



City of Apopka

CITY COUNCIL STAFF REPORT

Type of Form: Public Hearing/Ordinances/Resolution

Meeting Date: May 3, 2023

Department: Community Development

SUBJECT:

2604 Marden Road – Change of Zoning from T (Transitional) to AG (Agriculture)

REQUEST:

Accept the first reading of Ordinance Number 3003 and hold it over for second reading and adoption.

SUMMARY:

Owner(s): Katherine Rose Rudnick
Applicant(s): Katherine Rose Rudnick
Parcel Identification Number(s): 29-21-28-0000-00-030
Location: 2604 Marden Road
Existing Zoning: T (Transitional)
Proposed Zoning: AG (Agriculture)
Existing Use(s): Vacant
Tract Size: 10.67 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	County Rural Settlement	County A-1 (Citrus Rural)	Single Family Residences
East	Residential Low	RSF-1B (Residential Single-Family—Large Lot)	Vacant and Agricultural Facility
South	County Institutional	County A-1	County Waste Management Facility
West	County Institutional	County A-1	County Waste Management Facility

FUNDING SOURCE:

Not applicable.

PROJECT SUMMARY:

The subject property is approximately 10.67 acres in size and currently vacant. The AG (Agriculture) zoning district is compatible with the proposed Future Land Use designation of Agriculture and with residential the existing agricultural uses on the west. This application is being processed simultaneously with an application to amend the Future Land Use designation from Future Land Use – in Progress to

Agriculture, consistent with the applicant's intent to maintain their agricultural and rural lifestyle.

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 February 22, 2023.

PUBLIC HEARING SCHEDULE:

April 11, 2023 – Planning Commission (5:30 P.M.)

May 3, 2023 – City Council (1:30 P.M.), First Reading

May 17, 2023 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

March 17, 2023 – Apopka Chief

March 22, 2023 – Mailed notices to adjacent property owners; Posters placed on property

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Change of Zoning from T (Transitional) to AG (Agriculture) 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:

At its meeting on April 11, 2023, Planning Commission found the proposed Change of Zoning from T (Transitional) to AG (Agriculture) consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, unanimously recommending 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 3003 and hold it over for second reading and adoption on May 17, 2023 or soon thereafter.

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:

- Maps (PDF)
- Ordinance Number 3003