

APOPKA PLANNING COMMISSION AGENDA

October 14, 2025 5:30 PM

Apopka City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:

<https://www.youtube.com/CityofApopkaFL>

CALL TO ORDER

OPENING AND INVOCATION

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2025-19 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

APPROVAL OF MINUTES

1. **Meeting Minutes from September 9, 2025**

PUBLIC HEARING

1. **Legislative – Ordinance Number 3131 – Small-Scale Future Land Use Amendment – 1920 Sheeler Avenue**
Owner(s): Marvin Wayne Reid and Susan Thomas Reid
Applicant(s): Jonathan Huels
Location: 1920 Sheeler Avenue
Project: Small Scale Future Land Use Amendment
Density: 5 DU/A
Acreage: 40.16 +/-
Project Manager: Jun Sohn, Ph.D.
2. **Legislative - Ordinance Number 3135 - Small-Scale Future Land Use Amendment - 5118 Plymouth-Sorrento Road "Cips Tavern"**
Owner(s): David Cipollone
Applicant(s): LPG Urban & Regional Planners
Location: 5118 Plymouth-Sorrento Road
Project: 5118 Plymouth-Sorrento Road Small-Scale Future Land Use Amendment
Density: N/A - non-residential development
Project Manager: Bobby Howell, AICP
3. **Quasi-Judicial - Ordinance No. 3136 - Rezoning/KPI Master Plan - 5118 Plymouth-Sorrento Road "Cips Tavern"**
Owner(s): David Cipollone
Applicant(s): LPG Urban & Regional Planner
Location: 5118 Plymouth-Sorrento Road
Project: Cip's Tavern
Density: Maximum of 20 dwelling units per acre, non-residential 0.15 FAR
Project Manager: Bobby Howell, AICP
4. **Quasi- Judicial - Special Exception - 458 Oakland Avenue**
Owner(s): MCCA Inc.

Applicant(s): Sofia Naseem
Location: 458 Oakland Avenue
Project: 458 Oakland Avenue Special Exception
Density: N/A
Project Manager: Amer Hamza

SITE PLANS

ITEMS FOR DISCUSSION

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Planning Commission with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Planning Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Planning Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Planning Commission or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the Planning Commission meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON SEPTEMBER 9, 2025 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT

- Chairperson William Gusler
- Howard Washington
- Robert Ryan
- David Woods
- Eric Mock
- Wes Dumey

MEMBERS ABSENT

- Mary Norwood
- Orange County Public Schools (Non-voting)

CALL TO ORDER

OPENING AND INVOCATION

Chairperson Gusler called the meeting to order and asked for a moment of silent prayer. The Pledge of Allegiance followed.

APPROVAL OF MINUTES

1. Meeting Minutes from August 12, 2025
 - a. **Chairperson Gusler** asked for a motion to approve the meeting minutes from August 12, 2025.
 - b. Motion by **Howard Washington** and seconded by **David Woods**.
 - c. **Motion carried unanimously.**

PUBLIC COMMENT

Chairperson Gusler asked if anyone from the public wished to speak on a matter that is not on the agenda. With no one wishing to speak, Chairperson Gusler closed the public comment period.

PUBLIC HEARING

1. **Legislative – Ordinance No. 3118 – Land Development Code (LDC) Text Amendment – Town Center Overlay District (Wyld Oaks)**
Owner(s): Kelly Park VB Development, LLC
Applicant(s): Lowndes, Drosdick, Doster, Kantor & Reed, P.A. c/o Tara L. Tedrow, Esq.
Location: Southwest corner of Kelly Park Road and SR 429
Project: 304.28 acres
Density: Minimum 0 dwelling units per gross acre; Maximum 27.5 dwelling units per gross acre (approximately 4,675 units for 170 acres); Bonus up to 30 dwelling units per gross acre when at least 30% open space is provided.
Intensity: Minimum 0.1 floor area ratio (FAR) district-wide; Maximum FAR not fixed, but regulated through building height (up to 10 stories), block and street standards, and open space distribution.
Existing Use: Vacant
Proposed Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use), Wyld Oaks Town Center Overlay District
Existing FLU: Mixed Use
Project Manager: Jean Sanchez

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON SEPTEMBER 9, 2025 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

a. Chairperson Gusler stated that this item has been pulled.

2. Legislative – Ordinance No. 3121 – Small-Scale Future Land Use Amendment – 155 M A Board Street

Owner(s): Magic Houses LLC

Applicant(s): Amr Gawad

Location: 155 M A Board Street

Project: Small-Scale Future Land Use Amendment

Density: 15 DU/A

Project Manager: Jun Sohn, Ph.D

Chairperson Gusler opened the public comment period. There being no one who wished to speak, Chairperson Gusler closed the public comment period.

a. Chairperson Gusler asked for a motion.

b. Motion by Wes Dumey to find the proposed Change in Future Land Use Designation from Residential Medium to Mixed-Use, consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas and recommends approval of the proposed Change of Future Land Use, based on the findings and facts presented in the staff report and exhibits.

c. Seconded by Robert Ryan.

d. Motion carried unanimously.

3. Legislative – Ordinance No. 3128 – Platting and Expedited Permitting

Presented by: Cliff Shepard/Andrew Hand, City Attorney

Chairperson Gusler opened the public comment period. There being no one who wished to speak, Chairperson Gusler closed the public comment period.

a. Chairperson Gusler asked for a motion.

b. Motion by Wes Dumey to recommend approval of Ordinance No 3128.

c. Seconded by Howard Washington.

d. Motion carried unanimously.

SITE PLANS

ITEMS FOR DISCUSSION

1. Legal Department overview of new State Planning laws

Presented by: Andrew Hand, City Attorney

ADJOURNMENT

The meeting adjourned at 6:12 p.m.

All video recordings of Planning Commission Meetings are always posted on the City of Apopka's YouTube page, for viewing.

William Gusler, Chairperson

Bobby Howell, Planning Manager



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 1.

Meeting Date: October 14, 2025

Department: Community Development

SUBJECT:

Legislative – Ordinance Number 3131 – Small-Scale Future Land Use Amendment – 1920 Sheeler Avenue

ACTION ITEM INFORMATION:

Owner(s): Marvin Wayne Reid and Susan Thomas Reid

Applicant(s): Jonathan Huels

Location: 1920 Sheeler Avenue

Project: Small Scale Future Land Use Amendment

Density: 5 DU/A

Acreage: 40.16 +/-

Project Manager: Jun Sohn, Ph.D.

REQUEST:

Recommend approval of the Future Land Use Map Amendment from “County” Rural and “County” Low Density to “City” Residential Low for properties located at 1920 Sheeler Avenue.

SUMMARY:

Owner(s): Marvin Wayne Reid and Susan Thomas Reid

Applicant: Jonathan Huels

Parcel Identification Number(s): 22-21-28-0000-00-073, 22-21-28-0000-00-227

Location: 1920 Sheeler Avenue

Existing Future Land Use: “County” Rural and “County” Low Density

Proposed Future Land Use: “City” Residential Low Density

Existing Use(s): Residential and Vacant

Existing Zoning: County A-1

Tract Size: 40.16 +/- Acres

Proposed Number of Units: 115 single-family residential units

Direction	Future Land Use	Zoning	Present Use
North	Residential Low	RSF-1B	Residential
East	County Rural, County Low Density,	County A-1, R-1A	Residential
South	Residential High	RMF	Residential
West	Agriculture	Agriculture	Agricultural

PROJECT SUMMARY:

The subject properties, which are approximately 40.16 acres in size, are located at 1920 Sheeler Avenue and are currently residential and vacant. The applicant is requesting the amendment of the Future Land Use of the properties to be consistent and comparable with its surrounding properties. The properties were annexed to the

City of Apopka in 2025 by Ordinance 3112.

The Future Land Use amendment of the subject properties was originally requested for Residential Low Suburban, allowing 3.5 dwelling units per acre, and was processed through Ordinance 3122, along with its Rezoning request with Ordinance 3123. Both Ordinances were presented at the Planning Commission meeting on August 12, 2025, and at the City Council on September 3, 2025, for their first readings.

However, after the first readings of the City Council, staff discovered an incompatibility between the requested Future Land Use and Zoning, which are Residential Low Suburban and Residential Two-Family (RTF). Per LDC Table 1.8.2: Future Land Use Map (FLUM) Compatibility, the Future Land Use that is comparable with Residential Two-Family (RTF) is Residential Low, Residential Medium Low, Residential Medium, and Residential High. Therefore, the staff communicated this issue with the applicant, and the applicant has agreed to make modifications to their Future Land Use Amendment application and decided to change their request for the Future Land Use amendment from Residential Low Suburban (3.5 DU/A) to Residential Low (5 DU/A) to be compatible with the Residential Two-Family (RTF) zoning district in accordance with the Land Development Code. As a result, Ordinance 3122 has been reassigned to Ordinance 3131 to request a Future Land Use Amendment of Residential Low to be comparable with the Residential Two-Family (RTF) zoning and consistent with the surrounding properties. The modification request letter from the applicant is attached.

The Future Land Use of Residential Low allows 5 dwelling units per acre according to the Comprehensive Plan. The intention of the Future Land Use Amendment is the development of a subdivision of 115 Single-Family detached dwelling units. The maximum number of allowed dwelling units with Residential Low will be 200, and the applicant has proposed a new development of 115 single-family dwelling units. Note that although the maximum density of the properties will be increased compared to the originally requested Future Land Use, the applicant has confirmed that the number of single-family dwelling units will remain unchanged as they originally proposed.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: The proposed development for a 115 single family lot subdivision with open space, a park, lift station and stormwater management area is consistent with the Apopka Comprehensive Plan FLUE Policy 3.1.e for the Low Density Residential future land use designation and allows up to 5 dwelling units per acre.
 - Staff response: Staff has no objection.
2. Is in conflict with any provisions of the LDC;
 - Applicant's response: The proposed development will not conflict with any portion of the Land Development Code policy and is consistent with LDC Section 3.3.6 by creating a residential character as intended by the zoning district.
 - Staff response: Staff has no objection.
3. Addresses a demonstrated community need;
 - Applicant's response: The City's approval of the Comprehensive Plan Amendment will allow the property to be developed under the RTF (residential two-family) zoning district to provide compact residential development with open space, infrastructure and amenities
 - Staff response: Staff has no objection.
4. Is required by changed conditions;
 - Applicant's response: As part of the annexation process, establishment of the Future Land Use and Zoning District is required.
 - Staff response: Staff has no objection.
5. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - Applicant's response: The 37 +/- acre parcel is no longer used as a grazing pasture. Rezoning the property to RTF would allow for compatible, low-density development at 5 du/acre which is

- consistent with the adjacent developed properties that also have a City zoning of RTF as well as those parcels that remain in the County with zoning of Agriculture.
 - Staff response: Staff has no objection.
- 6. Would result in a logical and orderly development pattern;
 - Applicant's response: The proposed development would allow logical and orderly residential development pattern consistent with existing adjacent properties to the north, south and east.
 - Staff response: Staff has no objection.
- 7. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
 - Applicant's response: The proposed development will not result in impacts on the natural environment and is consistent with residential zoning district standards and state permitting requirements.
 - Staff response: Staff has no objection.
- 8. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
 - Applicant's response: Proposed development would be served by the currently existing Apopka utilities and services in the area. Proposed development is designed with its own stormwater management area, a wetland buffer, and lift station as recommended by City staff.
 - Staff response: Staff has no objection.

SCHOOL CAPACITY REPORT:

An inquiry was sent to Orange County Public Schools (OCPS) regarding the school capacity requirements for this application with the new maximum density. Per the School Capacity Determination Letter received on September 12, 2025, OCPS determined that school capacity for the subject development is available. The School Capacity Letter is attached.

- Elementary: Lakeville - Available
- Middle: Piedmont Lakes - Available
- High: Wekiva - Available

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 September 11, 2025.

PUBLIC HEARING SCHEDULE:

October 14, 2025 – Planning Commission (5:30 P.M.)
 October 15, 2025 – City Council (7:00 P.M.), First Reading
 November 5, 2025 – City Council (1:30 P.M.), Second Reading and Adoption

DULY ADVERTISED:

September 19, 2025 – Apopka Chief
 September 23, 2025 – Mailed notices to adjacent property owners
 September 23, 2025 – Posters placed on property

LAND USE REPORT:

1. Relationship of adjacent properties

Direction	Future Land Use	Zoning	Present Use
North	Residential Low	RSF-1B	Residential

East	County Rural, County Low Density	County A-1, R-1A,	Residential
South	Residential High	RMF	Residential
West	Agriculture	Agriculture	Agricultural

2. Land Use Analysis

The subject properties are located in the Joint Planning Area. The properties are surrounded by Land Use of County Rural and County Low Density Residential, as well as City Agriculture, City Residential Low, and City Residential High. The properties on the North are Residential Low, allowing 5 DU/A, and the properties on the South are Residential High, allowing 15 DU/A. The property on the West is City Agriculture.

The land use of the subject properties has been recommended as Residential Low Density, with 5 dwelling units per acre, to be comparable with its adjacent properties, as well as the Comprehensive Plan policies, Development Design Guidelines, and the Land Development Code.

The property is approximately 40.16 acres in size and is located in one of the following areas:

- Wekiva Parkway Interchange Plan Area: No
- Wekiva River Protection Area: No
- Area of Critical State Concern: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The proposed Small-Scale Future Land Use Amendment request for a change from County Rural and County Low Density to City Residential Low Density is consistent with the terms of the JPA (Second Amendment).

City of Apopka Comprehensive Plan Policies:

Future Land Use Element:

Policy 3.1.e.

Low-Density Residential

The primary use shall be residential dwelling units up to 5 dwelling units per acre, elementary schools, middle schools, high schools, supporting infrastructure of less than two acres, and neighborhood parks.

Special exception uses shall include:

- 1) Institutional uses of five acres or less
- 2) Supporting infrastructure and public facilities of five acres or more
- 3) Horticultural nurseries as a primary use.

Transportation Element: Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area.

Infrastructure Element: Policies 1.1.1, 2.1.1, and 5.1.2 state the minimum levels of service for the City's wastewater and water systems as well as the City's solid waste collection service.

Conservation Element: A habitat study will not be required as the development is less than ten (10) acres.

Land Use Calculations:

- **CURRENT:** Future Land Use: County Rural Settlement Low Density = 19.5 AC * 4 DU/AC = 78 SF units + County Rural = 20.5 AC * 1/10 DU/AC = 2 SF units; Total of 80 SF units.
- **PROPOSED:** Future Land Use: Residential Low 5 DU/AC * 40.16 AC = 200.8 SF units; Maximum of 200 SF units.

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:**Development Review Committee (DRC):**

Recommends approval of the change in Future Land Use designation from “County” Rural and “County” Low Density to “City” Residential Low, finding the proposed amendment 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.

Recommended Motion – Planning Commission:

Find the proposed change in Future Land Use designation from “County” Rural and “County” Low Density to “City” Residential Low, consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of the proposed Change of Future Land Use, based on the findings and facts presented in the staff report and exhibits.

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:

1. Ord No. 3131
2. Map Series
3. Advertisement September 19
4. School Capacity Determination Letter
5. Community Meeting Summary
6. 1920 Sheeler Ave FLUM Modification Request from the Applicant

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Section I. Purpose and Intent. This Ordinance is enacted to carry out the purpose and of, and exercise the authority set out in, the Community Planning Act. The City of Apopka complied with all requirements of Florida Law in processing this ordinance. The recitals set

ORDINANCE NO. 3131

PAGE 2

forth above recitals are hereby adopted.

Section II. Future Land Use Map Amendment. Page 1-32 (Map 1-6) of the Future Land Use Element of the City of Apopka Comprehensive Plan, is hereby amended to change the land use from County Rural and County Low Density to City Residential Low Density for certain real property generally located West of Sheeler Avenue and North of Keene Road, comprising 40.16 acres more or less; as shown and further described in Exhibit “A” attached hereto.

Section III. Applicability and Effect. The applicability and effect of the City of Apopka Comprehensive Plan shall be as provided by the Community Planning Act as set forth in Chapter 163, *Florida Statutes*.

Section IV. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section V. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section VI. Effective Date. This Ordinance shall become effective thirty-one (31) days after adoption. If challenged within thirty (30) days after adoption, the Ordinance shall become effective after the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance with applicable law.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this _____ day of _____, 2025.

READ FIRST TIME: October 15, 2025

READ SECOND TIME AND
ADOPTED: _____

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

Clifford B. Shepard, City Attorney

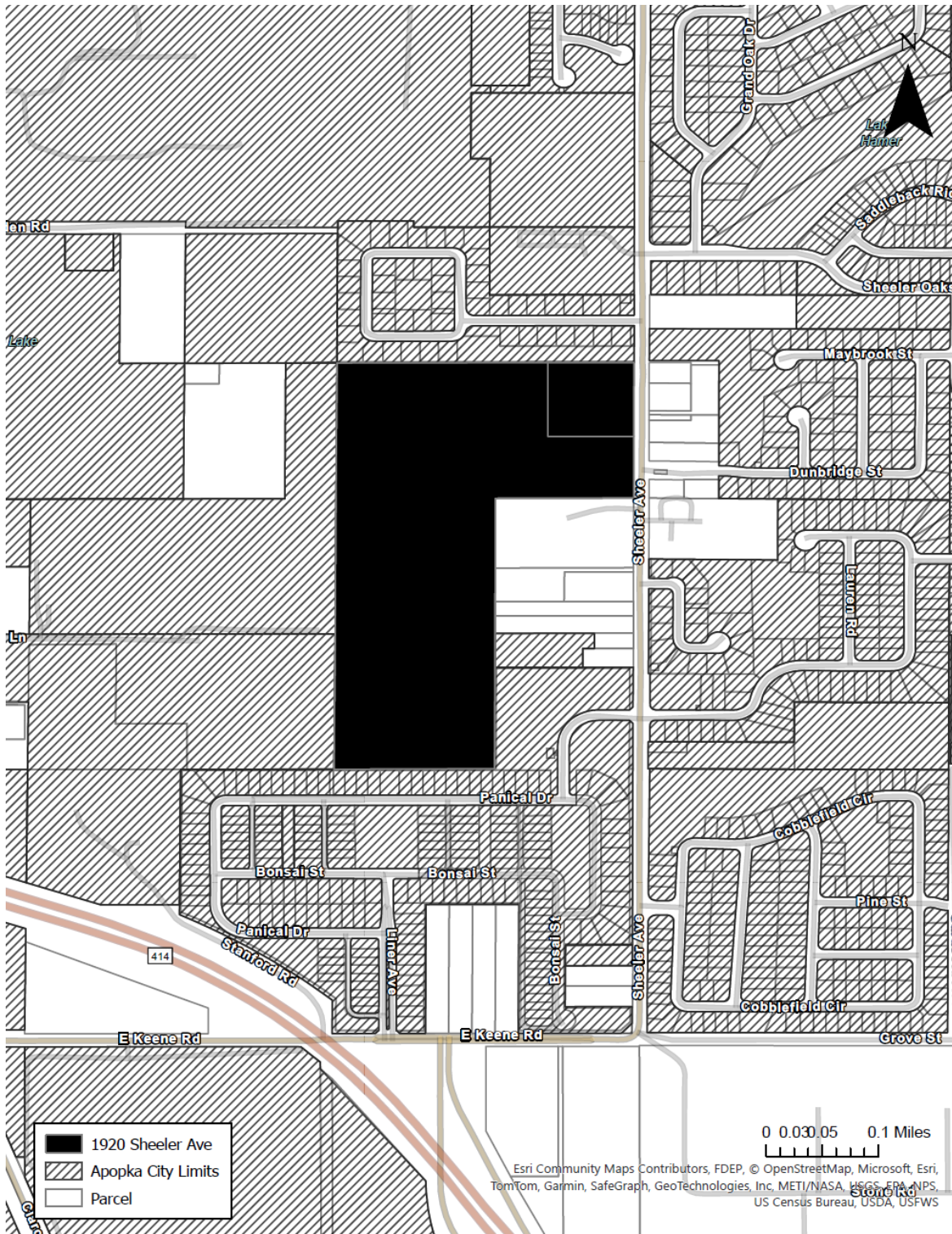
DULY ADVERTISED FOR PUBLIC HEARING: September 19, 2025

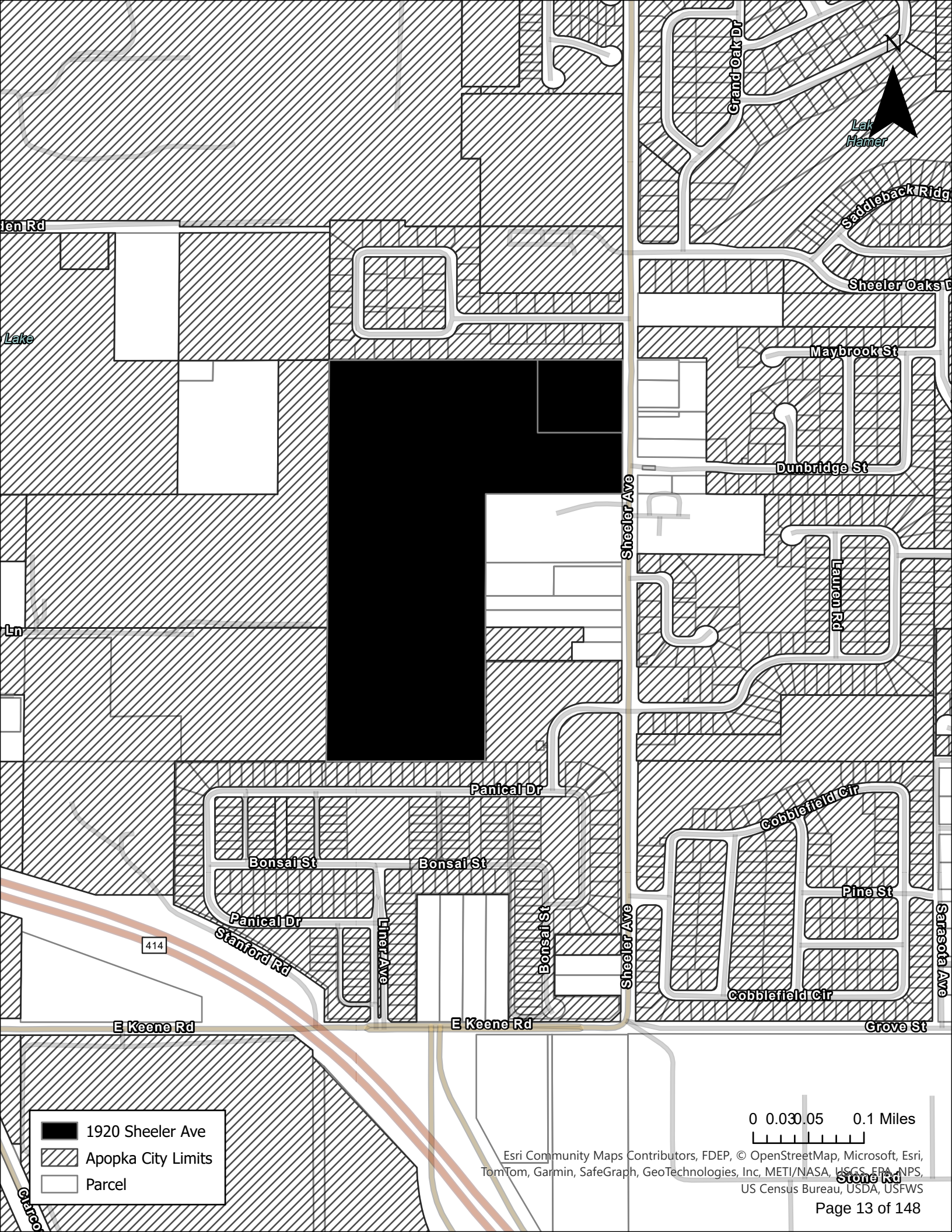
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EXHIBIT "A"

Parcel Identification Number(s): 22-21-28-0000-00-073, 22-21-28-0000-00-227

Location Map





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Grand Oak Dr

Lak
Hanner

Saddleback Ridg

Sheeler Oaks D

Maybrook St

Dunbridge St

Lauren Rd

Panical Dr

Bonsai St

Bonsai St

Panical Dr

Liner Ave

Bonsai St

Sheeler Ave

Sheeler Ave

Cobblefield Cir

Pine St

Cobblefield Cir

Grove St

Sarasota Ave

414

E Keene Rd

E Keene Rd

- 1920 Sheeler Ave
- Apopka City Limits
- Parcel

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US Census Bureau, USDA, USFWS



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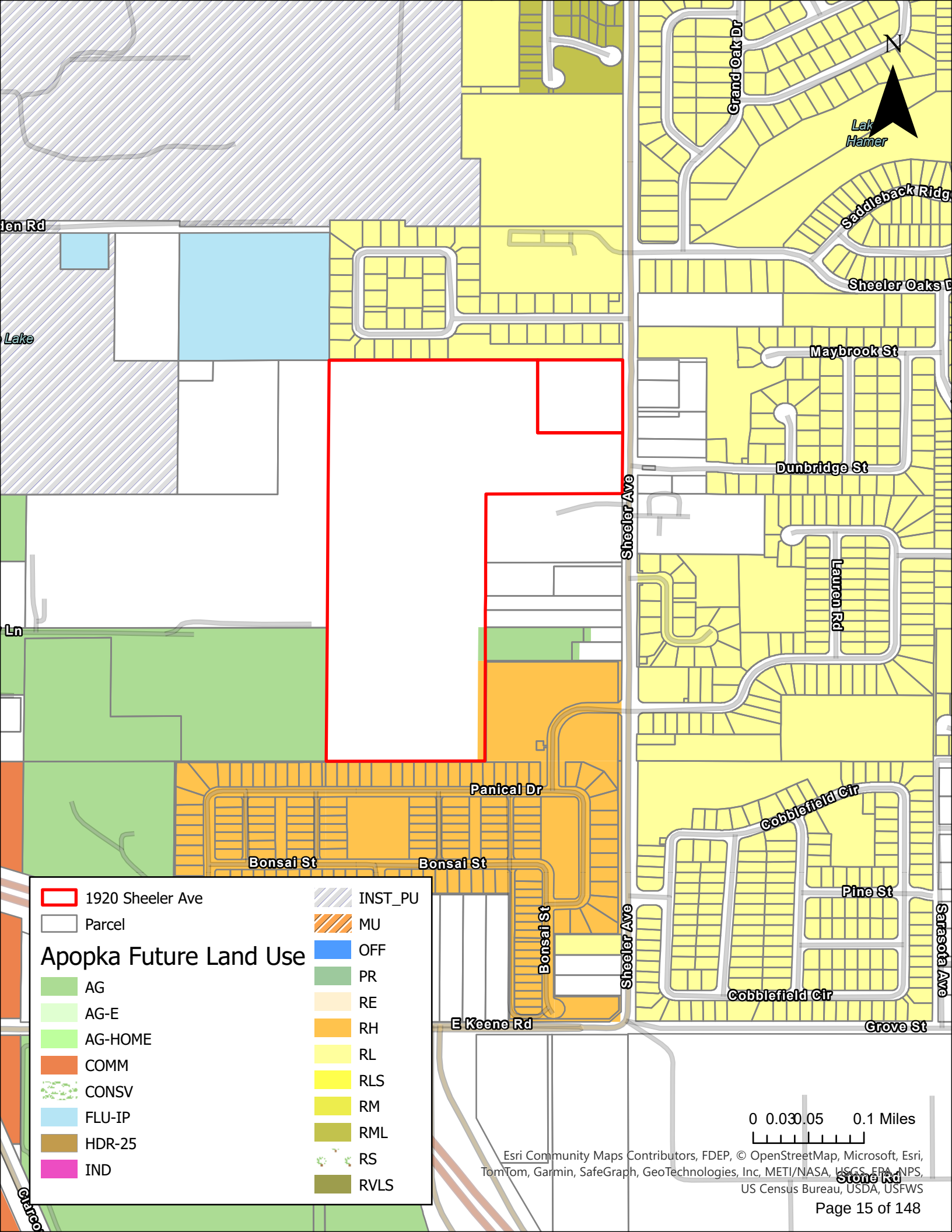
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Sarasota Ave

