

Agreement means no access to Rock Springs Ridge for development

By John Peery
Apopka Chief Staff

Any type of access – even for public safety emergency vehicles – to Mt. Stirling Avenue in Rock Springs Ridge is off the table for the proposed development on what is known as the Hamrick property.

In a negotiated settlement between lawyers for the developer and the city of Apopka that was further hashed out in the City Council meeting on Wednesday, March 6, the developer has agreed to having no access at all to Mt. Stirling Avenue. In addition, the negotiated agreement called for an access for emergency vehicles over a hard-pan grassy and gated thoroughfare but that was struck down during the meeting after complaints from citizens who live along Mt. Stirling Avenue and other areas of Rock Springs Ridge



City Commissioner Alice Nolan speaks during the meeting held on Ash Wednesday, March 6.

all access, either primary and/or emergency, to be off of Pittman Road, which reaches the Hamrick property from the west.

In exchange for those concessions, the developer, PMDW Ventures, received the right to build up to 70 houses on the 35-acre parcel. The current land use regulations would allow the developer to build 35 houses on the

property, but they could also build a connecting road to Mt. Stirling under those development rules.

The 70-house effort received an original denial by the City Council at its meeting on February 6 so the developer, represented by attorney Jason Searl of Orlando, told city attorney Joe Byrd the following day that PMDW Ventures would revert back to 35 houses on the 35-acre parcel but would make Mt. Stirling Avenue its access point because state law would allow that.

The final agreement also calls for

After that, the City Council voted at its February 20 meeting to reconsider the denial and that led to negotiations between Byrd and Searl. Those talks ended up with the agreement that was presented to the City Council at this week's meeting, but that was tweaked to not allow emer-

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Access: Zaxby's chicken

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gency vehicle access during the Wednesday, March 6, meeting.

Jimmy Crawford, a Clermont attorney representing 20 homeowners along Mt. Stirling Avenue, said that his clients' main concerns were addressed by the agreement as presented in the meeting, "but we do have a couple of tweaks to ask for."

One of those tweaks was brought up by Hank Dunn, who lives on Mt. Stirling Avenue and that was the effort to not allow any access between the Hamrick property development and Mt. Stirling, which was eventually accepted by the developer.

Commercial developments

After some discussion, the City Council gave

representative and city commissioners, especially Commissioner Alice Nolan, the manner in which the restaurant was laid out was given approval.

Also, the developer, at the request of Nolan, said he would move the handicap accessible parking spots to the west side of the parcel.

The used car business will go at 124 W. Mt. Street in Apopka, replacing a couple of dilapidated buildings that have been torn down.

Ramirez Car Sales will be located on a half-acre with 26 parking spaces, 10 for display of cars for sale.

Gateway Plaza is proposed for the northeast corner of Rock Springs Road and Lester Street and the City Council gave unanimous approval for preliminary development plan of a commercial