



# City of Apopka

## CITY COUNCIL STAFF REPORT

**Type of Form:** Public Hearing/Ordinances/Resolution

**Meeting Date:** October 13, 2021

**Department:** Community Development

### **SUBJECT & REQUEST:**

Second Reading and Adoption of Ordinance No. 2871 – Change of Zoning – 1506 Rock Springs Road

From: T (Transitional District)

To: C-COR (Corridor Commercial District)

### **SUMMARY:**

OWNER:	Mary F. Reid Estate c/o Jonathan Huels
APPLICANT:	Jonathan Huels
PARCEL ID NUMBER:	33-20-28-0000-00-029
LOCATION:	North of E. Welch Road and west of Rock Springs Road
FUTURE LAND USE:	Commercial
EXISTING USE:	Single Family Home
ZONING:	T (Transitional)
TRACT SIZE:	3.99 +/- acres
PROPOSED USE:	Gas station, medical office, and coffee shop

### **Zoning Report**

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	County Commercial	County C-1	Retail Shops
East	Residential Very Low Suburban	PD (Planned Development)	Wekiva Plaza Shopping Center
South	Commercial	PD	Walgreens
West	County Low Medium Density Residential	County A-2 (Farmland Rural)	Rock Springs and Palm Isle Mobile Home Park

**PROJECT SUMMARY:** The subject property was annexed into the City on March 6, 2019 by Ordinance No. 2713. The subject property is approximately 3.99 acres in total and a single-family detached home is currently on the property. The proposed C-COR zoning is compatible with the property as the purpose of this zoning designation is to “provide lands that accommodate a moderate range of primarily commercial uses along commercial corridors, in ways that support infill and redevelopment.” The applicant is intending to develop a gas station, medical office and coffee shop on the subject property.

**COMPREHENSIVE PLAN COMPLIANCE:** The proposed C-COR (Corridor Commercial District) zoning is consistent with the existing Commercial (0.25 Floor Area Ratio) Future Land Use Designation. Site development cannot exceed the intensity allowed by policies in the Comprehensive Plan, and cannot exceed more than 0.25 floor area ratio.

## *Future Land Use Element*

### **Policy 3.1.i**

#### **Commercial**

The primary use shall be for business, commerce, and convenience shopping which may be neighborhood or community oriented. The maximum floor area ratio shall be 0.25 gross floor area. Institutional land uses of less than five acres; and public facilities or utilities of less than five acres.

The expansion of strip commercial areas shall be prohibited except in infill areas.

**LAND USE & TRAFFIC COMPATIBILITY:** The property is currently accessed from Welch Road and Rock Springs Road.

**COMPREHENSIVE PLAN COMPLIANCE:** The proposed C-COR zoning is consistent with the existing Future Land Use Designation, Commercial and with the character of the surrounding area. Development Plans shall not exceed the density policies in the Comprehensive Plan.

**ORANGE COUNTY NOTIFICATION:** The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on June 22, 2021.

#### **PUBLIC HEARING SCHEDULE:**

September 14, 2021 – Planning Commission (5:30 pm)

October 6, 2021 – City Council (1:30 pm) – 1<sup>st</sup> Reading

October 13, 2021 – City Council (7:00 pm) – 2<sup>nd</sup> Reading and Adoption

#### **DULY ADVERTISED:**

September 3, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

October 1, 2021 - Public Notice and Notification (Apopka Chief)

#### **FUNDING SOURCE:**

N/A

#### **RECOMMENDED MOTION:**

**Development Review Committee:** Finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional District) to C-COR (Corridor Commercial District) for the properties owned by Mary F. Reid Estate, located at 1506 Rock Springs Road.

**Planning Commission:** Finds the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional District) to C-COR (Corridor Commercial District) for the properties owned by Mary F. Reid Estate, located at 1506 Rock Springs Road.

**City Council:** On October 6, 2021, the City Council accepted the first reading of Ordinance No. 2871 and held it over for second reading on October 13, 2021.

**Recommended Motion – City Council:** Adopt Ordinance No. 2871.

**ATTACHMENTS:**

- Ordinance No. 2871.PDF
- Vicinity Map.PDF
- Future Land Use Map.PDF
- Adjacent Zoning Map.PDF
- Adjacent Uses Map.PDF