1920 Sheeler Ave
Parcel

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1920 Sheeler Ave

Parcel

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Apopka Future Land Use

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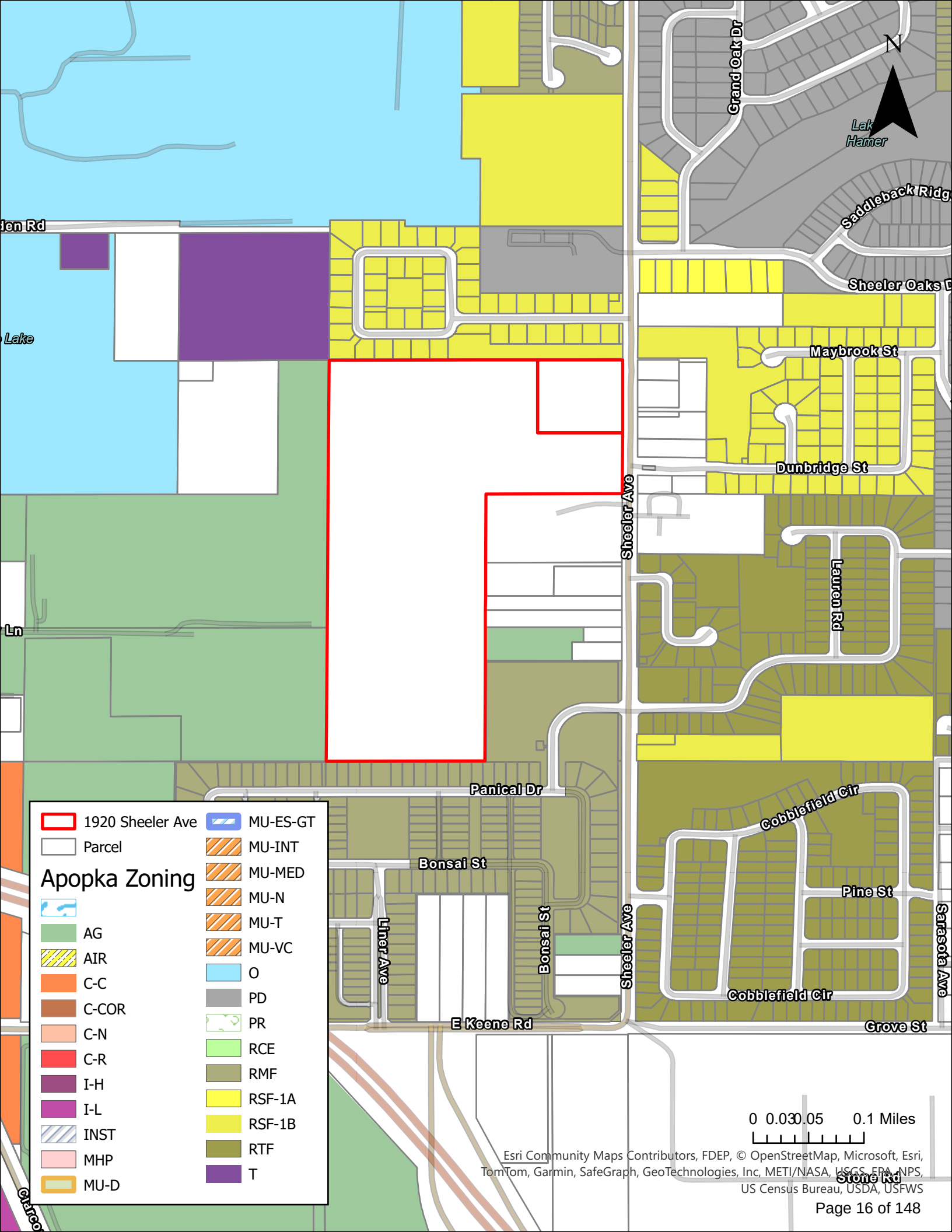
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Grove St

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Sarasota Ave

Stone Rd

1920 Sheeler Ave

Parcel

Apopka Zoning

	AG		MU-ES-GT
	AIR		MU-INT
	C-C		MU-MED
	C-COR		MU-N
	C-N		MU-T
	C-R		MU-VC
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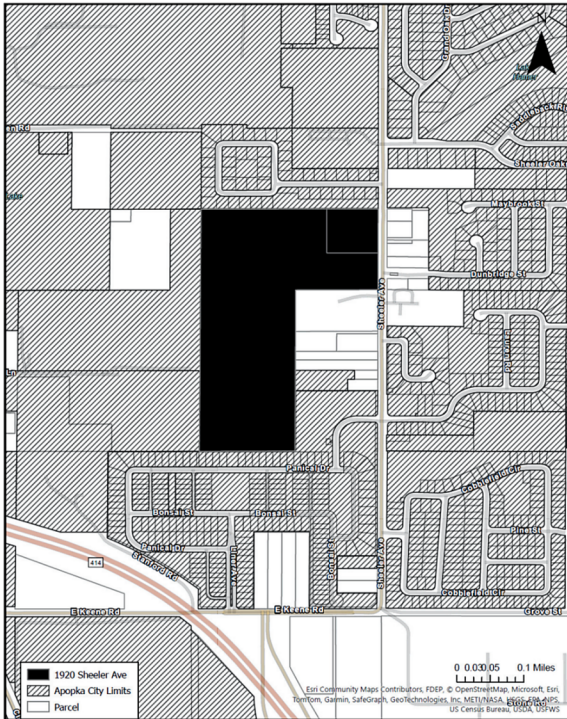
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**CITY OF APOPKA
PUBLIC HEARING NOTICE
FUTURE LAND USE AMENDMENT**

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Jonathan Huels** has made application relating to the following described property.

ORDINANCE NO. 3131

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM “COUNTY” RURAL AND “COUNTY” LOW DENSITY TO “CITY” RESIDENTIAL LOW DENSITY, FOR CERTAIN REAL PROPERTY LOCATED 1920 SELLER AVENUE; OWNED BY MARVIN WAYNE AND SUSAN THOMAS REID, COMPRISING 40.16 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 22-21-28-0000-00-073 and 22-21-28-0000- 00-227
Contains: 40.16 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, October 14, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible. FURTHER NOTICE is given that a public hearing for **Ordinance Number 3131** will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 15, 2025 beginning at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department
Page 17 of 148

September 19, 2025



FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER - REVISED

September 12, 2025

**E-MAIL: JONATHAN.HUELS@LOWNDES-
LAW.COM**

Jonathan P. Huels
Lowndes Law Firm
215 N. Eola Dr.
Orlando, FL 32801

Application **APK-25-010 1920 Sheeler Ave. FLUM**

This letter serves as the official determination by Orange County Public Schools that school capacity for the following development is **AVAILABLE**:

Type of Development Application	☒ FLUM ☒ Rezoning ☐ Amendment or Extension CEA
Development Application #:	TBD
Project Name:	1920 Sheeler Ave. FLUM
OCPS Completed Application Date:	06/04/2025
Parcel #(s):	22-21-28-0000-00-073 and 22-21-28-0000-00-227
Requested New Units (#):	SF: 196 MF: TH:
Vested Unit(s):	SF: 4 MF: TH:
Total Project Units:	200
School Board District:	#7

In accordance with Section 8 of the Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

This determination expires on **December 01, 2025**. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from Apopka by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

This project is subject to School Concurrency. The Applicant will need to apply for School Concurrency review and satisfy any requirements of School Concurrency prior to Site Plan approval by the City.

This determination is governed by the Interlocal Agreement, the provisions of city of Apopka adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at 407-317-3700 ext. 2022391 or christopher.mills@ocps.net., if you have any questions or comments regarding this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Mills'.

Christopher C. Mills, AICP
Senior Administrator, Real Estate Management and Land Planning

SV/cm

Attachments – Attachment A: Detailed Capacity Analysis

CC: Bobby Howell, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



School Capacity Determination

User ID SV

Project ID: CEA – APK – 25 – 010

Project Name: 1920 SHEELER AVE FLUM/RZ (SHEELER PARK)			
Unvested Units	Single Family Units:	196	Single Family Units: 4
	Multi Family Units:	0	Multi Family Units: 0
	Multi Family High Rise Units:	0	Multi Family High Rise Units: 0
	Town Homes Units:	0	Town Homes Units: 0
	Mobile Home Units:	0	Mobile Home Units: 0
Vested Units			

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	CC		
	School:	LAKEVILLE ES	PIEDMONT LAKES MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2024-2025)	607	1,072	2,797
	Enrollment (2024-2025)	592	862	2,159
	Utilization (2024-2025)	104.0%	89.0%	76.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	76	210	638
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	High
	Encumbered Capacity	0	71	544
	Reserved Capacity	0	2	25
	Adjusted Utilization	97.5%	87.2%	97.5%
	Adjusted Available Seats	76	137	69
	Analysis of Proposed Development			
	Students Generated	34.888	18.424	26.068
	Adjusted Utilization	103.3%	88.9%	98.5%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE
	Number of Seats to Mitigate	0.000	0.000	0.000

LAKEVILLE ES	
PIEDMONT LAKES MS	
WEKIVA HS	



JONATHAN P. HUELS

Shareholder

jonathan.huels@lowndes-law.com

215 North Eola Drive, Orlando, Florida 32801-2028

T: 407-418-6483 | F: 407-843-4444

MAIN NUMBER: 407-843-4600



April 16, 2025

COMMUNITY MEETING SUMMARY REPORT

SHEELER AVENUE ANNEXATION, COMPREHENSIVE PLAN AMENDMENT AND REZONING

I. Overview

A virtual community meeting was held regarding a proposed single-family subdivision in the City of Apopka for annexation, future land use change and rezoning of the properties located west of Sheeler Avenue and identified as Tax Parcel ID No.'s 22-21-28-0000-00-227 and 22-21-28-0000-00-073.

II. List of affected parties (with addresses) that were notified of the proposed project and invited to the community meeting.

Please see Appendix A.

III. Number of meeting notices distributed.

Ninety-three (93) notices were mailed within 300 feet of the subject properties.

IV. Copy of the meeting notice is attached.

See Appendix B.

V. Community meeting notice distribution date and method.

The notices were mailed via USPS certified / return receipt mail on March 28, 2025.



VI. Date and location of the community meeting.

A Zoom meeting was held on April 15, 2025 at 6:00 p.m.

<https://us06web.zoom.us/j/82241761487?pwd=y51CH72LsnXMOtu4oD7Uvr3lpmrVWo.1>

Meeting ID: 822 4176 1487

Passcode: 907323

VII. Number of people that participated in the community meeting.

Approximately ten (10) people from the surrounding community and two (2) project team members participated.

VIII. Record of all phone calls and emails received, with a description of concerns, issues or problems discussed and contact information of caller/sender.

Twelve (12) RSVPs for the meeting were received.

**IX. Summary of concerns, issues and / or problems expressed at the community meeting.
(Note: JH = Jonathan Huels)**

After a brief presentation by the project team describing the current and proposed Future Land Use and Zoning designation of the property, providing an overview of the application review process and reviewing the conceptual site plan for the community, a general discussion ensued. Participants presented questions for which the project team provided feedback on the home design, anticipated pricing, access and timeframes for development. Participants expressed general concerns on growth in the area as well as potential impacts on schools and roads. The outcome of the meeting was neutral with no strong opposition presented against the project.

JPH/lak
attachments

 Lowndes

USPS CERTIFIED MAIL



9214 8901 9403 8307 2585 71

LINDSAY KLOS
TAYLOR ZIEGLER
839 PANICAL DR
APOPKA FL 32703-8011



quadiënt
FIRST-CLASS MAIL
IMI
\$008.16⁰
03/28/2025 ZIP 32801
043M31252228

US POSTAGE

 Lowndes

USPS CERTIFIED MAIL



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STEPHEN AROMINSKI
KRISTEN AROMINSKI
841 PANICAL DR
APOPKA FL 32703-8011



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US POSTAGE

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JACOB RONALD LANGE
APRIL MARIE LANGE
843 PANICAL DR
APOPKA FL 32703-8011



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US POSTAGE

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CRISTINA SALES CENTENERA
JULIO F LARA
845 PANICAL DR
APOPKA FL 32703-8011



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SAUL MEDINA RODRIGUEZ
847 PANICAL DR
APOPKA FL 32703-8011



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NICHOLAS SCOTT DUARTE
849 PANICAL DR
APOPKA FL 32703-8011

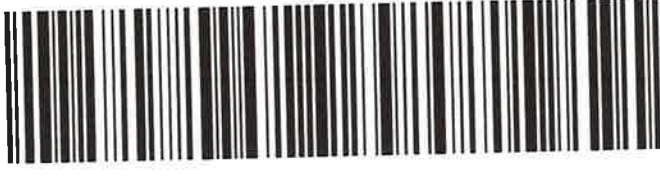


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DEBORAH C YARBORO
851 PANICAL DR
APOPKA FL 32703-8011

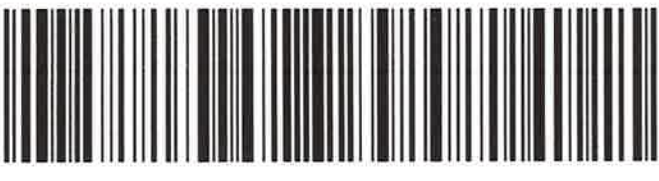


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FKH SFR LLP
600 GALLERIA PKWY SE
STE 300
ATLANTA GA 30339-8146



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USPS CERTIFIED MAIL



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HASSAN KHAN
AQSA IMDAD
855 PANICAL DR
APOPKA FL 32703-8011



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USPS CERTIFIED MAIL



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JOSE IVAN REYES
YOLANDA YVETTE REYES
2277 ALOE ALY
APOPKA FL 32703-8231



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IMI
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03/28/2025 ZIP 32801
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ALDER AGUSTO GUICARDI
TALITHA LULA GUICARDI
815 PANICAL DR
APOPKA FL 32703-8011



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ANA M CORRAL
817 PANICAL DR
APOPKA FL 32703-8011



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US POSTAGE



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JOEL R ALFRED
CHRISTINE ALFRED
2259 ABILIA ALY
APOPKA FL 32703-8257



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US POSTAGE



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NORRIS JOSEPH ADAMS
JONNETTE BAKER
2258 ACCA ALY
APOPKA FL 32703-8271



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03/28/2025 ZIP 32801
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JOSEAN PASTRANA NIEVES
MYRIANA SANTOS GONZALEZ
2254 ACCA ALY
APOPKA FL 32703-8271



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OMAR CUMBERBATCH
BRANDI CUMBERBATCH
2250 ACCA ALY
APOPKA FL 32703-8271



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MARSHALL MCKAY
2251 ACCA ALY
APOPKA FL 32703-8273



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ELAINE BUTEN
YAN CARLOS BUTEN
2255 ACCA ALY
APOPKA FL 32703-8273



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BERRIN ERDOGAN
2259 ACCA ALY
APOPKA FL 32703-8273



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IMI
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03/28/2025 ZIP 32801
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US POSTAGE



USPS CERTIFIED MAIL



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MISSIONARY CHRISTIAN CHURCH
2025 SHEELER AVE
APOPKA FL 32703-8242



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US POSTAGE



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SILVER OAK HOMEOWNERS ASSN
1133 LOUISIANA AVE
STE 106
WINTER PARK FL 32789-2350



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US POSTAGE



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TIFFANY SANASIE SINGH
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APOPKA FL 32703-8313



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JODINE LEE-LOGAN
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03/28/2025 ZIP 32801
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MILE HIGH TL BORROWER 1
PO BOX 4090
SCOTTSDALE AZ 85261-4090



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EDNEL SAINT-JEAN
2257 FICUS ALY
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JOSE J SILVA PEREZ
2259 FICUS ALY
APOPKA FL 32703-8346



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BOBBY HOWELL
CITY OF APOPKA
120 E MAIN ST
APOPKA FL 32703-5346



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ANTWON DONTAE CARTER
LAURA AKINYI CARTER
2258 ABILIA ALY
APOPKA FL 32703-8210



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UKEITHA R MONTGOMERY
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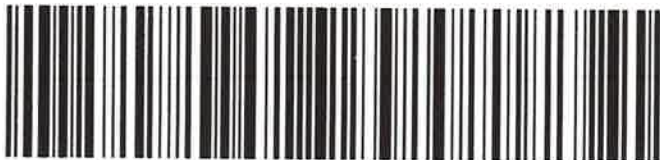


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ANDREW BATEMAN
SARAH BATEMAN
2250 ABILIA ALY
APOPKA FL 32703-8210



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HECTOR M ROSA III
2251 ABILIA ALY
APOPKA FL 32703-8257



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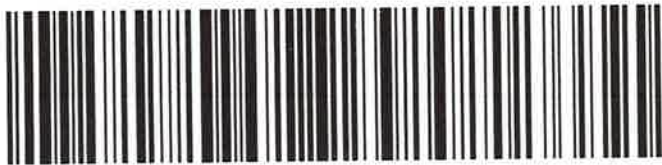


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EDITH BOYD
WAYNE CARLTON BOYD
821 PANICAL DR
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ADAM JON BENNETT
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APOPKA FL 32703-8011



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MICHELLE ELIZABETH SINGH
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APOPKA FL 32703-8011

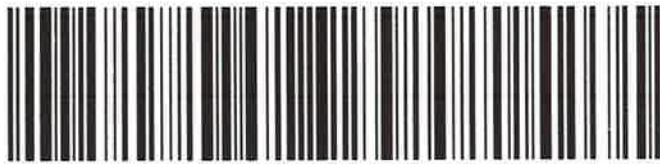


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JOSE A ANDERSON
SANDRA C ANDERSON
827 PANICAL DR
APOPKA FL 32703-8011



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03/28/2025 ZIP 32801
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DENAR MARCO ALMONTE MIRALLES
IZZIE MOYANO
831 PANICAL DR
APOPKA FL 32703-8011



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833 PANICAL DR
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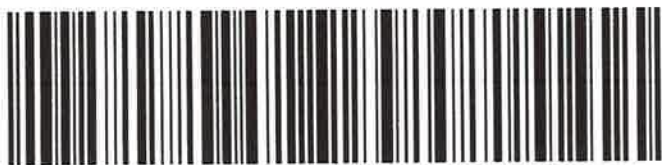


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TROY ATKINS
KATELYN MARIE ATKINS
835 PANICAL DR
APOPKA FL 32703-8011



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US POSTAGE



USPS CERTIFIED MAIL



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JEREMY ROBERT WHITE
GABRIELA RODRIGUEZ PERALES
837 PANICAL DR
APOPKA FL 32703-8011



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S OZONE PARK NY 11420-3907

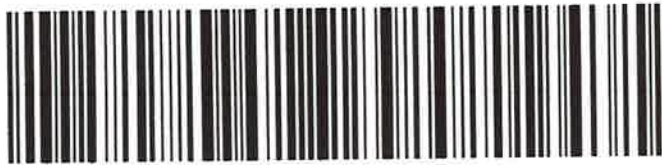


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US POSTAGE



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BRODERICK YOUNG
CHARA YOUNG
1714 ALAMBRA CIR
APOPKA FL 32703-5490



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ROSCOE WAYNE JR CHARITY
ASHLEI MIGNON CHARITY
1840 ALAMBRA CIR
APOPKA FL 32703-2611



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AMH 2015-1 BORROWER LP
23975 PARK SORRENTO
STE 300
CALABASAS CA 91302-4012



quadiënt
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US POSTAGE



USPS CERTIFIED MAIL



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CHUNGA HUGO HUANGAL
SHARON HUANGAL
1960 ALAMBRA CIR
APOPKA FL 32703-2611



quadiënt
FIRST-CLASS MAIL
IMI
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03/28/2025 ZIP 32801
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US POSTAGE



USPS CERTIFIED MAIL



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ROBERT KNIGHT
1952 ALAMBRA CIR
APOPKA FL 32703-2611



quadiënt
FIRST-CLASS MAIL
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03/28/2025 ZIP 32801
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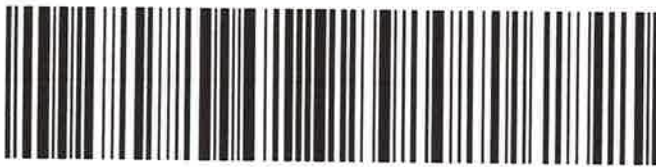


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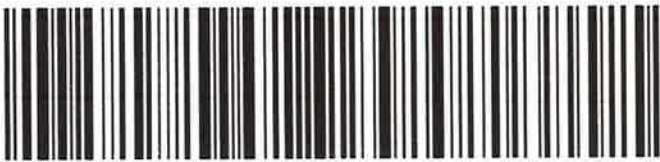


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MARIBEL AYALA LIFE ESTATE
REM: ANGELINA PINTO
807 PANICAL DR
APOPKA FL 32703-8011



quadiënt
FIRST-CLASS MAIL
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03/28/2025 ZIP 32801
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US POSTAGE



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KEITH A FALCONER
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APOPKA FL 32703-8011

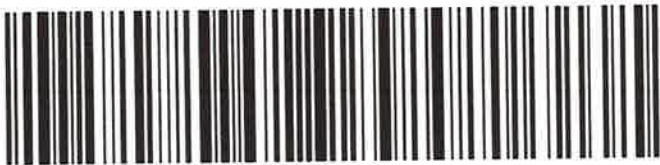


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US POSTAGE



USPS CERTIFIED MAIL



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JAMES HARDING MCFARLAND
TASHIA DENISE REID
813 PANICAL DR
APOPKA FL 32703-8011



quadiënt
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IMI
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03/28/2025 ZIP 32801
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US POSTAGE



USPS CERTIFIED MAIL



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BRIDGET WILTSHIRE
2134 SHEELER AVE
APOPKA FL 32703-1548



quadiënt
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03/28/2025 ZIP 32801
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US POSTAGE



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RICHELL DE LA PENA
2044 SHEELER AVE
APOPKA FL 32703-1548



quadiënt
FIRST-CLASS MAIL
IMI
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03/28/2025 ZIP 32801
043M31252228

US POSTAGE



USPS CERTIFIED MAIL



9214 8901 9403 8307 2528 38

JUDITH DESIMA
1713 ALAMBRA CIR
APOPKA FL 32703-5490



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ERIC JOHNSON
DAPHNE JOHNSON
1855 ALAMBRA CIR
APOPKA FL 32703-2611



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JOY NERSY MAGISTRE
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APOPKA FL 32703-2611



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APOPKA FL 32703-2611



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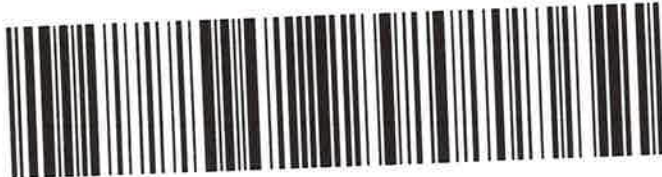


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HPA BORROWER 2019-2 LLC
120 S RIVERSIDE PLZ
STE 2000
CHICAGO IL 60606-6995



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WARRINGTON TYSON
JACKILL TYSON
1967 ALAMBRA CIR
APOPKA FL 32703-2611



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23975 PARK SORRENTO
STE 300
CALABASAS CA 91302-4012



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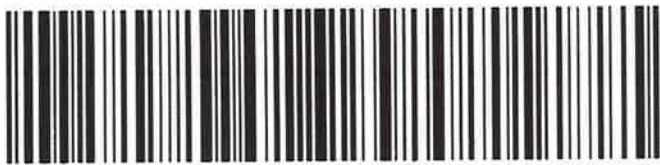


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ALMELLIA SCOTT BROWN LIFE
REM: KRISTIN CHAYLA
1943 ALAMBRA CIR
APOPKA FL 32703-2611



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ROMANIAN ORTHODOX
1809 SHEELER AVE
APOPKA FL 32703-8242



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MARVIN WAYNE REID
SUSAN THOMAS REID
1920 SHEELER AVE
APOPKA FL 32703-8241



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MIAMI FL 33170-2004

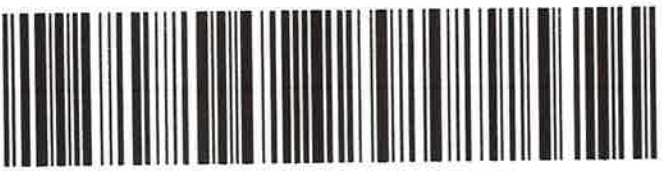


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JUAREZ PROPERTY INVESTMENTS
903 HAAS AVE
APOPKA FL 32703-5446



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BRIDGET L WILTSHIRE
2134 SHEELER AVE
APOPKA FL 32703-1548



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AGUSTIN HORNORATO
MARIA HONORATO
1881 EMERALD COVE BLVD
APOPKA FL 32712-1923



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2056 SELLER LLC
5307 HOLT LAND DR
APOPKA FL 32712-6220



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REM: PAYTON C RAUSCH
2810 VILLA DR
ORLANDO FL 32810-4808



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DENNIS G DREXLER
JENNIFER L DREXLER
808 LA GRAN VIA LN
APOPKA FL 32703-2610



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AARON KHAN RAMJIT
1903 SHEELER AVE
APOPKA FL 32703-8242



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TRACY D DILL
1927 SHEELER AVE
APOPKA FL 32703-8242



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RUTH B MELENDEZ
1921 SHEELER AVE
APOPKA FL 32703-8242



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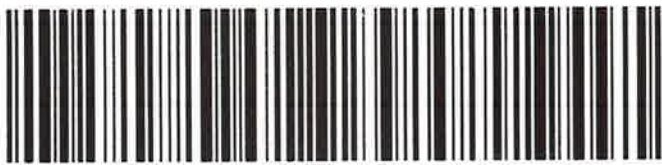


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SOOL LABBAN
133 PINEY WOODS RD
APOPKA FL 32703-8931



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CHARLES STEBBINS-WILLIAMS
DREW STEBBINS-WILLIAMS
856 LA GRAN VIA LN
APOPKA FL 32703-2609

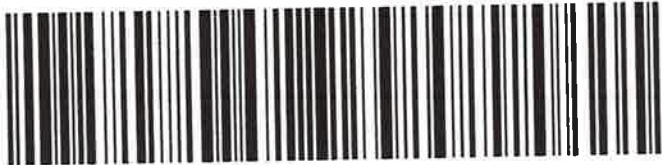


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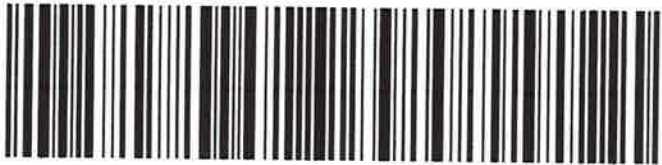


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OLSEN DORCELYS
FIDELE FRANCOIS
840 LA GRAN VIA LN
APOPKA FL 32703-2609



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YOLAINE MESADIEU
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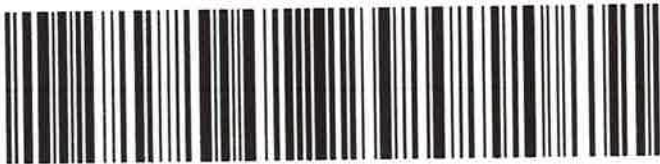


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JOCELYN LIZARDO
WALTER ACEVEDO
824 LA GRAN VIA LN
APOPKA FL 32703-2609



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NATHANIEL DOBY
LISA DOBY
816 LA GRAN VIA LN
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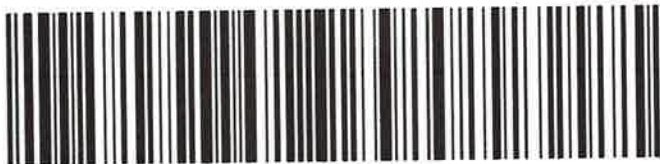


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ALTAMONTE SPG FL 32716-0115

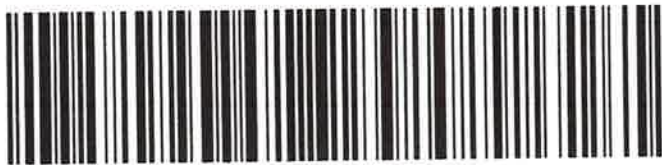


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MARBELLA RESERVE
1495 N MAITLAND AVE
MAITLAND FL 32751-3316



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CITY OF APOPKA
120 E MAIN ST
APOPKA FL 32703-5346



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DALIA L RODRIGUEZ
ROBERT L RODRIGUEZ
809 LA GRAN VIA LN
APOPKA FL 32703-2609



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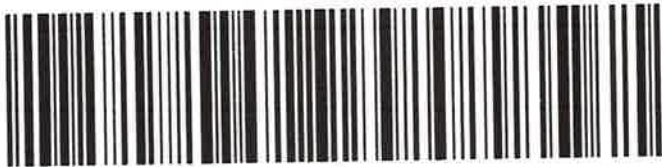


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ANA L RODRIGUEZ
825 LA GRAN VIA LN
APOPKA FL 32703-2609



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STE 2000
CHICAGO IL 60606-6995



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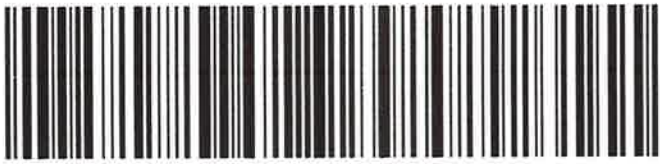


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RICHARD B SAYMO
MIMJOY SAYMO
841 LA GRAN VIA LN
APOPKA FL 32703-2609



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VALERIE MICHELE ROZIER
849 LA GRAN VIA LN
APOPKA FL 32703-2609



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EXHIBIT "B"

NOTICE OF VIRTUAL COMMUNITY MEETING

Annexation, future land use amendment and rezoning applications have been filed with City of Apopka for a proposed residential project on property located at 1920 Sheeler Avenue and identified as Parcel IDs 22-21-28-000-00-073 and 22-21-28-000-00-227 (see area outlined in red in below map for general depiction).

The development team is hosting a virtual community meeting to present information about the proposed project on Wednesday, April 16, 2025 at 6:00 p.m. via Zoom.

