



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. 2869 – Change of Zoning – North Orange Animal Hospital

From: County A-1 (Citrus Rural) District

To: C-C (Community Commercial) District

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 (Residential Single-Family District – Large Lot)	Single Family Homes
West	Commercial	C-C	Crosby's Motor Inn

PROJECT SUMMARY: The subject properties consist of approximately 2.3 acres and contains a veterinary clinic. The proposed C-C (Community Commercial) zoning is compatible with the properties due to the C-C zoning being found in the vicinity. The applicant would like to expand his veterinary clinic.

COMPREHENSIVE PLAN COMPLIANCE: The properties are also undergoing a future land use amendment. The proposed C-C zoning district is consistent with the proposed Future Land Use Designation of Commercial (0.25 FAR).

The surrounding properties have a Future Land Use Designation of 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 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 ACTION:

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 County A-1 (Citrus Rural District) to C-C (Community Commercial District) for the property owned by Lloyd B. Bearden, located at 1424 and 1432 West Orange Blossom Trail.

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 County A-1 (Citrus Rural District) to C-C (Community Commercial District) for the property owned by Lloyd B. Bearden, located at 1424 and 1432 West Orange Blossom Trail.

City Council: On October 6, 2021 the City Council accepted the first reading of Ordinance No. 2869 and held it over for second reading and adoption on October 13, 2021.

Recommended Motion – City Council: Adopt Ordinance No. 2869.

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

ATTACHMENTS:

- Ordinance No. 2869.PDF
- Vicinity Map.PDF
- Future Land Use Map.PDF
- Zoning Map.PDF
- Aerial Map.PDF