



City of Apopka

CITY COUNCIL STAFF REPORT

Type of Form: Business

Meeting Date: October 13, 2021

Department: Community Development

SUBJECT & REQUEST:

Approve the Orlando Beltway East Development Agreement.

SUMMARY:

OWNER:	Orlando Beltway Associates – Plymouth Sorrento, LLC
APPLICANT:	Carolyn R. Haslem
PARCEL ID NUMBER:	12-20-27-0000-00-100
LOCATION:	West side of Plymouth-Sorrento Road, approximately ¼ mile north of the intersection of Kelly Park Road and Plymouth-Sorrento Road
FUTURE LAND USE:	Mixed-Use
EXISTING USE:	Vacant
ZONING:	MU-KPI (Transition and Neighborhood character zones)
TRACT SIZE:	56.51 +/- acres
PROPOSED USE:	Approved for 202 residential units and 2.4 acres non-residential uses

ADDITIONAL COMMENTS: On August 4, 2021, the City Council approved a Major Development Plan for Orlando Beltway East. Orlando Beltway East is a subdivision consisting of 202 single-family residential units, and a 2.4-acre parcel that is reserved for future non-residential development subject to the requirements of the Kelly Park Interchange (KPI) - Form-Based Code. The applicant is requesting the City Council enter into a Development Agreement that proposes the following:

- To ensure that the Project is constructed and completed in one phase.
- To ensure that the construction of the Development Improvements and the Utility Line Connections are consistent with the terms of this Agreement.
- To have the Developer dedicate to Orange County, as part of the first recorded Project plat, a thirty-foot (30') wide right-of-way tract along the entire eastern edge of the Property for the future widening of Plymouth-Sorrento Road.
- To have the Developer construct a 12-foot wide trail running from the Property's northern property line to its southern property line and located either within the Right-of-Way Tract, if approved by Orange County, or if Orange County declines to approve its construction, within the Right-of-Way Tract then within, as a part of and not in addition to, the thirty foot (30') wide landscape buffer that must be installed immediately adjacent to the Right-of-Way Tract.
- To have the Developer complete construction of the 12-foot wide trail prior to issuance of the 25th building permit.
- To have the Developer construct a 5-foot wide trail from the pool area in the middle of the Project and running west to run along the edge of the stormwater pond to eventually connect with a 10-foot wide trail north to the adjacent property known as the Bridle Path project.
- To have the entire 5-foot trail and 10-foot trail constructed no later than issuance of the building

permit for the 25th home to be constructed in the Project.

- To have the community pool area and such other recreation improvements, as required as part of the Development Improvements, completed no later than issuance of the building permit for the 50th home to be constructed in the Project.
- To have the Developer post a performance bond prior to pulling the building permit for the first home to be constructed in the Project in order to ensure completion of the trails, clubhouse/cabana, community pool and recreation facilities as provided herein.
- To have the Developer grant an easement over the entire length of the 5-foot trail, the 10-foot trail and the 12-foot trail to allow public use.
- To have all residential units and structures within the Project constructed in compliance with the KPI-FBC, Neighborhood Character Zone or Transition District, including architectural standards provided in Section K.2.g and Appendix A of the KPI-FBC, and Land Development Code.
- To ensure that the minimum livable area of constructed homes is 1,600 square feet.
- To have the Developer construct a covered mail kiosk.
- To ensure the Developer pays its fair pro rata share of the cost of the utility line improvements previously constructed by the Utility Developer.
- To ensure that Developer or Homebuilder creates a single mandatory homeowners' association in accordance with Chapter 720, Florida Statutes, to govern the Project and maintain the infrastructure needed to support the project.
- To ensure that Homebuilder will not commence construction of any model home until the City Engineer, Fire Chief, and Public Services Director have determined that sufficient stabilized access and potable water are available to the lot or lots upon which Homebuilder proposes to construct a model home.

MEETING SCHEDULE:

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

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

Approve the Orlando Beltway East Development Agreement.

ATTACHMENTS:

- Vicinity Map.PDF
- Development Agreement.PDF