



APOPKA PLANNING COMMISSION AGENDA

MARCH 09, 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 February 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: AG (Agriculture)
To: RSF-1B (Residential Single-Family-Large Lot)
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. Change of Zoning
From: RSF-1A (Residential Single-Family Estate District)
To: RCE (Residential Country Estate District)
Owner/Applicant: Richard G. Harwood Jr.
Location: 424 E. Welch Road
Project: 4.4 +/- acres
Project Manager: Phil Martinez
3. Comprehensive Plan – Large Scale – Future Land Use Amendment
From: Future Land Use in Progress
To: Mixed-Use Interchange (5 DU/0.5 FAR)
Owner: Klepzig Family Trust, Klepzig Dennis R Life Estate, Klepzig Joann Life Estate
Applicant: Pulte Homes Company, LLC c/o Aaron Struckmeyer, P.E.
Location: 4140 Plymouth Sorrento Road
Project: 30.81 +/- acres
Project Manager: Jean Sanchez

4. 5 year capital improvements plan
Project: To add recreation improvement, and incorporating into the City of Apopka, Comprehensive Plan, Capital Improvements Element
Project Manager: Brian Forman
5. Change of Zoning and approval of Major Development Plan
From: Transitional (T)
To: PD (Planned Development) Owner: Clonts Farm, Inc.
Applicant: K. Hovnanian Cambridge Homes, LLC
Location: 810 S. Binion Road
Project: 30.92 +/- acres
Project Manager: Bobby Howell

SITE PLANS

1. Special Exception – To allow an assisted living facility (ALF) in the C-C (Community Commercial) Zoning district
Owner: Marshall Howard
Applicants: Charlie Sabin
Location: 1265 Rock Springs Road
Project: 6.74 +/- acres
Project Manager: Bobby Howell
2. Major Development Plan – Hermit Smith Warehouse
Owner: Baywood Nurseries Co Inc. and FFT Holdings LLC
Applicant: Kimley Horn and Associates, Jason Lewis, P.E.
Location: 602 and 650 Hermit Smith Road
Project: 19.6 +/- acres
Project Manager: Phil Martinez
3. Preliminary/Final Development Plan – Summer House at Lake Apopka Apartments
Owner: MRAD Phase 2, LLC
Applicant: MRAD Phase 2, LLC c/o Michael Niederst, CEO
Location: East of SR 451: west of Marden Road; north of SR 414 Lot 3 of the Marden Ridge Replat
Project: 16.08 +/- acres; Apartment Complex - 264 Multifamily units
Project Manager: Jean Sanchez
4. Preliminary/Final Development Plan – Marden Ridge Track and Field
Applicant/Engineer: Appian Engineering, LLC c/o Luke M. Classon, P.E.
Location: East of SR 451: west of Marden Road; south of Ocoee Apopka Road
Project: 2.44 +/- acres; Track and Field with Restroom Facility
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.