



APOPKA PLANNING COMMISSION AGENDA
NOVEMBER 08, 2022 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

APPROVAL OF MINUTES

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 – Small Scale – Future Land Use Amendment – Mid-Florida South
Owner(s): Simpson D Wayne 50% Int, Simpson Susie F 50% Int, Laxmi Land Investment LLC, Sessions Plymouth LLC and Hill Lisa L Tr
Applicant: Arco National Construction
Location: Southwest corner of Peterson Road and SR 429
Tract Size: 65.3 +/- acres
Project Manager: Jean Sanchez
2. Change of Zoning – Mid-Florida South
Owner(s): Simpson D Wayne 50% Int, Simpson Susie F 50% Int, Laxmi Land Investment LLC, Sessions Plymouth LLC and Hill Lisa L Tr
Applicant: Arco National Construction
Location: Southwest corner of Peterson Road and SR 429
Tract Size: 65.3 +/- acres
Project Manager: Jean Sanchez
3. Comprehensive Plan – Small Scale – Future Land Use Amendment – Tyler Crusades
Owner(s): GAI Consultants, Inc. c/o Andrew McCown, AICP
Applicant: GAI Consultants, Inc. c/o Andrew McCown, AICP
Location: North and east of U.S. 441, east of Apopka Airport and west of Hermit Smith Road
Tract Size: 40.14 +/- acres
Project Manager: Jean Sanchez

4. Change of Zoning – Tyler Crusades
 Owner(s): GAI Consultants, Inc. c/o Andrew McCown, AICP
 Applicant: GAI Consultants, Inc. c/o Andrew McCown, AICP
 Location: North and east of U.S. 441, east of Apopka Airport and west of Hermit Smith Road
 Tract Size: 40.14 +/- acres
 Project Manager: Jean Sanchez

5. Comprehensive Plan - Small Scale - Future Land Use Amendment - 1132 Plymouth Sorrento Road
 Owners: Robert Grossenbacher 1/5 interest, Scott Grossenbacher and Todd Grossenbacher, 1/5 interest, Carolyn Ditch Trust 1/5 interest, Mary Frisbie 1/5 interest, Elizabeth Townsend 1/5 interest
 Applicant: Standard Investments & Holdings, LLC
 Location: 1132 Plymouth Sorrento Road
 Tract Size: 8.39 +/- acres
 Project Manager: Roxann Read

6. Change of Zoning - 1132 Plymouth Sorrento Road
 Owners: Robert Grossenbacher 1/5 interest, Scott Grossenbacher and Todd Grossenbacher, 1/5 interest, Carolyn Ditch Trust 1/5 interest, Mary Frisbie 1/5 interest, Elizabeth Townsend 1/5 interest
 Applicant: Standard Investments & Holdings, LLC
 Location: 1132 Plymouth Sorrento Road
 Tract Size: 8.39 +/- acre
 Project Manager: Roxann Read

SITE PLANS

1. Ponkan Pines Subdivision - Major Development Plan
 Owner(s): Roseville Farms, LLC and Rosevilla Farms, LC
 Applicant: Daly Design Group c/o Thomas Daly
 Location: Northeast corner of Ponkan Road and Ponkan Pines Road
 Tract Size: 31.5 +/- acres
 Proposed Use: Residential Subdivision with 61 lots
 Density: 1.9 dwelling units per acre
 Project Manager: Jean Sanchez

2. The Ridge Parcel 6 - Major Development Plan
 Owner(s): Apopka Centerline Development, LLC
 Applicant: Vanasse Hangen Brustlin, Inc. c/o John Prowell, P.E.
 Location: Southeast corner of Boy Scout Road and Binion Road
 Tract Size: 28.9 +/- acres
 Proposed Use: Multi-family development of 304 dwelling units and future commercial uses
 Density: 10.5 dwelling units per acre
 Project Manager: Jean Sanchez

3. Kelly Park Crossings - Plat
 Owner(s): Kelly Park VB Development, LLC
 Applicant: Kimley-Horn & Associates, Inc. c/o Melibe S. Thomas, P.E.
 Location: Southwest corner of SR 429 and Kelly Park Road
 Project: 259 +/- acre
 Project Manager: Jean Sanchez

4. Major Development Plan - Winding Meadows North
 Owner: PM S-1 REO, LLC
 Applicant: Pulte Home Company, LLC
 Location: East of State Road 429, West of Plymouth Sorrento Road, and South of Kelly Park Road
 Project: 23.68 +/- acre
 Project Manager: Roxann Read

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.