Join Zoom Meeting

<https://us06web.zoom.us/j/82241761487?pwd=y51CH72LsnXMOtu4oD7Uvr3IpMrvWo.1>

Meeting ID: 822 4176 1487

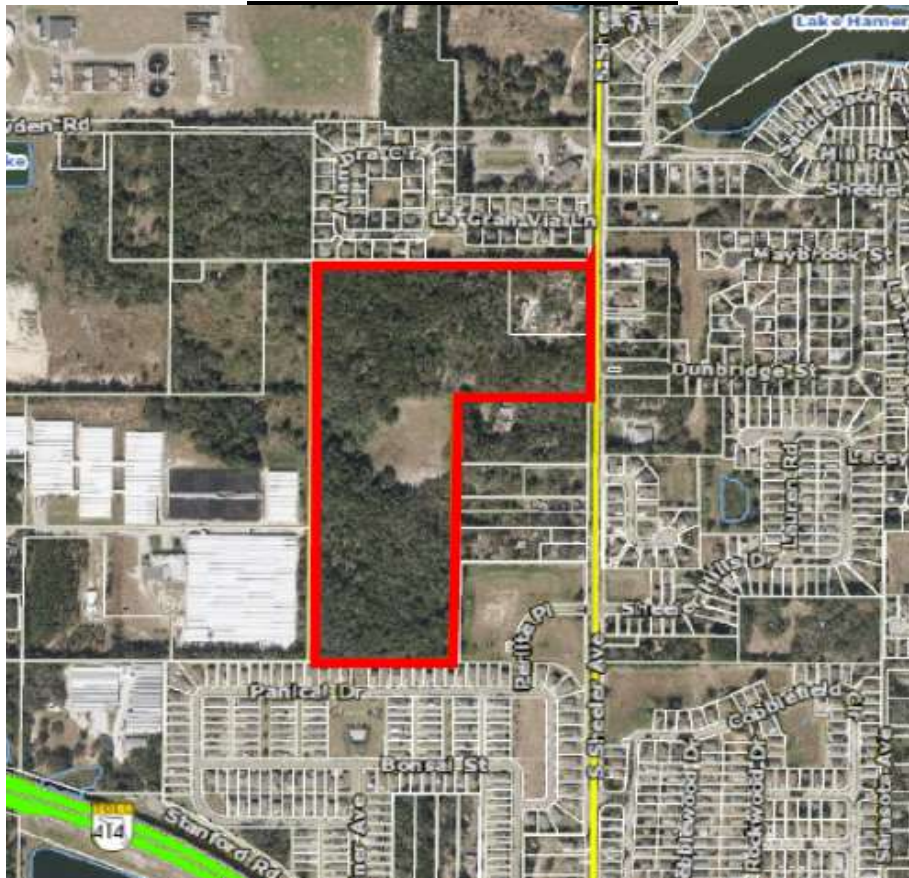
Passcode: 907323

Dial by your location

• +1 305 224 1968 US

Please RSVP by April 15th before 5:00 p.m. if you will be attending. Please contact Nancy Elswick either by phone at (407) 418-6482 or by e-mail at Nancy.Elswick@lowndes-law.com to RSVP for this event.

PROPOSED PROJECT AREA



Ordinance No. 3122 –First Reading Small-Scale Future Land Use Amendment – 1920 Sheeler Avenue

From Huels, Jonathan <Jonathan.Huels@lowndes-law.com>

Date Tue 9/9/2025 11:08

To Bobby Howell <BHowell@Apopka.net>; Jun Sohn <JSohn@Apopka.net>

CAUTION: This Email originated from a source outside the City of Apopka. Do not click on links or open attachments unless you recognize the sender and you know the content is safe.

Bobby/Jun,

Please let this email serve as formal notice of the owner's intent to modify the above-referenced pending Ordinance and attendant Comprehensive Plan Amendment (CPA) application to change the proposed City Future Land Use Map designation from Low Density Suburban (LDS) to Low Density Residential (LDR). There is no change in the proposed project, which is seeking to develop 115 single family residential homes. Instead, this modification has been necessitated to resolve an inconsistency recently discovered by City Planning staff between the original proposed City FLUM designation (LDS) and proposed City Rezoning designation of Residential Two Family (RTF).

It is acknowledged that this modification will trigger further review and recommendation of the CPA application by DRC and Planning Commission followed by reconducting the First Reading of the Ordinance before City Council. We request that the pending concurrent rezoning (Ordinance No. 3123) be held in abeyance while this modification is being processed so that the Second Readings of the Ordinances for the CPA (as modified) and rezoning can be held at the same City Council meeting.

Thanks,

Jonathan Huels

Shareholder

215 N. Eola Dr. | Orlando, FL 32801

D: 407.418.6483 | P: 407.843.4600

Email | [Website](#) | [Bio](#) | [vCard](#)



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[v4.30]

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City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 2.

Meeting Date: October 14, 2025

Department: Community Development

SUBJECT:

Legislative - Ordinance Number 3135 - Small-Scale Future Land Use Amendment - 5118 Plymouth-Sorrento Road "Cips Tavern"

ACTION ITEM INFORMATION:

Owner(s): David Cipollone

Applicant(s): LPG Urban & Regional Planners

Location: 5118 Plymouth-Sorrento Road

Project: 5118 Plymouth-Sorrento Road Small-Scale Future Land Use Amendment

Density: N/A - non-residential development

Project Manager: Bobby Howell, AICP

REQUEST:

Recommend approval of Ordinance No. 3135, Small-Scale Future Land Use Amendment from County Rural to City Mixed-Use.

SUMMARY:

Direction	Future Land Use	Zoning	Present Use
North	City Mixed-Use	City KPI MU-Village Center	Wingspan development
East	County Rural	County A-1	Vacant
South	City Mixed-Use, County Rural	City KPI MU-Village Center, County A-1	Wingspan development, County owned parcel that appears to be reserved for future ROW for Plymouth-Sorrento Road per Property Appraiser records
West	City Mixed-Use	City KPI-MU-Village Center	Wingspan development

PROJECT SUMMARY:

The applicant is requesting to annex the property into the City as the existing building located on the property was the site of a bar that lost its non-conforming status in Orange County in order to re-establish the use as a sports tavern. The property is located in the Village Center character zone of the KPI Form-Based Code area, in which a tavern is a permitted use. According to the Kelly Park Interchange Form-Based Code, Section C., the intent of the Village Center is "to create a safe, vibrant and pedestrian-oriented village center that can support a variety of residential, retail, commercial, office and entertainment uses. This zone will include the most compact development within the Regulating Plan area, with buildings that create a continuous street façade. The Village Center is the heart of the Interchange Study area and shall reflect a Traditional Neighborhood design and shall incorporate

Transit Oriented Design principles. Ground-floor commercial uses shall be required to contribute positively to a pedestrian-friendly environment. Parking shall be located in the interior or rear of the block and may be supplemented with on-street parking, where appropriate. Horizontal mixed-uses are allowed; however, vertical mixed-uses are preferred in order to reinforce the intended compact, walkable urban form. Stand-alone commercial or residential buildings may be permitted only if they are specifically designed to conform to the urban form standards established for this area. Open space within the Village Center character zone shall be provided in the form of public plazas, squares, and small park spaces that are urban in character. A stormwater master plan shall accommodate storage of stormwater runoff from parcels to allow for higher densities and intensities of development. Stormwater ponds and facilities within the Village Center character zone shall be incorporated into the overall landscape and open space system of the Village Center and shall be designed and constructed as focal points and amenity areas for Village Center users."

Orange County has issued correspondence requiring a 35-foot dedication of right-of-way for Plymouth-Sorrento Road as the road corridor is listed in the Orange County Transportation Element 2030 Long Range Transportation Plan, and is also requiring a covenant on the property regarding notice of proximity language that the property is located within five miles of Sand Hill Preserve.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;

Applicant response: The proposed amendment is consistent with and furthers the following land use policies, among others, in the City of Apopka Comprehensive Plan. The amendment will also further the City's goals in meeting projected commercial needs. Policy 20.9 indicates that development within the Wekiva Parkway Interchange (renamed to Kelly Park Interchange) Plan Area shall be assigned a Mixed-Use Interchange FLU designation. The subject property is located within the Wekiva Parkway Interchange Plan Area according to the WEKIVA PARKWAY INTERCHANGE VISION PLAN (page 1-54). This policy denotes that this land use designation shall accomplish an overall mix of residential and non-residential uses. Policy 3.1.r. indicates this may be accomplished by a single permitted use on a parcel within the designated area. Policy 3.2 indicates development and redevelopment shall be integrated with the adjacent uses through the creation of complementary uses. The purpose of the proposed amendment to mixed-use is to facilitate a tavern. This use will complement the surrounding neighborhood by adding an entertainment feature that may be enjoyed by area residents. Policy 20.23 indicates the permitted land uses within the Wekiva Parkway Interchange Mixed- Use Zoning district shall be outlined in the form based code. The adopted Land Development Code includes Appendix A - MIXED USE KELLY PARK INTERCHANGE (MU-KPI) FORM-BASED CODE. Appendix A, Section F. indicates "Tavern" is a permitted use within the MU-KPI Village Center Overlay district.

Staff response: Stand-alone commercial or residential buildings shall be allowed if they are designed to conform to the urban form designated for this area. The applicant has provided a Concept Plan that incorporates elements such as a knee wall, trail segment, and façade upgrades to the site, of which the building has been located on since 1976 according to property appraiser records. The overall site plan continues to emphasize surface parking and a single use, which may offer only a partial reflection of the Village Center design intent.

b. Is in conflict with any provisions of the LDC;

Applicant response: The amendment and rezoning are not in conflict with the City of Apopka Land Development Regulations. The tavern is an existing development and the proposed improvements are non-substantial as the conditions for substantial development have not been met. Therefore, only the addition or exterior building modifications shall comply with the regulations pursuant to Appendix A - Kelly Park Interchange Form Based Code Section D.2.b. Existing buildings are not required to meet the setback, minimum height, and building frontage requirements. The proposed pre- and post- taking plans detail site improvements in order to meet the LDC, such as parking and stormwater.

Staff response: The tavern is not an existing development, but the site has an existing building that was built in 1976 according to property appraiser records. The property was previously used as a bar in Orange County but lost its non-conforming status. The applicant requested to annex into the City to reestablish the use as a tavern, which is a permitted use in the Village Center. As of now, the building is vacant.

c. Addresses a demonstrated community need;

Applicant response: The amount of additional commercial acres necessary to support future growth through the year 2030 is estimated to be an additional 1,457 acres of developable land. If approved, the proposed annexation and amendment would assist the City in meeting the projected need by providing additional commercial acreage within the City.

Staff response: Staff has no objection or comments.

d. Is required by changed conditions;

Applicant response: The subject property is surrounded on three sides by the recently approved Wekiva Ranch (Wingspan) Development, which proposes 368 multifamily units and over 30,000 square feet of commercial/retail space. The proposed mixed use land use designation to facilitate the tavern would help to serve the commercial needs of the surrounding residences.

Staff response: Staff has no objection or comments.

e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

Applicant response: The proposed SSFLUM amendment and rezoning are compatible with existing and proposed uses surrounding the subject land per the adjacent land use table below. Three sides of the subject property abut the Wingspan development, which is located within the Village Center Overlay in the MU-KPI (Kelly Park Interchange Mixed Use) zoning district.

Direction	Future Land Use	Zoning	Compatible with Proposed Use
North	Mixed Use	MU-KPI	Yes
South	Mixed Use and Orange County Rural (Future ROW)	MU-KPI and Orange County A-1	Yes
East	Undesignated Right-of-Way and Orange County Rural	Undesignated Right-of-Way and Orange County A-1	Yes (the two uses are separated by Plymouth Sorrento Road)
West	Mixed Use	MU-KPI	Yes

Immediate Adjacent Land Uses

Staff response: Stand-alone commercial or residential buildings shall be allowed if they are designed to conform to the urban form designated for this area. The applicant has provided a Concept Plan that incorporates elements such as a knee wall, trail segment, and façade upgrades to the site, of which the building has been located on since 1976. The overall site plan continues to emphasize surface parking and a single use, which may offer only a partial reflection of the Village Center design intent.

f. Would result in a logical and orderly development pattern;

Applicant response: The proposed amendment is surrounded on three sides by property designated as Mixed-Use within the MU-KPI zoning district. The proposed amendment results in a logical and orderly development pattern.

Staff response: Staff has no objection or comments.

g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;

Applicant response: No adverse impacts on the natural environment are anticipated as the proposed amendment includes non-substantial development to an existing building site.

Staff response: Staff has no objection or comments.

h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

Applicant response: As outlined in the Executive Summary submitted with the application, adequate public facilities are available to serve the site.

Staff response: Staff has no objection or comments.

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 August 13, 2025.

PUBLIC HEARING SCHEDULE:

October 14, 2025 – Planning Commission (5:30 P.M.)

October 15, 2025 – City Council (7:00 P.M.), First Reading

November 5, 2025 – City Council (1:30 P.M.), Second Reading/Adoption

DULY ADVERTISED:

September 26, 2025 – Apopka Chief

September 29, 2025 – Mailed notices to adjacent property owners and placards placed on property

I. RELATIONSHIP TO ADJACENT PROPERTIES

Direction	Future Land Use	Zoning	Present Use
North	City Mixed-Use	City KPI MU-Village Center	Wingspan development
East	County Rural	County A-1	Vacant
South	City Mixed-Use, County Rural	City KPI MU-Village Center, County A-1	Wingspan development, County owned parcel that appears to be reserved for future ROW for Plymouth-Sorrento Road per Property Appraiser records
West	City Mixed-Use	City KPI-MU-Village Center	Wingspan development

II. LAND USE ANALYSIS

High density and intensity use are planned for this area of the City due to its location within the one-mile radius of the SR 429 and Kelly Park Road interchange. Development must comply with the Mixed-Use future land use designation and be consistent with the Comprehensive Plan policies, Land Development Code and the Kelly Park Interchange – Form-Based Code. The area of the property is approximately 0.41 acres in size and is the site of a building that was built in 1976 that formerly housed a bar in unincorporated Orange County. The property is located at 5118 Plymouth Sorrento Road. The Karst Topography Features Map from the Florida Department of Environmental Protection shows that the parcel is not in an area containing Karst features. The parcel is located in the following areas:

Wekiva Parkway Interchange Vision Plan Area: Yes

Wekiva River Protection Area: No

Area of Critical State Concern: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The proposed FLUM Amendment request for a change from County Rural to City Mixed-Use is consistent with the terms of the JPA (Third Amendment).

City of Apopka Comprehensive Plan Policies:

Future Land Use Element:

Policy 3.1.r states that the primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities use to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix

of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed-use categories. The Land Development Code will establish zoning districts and/or zoning overlay areas with standards that define the appropriate location for various intensities/densities. The following maximum gross intensity/density standards shall not be exceeded.

	Community Center	Employment Center	Central Business District	Interchange (3)
USES ALLOWED (1)				
Residential	50% max.	30% max.	50% max.	75% max
Commercial	60% max.	40% max.	60% max.	30% max.
Office/Medical	50% max.	90% max.	70% max.	
Light Industrial	0	20%	10% max.	
Recreation (Passive or Active)	20% min.	15% min.	15% min.	15% min.
Institutional/Public/Civic	50% max.	40% max.	50% max.	40% max.
DEVELOPMENT STANDARDS				
FAR (2) Min.	0.25	0.25	0.25	(see Note 3)
Max.	0.6	1	2	1
Density Max.	10	15	15	25

NOTES:

- (1) See LDC for definitions of Residential, Commercial, Office, Light Industrial, etc.
- (2) Calculated per individual site or in the case of mixed use by development site.
- (3) Use percentages to be calculated based on the entire Wekiva Parkway Interchange Vision Plan Area. See Policies 20.79 and 20.810 for densities/intensities by character district.

In order to encourage innovative land use techniques, creative urban design, environmental protection and the use of sustainable development principles and practices, designation of new mixed-use categories on the FLUM shall only be allowed for land located within the following areas:

1. Areas within the Expressway, Plymouth, West, and Northwest small area plans as shown on their respective master plans;
2. The CRA Overlay District depicted on the adopted FLUM;
3. Land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan to be adopted by December 2010; and
4. Areas that have been subject to a Small Area Study.

Transportation Element:

Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area. The property may be accessed from Plymouth Sorrento Road.

Infrastructure Element:

Policies 1.1.1, 2.1.1 and 5.1.2 state the minimum levels of service for the City's wastewater and water systems as well as the City's solid waste collection service. The property currently has access to City water. City wastewater and reclaimed water are available for future connection. Additional demand can be provided by the City.

Conservation Element:

Policy 4.1 states that a habitat study is required for developments ten (10) acres or more in size. Therefore, a habitat study will not be required at the time of development review as the property is 0.41 acres in size and has

been developed.

Land Use Calculations:

CURRENT: County Rural (1 dwelling unit per 10 acres)

1 DU/10 Acres X 0.41 acres = 0 dwelling units

0 X 17,859 square feet = 0 square feet of non-residential

PROPOSED: Mixed-Use (1.0 floor area ratio; 25 dwelling units per acre)

1 X 17,859 square feet = 17,859 square feet of non-residential

25 X 0.41 acres = 10 dwelling units

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

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.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee: Recommends approval of the Future Land Use Amendment from County Rural to City Mixed-Use, 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.

Recommended Motion - Planning Commission: Find the proposed Future Land Use Amendment from County Rural to City Mixed-Use, consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of the proposed Future Land Use Amendment, based on the findings and facts presented in the staff report and exhibits.

ATTACHMENTS:

1. Ordinance No 3135
2. Map series
3. Meeting Summary Report
4. Advertisement September 26
5. Executive Summary 5-1-2024
6. Concept plan Pre-Taking
7. Concept plan Post-Taking
8. FW_ PROPOSED annexation ANX-AP-2147 letter from Orange County
9. 5118 Plymouth Sorrento Road County ROW

ORDINANCE NO. 3135

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL TO CITY MIXED-USE FOR CERTAIN REAL PROPERTY LOCATED AT 5118 PLYMOUTH-SORRENTO ROAD; COMPRISING 0.41 ACRES, MORE OR LESS; OWNED BY DAVID CIPOLLONE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Apopka adopted the City's Comprehensive Plan by Ordinance No. 653 on October 2, 1991, in accordance with the laws of the State of Florida; and

WHEREAS, the City of Apopka is committed to planning and managing the future growth and development of the City; and

WHEREAS, the City Council of the City of Apopka has the authority to amend its Comprehensive Plan pursuant to Chapter 163, *Florida Statutes*; and

WHEREAS, the City of Apopka Planning Commission held a public hearing on October 14, 2025, to consider this small-scale amendment to the Future Land Use Map of the Comprehensive Plan and determined that this amendment is internally consistent with the City’s Comprehensive Plan; and

WHEREAS, the City Council of the City of Apopka held public hearings to consider this amendment, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

WHEREAS, the City of Apopka has complied with all requirements and procedures of Florida law in processing this small-scale amendment to the City's Comprehensive Plan; and

WHEREAS, the City Council of the City of Apopka hereby finds and determines that this amendment is internally consistent with the City's Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Apopka, Florida, as follows:

Section I. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act. The City of Apopka has complied with all requirements of Florida Law in processing this ordinance. The recitals set forth above recitals are hereby adopted.

Section II. Future Land Use Map Amendment. Page 1-32 (Map 1-6) of the Future Land Use Element of the City of Apopka Comprehensive Plan, is hereby amended to change the land

use from County Rural to Mixed-Use for certain real property located at 5118 Plymouth-Sorrento Road, comprising 0.41 acres more or less; as shown and further described in Exhibit "A" attached hereto.

Section III. Applicability and Effect. The applicability and effect of the City of Apopka Comprehensive Plan shall be as provided by the Community Planning Act as set forth in Chapter 163, *Florida Statutes*.

Section IV. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section V. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

Section VI. Effective Date. This Ordinance shall become effective thirty-one (31) days after adoption. If challenged within thirty (30) days after adoption, the Ordinance shall become effective after the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance with applicable law.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this ____ day of _____, 2025

READ FIRST TIME: _____

READ SECOND TIME AND
ADOPTED: _____

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

Clifford B. Shepard, City Attorney

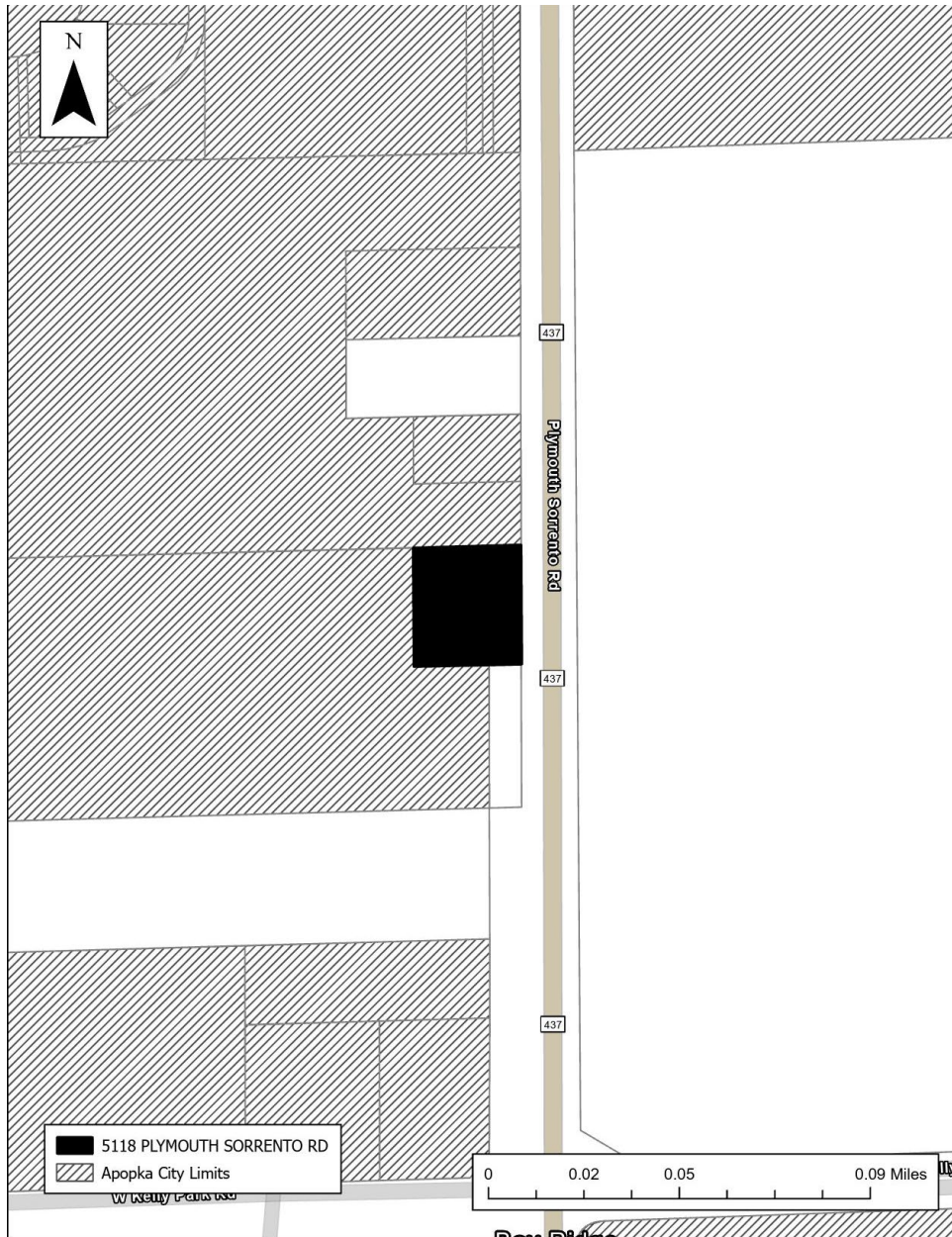
DULY ADVERTISED FOR PUBLIC HEARING: September 26, 2025

89

EXHIBIT "A"

Parcel Identification Number(s): 12-20-27-0000-00-053

Acreage: 0.41+/- Acres





437

Plymouth Sorrento Rd

437

437



5118 PLYMOUTH SORRENTO RD

Apopka City Limits

Esri Community Maps Contributors, County of Orange, FL, FDEP, ©

0 0.02 0.05 0.09 Miles

W Kelly Park Rd



5118 PLYMOUTH SORRENTO RD

Apopka City Limits

Apopka Future Land Use

- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
- IND
- INST_PU
- MU
- OFF
- PR
- RE
- RH
- RL
- RLS
- RM
- RML
- RS
- RVLS

437

Plymouth Sorrento Rd

437

437

0 0.02 0.05 0.09 Miles

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437

Plymouth Sorrento Rd

437

437

5118 PLYMOUTH SORRENTO RD

Apopka City Limits

0 0.02 0.05 0.09 Miles



5118 PLYMOUTH SORRENTO RD

Apopka City Limits

Apopka Zoning

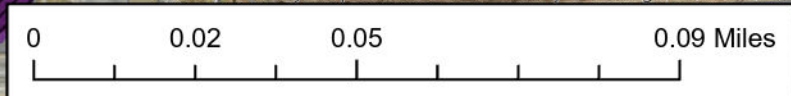
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	RSF-1A
	RSF-1B
	RTF
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437

Plymouth Sorrento Rd

437

437



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Community Meeting After Action Report

- Meeting Summary
- Community Meeting Notice
- Mail Labels
- 300 Foot Radius Map
- Certified Mail receipts
- Sign Posting Email & Pictures



**CIP'S TAVERN
PRE-APPLICATION COMMUNITY MEETING SUMMARY
JUNE 14, 2024 6PM-7:15PM, HELP VIA ZOOM**

Meeting opened at 5:50PM.

Meeting closed at 7:15PM

Attendees

Heather M. Urwiller, MRP, AICP, CFM-Project Planner and Host.

Brent Spain Esq.-Project Attorney

David Cipollone- Property Owner

Linda Collins, Apopka Resident, 1101 Beach Court

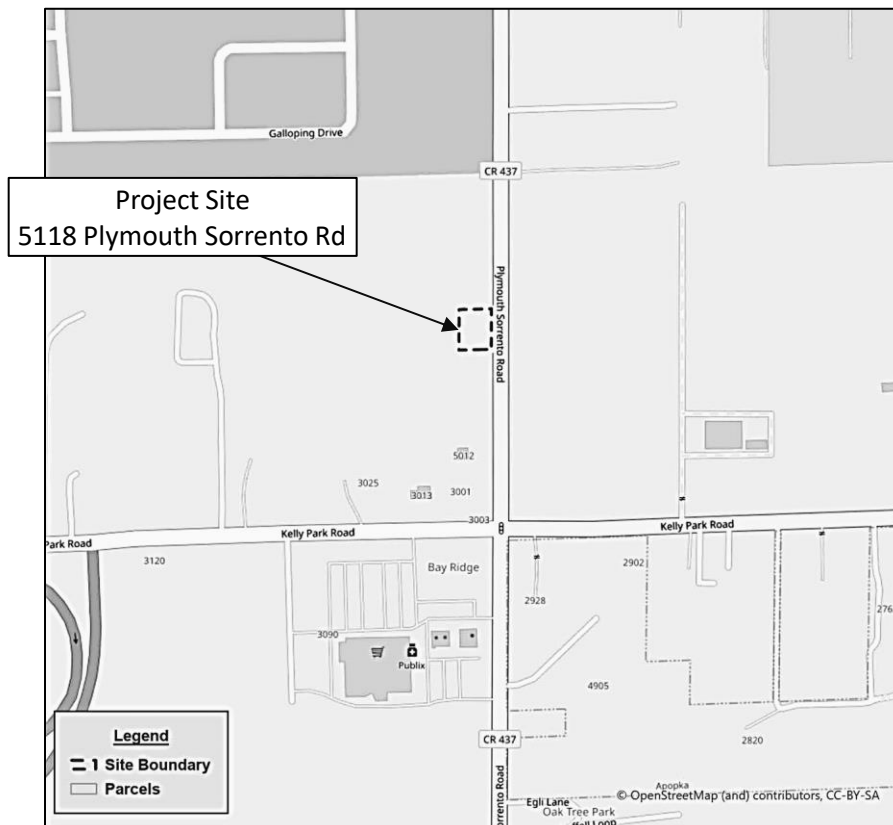
Meeting was opened at 5:50PM. The project request was presented along with the concept plan. Due to low turnout the only resident present was in favor of the project and had no concerns. The meeting was open until 7:15PM with no additional attendees.

COMMUNITY MEETING NOTICE

You are cordially invited to a Community Meeting to discuss applications filed with the City of Apopka. The applicant is requesting to annex the property at 5118 Plymouth Sorrento Road and seeking assignment of Mixed Use future land use and MU-KPI (Kelly Park Interchange District Mixed Use) zoning to allow a Sports Tavern in the existing building. You may request additional information by emailing Heather Urwiller, MRP, AICP, CFM at heather@lpgurp.com or calling (352) 385-1940.

