



City of Apopka

CITY COUNCIL STAFF REPORT

Type of Form: Consent

Meeting Date: October 13, 2021

Department: Community Development

SUBJECT & REQUEST:

Approve the Nottingham Park Plat.

SUMMARY:

OWNER:	FTI Funding, LLC
APPLICANT:	KRPC Ponkan Road, LLC. c/o Appian Engineering, LLC
PARCEL ID NUMBERS:	24-20-27-0000-00-005, 24-20-27-0000-00-076
LOCATION:	3515 and 3081 Ponkan Road
FUTURE LAND USE:	Residential Very Low Suburban (0-2 dwelling units/acre)
EXISTING USE:	Vacant
CURRENT ZONING:	AG (Agriculture)
PROPOSED ZONING:	RSF-1B (Residential Single-Family Large-Lot)
TRACT SIZE:	23.40 +/- acres

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	(City) Conservation, (County) Rural	(City) T, (County)	City owned property, single-family residence
East	Rural	A-1	Vacant
South	Low Density, Parks/Recreation	PD	Vacant
West	(City) Rural Settlement, (County) Rural	(City) AG, (County) A-1	Nursery, Vacant

Project Use: The applicant has submitted a Plat for consideration detailing 46 single-family lots and is located at 3515 and 3081 Ponkan Road. The future land use designation is Residential Very Low Suburban which allows up to 2 dwelling units per acre. The property is 23.40 acres and is in the process of being rezoned to RSF-1B (Residential Single-Family Large-Lot). Minimum lot widths of 75-feet, lot area of 8,000 square feet, and minimum living area of 1,600 square feet are required in the RSF-1B zoning district. The Major Development Plan is consistent with these standards.

Access: The site will have a single access point from Ponkan Road. Two public streets noted as streets “A” and “B” will be constructed within the development. Street “A” will terminate adjacent to lots 22 and 23 and will be configured as a temporary cul-de-sac. This street will provide for future access to the property to the west. A sign stating “future street connection” will be provided in this location. Street “B” will begin adjacent to lots 24 and 33 and will terminate as a cul-de-sac adjacent to lots 26-30.

Stormwater: The stormwater retention area is provided in a 4.28 acre tract noted as Tract “C”, which is located on the northern portion of the site. Per the City Engineer, the stormwater pond design meets the City’s Land Development Code.

Landscaping/Open Space: In accordance with the Land Development Code, 20-percent of the site is open space. Open space includes landscape areas, stormwater management, two open space areas noted as tracts D and F totaling 3.43 acres in area, and a 0.42 acre tot lot. A landscape buffer will be provided along Ponkan Road and adjacent to the agricultural zoned property located behind lots 34-46. Southern Magnolias, Live Oaks and Viburnum are provided on site.

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 Nottingham Construction Site Plan and recommends approval of the Nottingham Park Plat.

Planning Commission: At the October 12, 2021 meeting, the Planning Commission recommended approval of the Nottingham Park Plat.

RECOMMENDED MOTION:

City Council: Approve the Nottingham Park Plat.

FUNDING SOURCE:

N/A

ATTACHMENTS:

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