



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. 2870 – Small-Scale Future Land Use Amendment – North Orange Animal Hospital

From: County Low Medium Density Residential

To: City Commercial (0.25 FAR)

SUMMARY:

OWNER/ APPLICANT: Lloyd B. Bearden

PARCEL ID NUMBERS: 05-21-28-0000-00-031, 05-21-28-0000-00-036, 05-21-28-0000-00-011

LOCATION: 1424 and 1432 W. Orange Blossom Trail
South of West Orange Blossom Trail and west of Lake Doe Boulevard

FUTURE LAND USE: County Low Medium Density Residential
Commercial is proposed

EXISTING USE: Animal Hospital

ZONING: County A-1 (Citrus Rural District), C-C (Community Commercial)
is proposed

TRACT SIZE: 2.3 +/- acres

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Commercial	C-C	Vacant
East	Commercial	C-C	First Horizon National Corporation
South	Residential Low	RSF-1B	Single Family Homes
West	Commercial	C-C	Crosby's Motor Inn

PROJECT SUMMARY: The proposed Future Land Use designation of Commercial is compatible with the surrounding properties due to the parcels with a Future Land Use designation of Commercial being located in the vicinity. This application is being processed simultaneously with an application to rezone the subject property from County A-1 (Citrus Rural) District to C-C (Community Commercial) District.

COMPREHENSIVE PLAN COMPLIANCE: Site development cannot exceed the intensity allowed by the Future Land Use policies. Planning & Zoning Staff determines that the below policies support a Residential Low Suburban Future Land Use Map (FLUM) designation at the subject site:

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.

II. LAND USE ANALYSIS

Wekiva River Protection Area: No

Area of Critical State Concern: No

DRI / FQD: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The subject property is located within the “Core Area” of the JPA. The proposed FLUM Amendment request for a change from Industrial to Mixed-Use is consistent with the terms of the JPA (Second Amendment).

Transportation: The subject property may be accessed from West Orange Blossom Trail.

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan policies. The proposed amendment is consistent with the adopted mandates and requirements. The proposed Future Land Use Map (FLUM) amendment has been reviewed against the best available data, with regard to aquifer and groundwater resources. The City of Apopka's adopted Comprehensive Plan addresses aquifer recharge and storm water run-off through the following policies:

- Future Land Use Element, Policies 4.16, 14.4, 15.1, 16.2 and 18.2
- Infrastructure Element, Policies 1.5.5, 4.2.7, 4.4, 4.4.1, 4.4.2 and 4.4.3
- Conservation Element, Policy 3.18

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that there are karst features in the vicinity of this property.

Analysis of the character of the Property: The current use of the property is a veterinary clinic.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Commercial.

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 July 14, 2021.

PUBLIC HEARING SCHEDULE:

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

October 6, 2021 - City Council (1:30 pm) - 1st Reading

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

DULY ADVERTISED:

September 3, 2021 – Public Notice (Apopka Chief) and Notification to Adjacent Property Owners (Letters and Property Posting)

October 1, 2021 - Public Notice (Apopka Chief)

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

Development Review Committee: Finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends approval of the request to apply the future land use designation of Commercial (0.25 FAR) for the properties owned Lloyd B. Bearden.

Planning Commission: Finds the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from County Low Medium Density Residential to Commercial subject to the findings of the Staff Report.

City Council: On October, 2021, the City Council accepted the first reading of Ordinance No. 2870 and held it over for second reading on October 13, 2021.

Recommended Motion –City Council: Adopt Ordinance No. 2870.

Note: This item is considered Legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

ATTACHMENTS:

- Ordinance No. 2870.PDF
- Vicinity Map.PDF
- Future Land Use Map.PDF
- Zoning Map.PDF
- Aerial Map.PDF