REQUEST:	A Future Land Use Map Amendment and Rezoning for Cip's Tavern at 5118 Plymouth Sorrento Road to allow a Sports Tavern in an existing building.
APPLICANT:	LPG Urban & Regional Planners, LLC
CONTACT:	Heather Urwiller MRP, AICP, CFM, heather@lpgurp.com , (352) 385-1940
EXISTING FLU:	Orange County-Rural
PROPOSED FLU:	Mixed Use
EXISTING ZONING:	Orange County-A-1
PROPOSED ZONING:	MU-KPI (Kelly Park Interchange District Mixed Use)
MEETING DATE & TIME:	June 14, 2024 at 6PM
MEETING LOCATION:	Via Zoom: https://us02web.zoom.us/j/83699629273?pwd=QXZMRkV4VWZjNEExsdl0TDJLQzNIQT09

Project Location



Chiu-Hsia Huang & Tsai Wu Rong
2457 Breezy Meadows Road
Apopka, FL 32712

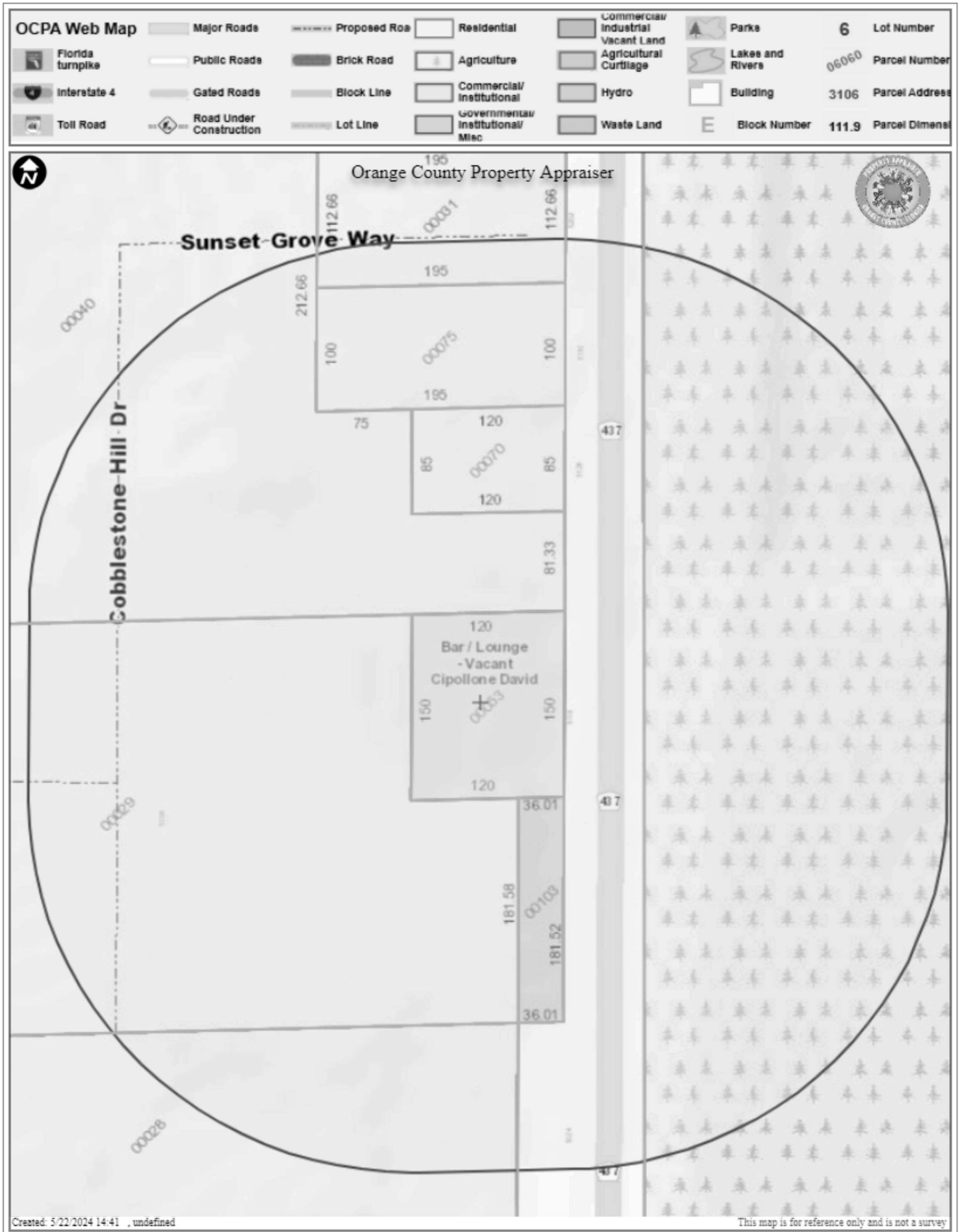
KPI Partnership LLC
1001 Feehanville Drive
Mount Prospect, IL 60056

Scott & Jolanta Wilson
5130 Plymouth Sorrento Road
Apopka, FL 32712

Orange County BCC
C/O Real Estate Mngt Dept
P.O. Box 1393
Orlando, FL 32802

MEGA GNG, LLLP
2809 W. Kelly Park Road
Apopka, FL 32712

James Hitt, City of Apopka
Community Development Director
120 E. Main Street, 2nd Floor
Apopka, FL 32703



9589 0710 5270 1004 7466 63

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees

\$8.73

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage \$0.68

Total Postage and Fees

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Street and Apt. No., or PO Box No.

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Wilson

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☐ Adult Signature Required \$0.00
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Postage \$0.68

Total Postage and Fees

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Mega

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Mount Prospect, IL 60056

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees

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KPI

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Orlando, FL 32802

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\$3.65
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.68

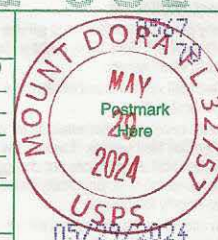
Total Postage and Fees

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees

\$8.73

Sent To

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City, State, ZIP+4®



Huang

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Heather Urwiller

From: Michael
Sent: Saturday, June 1, 2024 9:21 AM
To: Bobby Howell
Cc: S. Brent Spain (sbs@theriaquelaw.com); David Cipollone; Heather Urwiller; Tanner K; cat; Sherie Lindh; Corey D; Corey DeVogel
Subject: Re: Application Addresses
Importance: High

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Bobby, Good Morning. At 8:30am today 1 June I completed the install of our public meeting notice for 5188 Plymouth Sorrento Road.

Should you have any questions I can be contacted anytime as the information below, mike

Michael William Rankin, Owner/Managing Member
LPG Urban & Regional Planners, LLC.
1162 Camp Avenue
Mount Dora Florida 32757
Cell 352-638-4407
www.landplanninggroup.com
www.landplanninggroup.com
Office 352-385-1940



From: Heather Urwiller <heather@lpgurp.com>
Sent: Wednesday, May 22, 2024 1:24 PM
To: Bobby Howell <BHowell@Apopka.net>
Cc: S. Brent Spain (sbs@theriaquelaw.com) <sbs@theriaquelaw.com>; David Cipollone <dcipollone@southlandholdings.com>; Michael <MichaelR@lpgurp.com>
Subject: Application Addresses

Good Day Bobby,

Is it possible to allow me to update the address in the web portal. Apparently, an incorrect address was populated when I created the application. The property address is 5118 Plymouth Sorrento Road but one the reviewers pointed out the address in the system is 2106 Plymouth Sorrento Road . I appreciate your assistance. Thank You.

Kind Regards,
Heather

**Heather M. Urwiller, MRP, AICP, CFM,
Planning Consultant & Senior Planner
LPG Urban & Regional Planners, LLC.
1162 Camp Avenue
Mount Dora Florida 32757
Cell 352-220-9420
www.landplanninggroup.com
Office 352-385-1940**









PUBLIC HEARING NOTICE

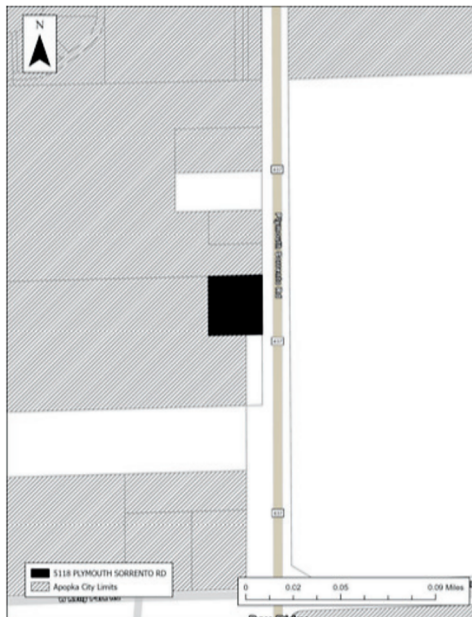
ANNEXATION

CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.A, that **David Cipollone** has made an application to the City of Apopka City Council for an **ANNEXATION** of a property located on the east side of Vick Road approximately ¼ of a mile north of the intersection of Vick Road and W. Lester Road. This application relates to the following described property:

ORDINANCE NO. 3129

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY DAVID CIPOLLONE; LOCATED AT 5118 PLYMOUTH-SORRENTO ROAD; COMPRISING 0.41 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 12-20-27-0000-00-053
Contains: 0.41 +/- Acres

NOTICE is given that public hearings for Ordinance No. 3129 will be held by the **City of Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 15, 2025 beginning at 7:00 P.M and Wednesday, November 5, 2025 beginning at 1:30 P.M.** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Annexation can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 26, 2025

Apopka City Council
Community Development Department
Page 74 of 148



Cip's Sports Tavern
SMALL SCALE COMPREHENSIVE PLAN
AMENDMENT
MAY 2024

Prepared By:

LPG Urban & Regional Planners, LLC.
1162 Camp Avenue
Mt. Dora, Florida 32757
(352) 385-1940

City of Apopka
Small Scale Comprehensive Plan Amendment
Cip's Sport Tavern

Executive Summary

The small-scale comprehensive plan amendment consists of 0.41 ± acres. The subject site is located south and east of SR 429 (Western Beltway), west of Plymouth Sorrento Rd, and north of W Kelly Park Rd (Figures 1, 2 and 3). The property record card indicates the property identification number is 12-20-27-0000-00-053 and the property use is 3300 – Nightclub/Bars. The subject property is located within the unincorporated area of Orange County and is contiguous to the City of Apopka on the northern, southern, and western property boundary.

The subject site is located within the Orange County future land use (FLU) designation of Rural (R) (Figure 4) with an existing zoning of Agriculture (A-1) Citrus Rural district (Figure 5). It is proposed to annex the property into the City of Apopka, amend the FLU from Orange County Rural (R) to Mixed Use within the Village Center Overlay District (Figure 6), and rezone the property to Mixed Use – Kelly Park Interchange (MU-KPI) (Figure 7). A Master Plan consistent with the Apopka Land Development Code is included to support the redesignation of the subject site.

The proposed mixed use land use would allow for neighborhood type commercial uses serving the existing and proposed residential communities.

Under the existing land use the maximum residential development potential is determined by the existing FLU. The site is designated as Agriculture on the Orange County FLU map and can be developed at a maximum of 1 du/10 acres (FLU Policy 6.1.3), which equates to 1 du as the site is less than 10 acres. The existing FAR of the subject site is .12. The requested small-scale comprehensive plan amendment to Mixed Use allows up to 15 dus/acre or a 2.0 FAR with a maximum of 35,719± square feet of commercial. The amendment would result in an increase of up to 35,719± square feet of commercial and an increase potentially of 14 residential units. The owner is proposing to reopen the tavern at the current size which is 2,090 square feet.

Commercial Needs Analysis

The amount of additional commercial acres necessary to support future growth through the year 2030 is estimated to be an additional 1,457 acres of developable land. The proposed amendment would assist the City in meeting the projected need.

Potable Water Analysis

The City currently owns, operates, and maintains a central potable water treatment and distribution system. The maximum pumping capacity of these facilities is limited by the current consumptive use pumping capacity.

The City has a current available capacity of 36.288 mgpd and an analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 2).

The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 36.287 mgpd.

Sanitary Sewer Analysis

The City currently owns, operates, and maintains a central sanitary sewer system. The City's central sanitary system is comprised of 280 miles of gravity and force main pipes, 168 lift stations, and the water reclamation facility Project Arrow. The combined permitted capacity is 8.0 mgpd and the combined annual average daily flow is 3.0 mgpd. The City has a current available capacity of 5.0 mgpd.

An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 3). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 4.99 mgpd. The existing building is served by an onsite septic system. The system will be pumped and returned to service.

Solid Waste Analysis

Orange County is the primary entity responsible for providing solid waste disposal for Apopka. The City provides solid waste collection service to all its residents and businesses within the city limits. The City's adopted level of service (LOS) for commercial solid waste disposal is 2 pounds per 1000 square feet of commercial development (Policy 5.1.2). Based on the existing building (2,090 square feet) the proposed solid waste generated from the facility is anticipated to be 4.18 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Impact Analysis

The subject site is developed with an existing building, water tank, shed, and parking area. The site has no wetlands or undisturbed areas and is outside the floodplain in flood zone X. There are no natural areas on the subject site.

Transportation Impact Analysis

The proposed use is an existing building formerly used as a tavern. The impact on the transportation system is negligible as the use was previously established within Orange County. The site is currently accessed via two existing driveways from Plymouth Sorrento Road. No addition to the building is proposed.

Comprehensive Plan Compliance

The proposed amendment is in compliance with the following land use policies, among others, in the City of Apopka Comprehensive Plan. The amendment will also further the City's goals in meeting projected commercial needs.

Urban Sprawl Analysis

Section 163.3177, Florida Statutes (FS), requires that any amendment to the Future Land Use Element discourage the proliferation of urban sprawl. Specifically, Section 163.3177(6)(a)9.a, FS, identifies 13 primary urban sprawl indicators and states that [t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

An evaluation of each primary indicator is provided below:

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The proposed development provides for commercial land uses. Additionally, the site’s proximity to the Wingspan project further promotes a mixture of uses.

This indicator is not present.

- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The proposed amendment is requested to allow the existing building to return to the previous use of a tavern. The applicant is seeking to re-establish the tavern in the current footprint. The site is also not in a rural area at a substantial distance from the existing urban area.

This indicator is not present.

- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed development does not promote radial, strip, isolated, or ribbon pattern development. The subject property is adjacent to other uses and was previously used as a tavern.

This indicator is not present.

- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural resources.

The subject property was previously disturbed and is improved with a building and parking area. There are no environmentally sensitive areas on the site.

This indicator is not present.

- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The proposed development will not impact adjacent agriculturally zoned properties. The proposed development will be surrounded by the required landscape buffers to transition uses from adjacent properties. The adjacent properties are currently not being utilized for agricultural operations.

This indicator is not present.

- VI. Fails to maximize use of existing public facilities and services.

The proposed amendment and associated uses will utilize existing facilities and services within the area. Wastewater will be provided by an onsite septic system. Potable water is currently provided by the City.

This indicator is not present.

- VII. Fails to maximize use of future public facilities and services.

The proposed amendment will utilize current and future improvements to the City's public facilities and services.

This indicator is not present.

- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintain facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The proposed use of the subject property will not disproportionately increase the cost of public services in the area, as facilities are currently in place or already approved to service the area.

This indicator is not present.

- IX. Fails to provide a clear separation between rural and urban land uses.

The subject property is in an area with a mix of uses. There is a clear separation between rural and urban land uses in the area, including the west versus east sides of Plymouth Sorrento Road. The subject property is surrounded on three sides by the Wingspan project.

This indicator is not present.

- X. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The proposed amendment does not discourage infill or redevelopment; the amendment encourages infill development by providing neighborhood commercial uses to support further redevelopment of the area.

This indicator is not present.

- XI. Fails to encourage a functional mix of uses.

The proposed development provides for commercial . The commercial uses will help to serve the proposed and approved residential development in the area, as well as existing residential development within the surrounding community. The site's location adjacent to the Wingspan project also promotes a mixture of uses.

This indicator is not present.

- XII. Results in poor accessibility among linked or related land uses.

The proposed amendment will not affect the accessibility to adjacent lands. Accessibility will be improved in the area as the proposed development will provide a missing connecting sidewalk along Plymouth Sorrento Road. The Wingspan project is also proposing a sidewalk north and south of the subject property.

This indicator is not present.

- XIII. Results in the loss of significant amounts of functional open space.

The subject property does not impact functional open space. There is no land designated as recreation or open space within the subject property boundary. A total 43% of open space on the subject property is being provided and exceeds minimum open space requirements.

This indicator is not present.

Further, a future land use amendment shall be determined to discourage urban sprawl if it meets four or more criteria listed in Section 163.3177.9.b., FS. The proposed land use amendment meets the following four listed criteria:

- I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The proposed development is in an area planned for neighborhood commercial uses. The owner intends to reopen the existing building using the same footprint. The proposed tavern will not adversely impact natural resources or the ecosystem. The subject property is disturbed and has

no environmentally sensitive areas.

- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The subject property will be integrated into the existing public service system, which provides many urban services including potable water, wastewater, and stormwater.

- III. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit.

The proposed amendment will complete the planned sidewalk along Plymouth Sorrento Road by connecting to the sidewalk provided by Wingspan to the north and south of the property.

- IV. Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

The proposed project will not significantly affect the mixture of land uses in the City. The commercial site will help to serve the needs of the current and growing residential population in the surrounding residential communities, such as Wingspan.

Table 1: Maximum Development Analysis

Ordinance #	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Proposed Maximum Development	Net Change in Development Potential
Cip's Tavern	0.41	Rural	.12	MU	.30 FAR	Residential to Commercial
TOTAL	0.41		.12		.03 FAR	.03 FAR

Existing Orange County Agriculture FLU 1 du/10ac Density – Max. Intensity – (pursuant to Policy FLU1.1.4 H.)

Proposed Mixed Use FLU within the Village Center Overlay District - Max. Intensity – .03 FAR (pursuant Policy 3.1.r)

Existing Building is 2,090 Sq ft per Orange County Property Record Card, April 8, 2024.

Table 2: Water Analysis

Ordinance #	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Proposed Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity							36.288*
Cip's Tavern	0.41	Rural	.12	MU	.30	.000354	36.287
TOTAL	0.41				.30		36.287

*Capacity from Apopka 2022 Water Quality Report

Non-Residential demand is calculated at 177 gpd/capita (Policy 2.1.1 & Policy 2.1.2).

3.02 Persons Per Household per US Census 2020 Quick facts(<https://www.census.gov/quickfacts/fact/table/apopkacityflorida,FL/PST045222>), April 16, 2024

Estimate Employee Population (1 employee/1,100 square feet or 2 employees -based on (EIA) Table B2 of the Commercial Building Energy Consumption Survey, dated December 2022, (<https://www.eia.gov/consumption/commercial/data/2018/#b1-b2>))

Table 3 – Wastewater Analysis

Ordinance #	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Proposed Maximum Development	Wastewater Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity							5.0.0
Cip's Tavern	0.41	Rural	.12	MU	.30	.000162	4.99
TOTAL	0.41		.12		.30		4.99

Capacity provided by Richard Earp on April 8, 2024

Non-Residential demand is calculated at 81 gpd/capita (Policy 1.1.1)

3.02 Persons Per Household per US Census 2020 Quick facts(<https://www.census.gov/quickfacts/fact/table/apopkacityflorida,FL/PST045222>), April 16, 2024

Estimate Employee Population (1 employee/1,100 square feet or 2 employees -based on (EIA) Table B2 of the Commercial Building Energy Consumption Survey, dated December 2022, (<https://www.eia.gov/consumption/commercial/data/2018/#b1-b2>))

