



City of Apopka

CITY COUNCIL STAFF REPORT

Type of Form: Business

Meeting Date: May 3, 2023

Department: Community Development

SUBJECT:

Crossroads at Kelly Park, Future Development Tracts FD-1 & FD-3 – Major Development Plan

REQUEST:

Approve the Crossroads at Kelly Park, FD-1 and FD-3 – Major Development Plan

SUMMARY:

Owner(s): Kelly Park Land Investments, LLC; Galvin Land Services, LLC; Harriskp, LLC 50% Int.; Kelly Park Land Investments, LLC 50% Int

Applicant: Poulos & Bennett, LLC c/o Marc D. Stehli, P.E.

Parcel Number(s): 11-20-27-0000-00-070; 11-20-27-0000-00-036 (portion of) and 11-20-27-0000-00-013 (portion of)

Location: North of Kelly Park Road, east of Round Lake Road and west of Effie Drive

Future Land Use (FLU): Mixed-Use

Zoning: KPI-MU (Kelly Park Interchange – Mixed-Use); Transition Overlay District

Existing Use: Vacant

Tract Size: 15.15 +/- acres

Density and Development Program: 300 Multi-Family Units; 19 dwelling units per acre

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	MU-D (Mixed-Use – Downtown) Zoning District	Place of Worship
East	Mixed-Use	MU-D	Winn Dixie Supermarket (under construction)
South	County Rural	County A-1 (Citrus Rural)	Vacant
West	County Rural	County A-1	Former Automobile Service Station

PROJECT SUMMARY:

Located east of the Crossroads at Kelly Park Development spine road, west of Effie Drive and north of West Kelly Park Road and in the Kelly Park Transition Overlay District, the Crossroads at Kelly Park, Future Development Tracts FD-1 & FD-3 – Major Development Plan (MDP) proposes the development of 300 multi-family units. The Crossroads at Kelly Park Development for which the Master Plan was approved by the City Council on November 2, 2022, encompasses a mixture multi-family units, single-family detached units and commercial uses. This MDP focuses on one of the multi-family portions within this development.

The applicant is required and providing 552 parking spaces that includes surface, tandem, garages, on-street and 12 accessible spaces. Seven 4-story apartment buildings are depicted on the proposed MDP. The applicant also includes an open space program 2.4 acres in size that consists of a park, dog park, a pool and clubhouse.

The proposed landscaping contains a mixture of canopy trees such as Red Maple, Southern Live Oak, Bald Cypress tree and understory trees, like Holly and Crape Myrtle trees in the buffers. The foundation landscaping materials adjacent to the buildings are River Birch and Crape Myrtle trees. Winged Elm, Poplar, Southern Magnolia and Date Palm trees embellish the parking landscape islands.

ACCESS/TRANSPORTATION:

The main access points to the multi-family development continue to be on Kelly Park Road and a connection leading to Effie Drive. Cross access connections are provided on the north, west and south project boundaries. The Crossroads at Kelly Park is part of the Kelly Park Road Network Pioneering Agreement.

FUNDING SOURCE:

Not applicable.

PUBLIC HEARING SCHEDULE:

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

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

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:**Development Review Committee:**

Recommends approval of the Crossroads at Kelly Park, Future Development Tracts FD-1 & FD-3 – Major Development Plan, subject to the Major Development Plan, subject to the findings in the staff report.

Planning Commission:

At its meeting on April 11, 2023, Planning Commission unanimously recommended approval of the Crossroads at Kelly Park, Future Development Tracts FD-1 & FD-3 – Major Development Plan, subject to the findings in the staff report.

Recommended Motion – City Council:

Approve the Crossroads at Kelly Park, Future Development Tracts FD-1 & FD-3 – Major Development Plan, subject to the findings in the staff report.

ATTACHMENTS:

- Maps (PDF)
- Crossroads FD-1 and FD-3 – MDP
- Crossroads FD-1 and FD-3 – Elevations