



APOPKA PLANNING COMMISSION AGENDA

OCTOBER 12, 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 September 14, 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. Small Scale Future Land Use - Roper Family
From: County Rural
To: Mixed Use
Owner: Bert E. Roper and Barbara C. Roper Family Limited Partnership
Applicant: JCF Living c/o Tara Tedrow
Location: West of SR 429 and Binion Road; north of Hooper Farms Road
Project: 1.53 +/- acres
Project Manager: Jean Sanchez
2. Rezoning - Roper Family
From: County A1 (Citrus Rural) District
To: MU-ED-GT (Mixed-Use East Sore – Gateway) District
Owner: Bert E. Roper and Barbara C. Roper Family Limited Partnership
Applicant: JCF Living c/o Tara Tedrow
Location: West of 429 and Binion Road; north of Hooper Farms Road
Project: 1.53 +/- acres
Project Manager: Jean Sanchez

3. Comprehensive Plan – Small Scale – Future Land Use Amendment – 2451 Appy Lane
 From: Residential Very Low Suburban
 To: Agriculture
 Owner/Applicant: Robert and Mary Singh
 Location: 2451 Appy Lane
 Project: 4.92 +/- acres
 Project Manager: Phil Martinez

4. Change of Zoning – 2451 Appy Lane
 From: RSF-1A (Residential Single-Family Estate District)
 To: AG (Agriculture District)
 Owner/Applicant: Robert and Mary Singh
 Location: 2451 Appy Lane
 Project: 4.92 +/- acres
 Project Manager: Phil Martinez

5. Change of Zoning – 2616 Marden Road
 From: RSF-1A (Residential Single-Family Estate District)
 To: RSF-1B (Residential Single-Family District – Large Lot)
 Owner: Nanak Investments, LLC
 Applicant: GL Summit Engineering, Inc. c/o Geoffrey L. Summit, P.E.
 Location: 2616 Marden Road
 Project: 8.81 +/- acres
 Project Manager: Jean Sanchez

6. Special Exception – To allow a outdoor storage in the I-L (Light Industrial) Zoning District for property located at 3676 Hogshead Road.
 Owner: 3676 Hogshead, LLC
 Applicant: Tara Tedrow
 Location: 3676 Hogshead Road
 Project: 3.93 +/- acres
 Project Manager: Jean Sanchez

7. Special Exception – To allow a outdoor storage in the I-L (Light Industrial) Zoning District for property located at 4301 Hogshead Road.
 Owner: Chory Holdings II, LLC
 Applicant: Tara Tedrow
 Location: 4301 Hogshead Road
 Project: 17.64 +/- acres
 Project Manager: Jean Sanchez

SITE PLANS

1. Major Development Plan - Clarcona Office Warehouse
 Owner: Technology Property, LLC
 Applicant: Andrew Gerdorn, P.E.
 Location: 2860 Clarcona Road, 2870 Clarcona Road and 476 Jellystone Avenue
 Project: 9.41 acres
 Project Manager: Jean Sanchez

2. Major Development Plan - The Ridge
 Owners: Troy S. Bronson LP; John and Donna Marie Kirkland; Binion Partners, LLC; and Apopka Centerline Development, LLC
 Applicant: VHB c/o John Prowell, P.E.
 Location: North and south of Boy Scout Road; west of SR 451
 Project: 366 +/- acres; Parcel 2: 313 total dwelling units; 3.95 dwelling units per acre – Proposed, 15 dwelling units per acre – Maximum permitted; Parcel 4: 268 total dwelling units; 4.59 dwelling units per acre – Proposed, 15 dwelling units per acre – Maximum permitted
 Project Manager: Jean Sanchez

3. Major Development Plan – Avian Pointe Parcel B2 Multifamily
Owner: Apopka Clear Lake Investments, LLC
Applicant: Taurus Investment Holdings, LLC. C/o John Herbert, P.E.
Location: 2500 Gallinule Drive
Project: 30.4 +/- acres
Project Manager: Allyson Williams
4. Plat – Nottingham Park
Owner: FTI Funding, LLC
Applicant: KPRC Ponkan Road, LLC c/o Appian Engineering, LLC
Location: 3515 and 3081 Ponkan Road
Project: 23.40 +/- acres
Project Manager: Bobby Howell
5. Plat – South Mews at Avian Pointe
Owner: Apopka Clear Lake Investments, LLC
Applicant: Allen & Company c/o Marivette Rodriguez
Location: Parcel B3, Avian Pointe PD - located south of Peterson Road and east of SR 429
Project: 13.9 +/- acres
Project Manager: Bobby Howell

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.