Figure 1



Figure 2

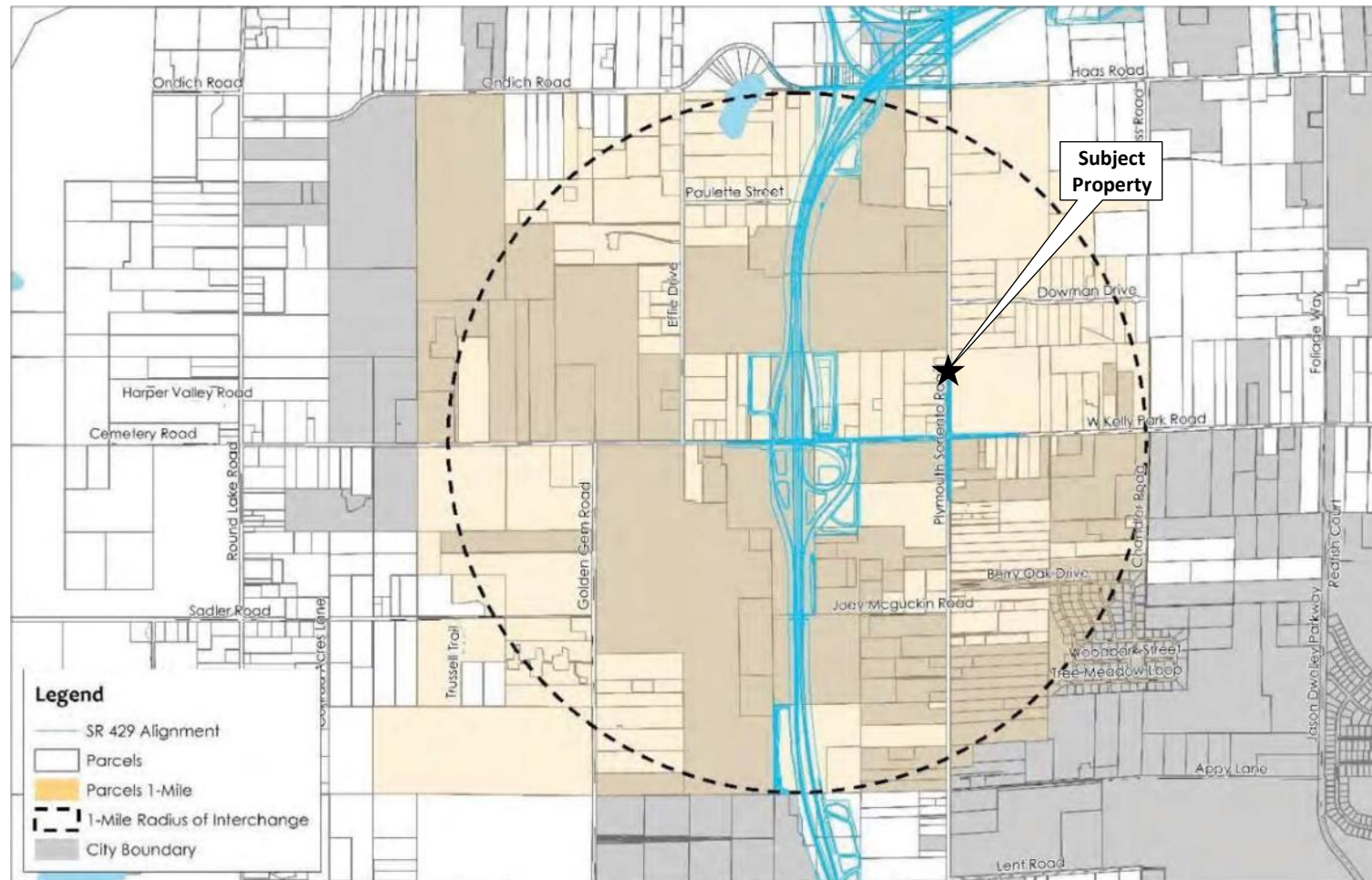


Figure 3

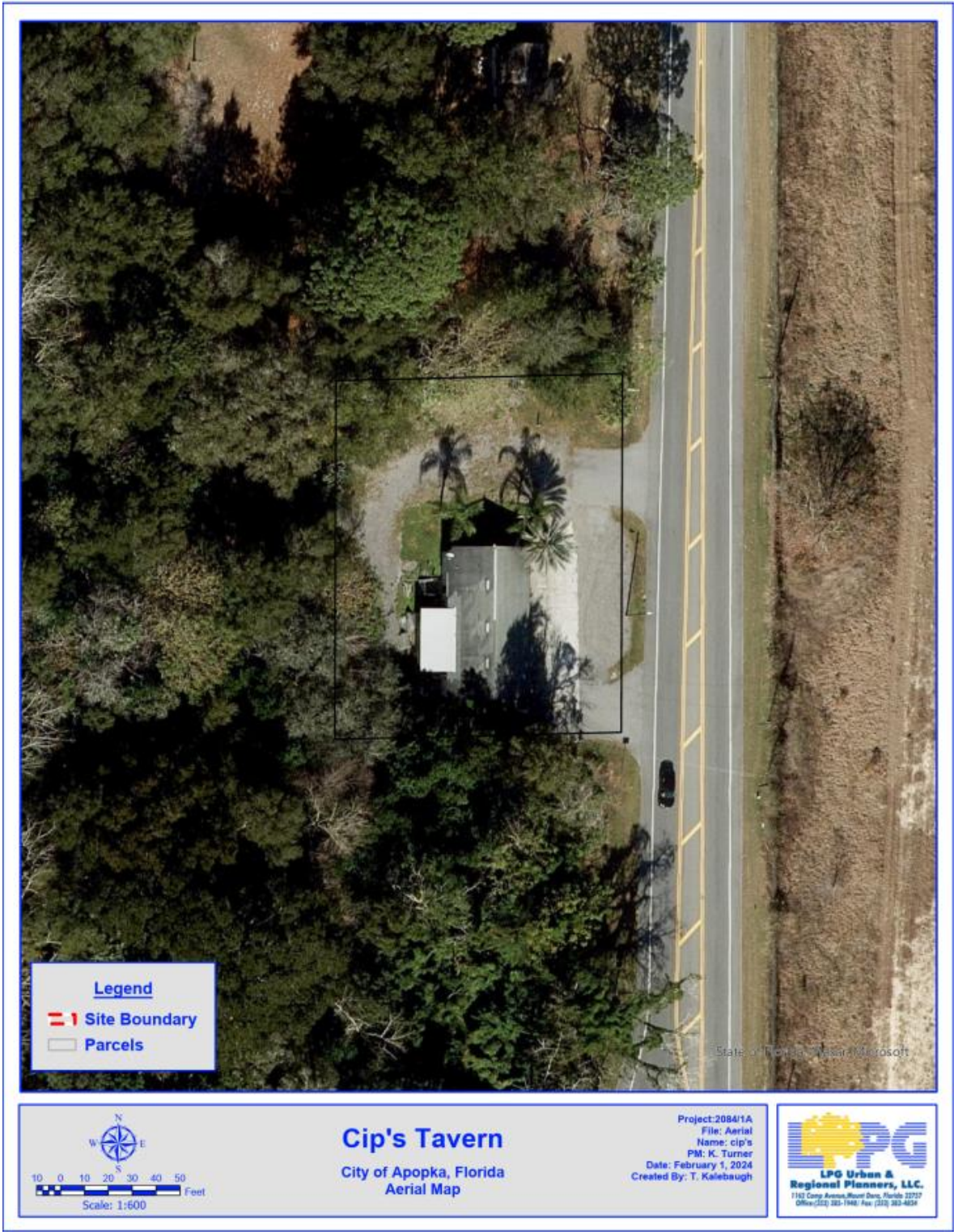


Figure 4-Existing Land Use

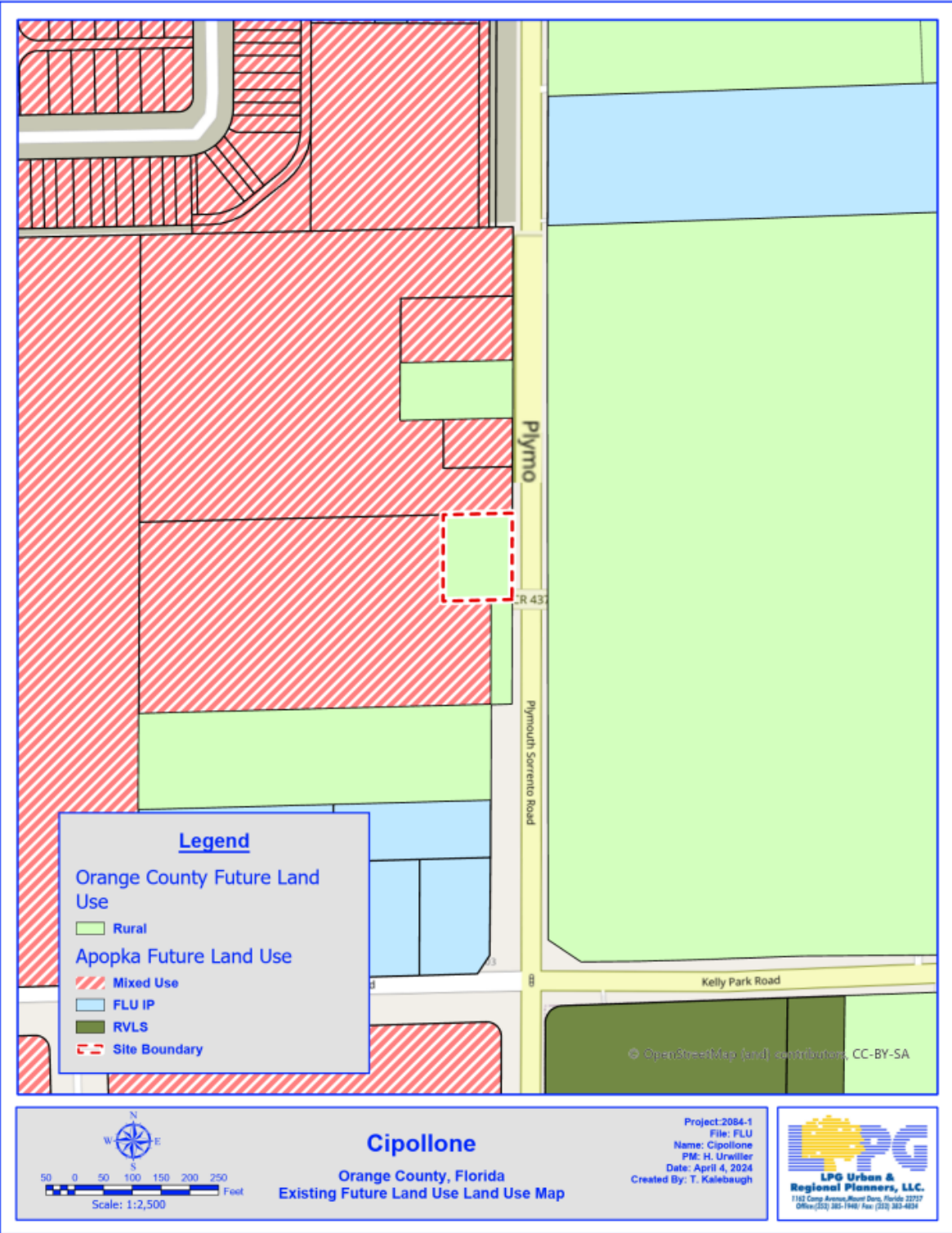


Figure 5- Existing Zoning

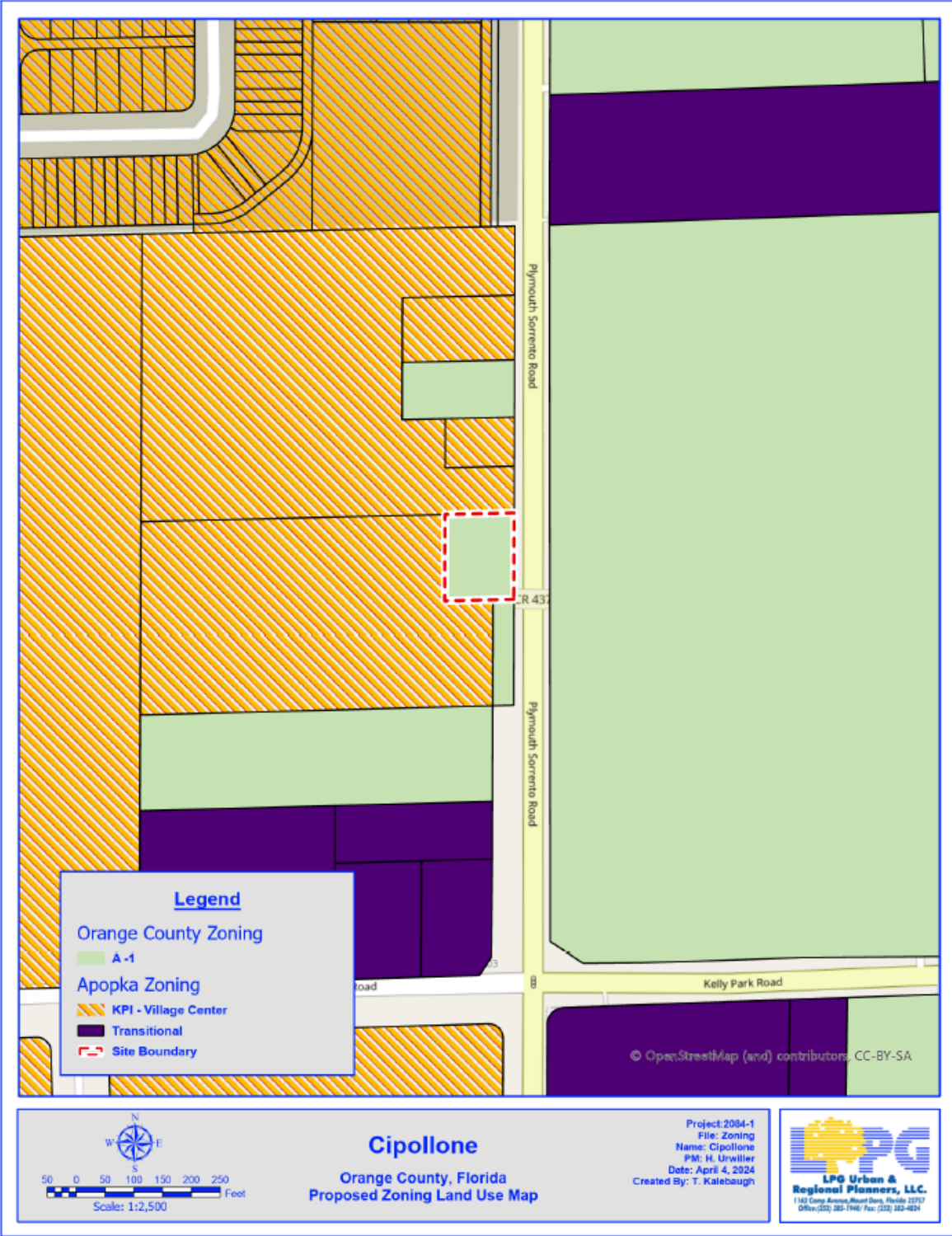


Figure 6- Proposed FLU

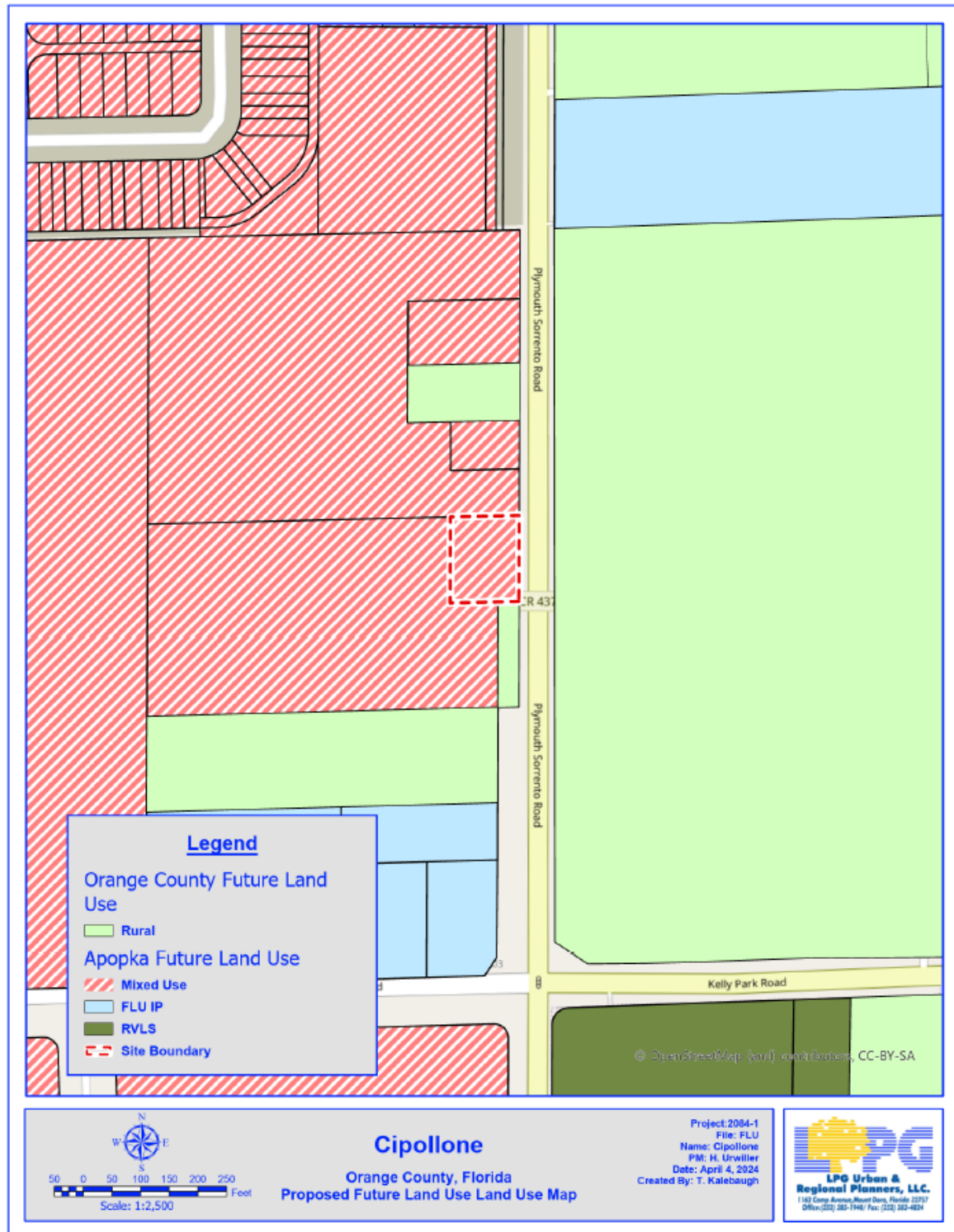


Figure 7- Proposed Zoning

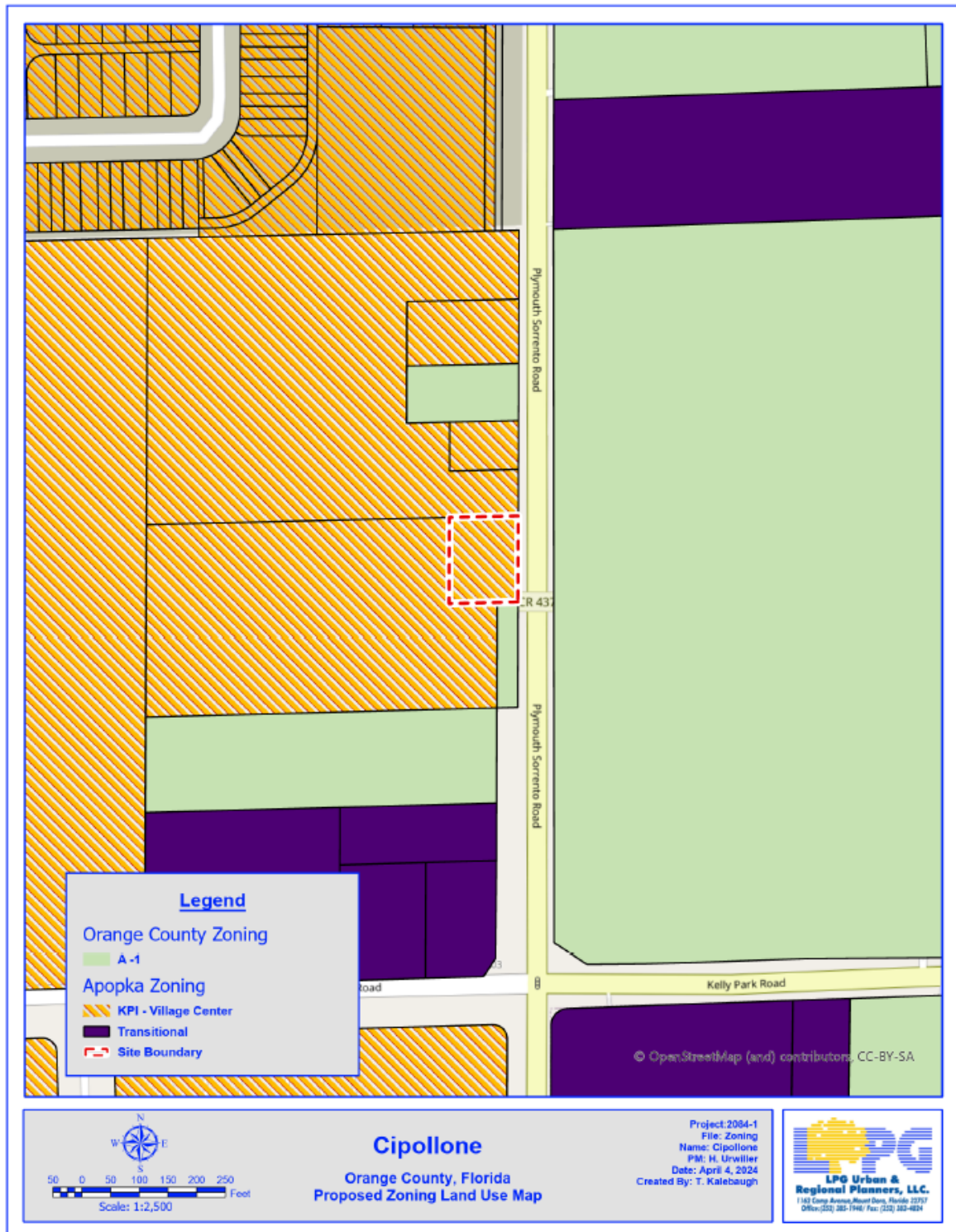
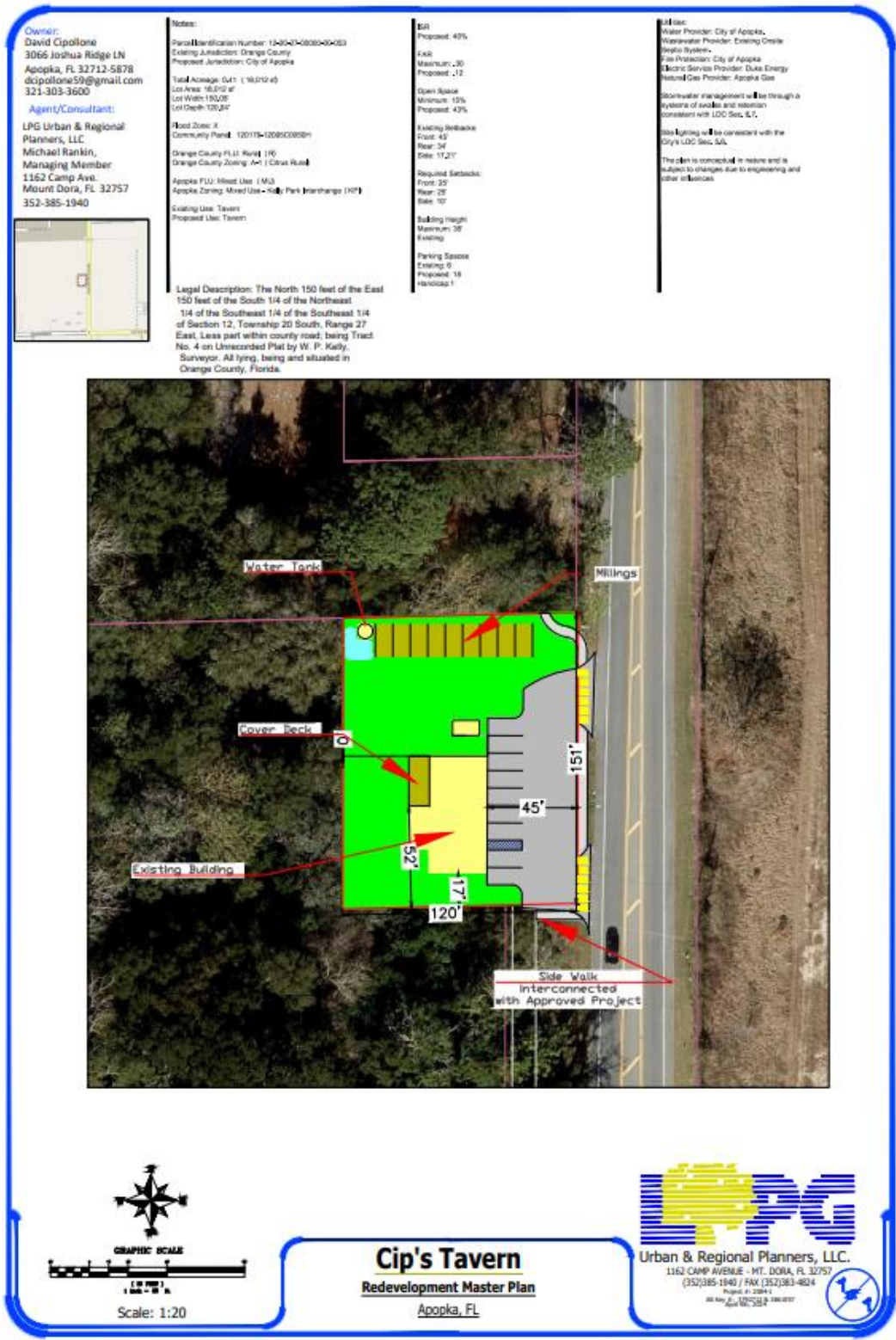


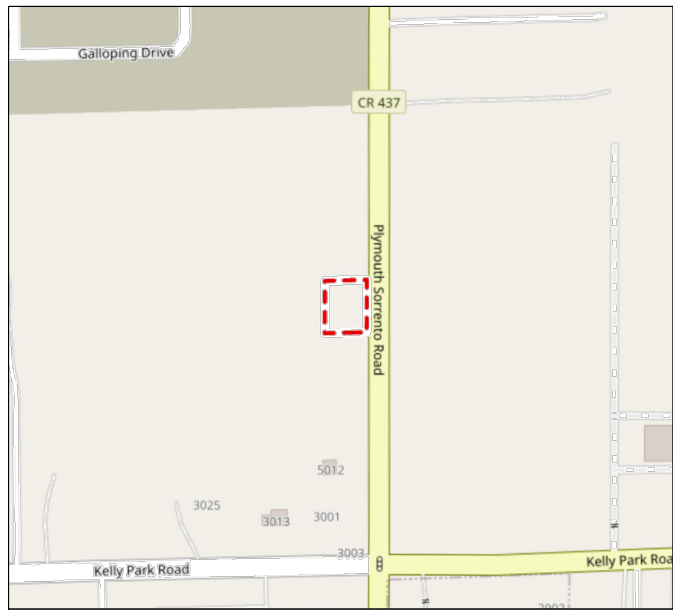
Figure 8-Master Plan



Owner:
David Cipollone
3066 Joshua Ridge LN
Apopka, FL 32712-5878
dcipollone59@gmail.com
321-303-3600

Agent/Consultant:

LPG Urban & Regional
Planners, LLC
Michael Rankin,
Managing Member
1162 Camp Ave.
Mount Dora, FL 32757
352-385-1940



Notes:

Parcel Identification Number: 12-20-27-00000-00-053
Existing Jurisdiction: Orange County
Proposed Jurisdiction: City of Apopka

Total Acreage: 0.41 (18,012 sf)
Lot Area: 18,012 sf
Lot Width: 150.05'
Lot Depth: 90'

Flood Zone: X
Community Panel: 120179-12095C0050H

Orange County FLU: Rural (R)
Orange County Zoning: A-1 (Citrus Rural)

Apopka FLU: Mixed Use (MU)
Apopka Zoning: Mixed Use - Kelly Park Interchange (KPI)

Existing Use: Tavern
Proposed Use: Tavern

Existing Building: 2,024 square feet
Covered Deck: 630 square feet
Total: 2,654
Seating Area: 1,301

Legal Description: The North 150 feet of the East 150 feet of the South 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, Less part within county road; being Tract No. 4 on Unrecorded Plat by W. P. Kelly, Surveyor. All lying, being and situated in Orange County, Florida.

ISR
Proposed: 40%

FAR
Maximum: .30
Minimum: .15
Proposed: .15

Open Space
Minimum: 10%
Proposed: 33%

Existing Setbacks:
Front: 45'
Rear: 34'
Side: 17.21'

Required Setbacks:
Front: 25'
Rear: 10'
Side: 0'

Building Height
Maximum: 35'
Existing: 12'

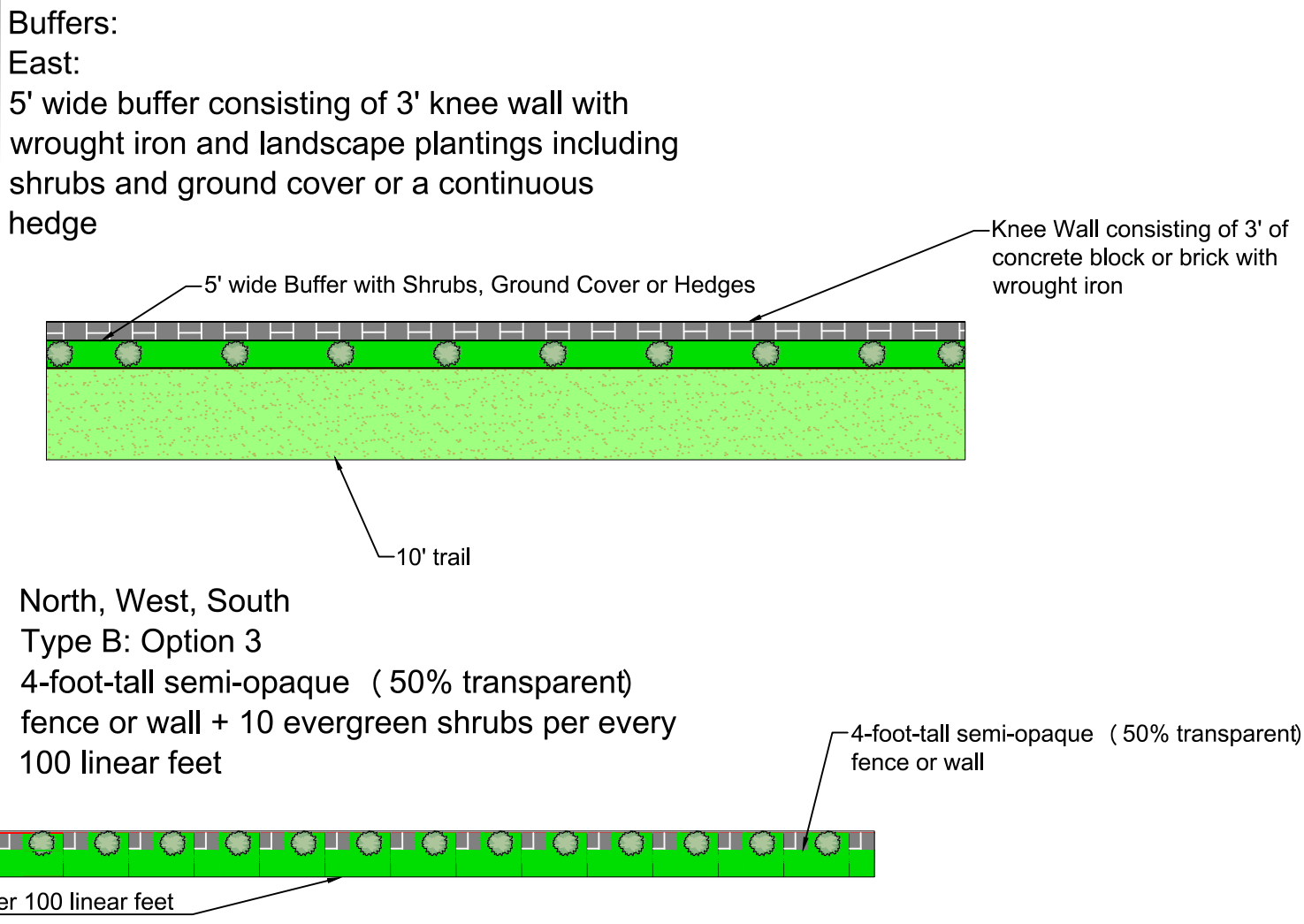
Parking Spaces
Required 8 Spaces per 1,000
Square Feet of Seating Area: 11
Proposed: 16
Handicap: 1

Utilities:
Water Provider: City of Apopka.
Wastewater Provider: Existing Onsite Septic System.
Fire Protection: City of Apopka
Electric Service Provider: Duke Energy
Natural Gas Provider: Apopka Gas

Stormwater management will be through a systems of swales and retention consistent with LDC Sec. 6.7.

Site lighting will be consistent with the City's LDC Sec. 5.6.

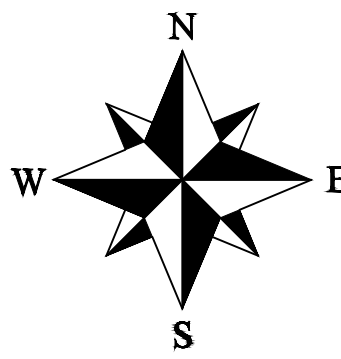
Foundation Planting consisting of 4' wide planter along the length of front facade 280 sq ft



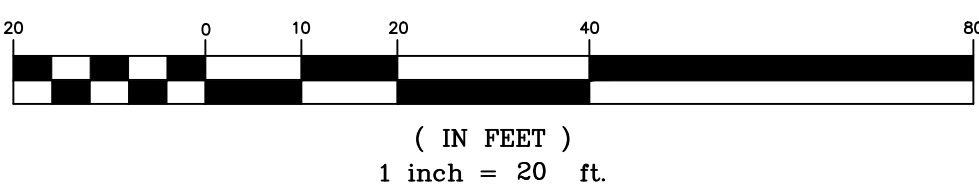
Per* Table 5.2.5.B.3.D-2



Any future applicant/owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that the adjacent or nearby land use includes publicly managed property. The notice shall indicate that the adjacent property will require the use of resource management practices that may result in periodic temporary conditions that may limit outdoor activities. These practices will include, but not be limited to, ecological burning, pesticide and herbicide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary for proper resource management.



GRAPHIC SCALE



Scale: 1:20

*Plan is Conceptual by Design and is subject to Engineering and Other Outside Influences.

Cip's Tavern

Redevelopment Master Plan

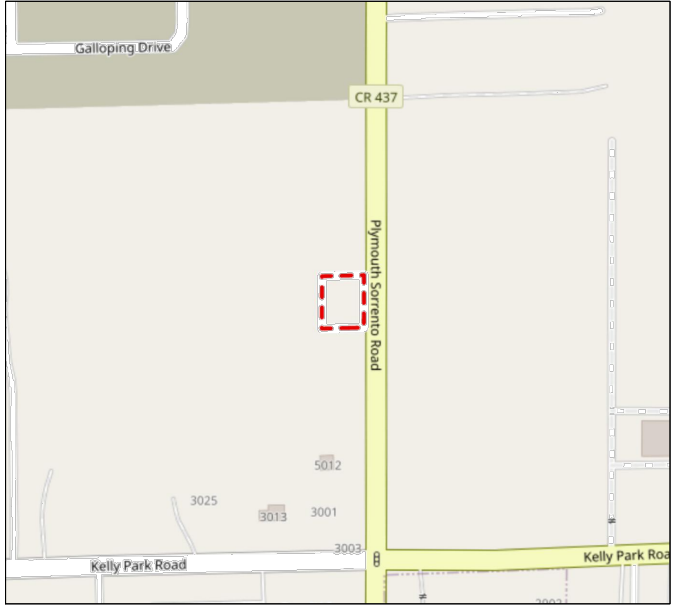
Apopka, FL



Urban & Regional Planners, LLC.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
Project #: 2084-1
Parcel ID: 12202700000053
January 30th, 2025

Owner:
David Cipollone
3066 Joshua Ridge LN
Apopka, FL 32712-5878
dcipollone59@gmail.com
321-303-3600

Agent/Consultant:
LPG Urban & Regional
Planners, LLC
Michael Rankin,
Managing Member
1162 Camp Ave.
Mount Dora, FL 32757
352-385-1940



Notes:

Parcel Identification Number: 12-20-27-00000-00-053
Existing Jurisdiction: Orange County
Proposed Jurisdiction: City of Apopka

Total Acreage: 0.41 (18,012 sf)
Lot Area: 18,012 sf
Proposed Taking area: 4,500 sf
Net Lot Area: 13,512 sf
Lot Width:150'
Lot Depth:120'

Flood Zone: X
Community Panel: 120179-12095C0050H

Orange County FLU: Rural (R)
Orange County Zoning: A-1 (Citrus Rural)

Apopka FLU: Mixed Use (MU)
Apopka Zoning: Mixed Use - Kelly Park Interchange (KPI)

Existing Use: Tavern
Proposed Use: Tavern

Existing Building: 2,024 square feet
Covered Deck: 630 square feet
Total: 2,654
Seating Area: 1,301

ISR
Proposed: 53%

FAR
Maximum: .30
Minimum: .15
Proposed: .19

Open Space
Minimum: 15%
Proposed: 40%

Existing Setbacks:
Front: 45'
Rear: 34'
Side: 17'

Required Setbacks:
Front: Minimum 8' / Maximum 20'
Rear: 10'
Side: 0'

Building Height
Maximum: 35'
Existing: 12'

Parking Spaces
Required 8 Spaces per 1,000
Square Feet of Seating Area:
11 Proposed: 14
Handicap:1

Utilities:
Water Provider: City of Apopka.
Wastewater Provider: Existing Onsite Septic System.
Fire Protection: City of Apopka
Electric Service Provider: Duke Energy
Natural Gas Provider: Apopka Gas

Stormwater management will be through a systems of swales and retention consistent with LDC Sec. 6.7.

Site lighting will be consistent with the City's LDC Sec. 5.6.

