



APOPKA PLANNING COMMISSION AGENDA

APRIL 13, 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 March 9, 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. Change of Zoning
From: T (Transitional)
To: RSF-1B (Residential Single Family Large Lot)
Owner: Citrus Ridge Real Estate, LLC
Applicant: Cantero Holdings, LLC
Location: 202 South Binion Rd
Project: 19.11 +/- acres, 24 SFR's
Project Manager: Allyson Williams
2. Special Exception – To allow an assisted living facility (ALF) in the C-C (community commercial) zoning district for the property located at 1265 Rock Springs Road
Owner: Marshall Howard
Applicants: Charlie Sabin
Location: 1265 Rock Springs Road
Project: 4.56 +/- acres
Project Manager: Bobby Howell
3. Comprehensive Plan – Large Scale – Future Land Use Amendment
From: Residential very low suburban (Max 2 DU/AC)
To: Industrial (Max 0.6 FAR)
Owner: Nancy Mann Trust c/o William Blaine
Applicant: William Blaine
Location: 444 Hermit Smith Road - South of Hogshead Road and west of Hermit Smith Road
Project: 78.99 +/- acres
Project Manager: Jean Sanchez

4. Change of Zoning
 From: RSF-1A (Residential Single-Family Estate District)
 To: I-L (Light Industrial District)
 Owner: Nancy Mann Trust c/o William Blaine
 Applicant: William Blaine
 Location: 444 Hermit Smith Road - South of Hogshead Road and west of Hermit Smith Road
 Project: 78.99 +/- acres
 Project Manager: Jean Sanchez
5. Comprehensive Plan – Small Scale – Future Land Use Amendment
 From: Mixed Use
 To: Mixed Use (15DU/1.0 FAR)
 Owner: PMDW Ventures, LLC
 Applicant: PMDW Ventures, LLC c/o Geoffrey L. Summit, P.E.
 Location: 2600 Peterson Road
 Project: 9.84 +/- acres
 Project Manager: Jean Sanchez
6. Change of Zoning, assignment of KPI transition overlay district and Major Development Plan - Golden Orchard
 From: T (Transitional)
 To: MU-KPI (Kelly Park Interchange District Mixed Use) and Transition overlay
 Owner: Foremostco, Inc.
 Applicant: G L Summit Engineering, Inc.
 Location: 4550 Golden Gem Road
 Project: 35.56 +/- acres
 Project Manager: Phil Martinez
7. Special Exception – To allow an outdoor storage (as principle use) in the I-L (Light Industrial District) at 3723 Hogshead Road and 3636 Fudge Road
 Owner: Chory Holdings I, LLC
 Applicants: Tara Tedrow, Lowndes
 Location: 3723 Hogshead Road and 3636 Fudge Road
 Project: 11.94 +/- acres
 Project Manager: Phil Martinez

SITE PLANS

1. Major Development Plan – Nottingham Subdivision
 Owner: FTI Funding, LLC
 Applicant: KRPC Ponkan Road, LLC c/o Appian Engineering, LLC
 Location: 3515 and 3081 Ponkan Road
 Project: 23.40 +/- acres
 Project Manager: Bobby Howell
2. Subdivision Plat – Ramjit Estate
 Owner: Ramjit Bhoodram Life Estate, Ramjot Ethl R Life Estate
 Applicant: True Engineering & Consulting Group, C/o Amr T. Gawad, P.E.
 Location: 2378 Marden Road
 Project: 4.98 +/- acres
 Project Manager: Bobby Howell
3. Plat – Retail at SWC Rock Springs Road and East Tanglewood Drive
 Owner: Unicorp Companies c/o Charles Whittall
 Applicant: AVID Group, LLC c/o Ronald Henson II, P.E.
 Location: 1752, 1760, 1774 and 1788 Rock Springs Road
 Project: 4.59 +/- acres
 Project Manager: Jean Sanchez

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.