, Min Sun Cho, Hong Sik Kim and Deok Hwa Kim
Applicant: Pulte Homes Company, LLC c/o Aaron Struckmeyer
Location: East of SR 429, west of Plymouth Sorrento Road, and south of Joey McGuckin Road
Project: 50.79 +/- acres
Project Manager: Jean Sanchez

3. Change of Zoning – Cagle Family Trust
From: PD (Planned Development District)
To: RMF (Residential Multi-Family District)
Owner: Cagle Family Trust
Applicant: City of Apopka
Location: North of White Ivey Court and east of Lexington Parkway
Project: 0.54 +/- acres
Project Manager: Phil Martinez
4. Change of Zoning, Assignment of KPI neighborhood overlay district and Master Plan – Oakview
From: Agriculture District (AG)
To: Kelly Park Interchange Mixed Use (KPI-MU) and neighborhood overlay
Owner: Kent A. Greer and Annie M. Greer
Applicant: Ben Snyder, Hanover Land Company
Location: South of W. Kelly Park Road and east of Round Lake Road
Project: 39.6 +/- acres
Project Manager: Phil Martinez
5. Change of Zoning and approval of the PD Master Plan – The Ridge
From: RSF-1A (Residential Single Family Estate), C-C (Community Commercial) and MU-ES-GT (Mixed- Use East Shore Gateway)
To: PD (Planned Development)
Owners: Troy S. Bronson Family LP; John and Donna Marie Kirkland; Binion Partners, LLC; and Apopka Centerline Development, LLC
Applicant: VHB c/o John Prowell, P.E.
Location: North of south of Boy Scout Road; west of SR 451
Project: 366 +/- acres
Project Manager: Jean Sanchez
6. Comprehensive Plan – Small Scale – Future Land Use Amendment – Golden Gem Property
From: County Rural
To: Mixed-Use
Owner: PMDW Ventures, LLC
Applicant: GL Summit Engineering c/o Geoffrey L. Summit, P.E.
Location: Southwest corner of Sadler Road and Golden Gem Road
Project: 9.86 +/- acres
Project Manager: Jean Sanchez
7. Comprehensive Plan – Small Scale – Future Land Use Amendment – Golden Gem Property (-066)
From: County Rural
To: Mixed-Use
Owner: Carl C. and Donna S. Redder
Applicant: GL Summit Engineering c/o Geoffrey L. Summit, P.E.
Location: Southwest corner of Sadler Road and Golden Gem Road
Project: 1.79 +/- acres
Project Manager: Jean Sanchez
8. Comprehensive Plan – Small Scale – Future Land Use Amendment – Golden Gem Property (-085)
From: County Rural
To: Mixed-Use
Owner: Carl C. and Donna S. Redder
Applicant: GL Summit Engineering c/o Geoffrey L. Summit, P.E.
Location: Southwest corner of Sadler Road and Golden Gem Road
Project: 8.62 +/- acres
Project Manager: Jean Sanchez

9. Change of Zoning and approval of PD Master Plan – Marden Road
From: Residential Multi Family (RMF), Community Commercial (C-C) and Transitional (T)
To: Planned Development (PD)
Owner: Emerson Point Phase II, LLC, c/o Mary L. Demetree
Applicant: M/I Homes of Florida c/o Ricardo Diaz and Appian Engineering c/o Luke M. Classon, P.E.
Location: 1801 Marden Road, 1890 and 1900 S Hawthorne Avenue
Project: 69.65 +/- acres, 225 SFR and townhomes
Project Manager: Allyson Williams

SITE PLANS

1. Major Development Plan – Binion Road Multifamily
Owner: Chester S. Peckett Trust
Applicant: Brent A. Lenzen, P.E., Kimley Horn and Associates, Inc.
Location: 1951 S. Binion Road
Project: 12.73 +/- acres
Project Manager: Phil Martinez

OLD BUSINESS

NEW BUSINESS

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 Council Chambers or exit the City Council 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.