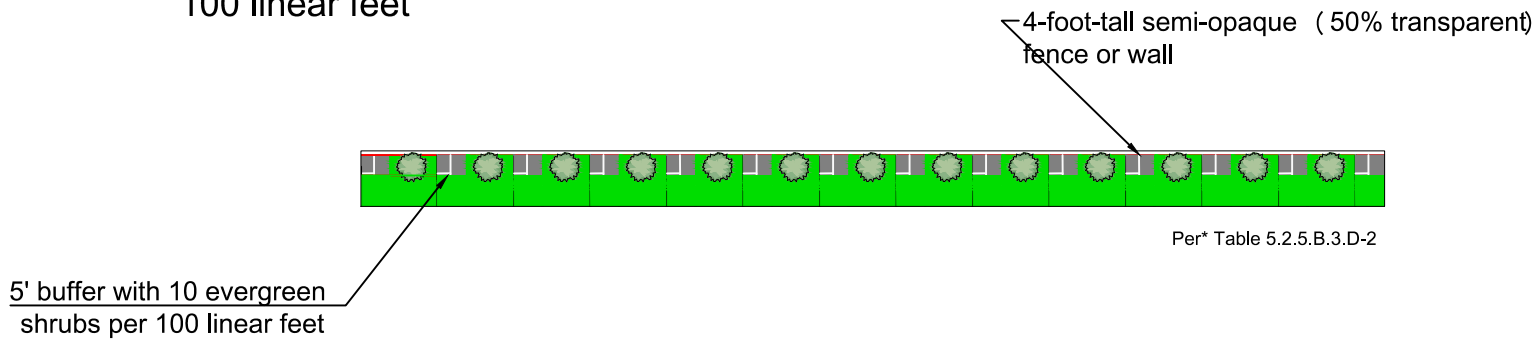
Foundation Planting consisting of 4' wide planter along the length of front facade 280 sq ft

Buffers:
East:
5' wide buffer consisting of 3' knee wall with wrought iron and landscape plantings including shrubs and ground cover or a continuous hedge

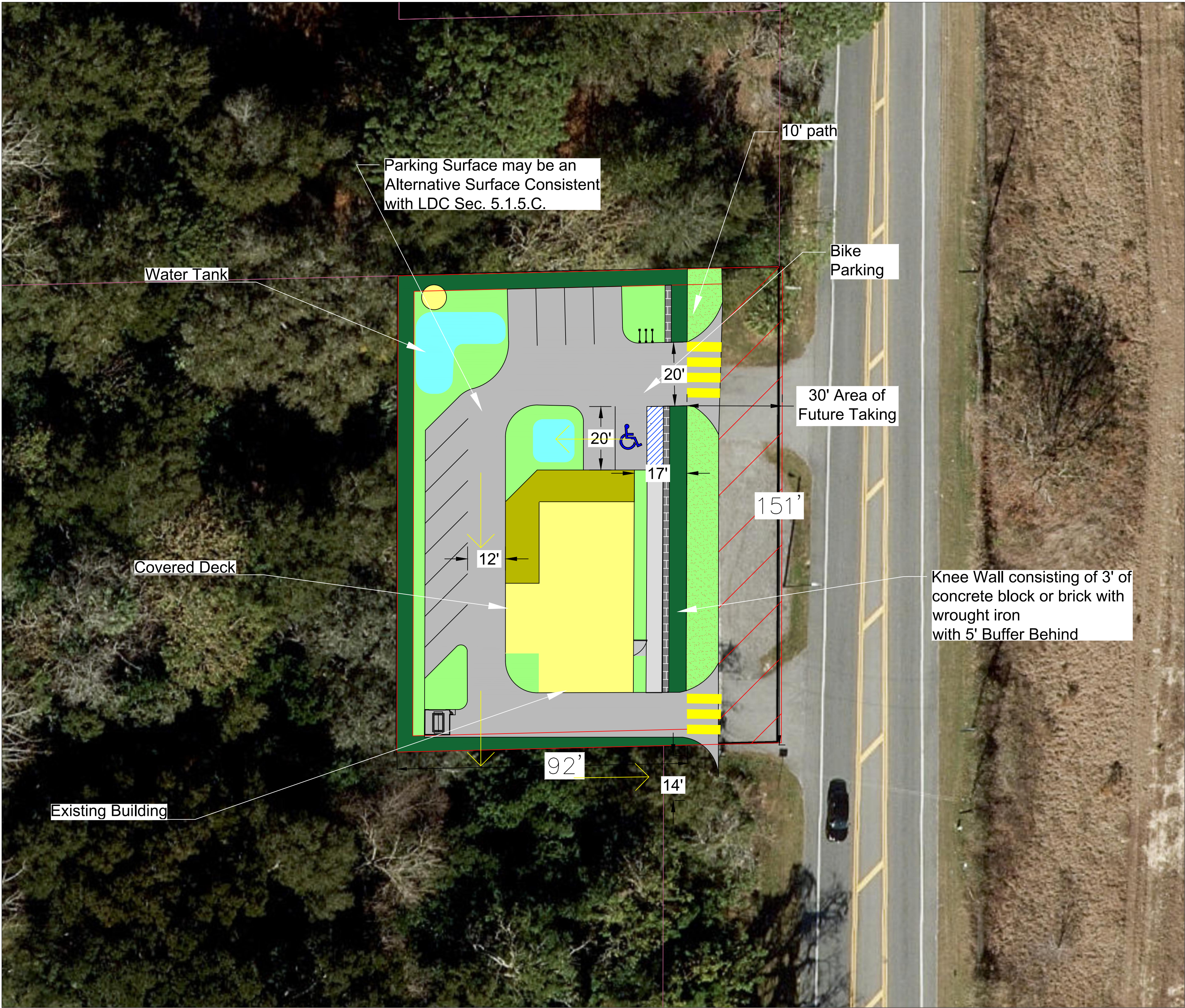
10' Trail

Knee Wall consisting of 3' of concrete block or brick with wrought iron

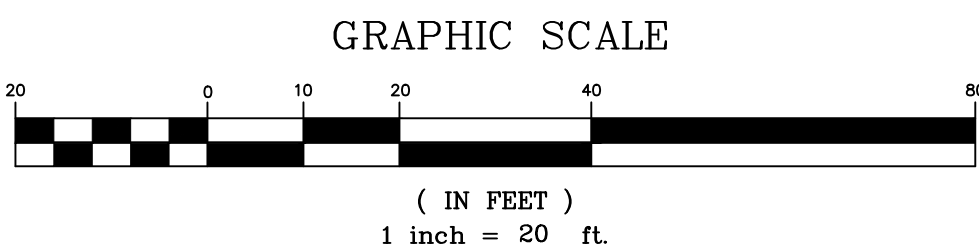
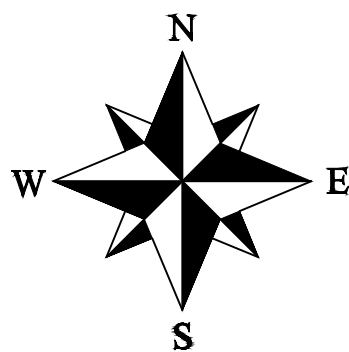
North, West, South
Type B: Aesthetic, Option 3
4-foot-tall semi-opaque (50% transparent) fence or wall + 10 evergreen shrubs per every 100 linear feet



Legal Description: The North 150 feet of the East 150 feet of the South 1/4 of the Northeast1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, Less part within county road; being Tract No. 4 on Unrecorded Plat by W. P. Kelly, Surveyor. All lying, being and situated in Orange County, Florida.



Any future applicant/owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that the adjacent or nearby land use includes publicly managed property. The notice shall indicate that the adjacent property will require the use of resource management practices that may result in periodic temporary conditions that may limit outdoor activities. These practices will include, but not be limited to, ecological burning, pesticide and herbicide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary for proper resource management.



Cip's Tavern

Redevelopment Master Plan

Apopka, FL



Urban & Regional Planners, LLC.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
Project #: 2084-1
Parcel ID:12202700000053
December 10th, 2024

1 of 1

From: [Mills, Misty D](#)
To: [Bobby Howell](#)
Cc: [Jean Sanchez](#)
Subject: FW: PROPOSED annexation ANX-AP-2147
Date: Friday, August 2, 2024 11:49:31 AM
Attachments: [image001.png](#)
[image002.png](#)

CAUTION: This Email originated from a source outside the City of Apopka. Do not click on links or open attachments unless you recognize the sender and you know the content is safe.



Good morning,

Please see below for information regarding the notice of proximity language. This is regarding the annexation at 5118 Plymouth Sorrento Road.

Have a great weekend!

Sincerely,

Misty Mills, Senior Planner
407-836-5435
misty.mills@ocfl.net
Office hours 7:30 – 16:00

From: Jackson, Beth - EPD <Beth.Jackson@ocfl.net>
Sent: Thursday, August 1, 2024 10:09 AM
To: Mills, Misty D <Misty.Mills@ocfl.net>
Subject: RE: PROPOSED annexation ANX-AP-2147

The Green PLACE program has reviewed the proposed annexation and has the following comments:

The proposed annexation is within 1.0 miles of the Lewis- Gress Property , Sandhill Preserve and the Lake Lucie Conservation Area. Any new development on the site should be required to place in their covenants and restrictions the following Notice of Proximity language. Comment is listed below:

This site is adjacent or within less than 5 miles of Sand Hill Preserve. Please notify the City of Apopka that any future applicant/owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that the adjacent land use includes publicly managed property. The notice shall indicate that the adjacent property will require the use of resource management practices that

may result in periodic temporary conditions that may limit outdoor activities. These practices will include, but not be limited to, ecological burning, pesticide and herbicide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary for proper resource management.

Beth Jackson, MBA
Environmental Programs Administrator
Water and Land Resources Management
3165 McCrory Place
Orlando, Florida 32803
Office: 407-836-1481
Cell: 321-689-7466

Email: beth.jackson@ocfl.net

Web: www.ocepd.org

Attention customers: EPD is now accepting requests for virtual or in-person appointments to serve you safely. Email EPDAppointments@ocfl.net or visit <http://orangecountyfl.net/EmergencySafety/Coronavirus/Coronavirus-DevelopmentServices.aspx> for more information. Please, no walk-ins, thanks!



From: Mills, Misty D <Misty.Mills@ocfl.net>

Sent: Thursday, August 1, 2024 9:10 AM

To: 911 MSAG <911MSAG@ocfl.net>; Martinez, Adela (OCSO) <adela.martinez@ocsofl.com>; Anderson, Shawn <Shawn.Anderson2@ocfl.net>; Blackham, William J <William.Blackham@ocfl.net>; Castillero, Humberto L <Humberto.Castillero@ocfl.net>; Catapano, Molly <Molly.Catapano@ocfl.net>; Chami, Tammilea <Tammilea.Chami@ocfl.net>; Charles, Jeff <Jeff.Charles@ocfl.net>; Christopher Mills <christopher.mills@ocps.net>; Cirivello, Nicholas T <Nicholas.Cirivello@ocfl.net>; Cummings, Jennifer <Jennifer.Cummings@ocfl.net>; Dawkins, Ann (COMPT) <ann.dawkins@ocompt.com>; Divine, Daniel (OCSO) <daniel.divine@ocsofl.com>; Dobson, Christopher L <Christopher.Dobson@ocfl.net>; Driggers, Brandy <Brandy.Driggers@ocfl.net>; Drow, Robert <Robert.Drow@ocfl.net>; Drozeck, Mike <Mike.Drozeck@ocfl.net>; Dubois, Jennifer <Jennifer.Dubois@ocfl.net>; Dubus, Anne <Anne.Dubus@ocfl.net>; Dwyer, Trumell (OCSO) <trumell.dwyer@ocsofl.com>; El-Assar, Hazem <Hazem.El-Assar@ocfl.net>; Gregory, David <David.Gregory@ocfl.net>; Harris, Taunya D <Taunya.Harris@ocfl.net>; Hernandez, Gloria (COMPT) <gloria.hernandez@ocompt.com>; Holmes,

Georgiana <Georgiana.Holmes@ocfl.net>; Jackson, Beth - EPD <Beth.Jackson@ocfl.net>; Johnson, Liz <Liz.Johnson@ocfl.net>; Johnstone, Peter <Peter.Johnstone@ocfl.net>; Jonas, Royden A <Royden.Jonas@ocfl.net>; Rountree, Keenya (OCSO) <keenya.rountree@ocsofl.com>; Kilponen, Daniel <Daniel.Kilponen@ocfl.net>; Lugo, Josue <Josue.Lugo@ocfl.net>; Madigan, Tala <Tala.Madigan@ocfl.net>; Mai, Andrew W <Andrew.Mai@ocfl.net>; Marshall, Alan <Alan.Marshall@ocfl.net>; Martinez, Lillian <Lillian.Martinez@ocfl.net>; McDermid, Sherry L <Sherry.McDermid@ocfl.net>; McFadden, Carolyn <Carolyn.McFadden@ocfl.net>; Mercado, Arnaldo <Arnaldo.Mercado@ocfl.net>; Miller, Djuana (COMPT) <djuana.miller@occompt.com>; Mino, Luciana A <Luciana.Mino@ocfl.net>; Moffett, Cedric <Cedric.Moffett@ocfl.net>; Moncaleano, Alex <Moncaleano.Alex@ocfl.net>; Moreau, Jennifer C <Jennifer.Moreau@ocfl.net>; ocsogis; Olivares, Jaclyn <Jaclyn.Olivares@ocfl.net>; Oliver, Melissa L <Melissa.Oliver@ocfl.net>; FR Work Orders <Ocfrd_workorders@custhelp.com>; Pashinina, Irina <Irina.Pashinina@ocfl.net>; Patrick, Ryan <Ryan.Patrick@ocfl.net>; Pritchett, Matthew C <Matthew.Pritchett@ocfl.net>; Ramsey, Calinne <Calinne.Ramsey@ocfl.net>; Reynolds, Jason R <Jason.Reynolds@ocfl.net>; Robinson, Douglas K <Douglas.Robinson@ocfl.net>; Rocco Campanale (rcampanale1@ocpafl.org) <rcampanale1@ocpafl.org>; Romanowski, Albert B <Albert.Romanowski@ocfl.net>; Salcedo, Andres <Andres.Salcedo@ocfl.net>; Sanders, Brian (Transportation Planning) <Brian.Sanders@ocfl.net>; Shupp, George <George.Shupp@ocfl.net>; Sims, Greg <Greg.Sims@ocfl.net>; Smith, Roger <Roger.Smith@ocfl.net>; Soler, Elizabeth (COMPT) <elizabeth.soler@occompt.com>; Stewart-Horan, Kimberly B <Kimberly.Stewart-Horan@ocfl.net>; Taylor, Emmitt <Emmitt.Taylor@ocfl.net>; Thalmueller, Nicolas M <Nicolas.Thalmueller@ocfl.net>; Torres, Alissa (Public Works) <Alissa.Torres@ocfl.net>; Torres, Maricela <Maricela.Torres@ocfl.net>; Torres, Taina L <Taina.Torres@ocfl.net>; Triplett, Yolanda <Yolanda.Triplett@ocfl.net>; VanSmith, Aaron <Aaron.VanSmith@ocfl.net>; Vargas, Alberto A <Alberto.Vargas@ocfl.net>; Wallace-Minnis, Lisa <Lisa.Wallace-Minnis@ocfl.net>; Watson, Sue <Sue.Watson@ocfl.net>; Watts, Mike <Mike.Watts@ocfl.net>; Weiss, Jon <Jon.Weiss@ocfl.net>; Wetland Permitting <WetlandPermitting@ocfl.net>; Wilson, Tanya <Tanya.Wilson@ocfl.net>; Yokiel, Frank <Frank.Yokiel@ocfl.net>

Subject: PROPOSED annexation ANX-AP-2147

Good morning,

Please review the attached annexation request from the City of Apopka for any impacts to Orange County.

- ANX-AP-2147 – 5118 Plymouth Sorrento Road

Please provide comments by Friday, August 16, 2024.

Sincerely,

Misty Mills, Senior Planner
407-836-5435
misty.mills@ocfl.net
Office hours 7:30 – 16:00

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

From: [Mills, Misty D](#)
To: [Bobby Howell](#)
Cc: [Jun Sohn](#); [Jean Sanchez](#)
Subject: 5118 Plymouth Sorrento Road
Date: Friday, September 12, 2025 8:07:44 AM

CAUTION: This Email originated from a source outside the City of Apopka. Do not click on links or open attachments unless you recognize the sender and you know the content is safe.



Good morning!

Reaching out about the property located at 5118 Plymouth-Sorrento Road.

The adjacent road corridor is listed in the Transportation Element's 2030 Long Range Transportation Plan. 35' of future road right-of-way will be needed from this parcel.

Please let me know if you have any questions.

Sincerely,

Misty Mills, Senior Planner
407-836-5435
misty.mills@ocfl.net
Office hours 7:30 – 16:00

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 3.

Meeting Date: October 14, 2025

Department: Community Development

SUBJECT:

Quasi-Judicial - Ordinance No. 3136 - Rezoning/KPI Master Plan - 5118 Plymouth-Sorrento Road "Cips Tavern"

ACTION ITEM INFORMATION:

Owner(s): David Cipollone

Applicant(s): LPG Urban & Regional Planner

Location: 5118 Plymouth-Sorrento Road

Project: Cip's Tavern

Density: Maximum of 20 dwelling units per acre, non-residential 0.15 FAR

Project Manager: Bobby Howell, AICP

REQUEST:

Recommend approval of Ordinance No. 3136, rezoning from County A-1 (Citrus Rural District) to KPI-MU Village Center (Kelly Park Interchange Mixed-Use).

SUMMARY:

Direction	Future Land Use	Zoning	Present Use
North	City Mixed-Use	City KPI MU-Village Center	Wingspan development
East	County Rural	County A-1	Vacant
South	City Mixed-Use, County Rural	City KPI MU-Village Center, County A-1	Wingspan development, County owned parcel that appears to be reserved for future ROW for Plymouth-Sorrento Road per Property Appraiser records
West	City Mixed-Use	City KPI-MU-Village Center	Wingspan development

PROJECT SUMMARY:

The subject property, which is approximately 0.41 acres in size, is located at 5118 Plymouth-Sorrento Road and is the site of a building that formerly housed a bar, which lost its non-conforming status in Orange County. The applicant is requesting a rezoning from County A-1 (Citrus Rural District) to KPI-MU, Village Center (Kelly Park Interchange Mixed-Use) in order to reestablish the building and the property as a sports tavern. The property is located within the Kelly Park Form Based Code area, specifically within the Village Center overlay district. While the property is within the Kelly Park Interchange Form-Based Code area, its small size and existing configuration may limit opportunities to fully reflect the mixed-use, pedestrian-oriented character anticipated for the Village Center. The proposed reestablishment of a sports tavern would represent a single-purpose commercial use, which on its own may not capture the broader range of activities envisioned for the Village Center. According to the Kelly

Park Interchange Form Based Code, Section C., the intent of the Village Center is "to create a safe, vibrant and pedestrian-oriented village center that can support a variety of residential, retail, commercial, office and entertainment uses. This zone will include the most compact development within the Regulating Plan area, with buildings that create a continuous street façade. The Village Center is the heart of the Interchange Study area and shall reflect a Traditional Neighborhood design and shall incorporate Transit Oriented Design principles. Ground-floor commercial uses shall be required to contribute positively to a pedestrian-friendly environment. Parking shall be located in the interior or rear of the block and may be supplemented with on-street parking, where appropriate. Horizontal mixed-uses shall be allowed, but vertical mixed-uses are preferred. Stand-alone commercial or residential buildings shall be allowed if they are designed to conform to the urban form designated for this area. Open space within the Village Center character zone shall be provided in the form of public plazas, squares, and small park spaces that are urban in character. A stormwater master plan shall accommodate storage of stormwater runoff from parcels to allow for higher densities and intensities of development. Stormwater ponds and facilities within the Village Center character zone shall be incorporated into the overall landscape and open space system of the Village Center and shall be designed and constructed as focal points and amenity areas for Village Center users."

The applicant has submitted a voluntary annexation application to the City Council for their consideration. In conjunction with the annexation application, the applicant has drafted an Annexation Agreement that reestablishes the property into a sports tavern and allows redevelopment of the property while satisfying certain criteria of the Form Based Code, and acknowledges that there will be a future need from Orange County for right-of-way along Plymouth-Sorrento Road. Contained within the Annexation Agreement is a Concept Plan that serves as a Master Plan for the reestablishment of the use on the property. The plan depicts how the initial development of the property will occur by:

1. Providing a 10-foot wide trail along Plymouth-Sorrento Road that is constructed at the owner's expense.
2. Providing a 3-foot tall knee wall and landscape buffer parallel to the trail.
3. Providing a restriped/enhanced paved parking area.
4. Providing additional alternative surface parking.
5. Providing a covered wooded deck.
6. Providing a formal site development plan for review and approval by the City Council which is consistent with the Initial Concept Plan.
7. Renovation of the existing building to incorporate a metal roof, new entry door, additional windows with awnings, and a wooden deck.

While the Concept Plan incorporates elements such as a knee wall, trail segment, and façade upgrades, the overall site plan continues to emphasize surface parking and a single use, which may offer only a partial reflection of the Village Center design intent.

In addition, a "Post-Taking" Concept Plan is provided that depicts reconfiguration of the property within 24 months of Orange County's acquisition through eminent domain of that portion of the property located adjacent to Plymouth-Sorrento Road as additional right-of-way for road widening that relocate the 10-foot wide paved trail, landscape buffer, 3-foot knee wall, and paved parking to the side and rear of the building.

Prior to any development work, the Owner shall submit an updated site development plan for review and approval by the City, which must be substantially consistent with the Post-Taking Concept Plan. Orange County has issued correspondence requiring a 35-foot dedication of right-of-way for Plymouth-Sorrento Road as the road corridor is identified in the Orange County Transportation Element 2030 Long Range Transportation Plan. In addition, the County requires a covenant on the property regarding notice of proximity language that the property is located within five miles of Sand Hill Preserve.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

- a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: The proposed amendment is consistent with and furthers the following land use policies, among others, in the City of Apopka Comprehensive Plan. The amendment will also further the City's goals in meeting projected commercial needs. Policy 20.9 indicates that development within the Wekiva Parkway Interchange (renamed to Kelly Park Interchange) Plan Area shall be assigned a Mixed-Use Interchange FLU designation. The subject property is located within the Wekiva Parkway Interchange Plan Area according to the

WEKIVA PARKWAY INTERCHANGE VISION PLAN (page 1-54). This policy denotes that this land use designation shall accomplish an overall mix of residential and non-residential uses. Policy 3.1.r. indicates this may be accomplished by a single permitted use on a parcel within the designated area. Policy 3.2 indicates development and redevelopment shall be integrated with the adjacent uses through the creation of complementary uses. The purpose of the proposed amendment to mixed-use is to facilitate a tavern. This use will complement the surrounding neighborhood by adding an entertainment feature that may be enjoyed by area residents. Policy 20.23 indicates the permitted land uses within the Wekiva Parkway Interchange Mixed- Use Zoning district shall be outlined in the form based code. The adopted Land Development Code includes Appendix A - MIXED USE KELLY PARK INTERCHANGE (MU-KPI) FORM-BASED CODE. Appendix A, Section F. indicates "Tavern" is a permitted use within the MU-KPI Village Center Overlay district.

- Staff response: Stand-alone commercial or residential buildings shall be allowed if they are designed to conform to the urban form designated for this area. The applicant has provided a Concept Plan that incorporates elements such as a knee wall, trail segment, and façade upgrades to the site, of which the building has been located on since 1976, according to property appraiser records. The overall site plan continues to emphasize surface parking and a single use, which may offer only a partial reflection of the Village Center design intent.

b. Is in conflict with any provisions of the LDC;

- Applicant's response: The amendment and rezoning are not in conflict with the City of Apopka Land Development Regulations. The tavern is an existing development and the proposed improvements are non-substantial as the conditions for substantial development have not been met. Therefore, only the addition or exterior building modifications shall comply with the regulations pursuant to Appendix A - Kelly Park Interchange Form Based Code Section D.2.b. Existing buildings are not required to meet the setback, minimum height, and building frontage requirements. The proposed pre- and post- taking plans detail site improvements in order to meet the LDC, such as parking and stormwater.

- Staff response: Staff has no objection to the rezoning. However, the tavern is not an existing development, but the site has an existing building that was built in 1976, according to property appraiser records. The property was used as a bar in Orange County and was considered a non-conforming use. It lost its non-conforming use in Orange County, and the applicant requested to annex into the City to reestablish the use as a tavern, which is a permitted use in the Village Center. As of now, the building is vacant.

c. Addresses a demonstrated community need;

- Applicant's response: The amount of additional commercial acres necessary to support future growth through the year 2030 is estimated to be an additional 1,457 acres of developable land. If approved, the proposed annexation and amendment would assist the City in meeting the projected need by providing additional commercial acreage within the City.

- Staff response: Staff has no objection.

d. Is required by changed conditions;

- Applicant's response: The subject property is surrounded on three sides by the recently approved Wekiva Ranch (Wingspan) Development, which proposes 368 multifamily units and over 30,000 square feet of commercial/retail space. The proposed mixed use land use designation to facilitate the tavern would help to serve the commercial needs of the surrounding residences.

- Staff response: Staff has no objection.

e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

- Applicant's response: The proposed SSFLUM amendment and rezoning are compatible with existing and proposed uses surrounding the subject land per the adjacent land use table below. Three sides of the subject property abut the Wingspan development, which is located within the Village Center Overlay in the MU-KPI (Kelly Park Interchange Mixed Use) zoning district.

Direction	Future Land Use	Zoning	Compatible with Proposed Use
North	Mixed Use	MU-KPI	Yes
South	Mixed Use and Orange County Rural (Future ROW)	MU-KPI and Orange County A-1	Yes
East	Undesignated Right-of-Way and Orange County Rural	Undesignated Right-of-Way and Orange County A-1	Yes (the two uses are separated by Plymouth Sorrento Road)
West	Mixed Use	MU-KPI	Yes

Immediate Adjacent Land Uses

- Staff response: Stand-alone commercial or residential buildings shall be allowed if they are designed to conform to the urban form designated for this area. The applicant has provided a Concept Plan that incorporates elements such as a knee wall, trail segment, and façade upgrades to the site, of which the building has been located on since 1976. The overall site plan continues to emphasize surface parking and a single use, which may offer only a partial reflection of the Village Center design intent.
- f. Would result in a logical and orderly development pattern;
 - Applicant's response: The proposed amendment is surrounded on three sides by property designated as Mixed-Use within the MU-KPI zoning district. The proposed amendment results in a logical and orderly development pattern.
 - Staff response: Staff has no objection.
- g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
 - Applicant's response: No adverse impacts on the natural environment are anticipated as the proposed amendment includes non-substantial development to an existing building site.
 - Staff response: Staff has no objection.
- h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
 - Applicant's response: As outlined in the Executive Summary submitted with the application, adequate public facilities are available to serve the site.
 - Staff response: Staff has no objection.

SCHOOL CAPACITY REPORT:

An inquiry was not sent to Orange County Public Schools (OCPS) regarding school capacity requirement for this application as a non-residential use is proposed on the subject parcel.

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 August 13, 2025.

PUBLIC HEARING SCHEDULE:

October 14, 2025 – Planning Commission (5:30 P.M.)

October 15, 2025 – City Council (7:00 P.M.), First Reading
November 5, 2025 – City Council (1:30 P.M.), Second Reading and Adoption

DULY ADVERTISED:

September 26, 2025 – Apopka Chief
September 29, 2025 - Mailed notices to adjacent property owners, property posted

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.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

DEVELOPMENT REVIEW COMMITTEE (DRC):

Recommends approval of the Change in Zoning from County A-1 (Citrus Rural) to KPI-MU Village Center (Kelly Park Interchange–Mixed-Use) finding the proposed amendment 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.

While the DRC recommends approval based on technical eligibility, staff notes that this rezoning may not fully advance the broader vision of the Kelly Park Interchange Form-Based Code.

PLANNING COMMISSION:

Find the proposed Change in Zoning from County A-1 (Citrus Rural), to KPI-MU Village Center (Kelly Park Interchange–Mixed-Use), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits.

ATTACHMENTS:

1. Ordinance Number 3136
2. 2084-1 Concept plan 9-23-25 Pre-Taking
3. 2084-1 Concept plan 9-23-25 Post-Taking
4. Map series
5. Executive Summary 5-1-2024
6. FW_ PROPOSED annexation ANX-AP-2147 letter from Orange County
7. 5118 Plymouth Sorrento Road County ROW
8. Advertisement September 26

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ORDINANCE NO. 3136

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY A-1 (CITRUS RURAL) DISTRICT TO CITY KPI-MU (KELLY PARK INTERCHANGE – MIXED-USE, VILLAGE CENTER) DISTRICT, FOR CERTAIN REAL PROPERTY LOCATED AT 5118 PLYMOUTH-SORRENTO ROAD; COMPRISING 0.41 ACRES, MORE OR LESS; OWNED BY DAVID CIPOLLONE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, to manage the growth, the City of Apopka, Florida, finds it in the best interest of the public health, safety and welfare of its citizens to establish zoning classifications within the City; and

WHEREAS, the applicant, LPG Urban & Regional Planners, on behalf of the fee simple owners of the Property, submitted an application for a change in zoning on the Property identified and depicted in Exhibit “A,” attached hereto, from County A-1 (Citrus Rural District) to KPI-MU (Kelly Park Interchange Mixed Use) with a Village Center overlay; and

WHEREAS, the proposed KPI-MU (Kelly Park Interchange Mixed-Use) District rezoning of the Property is consistent with the City’s Comprehensive Plan and Land Development Code; and

WHEREAS, the City of Apopka Planning Commission, sitting as the Local Planning Agency, recommended approval of the change in the zoning of the Property and found that the rezoning is consistent with the City’s Comprehensive Plan; and

WHEREAS, the City of Apopka has followed all statutory and Code requirements for noticing and advertising this rezoning Ordinance and public hearings associated with the rezoning; and

WHEREAS, the City Council has received public input on the rezoning and a recommendation from staff; and

WHEREAS, the City Council of the City of Apopka finds that the applicants have met the necessary criteria for rezoning under City’s Land Development Code and that rezoning serves a legitimate public purpose and will not adversely affect the public interest.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Apopka, Florida, as follows:

Section I. Findings and Intent. The City of Apopka has complied with all requirements and procedures of Florida Law in processing this Ordinance. The recitals set forth above are hereby adopted.

