



APOPKA PLANNING COMMISSION AGENDA

November 12, 2024 5:30 PM

Apopka City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:

<https://www.youtube.com/CityofApopkaFL>

CALL TO ORDER

OPENING AND INVOCATION

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.

APPROVAL OF MINUTES

1. Meeting Minutes from October 8, 2024

PUBLIC HEARING

1. Legislative - Ordinance No. 3074 – Future Land Use Amendment – Golden Grove
Owner(s): Tim Burchfield, Stacy and Robert Moss
Applicant(s): GL Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.
Location: West of Golden Gem Road and south of Nightshade Grove Lane and Sadler Road
Project: 19.76 +/- acre(s)
Density: 1 to 5 dwelling units per acre
Project Manager: Jean Sanchez
2. Legislative - Ordinance No. 3076 - Small-Scale Future Land Use Amendment - INB Homes
Owner(s): Kelly Park Road Property, LLC
Applicant(s): INB Homes, c/o John Ryan Adams
Location: 2584 W. Kelly Park Road
Project: INB Homes
Density: 7.5 dwelling units per acre
Project Manager: Bobby Howell, AICP
3. Quasi-Judicial - Ordinance No. 3077 - Rezoning/KPI Master Plan - INB Homes
Owner(s): Kelly Park Road Property, LLC
Applicant(s): INB Homes, c/o John Ryan Adams
Location: 2584 W. Kelly Park Road
Project: INB Homes
Density: 7.5 dwelling units per acre
Project Manager: Bobby Howell, AICP
4. Legislative - Ordinance No. 3083 – Future Land Use Amendment – Roseville Wolf Lake Ranch Phase II
Owner(s): Roseville Farms, LLC

Applicant(s): Bill Maki

Location: North of Ponkan Road east of Ponkan Pines Road and west of Jason Dwelley Parkway

Project: 28.44 +/- acre(s)

Density: 2 dwelling units per acre

Project Manager: Jean Sanchez

5. Quasi-Judicial - Ordinance No. 3084 – Change of Zoning – Roseville Wolf Lake Ranch Phase II
Owner(s): Roseville Farms, LLC
Applicant(s): Bill Maki
Location: North of Ponkan Road east of Ponkan Pines Road and west of Jason Dwelley Parkway
Project: 28.44 +/- acre(s)
Density: 2 dwelling units per acre
Project Manager: Jean Sanchez
6. Quasi-Judicial - Special Exception - Mateos ADU Build
Owner(s): Sulyquey Mateos
Applicant(s): Sulyquey Mateos
Location: 49 E. Orange Street
Project: Mateos ADU Build - Special Exception
Density: 5 DU/AC
Project Manager: Amer Hamza
7. Quasi-Judicial - Special Exception - Ponkan Plymouth Sorrento Mixed Use Commercial
Owner(s): Ponkan Road Property LLC
Applicant(s): John C. Vick III
Location: 2920 Plymouth Sorrento Road
Project: Ponkan Plymouth Sorrento Mixed Use Commercial SPX
Density: 0.25 Maximum FAR
Project Manager: Amer Hamza

SITE PLANS

1. Quasi-Judicial - Mullinax - Sign Variance
Owner(s): Mullinax Ford of Central FL., Inc.
Applicant(s): Mark Brenchley
Location: 1405 and 1551 East Semoran Boulevard
Project: Sign Variance
Density: N/A
Project Manager: Jean Sanchez
2. Ponkan Reserve South - Plat
Owner(s): BSC - Ponkan LLC
Applicant(s): Aron Bishman
Location: South of W Ponkan Road, East of Vick Road, and West of N Rock Springs Road
Project: Ponkan Reserve South - Plat
Density: 3.5 DU/AC
Project Manager: Amer Hamza
3. Hammock at Rock Springs - Plat
Owner(s): BSC - Rock Springs, LLC
Applicant(s): Momtaz Barq
Location: West of N Rock Springs Road, South of E Ponkan Road, and North of E Lester Road
Project: Hammock at Rock Springs - Plat
Density: 3.5 DU/AC
Project Manager: Amer Hamza

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.