



APOPKA PLANNING COMMISSION AGENDA
OCTOBER 11, 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

1. Approve minutes of the Planning Commission meeting held June 14, 2022.
2. Approve minutes of the Planning Commission meeting held July 12, 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. Comprehensive Plan – Small Scale – Future Land Use Amendment – 3207 Clarcona Road
Owner(s): 3207 Clarcona Road, LLC
Applicant: Vihlen & Associates, P.A. c/o Sidney L. Vihlen, III
Location: East of Clarcona Road, west of SR 414 and north of Stone Road
Tract Size: 10.08 +/- acres
Project Manager: Jean Sanchez
2. Change of Zoning – 3207 Clarcona Road
Owner: 3207 Clarcona Road, LLC
Applicant: Vihlen & Associates, P.A. c/o Sidney L. Vihlen, III
Location: East of Clarcona Road, west of SR 414 and north of Stone Road
Tract Size: 10.08 +/- acres
Project Manager: Jean Sanchez
3. Change of Zoning – Avian Pointe PD Amendment
Owner(s): Apopka Clear Lake Investments, LLC c/o Frank Bombeeck
Applicant: NV5, Inc c/o Jason Mahoney, P.E.
Location: South of Peterson Road, north of Lust Road and east of SR 429
Future Land Use: Residential Medium
Tract Size: 127.21 +/- acres
Project Manager: Jean Sanchez

4. Comprehensive Plan Amendment - Small Scale - Future Land Use Amendment – Ace Property
Owner(s): Ace Property, LLC
Applicant: Lam Civil Engineering, Inc. c/o Lam Quang, P.E.
Location: 447 Alabama Avenue
Tract Size: 1.28 +/- acres
Project Manager: Jean Sanchez
5. Special Exception – To allow a general contractor office and storage yard within the MU-D (Mixed-Use – Downtown) Zoning District
Owner(s): LDK Properties, LLC
Applicant: Mark R. Davideit, Hydradry, Inc.
Location: 203 W. First St.
Project: 2.8 +/- acres
Project Manager: Roxann Read

SITE PLANS

1. Master Plan Amendment - Crossroads at Kelly Park
Owner(s): Kelly Park Land Investments, LLC, Galvin Land Services, LLC and Harriskp, LLC
Applicant: Poulos and Bennett, LLC c/o R. Land Bennett, P.E.
Location: South of Ondich Road and east of Round Lake Road
Future Land Use: Mixed-Use
Tract Size: 15.27 +/- acres
Project Manager: Jean Sanchez
2. Plat - Emerson Pointe Phase II
Owner(s): Emerson Pointe Phase II, LLC c/o Mary L. Demetree
Applicant: Appian Engineering, LLC c/o Jimmy Palm, P.E.
Location: West of Hawthorne Avenue, north of State Road 414 and east of Marden Road
Tract Size: 69.64 +/- acres
3. Plat - Gardenia Reserve
Owner(s): DWPM Ventures, LLC
Applicant: G L Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.
Location: Southwest corner of Golden Gem Road and Sadler Road
Tract Size: 20.27 +/- acres
4. Plat - Henderson Corners
Owner(s): Arion and Cynthia Henderson
Applicant: Weeks Architecture and Design c/o Marvin Weeks, P.E.
Location: 63 West 10th Street
Tract Size: 0.64 +/- acres
5. Plat - Summitt Ridge Subdivision
Owner(s): AMH Development, LLC
Applicant: G L Summitt Engineering, Inc. c/o Geoffrey L. Summitt, P.E.
Location: 597 North Maine Avenue
Tract Size: 9.38 +/- acres

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.