



APOPKA PLANNING COMMISSION AGENDA
JANUARY 10, 2023 5:30 PM
City Hall Council Chambers

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

CALL TO ORDER

OPENING AND INVOCATION

ELECTION OF OFFICERS

1. 1. Chairperson
2. Vice-Chairperson

APPROVAL OF MINUTES

1. Approve minutes of the Planning Commission meeting held on December 13, 2022.

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. Special Exception - Approve a Special Exception to allow an independent living facility in the RSF-1A Zoning District.
Owner(s): Housam Family Trust
Applicant: Lowndes Law
Location: 2021 Old Dixie Highway
Project: 10.42 +/- acres
Project Manager: Roxann Read
2. Comprehensive Plan - Small Scale - Future Land Use Amendment - Activ Living ILF
Owners: Housam Family Trust
Applicant: Lowndes Law Firm
Location: 2021 Old Dixie Highway
Tract Size: 10.42 +/- acres
Project Manager: Roxann Read
3. Comprehensive Plan - Small Scale - Future Land Use Amendment - Soil Blending Properties
Owners: Soil Blending Properties, LLC & Raynor Apopka Land Management, LLC
Applicant: Michael Dinkel
Location: 136 Hermit Smithy Road
Tract Size: 20.15 +/- acres
Project Manager: Roxann Read

4. Change of Zoning - Soil Blending Properties
Owners: Soil Blending Properties, LLC & Raynor Apopka Land Management, LLC
Applicant: Michael Dinkel
Location: 136 Hermit Smith Road
Tract Size: 20.15 +/- acres
Project Manager: Roxann Read

SITE PLANS

1. Shoppes at East Shore - PD Rezoning, Master Plan and Major Development Plan
Owner: Shoppes at East Shore, LLC
Applicant: Kimley-Horn and Associates, LLC c/o L. Jordan Draper, P.E.
Location: Northeast corner of Ocoee Apopka Road and Keene Road
Project: 28.02 +/- acres; grocery store, commercial outparcels and age-restricted multi-family units
Density: 15 dwelling units per acre maximum
Project Manager: Jean Sanchez
2. Crossroads at Kelly Park Phase 3 - Major Development Plan
Owner: Kelly Park Ventures, LLC, Kelly Park Land Investments, LLC 50%, Harriskp, LLC 50% Int
Location: 4303 and 4405 West Kelly Park Road
Project: 46 +/- acres; 95 Single-family residences and 350 multifamily units
Density: 9.67 dwelling units per acre
Project Manager: Jean Sanchez
3. Bronson Peak Phase 1A - Plat
Owner(s): DRP FL 5, LLC
Applicant: VHB c/o John Prowell, P.E.
Location: West of Galway Boulevard and north of Boy Scout Road
Project: 46.19 +/- acres
Project Manager: Jean Sanchez
4. Bronson Peak Phase 1B - Plat
Owner(s): DRP FL 5, LLC
Applicant: VHB c/o John Prowell, P.E.
Location: West of Galway Boulevard and north of Boy Scout Road
Project: 19.55 +/- acres
Project Manager: Jean Sanchez
5. Bronson Peak Phase 1C - Plat
Owner(s): DRP FL 5, LLC
Applicant: VHB c/o John Prowell, P.E.
Location: West of Galway Boulevard and north of Boy Scout Road
Project: 13.82 +/- acres
Project Manager: Jean Sanchez
6. Oaks at Kelly Park Phase 3A - Plat
Owner(s): DRP FL 5, LLC
Applicant: GL Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.
Location: North of Kelly Park Road and west of Cedar Rose Street
Project: 39.72 +/- acres
Project Manager: Jean Sanchez
7. Oaks at Kelly Park Phase 3B - Plat
Owner(s): DRP FL 5, LLC
Applicant: GL Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.
Location: North of Kelly Park Road and west of Cedar Rose Street
Project: 39.72 +/- acres
Project Manager: Jean Sanchez

8. Oaks at Kelly Park Phase 4 - Plat
Owner(s): DRP FL 5, LLC
Applicant: GL Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.
Location: North of Kelly Park Road and west of Cedar Rose Street
Project: 39.72 +/- 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.