Section II. Rezoning. The Property described and shown in Exhibit “A”, being situated in the City of Apopka, Florida, is hereby rezoned and assigned the KPI-MU with a Village Center overlay Zoning District, as defined in the Apopka Land Development Code.

Section III. Zoning Map. The Official Zoning Map of the City of Apopka shall be amended to conform to the zoning assignment approved in Section 2 of this Ordinance. The Community Development Director, or the Director’s designee, is hereby directed to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

Section IV. Severability. If any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section V. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. Effective Date. This Ordinance shall become effective immediately following such time that its companion future land use map amendment ordinance (Ordinance 3135) takes effect.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this ____ day of _____, 2025.

READ FIRST TIME:

READ SECOND TIME AND
ADOPTED:

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

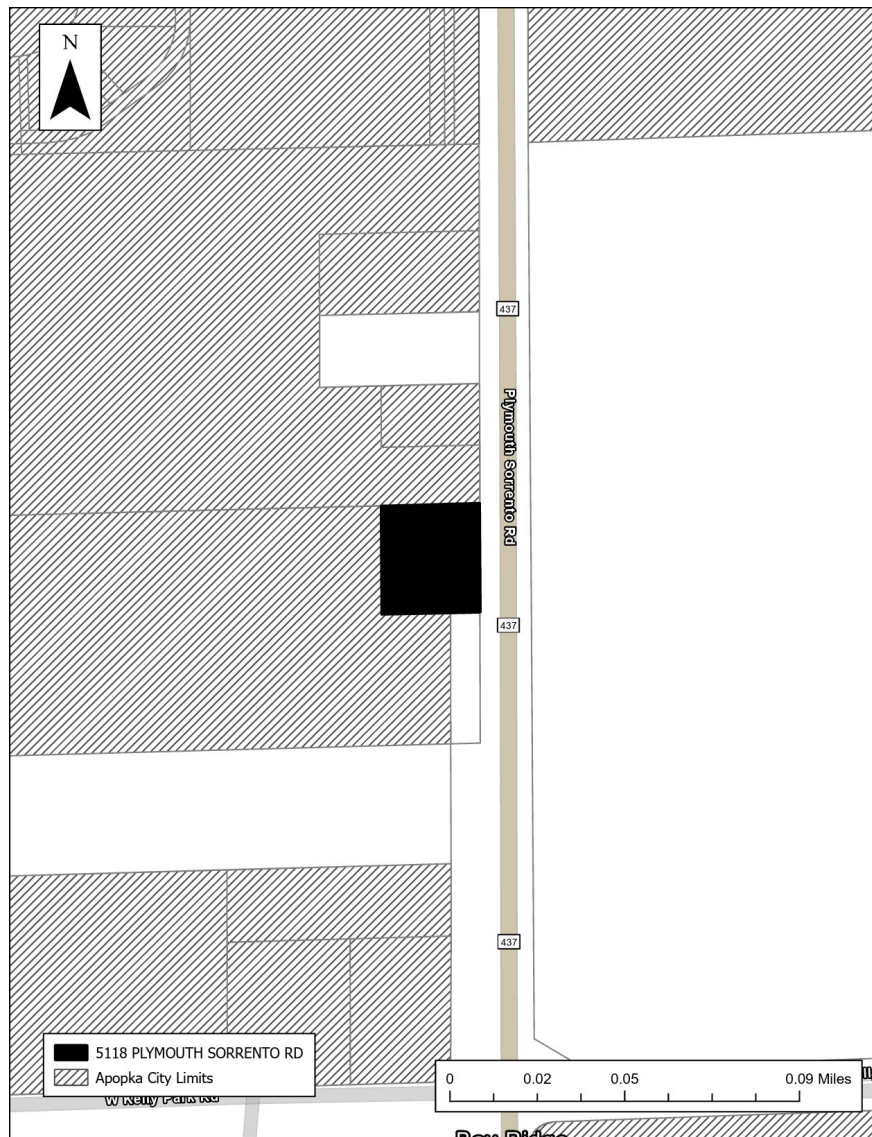
Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: September 26, 2025

EXHIBIT A

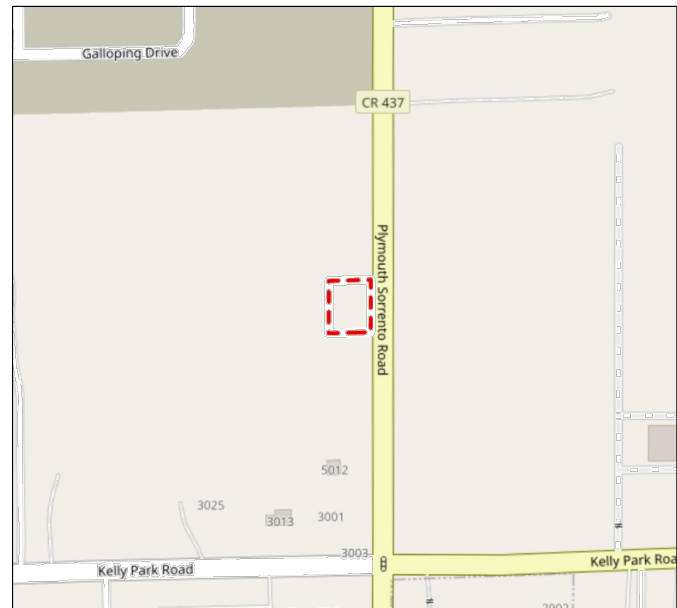
Parcel Identification Number(s): 12-20-27-0000-00-053

Acreage: 0.41+/- Acres



David Cipollone
3066 Joshua Ridge LN
Apopka, FL 32712-5878
dcipollone59@gmail.com
321-303-3600

LPG Urban & Regional
Planners, LLC
Michael Rankin,
Managing Member
1162 Camp Ave.
Mount Dora, FL 32757
352-385-1940



Parcel Identification Number: 12-20-27-00000-00-053
Existing Jurisdiction: Orange County
Proposed Jurisdiction: City of Apopka

Total Acreage: 0.41 (18,012 sf)
Lot Area: 18,012 sf
Lot Width: 150.05'
Lot Depth: 90'

Flood Zone: X
Community Panel: 120179-12095C0050H

Orange County FLU: Rural (R)
Orange County Zoning: A-1 (Citrus Rural)

Apopka FLU: Mixed Use (MU)
Apopka Zoning: Mixed Use - Kelly Park Interchange (KPI)

Existing Use: Tavern
Proposed Use: Tavern

Existing Building: 2,024 square feet
Covered Deck: 630 square feet
Total: 2,654
Seating Area: 1,301

ISR
Proposed: 40%

FAR
Maximum: .30
Minimum: .15
Proposed: .15

Open Space
Minimum: 10%
Proposed: 33%

Existing Setbacks:
Front: 45'
Rear: 34'
Side: 17.21'

Required Setbacks:
Front: 25'
Rear: 10'
Side: 0'

Building Height
Maximum: 35'
Existing: 12'

Parking Spaces
Required 8 Spaces per 1,000
Square Feet of Seating Area: 11
Proposed: 16
Handicap: 1

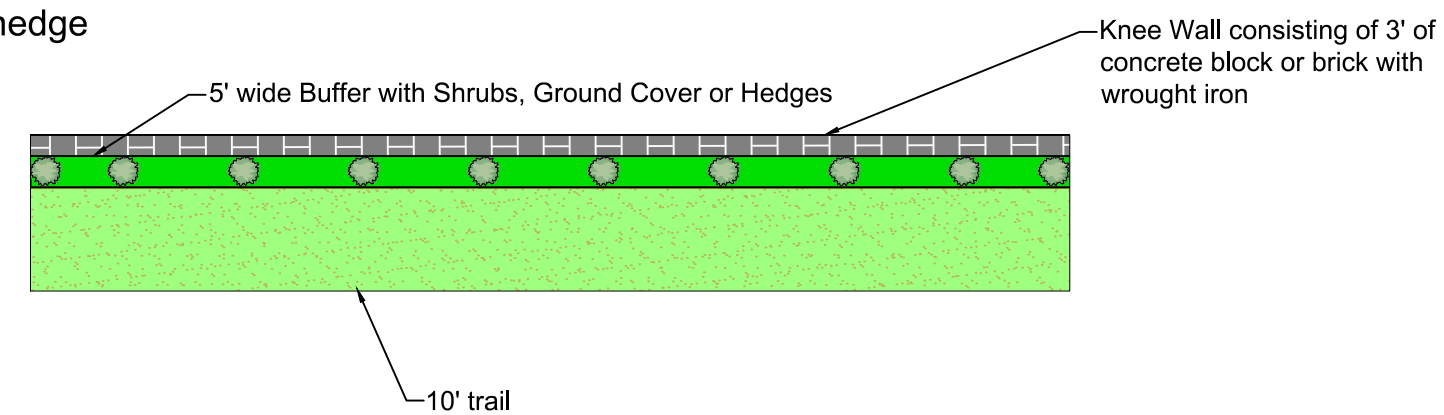
Water Provider: City of Apopka.
Wastewater Provider: Existing Onsite Septic System.
Fire Protection: City of Apopka
Electric Service Provider: Duke Energy
Natural Gas Provider: Apopka Gas

Stormwater management will be through a systems of swales and retention consistent with LDC Sec. 6.7.

Site lighting will be consistent with the City's LDC Sec. 5.6.

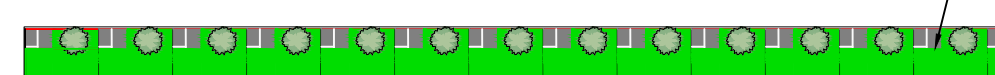
Foundation Planting consisting of 4' wide planter along the length of front facade 280 sq ft

East:
5' wide buffer consisting of 3' knee wall with wrought iron and landscape plantings including shrubs and ground cover or a continuous hedge



North, West, South
Type B: Option 3

4-foot-tall semi-opaque (50% transparent)
fence or wall + 10 evergreen shrubs per every
100 linear feet



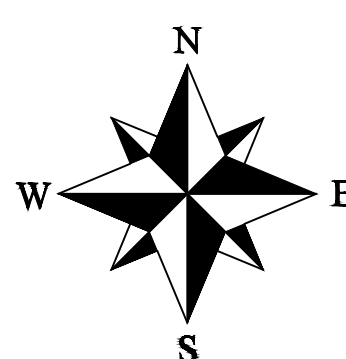
4-foot-tall semi-opaque (50% transparent) fence or wall

5' buffer with 10 evergreen shrubs per 100 linear feet

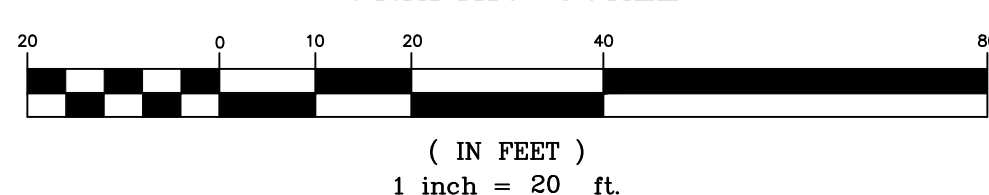
Per* Table 5.2.5.B.3.D-2



Any future applicant/owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that the adjacent or nearby land use includes publicly managed property. The notice shall indicate that the adjacent property will require the use of resource management practices that may result in periodic temporary conditions that may limit outdoor activities. These practices will include, but not be limited to, ecological burning, pesticide and herbicide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary for proper resource management.



GRAPHIC SCALE



Scale: 1:20

*Plan is Conceptual by Design and is subject to Engineering and Other Outside Influences.

Cip's Tavern

Redevelopment Master Plan

Apopka, FL



Urban & Regional Planners, LLC.

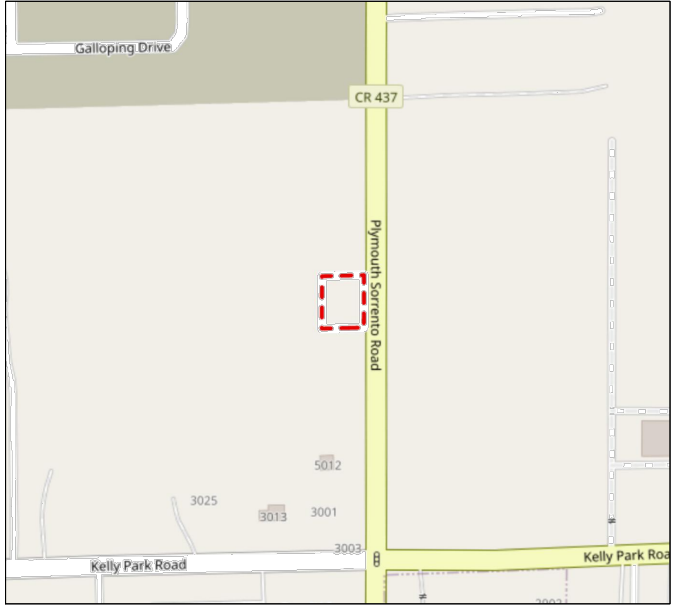
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824

Project #: 2084-1
Parcel ID: 12202700000053
January 30th, 2025

1 of 2

Owner:
David Cipollone
3066 Joshua Ridge LN
Apopka, FL 32712-5878
dcipollone59@gmail.com
321-303-3600

Agent/Consultant:
LPG Urban & Regional
Planners, LLC
Michael Rankin,
Managing Member
1162 Camp Ave.
Mount Dora, FL 32757
352-385-1940



Notes:

Parcel Identification Number: 12-20-27-00000-00-053
Existing Jurisdiction: Orange County
Proposed Jurisdiction: City of Apopka

Total Acreage: 0.41 (18,012 sf)
Lot Area: 18,012 sf
Proposed Taking area: 4,500 sf
Net Lot Area: 13,512 sf
Lot Width:150'
Lot Depth:120'

Flood Zone: X
Community Panel: 120179-12095C0050H

Orange County FLU: Rural (R)
Orange County Zoning: A-1 (Citrus Rural)

Apopka FLU: Mixed Use (MU)
Apopka Zoning: Mixed Use - Kelly Park Interchange (KPI)

Existing Use: Tavern
Proposed Use: Tavern

Existing Building: 2,024 square feet
Covered Deck: 630 square feet
Total: 2,654
Seating Area: 1,301

ISR
Proposed: 53%

FAR
Maximum: .30
Minimum: .15
Proposed: .19

Open Space
Minimum: 15%
Proposed: 40%

Existing Setbacks:
Front: 45'
Rear: 34'
Side: 17'

Required Setbacks:
Front: Minimum 8' / Maximum 20'
Rear: 10'
Side: 0'

Building Height
Maximum: 35'
Existing: 12'

Parking Spaces
Required 8 Spaces per 1,000
Square Feet of Seating Area:
11 Proposed: 14
Handicap:1

Utilities:
Water Provider: City of Apopka.
Wastewater Provider: Existing Onsite Septic System.
Fire Protection: City of Apopka
Electric Service Provider: Duke Energy
Natural Gas Provider: Apopka Gas

Stormwater management will be through a systems of swales and retention consistent with LDC Sec. 6.7.

Site lighting will be consistent with the City's LDC Sec. 5.6.

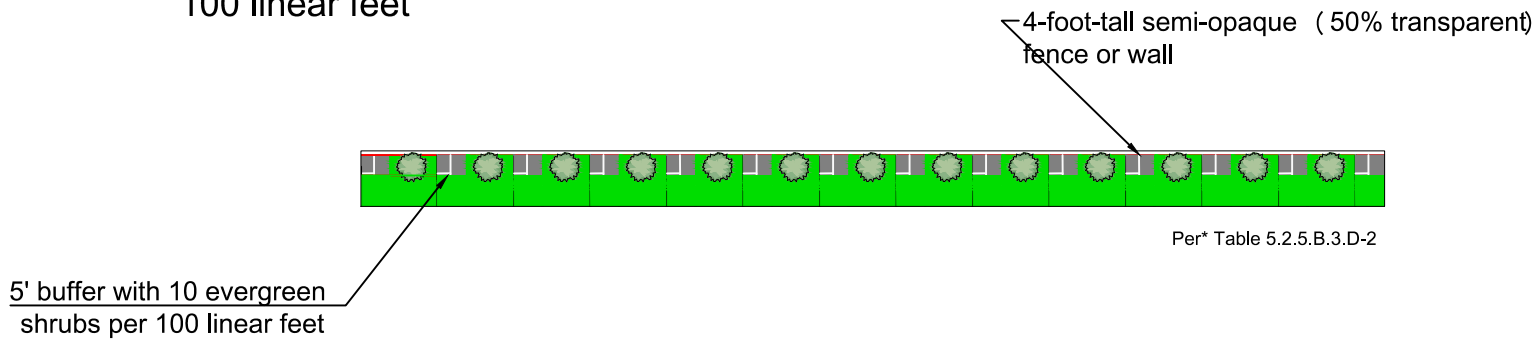
Foundation Planting consisting of 4' wide planter along the length of front facade 280 sq ft

Buffers:
East:
5' wide buffer consisting of 3' knee wall with wrought iron and landscape plantings including shrubs and ground cover or a continuous hedge

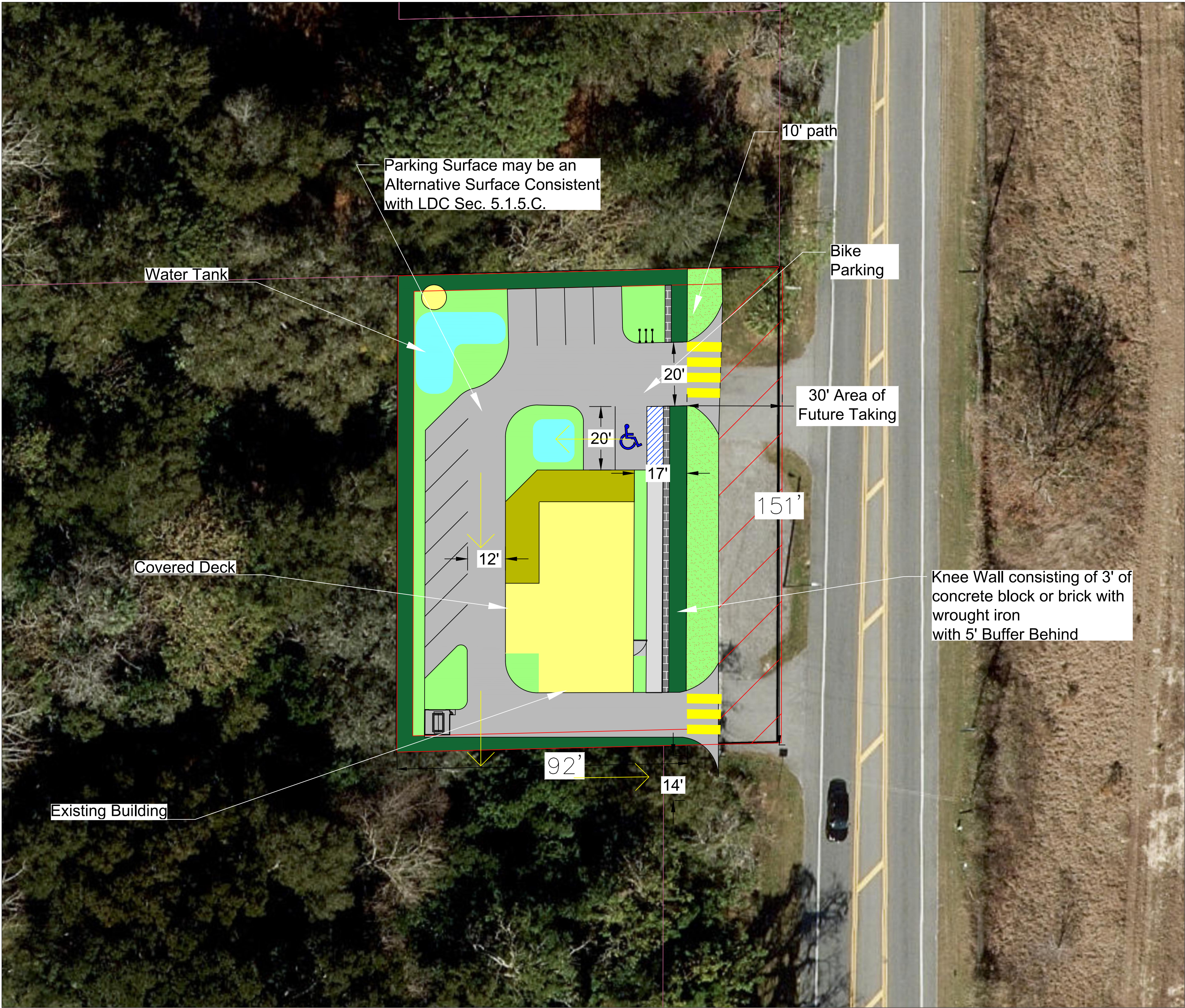
10' Trail

Knee Wall consisting of 3' of concrete block or brick with wrought iron

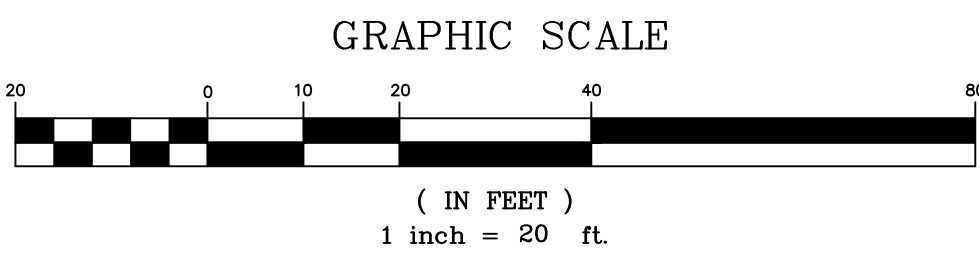
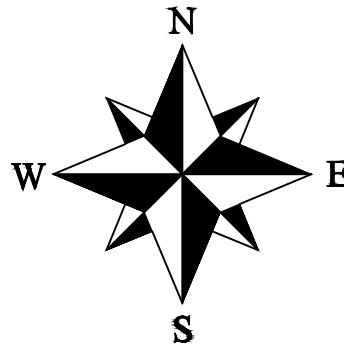
North, West, South
Type B: Aesthetic, Option 3
4-foot-tall semi-opaque (50% transparent) fence or wall + 10 evergreen shrubs per every 100 linear feet



Legal Description: The North 150 feet of the East 150 feet of the South 1/4 of the Northeast1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, Less part within county road; being Tract No. 4 on Unrecorded Plat by W. P. Kelly, Surveyor. All lying, being and situated in Orange County, Florida.



Any future applicant/owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that the adjacent or nearby land use includes publicly managed property. The notice shall indicate that the adjacent property will require the use of resource management practices that may result in periodic temporary conditions that may limit outdoor activities. These practices will include, but not be limited to, ecological burning, pesticide and herbicide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary for proper resource management.



Cip's Tavern

Redevelopment Master Plan

Apopka, FL



Urban & Regional Planners, LLC.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
Project #: 2084-1
Parcel ID:12202700000053
December 10th, 2024

1 of 1



437

Plymouth Sorrento Rd

437

437



5118 PLYMOUTH SORRENTO RD

Apopka City Limits

Esri Community Maps Contributors, County of Orange, FL, FDEP, ©

0 0.02 0.05 0.09 Miles

W Kelly Park Rd



 5118 PLYMOUTH SORRENTO RD

 Apopka City Limits

Apopka Future Land Use

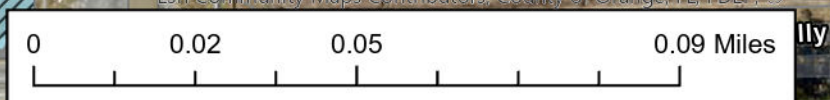
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-  COMM
-  CONSV
-  FLU-IP
-  HDR-25
-  IND
-  INST_PU
-  MU
-  OFF
-  PR
-  RE
-  RH
-  RL
-  RLS
-  RM
-  RML
-  RS
-  RVLS

437

Plymouth Sorrento Rd

437

437



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437

Plymouth Sorrento Rd

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5118 PLYMOUTH SORRENTO RD

Apopka City Limits

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0.09 Miles



5118 PLYMOUTH SORRENTO RD

Apopka City Limits

Apopka Zoning

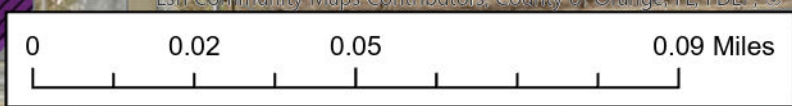
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	MU-MED
	MU-N
	MU-T
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	RMF
	RSF-1A
	RSF-1B
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437

Plymouth Sorrento Rd



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Cip's Sports Tavern
SMALL SCALE COMPREHENSIVE PLAN
AMENDMENT
MAY 2024

Prepared By:

LPG Urban & Regional Planners, LLC.
1162 Camp Avenue
Mt. Dora, Florida 32757
(352) 385-1940

City of Apopka
Small Scale Comprehensive Plan Amendment
Cip's Sport Tavern

Executive Summary

The small-scale comprehensive plan amendment consists of 0.41 ± acres. The subject site is located south and east of SR 429 (Western Beltway), west of Plymouth Sorrento Rd, and north of W Kelly Park Rd (Figures 1, 2 and 3). The property record card indicates the property identification number is 12-20-27-0000-00-053 and the property use is 3300 – Nightclub/Bars. The subject property is located within the unincorporated area of Orange County and is contiguous to the City of Apopka on the northern, southern, and western property boundary.

The subject site is located within the Orange County future land use (FLU) designation of Rural (R) (Figure 4) with an existing zoning of Agriculture (A-1) Citrus Rural district (Figure 5). It is proposed to annex the property into the City of Apopka, amend the FLU from Orange County Rural (R) to Mixed Use within the Village Center Overlay District (Figure 6), and rezone the property to Mixed Use – Kelly Park Interchange (MU-KPI)(Figure 7). A Master Plan consistent with the Apopka Land Development Code is included to support the redesignation of the subject site.

The proposed mixed use land use would allow for neighborhood type commercial uses serving the existing and proposed residential communities.

Under the existing land use the maximum residential development potential is determined by the existing FLU. The site is designated as Agriculture on the Orange County FLU map and can be developed at a maximum of 1 du/10 acres (FLU Policy 6.1.3), which equates to 1 du as the site is less than 10 acres. The existing FAR of the subject site is .12. The requested small-scale comprehensive plan amendment to Mixed Use allows up to 15 dus/acre or a 2.0 FAR with a maximum of 35,719± square feet of commercial. The amendment would result in an increase of up to 35,719± square feet of commercial and an increase potentially of 14 residential units. The owner is proposing to reopen the tavern at the current size which is 2,090 square feet.

Commercial Needs Analysis

The amount of additional commercial acres necessary to support future growth through the year 2030 is estimated to be an additional 1,457 acres of developable land. The proposed amendment would assist the City in meeting the projected need.

Potable Water Analysis

The City currently owns, operates, and maintains a central potable water treatment and distribution system. The maximum pumping capacity of these facilities is limited by the current consumptive use pumping capacity.

The City has a current available capacity of 36.288 mgpd and an analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 2).

The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 36.287 mgpd.

Sanitary Sewer Analysis

The City currently owns, operates, and maintains a central sanitary sewer system. The City's central sanitary system is comprised of 280 miles of gravity and force main pipes, 168 lift stations, and the water reclamation facility Project Arrow. The combined permitted capacity is 8.0 mgpd and the combined annual average daily flow is 3.0 mgpd. The City has a current available capacity of 5.0 mgpd.

An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 3). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 4.99 mgpd. The existing building is served by an onsite septic system. The system will be pumped and returned to service.

Solid Waste Analysis

Orange County is the primary entity responsible for providing solid waste disposal for Apopka. The City provides solid waste collection service to all its residents and businesses within the city limits. The City's adopted level of service (LOS) for commercial solid waste disposal is 2 pounds per 1000 square feet of commercial development (Policy 5.1.2). Based on the existing building (2,090 square feet) the proposed solid waste generated from the facility is anticipated to be 4.18 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

Environmental Impact Analysis

The subject site is developed with an existing building, water tank, shed, and parking area. The site has no wetlands or undisturbed areas and is outside the floodplain in flood zone X. There are no natural areas on the subject site.

