



APOPKA PLANNING COMMISSION AGENDA

JULY 13, 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 June 13, 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. Comprehensive Plan – Small Scale – Future Land Use Amendment – Plymouth Harbor, LLC
From: "County" Rural
To: "City" Residential Low Suburban (0-3.5 DU/AC)
Owner/Applicant: Plymouth Harbor, LLC
Location: West of Plymouth Sorrento Road and north of Yothers Road
Project: 4.87 +/- acres
Project Manager: Phil Martinez
2. Change of Zoning – Plymouth Harbor, LLC
From: T (Transitional) and RSF-1A (Residential Single-Family Estate)
To: RSF-1B (Residential Single Family–Large Lot District)
Owner/Applicant: Plymouth Harbor, LLC
Location: West of Plymouth Sorrento Road and north of Yothers Road
Project: 29.62 +/- acres
Project Manager: Phil Martinez
3. Comprehensive Plan – Small Scale – Future Land Use Amendment – CHS Management
From: County Rural
To: Mixed-Use (Max 2 dwelling units per acre and 1.00 floor area ratio)
Owner/Applicant: CHS Management Corp.
Location: North of Ponkan Pines Road and East of Plymouth Sorrento Road
Project: 8.85 +/- acres
Project Manager: Phil Martinez

4. Change of Zoning – CHS Management
 From: (T) Transitional
 To: MU-ES-GT (Mixed-Use – East Shore Gateway Subdistrict)
 Owner/Applicant: CHS Management Corp.
 Location: North of Ponkan Pines Road and East of Plymouth Sorrento Road
 Project: 15.82 +/- acres
 Project Manager: Phil Martinez

5. Change of Zoning – 380 Semoran Commerce Place
 From: I-L (Light Industrial District)
 To: C-R (Regional Commercial District)
 Owner/Applicant: RAM SBC LLC
 Location: North of E. Semoran Blvd and west of Semoran Commerce Place
 Project: 1.85 +/- acres
 Project Manager: Phil Martinez

6. Comprehensive Plan – Small Scale – Future Land Use Amendment – Northstar
 From: Commercial
 To: Industrial (Max 0.6 FAR)
 Owner/Applicant: CLPF Cadence Northstar, LLC
 Location: North of Ocoee Apopka Road and east of S.R. 451
 Project: 8.53 +/- acres
 Project Manager: Phil Martinez

7. Change of Zoning – Northstar
 From: C-C (Community Commercial)
 To: I-L (Light Industrial)
 Owner/Applicant: CLPF Cadence Northstar, LLC
 Location: North of Ocoee Apopka Road and east of S.R. 451
 Project: 1.67 +/- acres
 Project Manager: Phil Martinez

SITE PLANS

1. Major Development Plan – Apopka 429
 Owner: Cypress Business Park, LLC
 Applicant: Kimley-Horn & Associates, c/o Jason A. Lewis
 Location: 4670 W Orange Blossom Trail
 Project: 246.18 +/- acres
 Project Manager: Bobby Howell

2. Major Development Plan – Orlando Beltway East
 Owner: Orlando Beltway Associates
 Applicant: James Hoffman, P.E., c/o VHB
 Location: West side of Plymouth-Sorrento Road, approximately ¼ mile north of the intersection of Kelly Park Road and Plymouth-Sorrento Road
 Project: 56.51 +/- acres
 Project Manager: Bobby Howell

3. Major Development Plan – AdventHealth Fudge Road Complex Phases 1 & 2
 Owner: Adventist Health System/Sunbelt Inc.
 Applicant: Donald W. McIntosh Associates, Inc. c/o Cameron Houmann, P.E.
 Location: 4051 Fudge Road
 Project: 53.65 +/- acres
 Project Manager: Jean Sanchez

4. Final Development Plan and Plat Approval – Windward Hills
 Owner: Windward Hills, LLC c/o FHC Development
 Applicant: Luke M. Classon, P.E.
 Location: 4145 W. Orange Blossom Trail
 Project: 67.76 +/- acres
 Project Manager: Bobby Howell

5. Plat – Hamrick Estates
Owner: Wekiva Pointe, LLC
Applicant: Geoff Summitt, P.E.
Location: 3220 Pittman Road
Project: 55.50 +/- acres
Project Manager: Bobby Howell

6. Major Development Plan – Plymouth Sorrento Assemblage Subdivision
Owner: Klepzig Family Trust, Klepzig Dennis R Life Estate, Klepzig Joann Life Estate, Min Sum Cho, Hong Sik Kim and Deok Hwa Kim
Applicant: Pulte Homes Company, LLC c/o Aaron Struckmeyer
Location: East of SR 429, west of Plymouth Sorrento Road, and south of Joey McGuckin Road
Project: 50.79 +/- acres
Project Manager: Jean Sanchez

7. Replat – Legacy Station Two
Owner: Urgent Care Developers of Apopka, LLC; 1520 West Orange Blossom LLC; Imaging Center Development of Apopka, LLC
Applicant: Kilma Weeks Civil Engineering, Inc. c/o Selby G. Weeks, P.E.
Location: 1480, 1500 and 1520 West Orange Blossom Trail
Project: 4.38 +/- 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.