



City of Apopka

CITY COUNCIL STAFF REPORT

Type of Form: Business

Meeting Date: May 3, 2023

Department: Community Development

SUBJECT:

Miller's Ale House – Major Development Plan

REQUEST:

Approve the Miller's Ale House – Major Development Plan

SUMMARY:

Owner(s): Taurus Apopka City Center, LLC
Applicant: MJW Enterprises, LLC c/o Michael J. Wisdom
Parcel Number(s): 10-21-28-0000-00-065 and 10-21-28-0000-00-066
Location: 505 and 555 East Main Street
Future Land Use (FLU): Commercial and Mixed-Use
Zoning: MU-D (Mixed-Use – Downtown) Zoning District
Existing Use: Vacant
Tract Size: 2.27 +/- acres
Proposed Development Program: 7,202 SF of restaurant use

| Direction | Future Land Use | Zoning | Present Use |
|-----------|--------------------|---|---|
| North | Residential Medium | MU-D (Mixed-Use – Downtown) Zoning District | Place of Worship |
| East | Mixed-Use | MU-D | Winn Dixie Supermarket (under construction) |
| South | Mixed-Use | MU-D | Vacant |
| West | Commercial | MU-D | Former Automobile Service Station |

PROJECT SUMMARY:

The Miller's Ale House – Major Development Plan (MDP) proposes a restaurant use with 7,202 square feet of area in the MU-D (Mixed-Use – Downtown) zoning district. As part of the executed Development Agreement for City Center, of which this property is part, the project is not subject to City Council approval. However, the applicant has chosen to undergo the MDP public hearing process to introduce the intent of restaurant use on the subject property, based on public interest. The applicant will address all applicable Code standards at the Construction Site Plan review process.

ACCESS/TRANSPORTATION:

This project will have access via McGee Avenue and cross access with the previously approved Winn Dixie Supermarket site to the east, which has approved access points on Monroe Avenue and U.S. 441.

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 Miller's Ale House – 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 Miller's Ale House – Major Development Plan, subject to the findings in the staff report.

Recommended Motion – City Council:

Approve the Miller's Ale House – Major Development Plan, subject to the findings in the staff report.

ATTACHMENTS:

- Maps (PDF)
- Miller's Ale House – MDP