



City of Apopka

CITY COUNCIL STAFF REPORT

Type of Form: Consent

Meeting Date: June 7, 2023

Department: Community Development

SUBJECT:

Wolf Lake Ranch – Plat

REQUEST:

Approve the Wolf Lake Ranch – Plat

SUMMARY:

Owner(s): Roseville Farms, LLC c/o David Raab
Applicant: Appian Engineering, LLC c/o Jimmy Palm, P.E.
Parcel Identification Number(s): 19-20-28-0000-00-008, 19-20-28-0000-00-009, 19-20-28-0000-00-039, and 19-20-28-0000-00-042
Location: Northeast corner of Ponkan Road and Ponkan Pines Road
Future Land Use: Residential Very Low Suburban
Zoning District: RSF-1B (Residential Single-Family – Large Lot)
Tract Size: 31.49 +/- acres

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	MU-ES-GT (Mixed-Use – East Shore – Gateway)	Single-Family Residence and Agricultural Facilities
East	Institution/Public Use	O (Office)	Wolf Lake Elementary and Middle Schools
South	Future Land Use – in Progress and County Low Density Residential	T (Transitional), RSF-1A (Residential Single-Family Estate), County A-1 (Citrus Rural District)	Single-Family Residences
West	Mixed-Use and County Rural	MU-ES-GT and County A-R (Agricultural – Residential)	Single-Family Residence and Agricultural Facility

PROJECT SUMMARY:

The applicant has submitted the Wolf Lake Ranch – Plat for consideration, creating 61 residential lots and a private subdivision. This plat also creates Tract J, a 30-foot wide right-of-way, dedicated to the perpetual use of the public, as well as, Tract M and N for open space and amenity. The Plat is consistent with the Major Development Plan for Wolf Lake Ranch, formerly known as Ponkan Pines Subdivision, which was

approved by the City Council on December 7, 2022.

ACCESS:

Access to the development is proposed on Ponkan Pines Road and emergency access is provided adjacent to Ponkan Road, at the existing curb cut.

FUNDING SOURCE:

Not applicable.

PUBLIC HEARING SCHEDULE:

May 9, 2023 - Planning Commission (5:30 pm)

June 7, 2023 - City Council (1:30 pm)

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Wolf Lake Ranch – Plat.

Planning Commission:

At its meeting on May 9, 2023, Planning Commission unanimously recommended approval of the Wolf Lake Ranch – Plat, subject to the reviews of the City Engineer and City Surveyor.

Recommended Motion – Planning Commission:

Approve the Wolf Lake Ranch – Plat, subject to the reviews of the City Engineer and City Surveyor.

ATTACHMENTS:

- Maps (PDF)
- Wolf Lake Ranch – Plat (PDF)