



City of Apopka

CITY COUNCIL STAFF REPORT

Type of Form: Public Hearing/Ordinances/Resolution

Meeting Date: June 7, 2023

Department: Community Development

SUBJECT:

Ordinance Number 3009 – First Reading – Change of Zoning from C-COR (Corridor Commercial) to I-L (Light Industrial) – Mid-Florida Freezer Properties

REQUEST:

Accept the first reading of Ordinance Number 3009 and hold it over for second reading and adoption.

SUMMARY:

Owner(s): Mid-Florida Freezer Properties, LLC
Applicant(s): Lowndes Law Firm c/o Logan Opsahl, Esq.
Parcel Identification Number(s): 06-21-28-7180-07-010, 06-21-28-7180-07-031 and (portion of) 06-21-28-7180-07-100
Location: Southwest corner of U.S. 441 and Lake View Drive
Existing Future Land Use: Commercial (0.25 floor area ratio maximum)
Proposed Future Land Use: Industrial (0.60 floor area ratio maximum)
Existing Zoning District: C-COR (Corridor Commercial)
Proposed Zoning District: I-L (Light Industrial)
Existing Use(s): Vacant
Tract Size: 4.88 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	County Commercial	County C-1 (Retail Commercial)	Automobile service station
East	County Commercial and County Low Medium Density	County C-1, County R-1	Vacant and Plymouth Heights Residential Subdivision
South	County Industrial	County Ind-2 (Industrial)	Industrial Warehouse
West	Institutional	I-L (Light Industrial)	Industrial Warehouse

FUNDING SOURCE:

Not applicable.

PROJECT SUMMARY:

The subject property is approximately 4.88 acres in size. This application is being processed simultaneously

with an application to amend the Future Land Use designation from Commercial to Industrial. The northern portions of the properties currently house an industrial warehouse and retail uses, adjacent to U.S. 441 and Lake View Drive. The applicant intends to construct a building for wholesale use on the subject properties. The I-L (Light Industrial) zoning district is compatible with the proposed Future Land Use designation of Industrial.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on April 10, 2023.

PUBLIC HEARING SCHEDULE:

May 9, 2023 – Planning Commission (5:30 P.M.)

June 7, 2023 – City Council (1:30 P.M.), First Reading

June 21, 2023 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

April 21, 2023 – Apopka Chief

April 25, 2023 – Mailed notices to adjacent property owners; Posters placed on property

April 28, 2023 – Apopka Chief

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Change of Zoning from C-COR (Corridor Commercial) to I-L (Light Industrial), finding the proposed change consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

Planning Commission:

Finds the proposed Change of Zoning from C-COR (Corridor Commercial) to I-L (Light Industrial), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and unanimously recommended approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits.

Recommended Motion – City Council:

Accept the first reading of Ordinance Number 3009 and hold it over for second reading and adoption on June 21, 2023 or soon thereafter.

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:

- Maps (PDF)
- Ordinance Number 3009