



City of Apopka

CITY COUNCIL STAFF REPORT

Type of Form: Consent

Meeting Date: October 13, 2021

Department: Community Development

SUBJECT & REQUEST:

Approve the South Mews at Avian Pointe Plat.

SUMMARY:

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
PARCEL ID NUMBER: 07-21-28-0000-00-002
EXISTING USE: Vacant
FLUM DESIGNATION: Residential Medium Density
CURRENT ZONING: PD (Planned Development)
PROPOSED DEVELOPMENT: 102 townhomes (7.33 du/ac)
TRACT SIZE: 13.9 +/- acres
APPLICABLE LDC: 1993 Land Development Code
Avian Pointe Planned Development Master Plan (Ord. No. 2671)

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Residential Medium Density (0-10 du/ac)	PD (Planned Development)	Parcel B2 – Avian Pointe PD
East	Low Density Residential (0-5 du/ac)	PD (Planned Development)	Grand Avian Parkway
South	Residential Medium Density (0-10 du/ac)	PD (Planned Development)	Parcel B4 (recreation area) – Avian Pointe PD
West	None assigned	N/A	SR 429 right-of-way

Project Use: The applicant has submitted a Plat for consideration detailing the development of 102 townhome units on 13.9 acres. The subject property is located on Parcel B3 within the Avian Pointe PD, which is located south of Peterson Road and west of SR 429. The Avian Pointe PD allows for the development of 758 residential units consisting of single-family, townhomes, and apartment units. Additional uses within the PD includes a shared use recreation area, and a flex use parcel consisting of either a school or daycare facility, senior housing facility, or a 100 room boutique hotel. Consistent with the approved PD Master Plan and Final Development Plan, two story townhomes in six and eight unit buildings with a minimum living area of 1,350 square feet, and one car garages are provided in the development.

Access: Consistent with the approved PD Master Plan and Final Development Plan, two ingress/egress access points for the development are located along Grand Avian Parkway that will lead into the development. Grand Avian Parkway is the spine road that is detailed within the Avian Pointe PD that connects Lust Road to Peterson Road and will allow road access to all proposed developments within the PD. Consistent with the approved PD Master Plan and Final Development Plan, the internal roadway network of the proposed subdivision is comprised of private rights-of-way that consist of 32-foot and 38-foot wide alleys, and 45-foot and 54-foot wide streets. All proposed alleys and streets are located in tracts that are owned and maintained by a homeowners association. On-street parking is proposed on the 45-foot and 54-foot wide streets. All townhome units are proposed as rear loaded, with garages located in the rear of the units. The townhome units located on lots 1-16 will have frontage on Grand Avian Parkway and will be accessed via Gouda Drive. The remaining units will have frontage on a mews, which is an internal common area that is owned and maintained by the homeowners association, and will be accessed via Gouda Drive, Luxembourg Drive, Flushing Drive, and Rotterdam Drive. Vehicular and pedestrian connections are provided to the remainder of the PD via Grand Avian Parkway.

Stormwater: The western portion of the project area discharges into a stormwater pond located on Parcel B-4, the recreation tract. The center portion of the site discharges into the pond located on the south side of the site. The eastern portion of the project area discharges into a stormwater pond which is located on the east side of the Grand Avian Parkway.

Recreation: Consistent with the approved PD Master Plan and Final Development Plan, a community park and recreation area will be provided on Parcel B4 that will be owned and maintained by the master Avian Pointe homeowners association. Included within the recreation facility is a tot lot, restrooms, basketball courts, multi-purpose sports field, and parking area. This facility is accessible to all residents within the PD and will be accessed via Grand Avian Parkway. A pool and clubhouse are proposed to be constructed on Parcel B1. These amenities will be located in a tract that is owned and maintained by the homeowners association.

As detailed in the PD, residents will have joint access to the pool/clubhouse with the residents of Parcel A, the single-family detached subdivision, and Parcel B1, and additional townhome subdivision that was previously approved.

Buffer/Tree Program: Consistent with the approved PD Master Plan and Final Development Plan street and lot trees are provided within the development. Additionally, landscaping is provided within each of the mews that are proposed. Landscape materials such as Live Oak, Magnolia, Crepe Myrtle, Japanese Blueberry, and Queen Palm are provided.

ORANGE COUNTY NOTIFICATION: The County was notified through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:

October 12, 2021 – Planning Commission, 5:30 p.m.

October 13, 2021 – City Council, 7:00 p.m.

RECOMMENDATION ACTION:

Development Review Committee: Finds the Plat consistent with the Avian Pointe PD Master Plan and Final Development Plan and recommends approval of the South Mews at Avian Pointe Plat.

Planning Commission: On October 12, 2021 the Planning Commission recommended approval of the South Mews at Avian Pointe Plat.

City Council: Approve the South Mews at Avian Pointe Plat.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Approve the South Mews at Avian Pointe Plat.

ATTACHMENTS:

- Vicinity Map.PDF
- Plat.PDF
- OCPS CEL.PDF