



City of Apopka

CITY COUNCIL STAFF REPORT

Type of Form: Consent

Meeting Date: May 3, 2023

Department: Community Development

SUBJECT:

Rock Springs Commercial – Plat

REQUEST:

Approve the Rock Springs Commercial – Plat

SUMMARY:

Owner(s): WMG Acquisitions, LLC
Applicant: Leading Edge c/o Jeffrey Hofius
Parcel Identification Number(s): 33-20-28-0000-00-029
Location: 1506 Rock Spring Road
Future Land Use: Commercial
Zoning: C-COR (Corridor Commercial)
Tract Size: 3.99 +/- acres

Direction	Future Land Use	Zoning	Present Use
North	County Commercial	County RSTD C-1 (Retail Commercial District)	Retail Multi-Tenant Center
East	Residential Very Low Suburban	PD (Planned Development)	Retail Multi-Tenant Center; Automobile Service Station
South	Mixed Use, Rural Settlement and County Rural	PD (Planned Development)	Retail Multi-Tenant Center
West	County Low Medium Density	County R-T (Mobile Home Park)	Mobile Home Park

PROJECT SUMMARY:

The applicant has submitted the Rock Springs Commercial – Plat for consideration of creating two lots and a 30-foot wide Tract A Right-of-Way, dedicated to the perpetual use of the public. This plat is consistent with the previously approved Construction Site Plans for a dental office and coffee shop on Lot 1, as well as, an automobile service station on Lot 2, approved by DRC on July 20, 2022.

ACCESS:

Access points are on Rock Springs Road and Welch Road.

FUNDING SOURCE:

Not applicable.

PUBLIC HEARING SCHEDULE:

April 11, 2023 - Planning Commission (5:30 pm)

May 3, 2023 - City Council (1:30 pm)

RECOMMENDED MOTION:

Development Review Committee (DRC):

The DRC recommends approval of the Rock Springs Commercial – Plat.

Planning Commission:

At its meeting on April 11, 2023, Planning Commission unanimously recommended approval of the Rock Springs Commercial – Plat, subject to the reviews of the City Engineer and City Surveyor.

Recommended Motion – City Council:

Approve the Rock Springs Commercial – Plat, subject to the reviews of the City Engineer and City Surveyor.

ATTACHMENTS:

- Rock Springs Commercial – Plat (PDF)