



City of Apopka

CITY COUNCIL STAFF REPORT

Type of Form: Consent

Meeting Date: April 11, 2023

Department: Community Development

SUBJECT:

The Ridge Parcel 4 – Plat

REQUEST:

Approve The Ridge Parcel 4 – Plat

SUMMARY:

Owner(s): AH EHC II (LEN) Multi State 1, LLC
Applicant: VHB c/o John Prowell, P.E.
Parcel Identification Number(s): 18-21-28-0000-00-103, 17-21-18-0000-00-030 and 17-21-28-0000-00-031
Location: South of Boy Scout Road and east of Binion Road
Future Land Use: Mixed-Use
Zoning: PD (Planned Development)
Tract Size: 59.45 +/- acres

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	PD (Planned Development)	Approved Residential Subdivision
East	Mixed-Use	PD (Planned Development)	Planned multi-family and commercial uses
South	Mixed-Use	PD (Planned Development)	Logistics 429 – industrial uses
West	Mixed-Use	PD (Planned Development)	Approved multi-family use and planned commercial uses

PROJECT SUMMARY:

The applicant has submitted The Ridge Parcel 4 – Plat for consideration of creating 268 lots for a residential subdivision, part of The Ridge PD (Planned Development), south of Boy Scout Road. This plat is consistent with The Ridge – Major Development Plan, approved by the City Council on October 13, 2021 and The Ridge Parcel 4 – Construction Site Plan, approved by the Development Review Committee on April 6, 2023.

ACCESS:

Access points are on Boy Scout Road and the planned Street A for The Ridge PD (Planned Development),

FUNDING SOURCE:

Not applicable.

PUBLIC HEARING SCHEDULE:

April 11, 2023 - Planning Commission (5:30 pm)

May 3, 2023 - City Council (1:30 pm)

RECOMMENDED MOTION:**Development Review Committee (DRC):**

The DRC recommends approval of The Ridge Parcel 4 – Plat.

Planning Commission:

At its meeting on April 11, 2023, Planning Commission unanimously recommended approval of The Ridge Parcel 4 – Plat, subject to the reviews of the City Engineer and City Surveyor.

Recommended Motion – City Council:

Approve The Ridge Parcel 4 – Plat, subject to the reviews of the City Engineer and City Surveyor.

ATTACHMENTS:

- The Ridge Parcel 4 – Plat (PDF)