Transportation Impact Analysis

The proposed use is an existing building formerly used as a tavern. The impact on the transportation system is negligible as the use was previously established within Orange County. The site is currently accessed via two existing driveways from Plymouth Sorrento Road. No addition to the building is proposed.

Comprehensive Plan Compliance

The proposed amendment is in compliance with the following land use policies, among others, in the City of Apopka Comprehensive Plan. The amendment will also further the City's goals in meeting projected commercial needs.

Urban Sprawl Analysis

Section 163.3177, Florida Statutes (FS), requires that any amendment to the Future Land Use Element discourage the proliferation of urban sprawl. Specifically, Section 163.3177(6)(a)9.a, FS, identifies 13 primary urban sprawl indicators and states that [t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

An evaluation of each primary indicator is provided below:

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The proposed development provides for commercial land uses. Additionally, the site’s proximity to the Wingspan project further promotes a mixture of uses.

This indicator is not present.

- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The proposed amendment is requested to allow the existing building to return to the previous use of a tavern. The applicant is seeking to re-establish the tavern in the current footprint. The site is also not in a rural area at a substantial distance from the existing urban area.

This indicator is not present.

- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed development does not promote radial, strip, isolated, or ribbon pattern development. The subject property is adjacent to other uses and was previously used as a tavern.

This indicator is not present.

- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural resources.

The subject property was previously disturbed and is improved with a building and parking area. There are no environmentally sensitive areas on the site.

This indicator is not present.

- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The proposed development will not impact adjacent agriculturally zoned properties. The proposed development will be surrounded by the required landscape buffers to transition uses from adjacent properties. The adjacent properties are currently not being utilized for agricultural operations.

This indicator is not present.

- VI. Fails to maximize use of existing public facilities and services.

The proposed amendment and associated uses will utilize existing facilities and services within the area. Wastewater will be provided by an onsite septic system. Potable water is currently provided by the City.

This indicator is not present.

- VII. Fails to maximize use of future public facilities and services.

The proposed amendment will utilize current and future improvements to the City's public facilities and services.

This indicator is not present.

- VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintain facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The proposed use of the subject property will not disproportionately increase the cost of public services in the area, as facilities are currently in place or already approved to service the area.

This indicator is not present.

- IX. Fails to provide a clear separation between rural and urban land uses.

The subject property is in an area with a mix of uses. There is a clear separation between rural and urban land uses in the area, including the west versus east sides of Plymouth Sorrento Road. The subject property is surrounded on three sides by the Wingspan project.

This indicator is not present.

- X. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The proposed amendment does not discourage infill or redevelopment; the amendment encourages infill development by providing neighborhood commercial uses to support further redevelopment of the area.

This indicator is not present.

- XI. Fails to encourage a functional mix of uses.

The proposed development provides for commercial . The commercial uses will help to serve the proposed and approved residential development in the area, as well as existing residential development within the surrounding community. The site's location adjacent to the Wingspan project also promotes a mixture of uses.

This indicator is not present.

- XII. Results in poor accessibility among linked or related land uses.

The proposed amendment will not affect the accessibility to adjacent lands. Accessibility will be improved in the area as the proposed development will provide a missing connecting sidewalk along Plymouth Sorrento Road. The Wingspan project is also proposing a sidewalk north and south of the subject property.

This indicator is not present.

- XIII. Results in the loss of significant amounts of functional open space.

The subject property does not impact functional open space. There is no land designated as recreation or open space within the subject property boundary. A total 43% of open space on the subject property is being provided and exceeds minimum open space requirements.

This indicator is not present.

Further, a future land use amendment shall be determined to discourage urban sprawl if it meets four or more criteria listed in Section 163.3177.9.b., FS. The proposed land use amendment meets the following four listed criteria:

- I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The proposed development is in an area planned for neighborhood commercial uses. The owner intends to reopen the existing building using the same footprint. The proposed tavern will not adversely impact natural resources or the ecosystem. The subject property is disturbed and has

no environmentally sensitive areas.

- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The subject property will be integrated into the existing public service system, which provides many urban services including potable water, wastewater, and stormwater.

- III. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit.

The proposed amendment will complete the planned sidewalk along Plymouth Sorrento Road by connecting to the sidewalk provided by Wingspan to the north and south of the property.

- IV. Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

The proposed project will not significantly affect the mixture of land uses in the City. The commercial site will help to serve the needs of the current and growing residential population in the surrounding residential communities, such as Wingspan.

Table 1: Maximum Development Analysis

Ordinance #	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Proposed Maximum Development	Net Change in Development Potential
Cip's Tavern	0.41	Rural	.12	MU	.30 FAR	Residential to Commercial
TOTAL	0.41		.12		.03 FAR	.03 FAR

Existing Orange County Agriculture FLU 1 du/10ac Density – Max. Intensity – (pursuant to Policy FLU1.1.4 H.)

Proposed Mixed Use FLU within the Village Center Overlay District - Max. Intensity – .03 FAR (pursuant Policy 3.1.r)

Existing Building is 2,090 Sq ft per Orange County Property Record Card, April 8, 2024.

Table 2: Water Analysis

Ordinance #	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Proposed Maximum Development	Water Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity							36.288*
Cip's Tavern	0.41	Rural	.12	MU	.30	.000354	36.287
TOTAL	0.41				.30		36.287

*Capacity from Apopka 2022 Water Quality Report

Non-Residential demand is calculated at 177 gpd/capita (Policy 2.1.1 & Policy 2.1.2).

3.02 Persons Per Household per US Census 2020 Quick facts(<https://www.census.gov/quickfacts/fact/table/apopkacityflorida,FL/PST045222>), April 16, 2024

Estimate Employee Population (1 employee/1,100 square feet or 2 employees -based on (EIA) Table B2 of the Commercial Building Energy Consumption Survey, dated December 2022, (<https://www.eia.gov/consumption/commercial/data/2018/#b1-b2>))

Table 3 – Wastewater Analysis

Ordinance #	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Proposed Maximum Development	Wastewater Demand (gross) (mgpd)	Capacity or Deficit (mgpd)
Current Capacity							5.0.0
Cip's Tavern	0.41	Rural	.12	MU	.30	.000162	4.99
TOTAL	0.41		.12		.30		4.99

Capacity provided by Richard Earp on April 8, 2024

Non-Residential demand is calculated at 81 gpd/capita (Policy 1.1.1)

3.02 Persons Per Household per US Census 2020 Quick facts(<https://www.census.gov/quickfacts/fact/table/apopkacityflorida,FL/PST045222>), April 16, 2024

Estimate Employee Population (1 employee/1,100 square feet or 2 employees -based on (EIA) Table B2 of the Commercial Building Energy Consumption Survey, dated December 2022, (<https://www.eia.gov/consumption/commercial/data/2018/#b1-b2>))

Figure 1



Figure 2

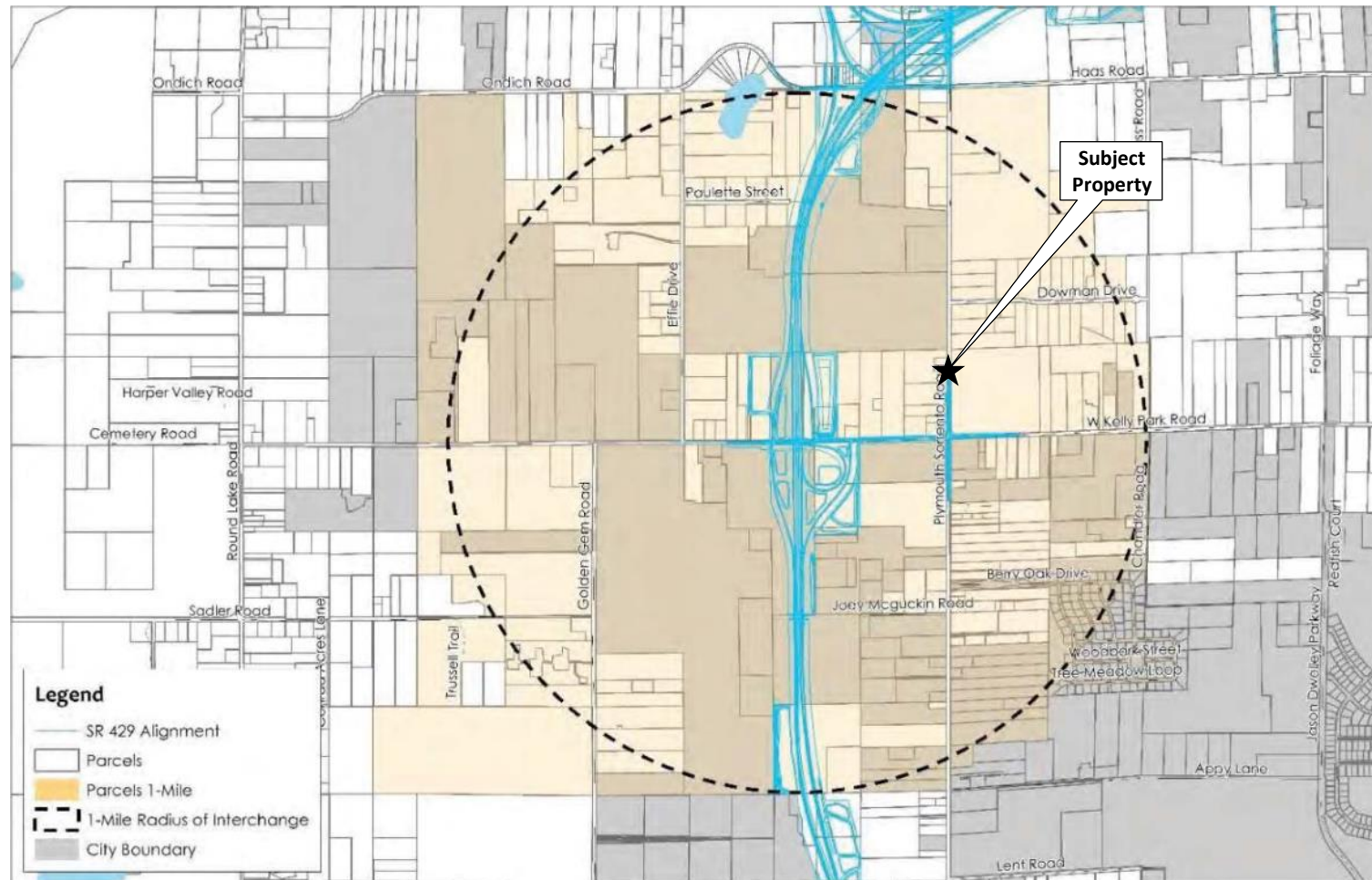


Figure 3

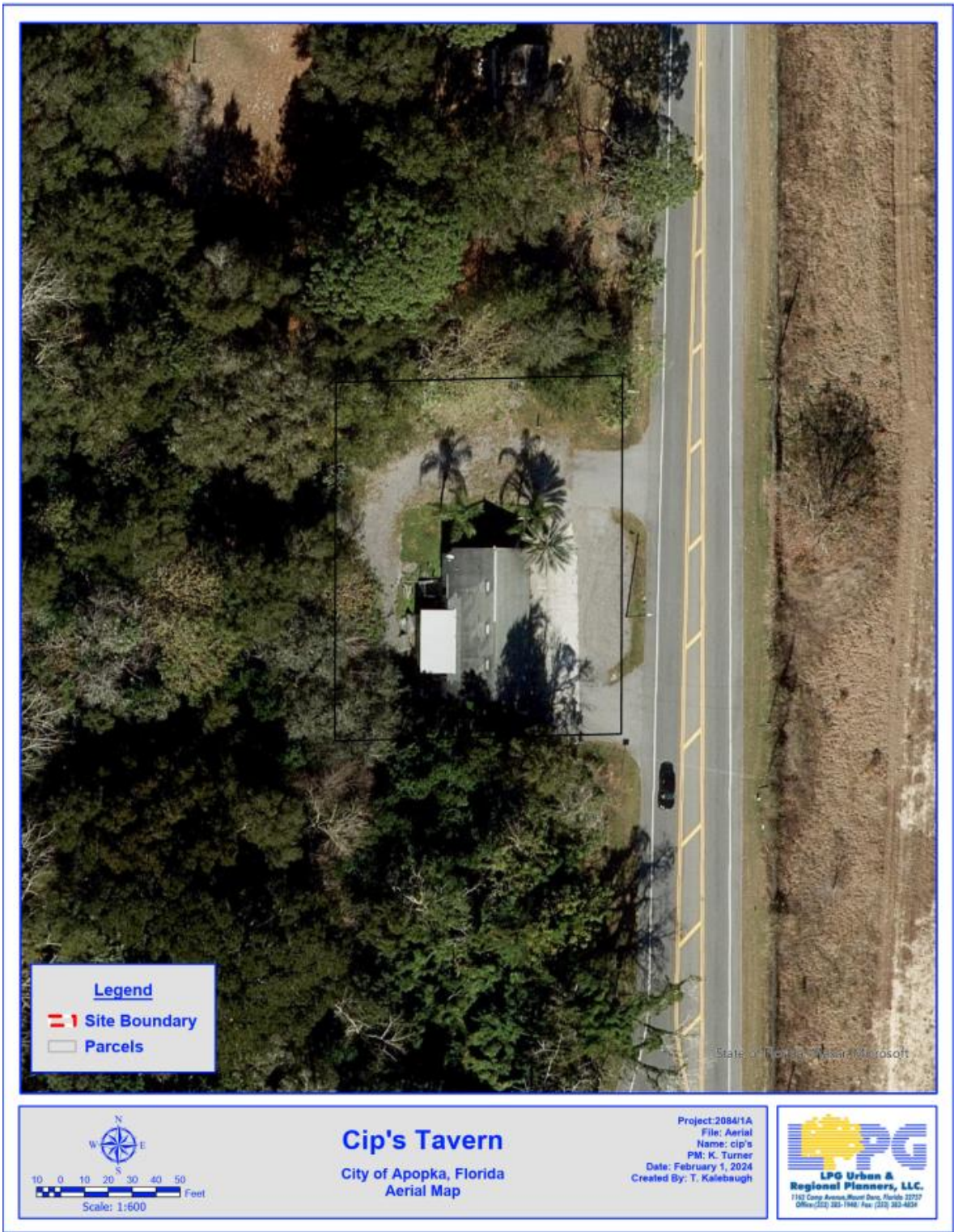


Figure 4-Existing Land Use

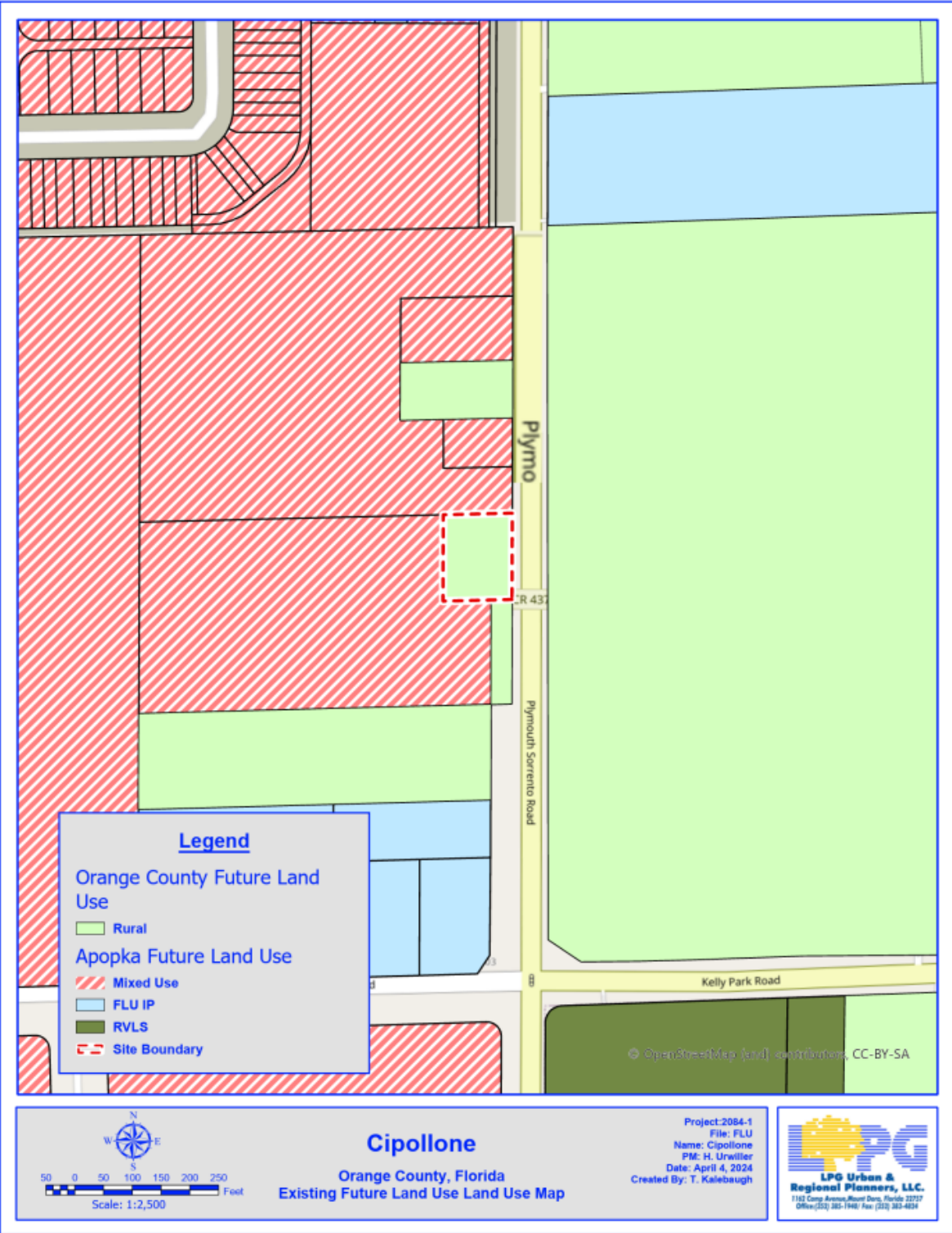


Figure 5- Existing Zoning

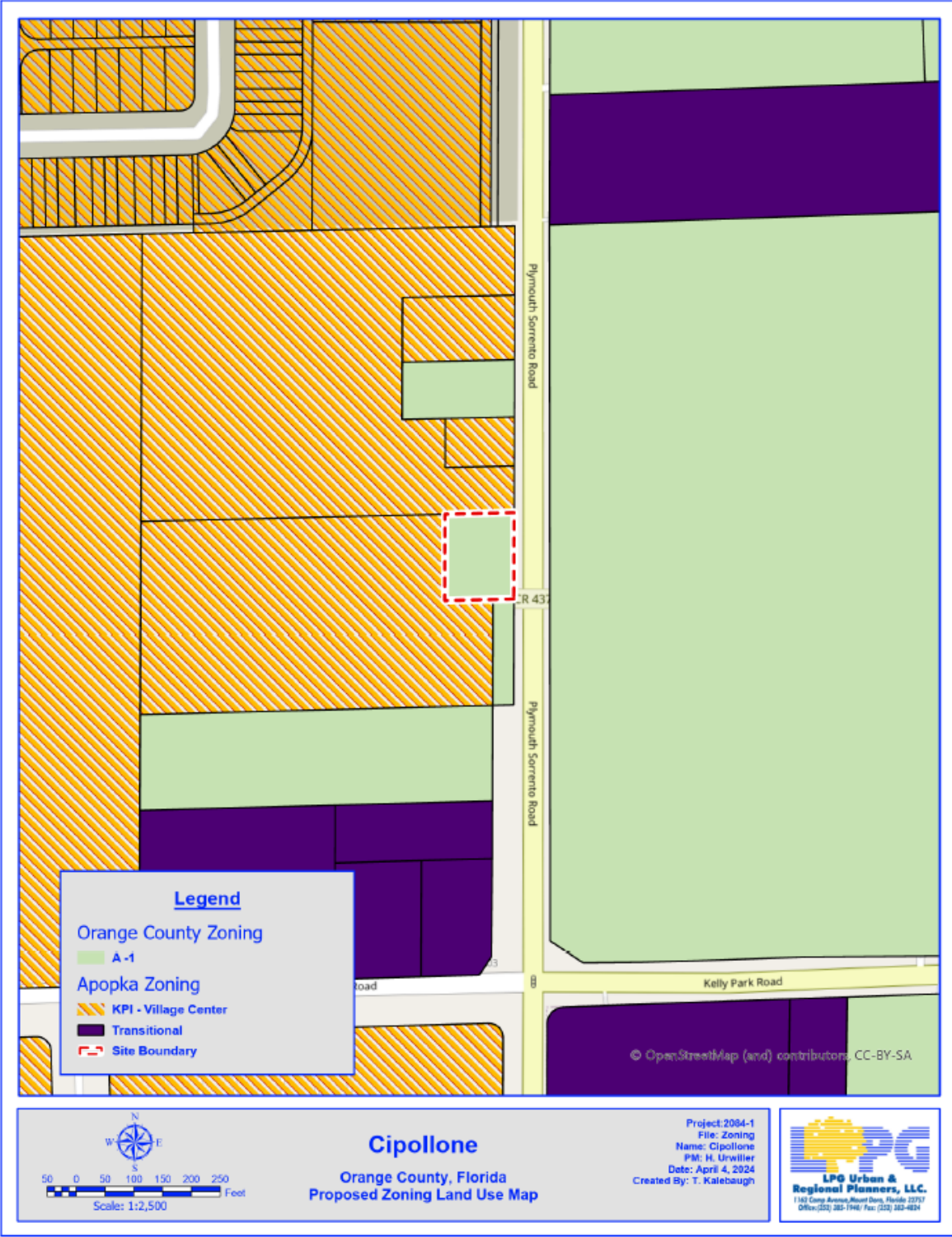


Figure 6- Proposed FLU

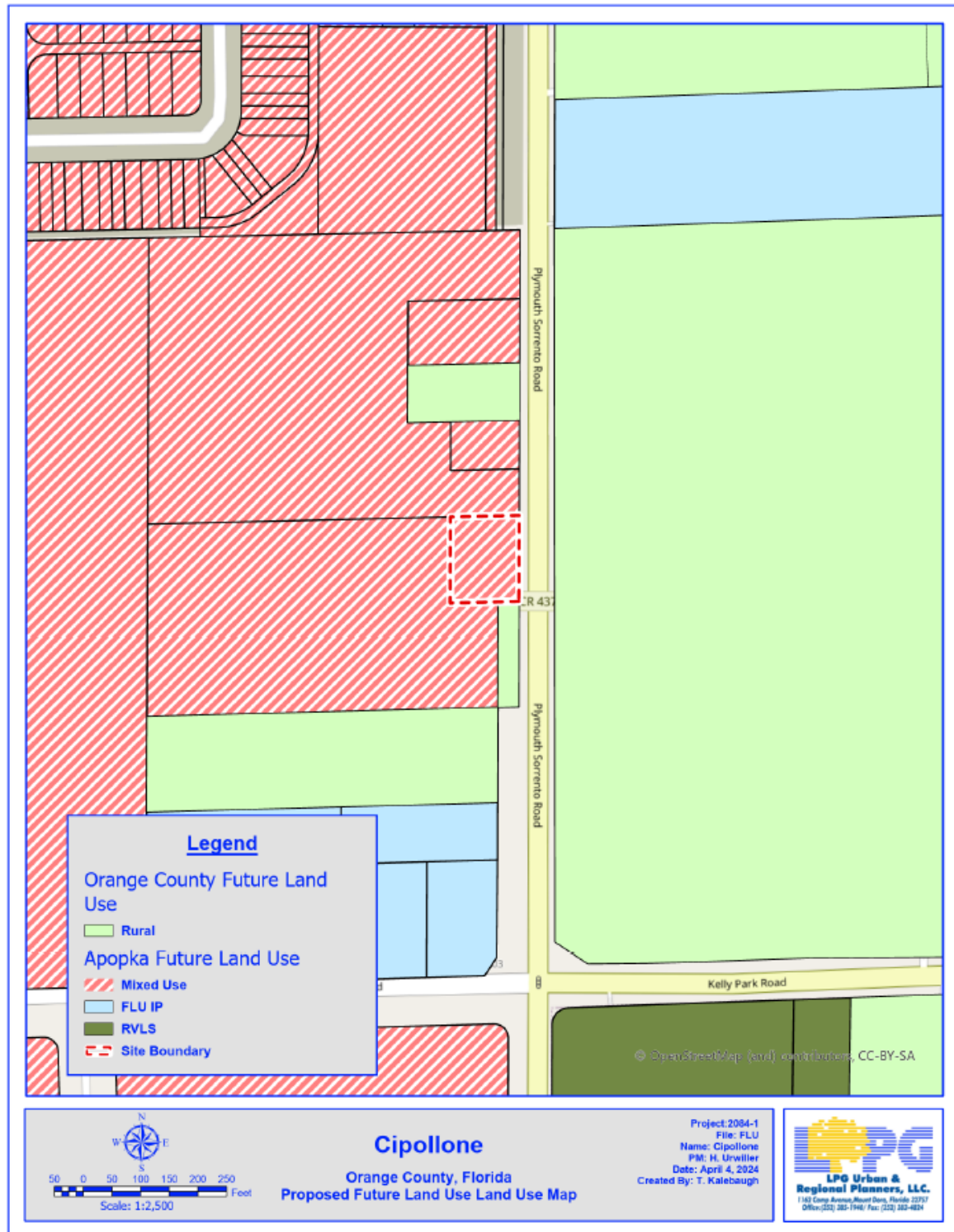


Figure 7- Proposed Zoning

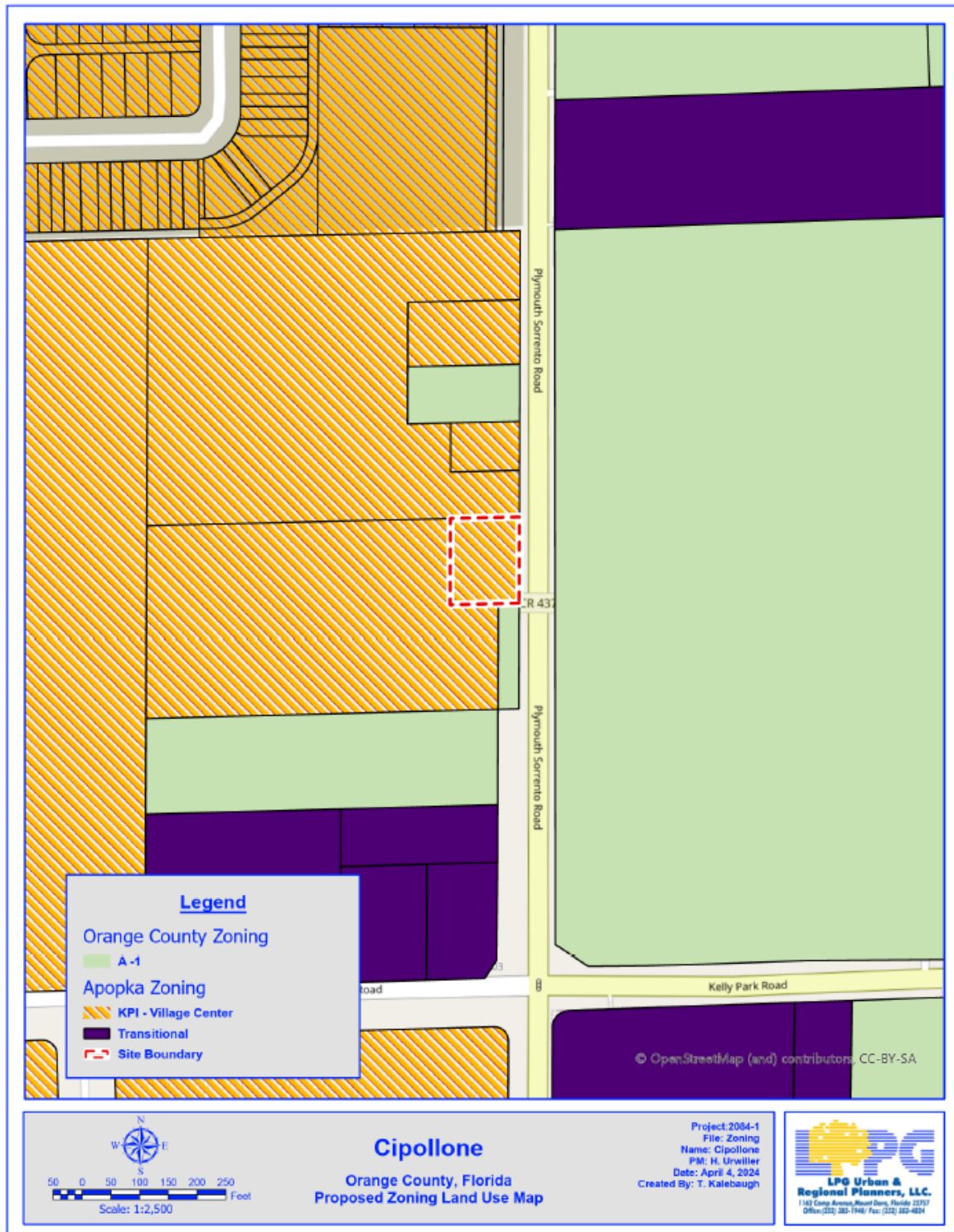
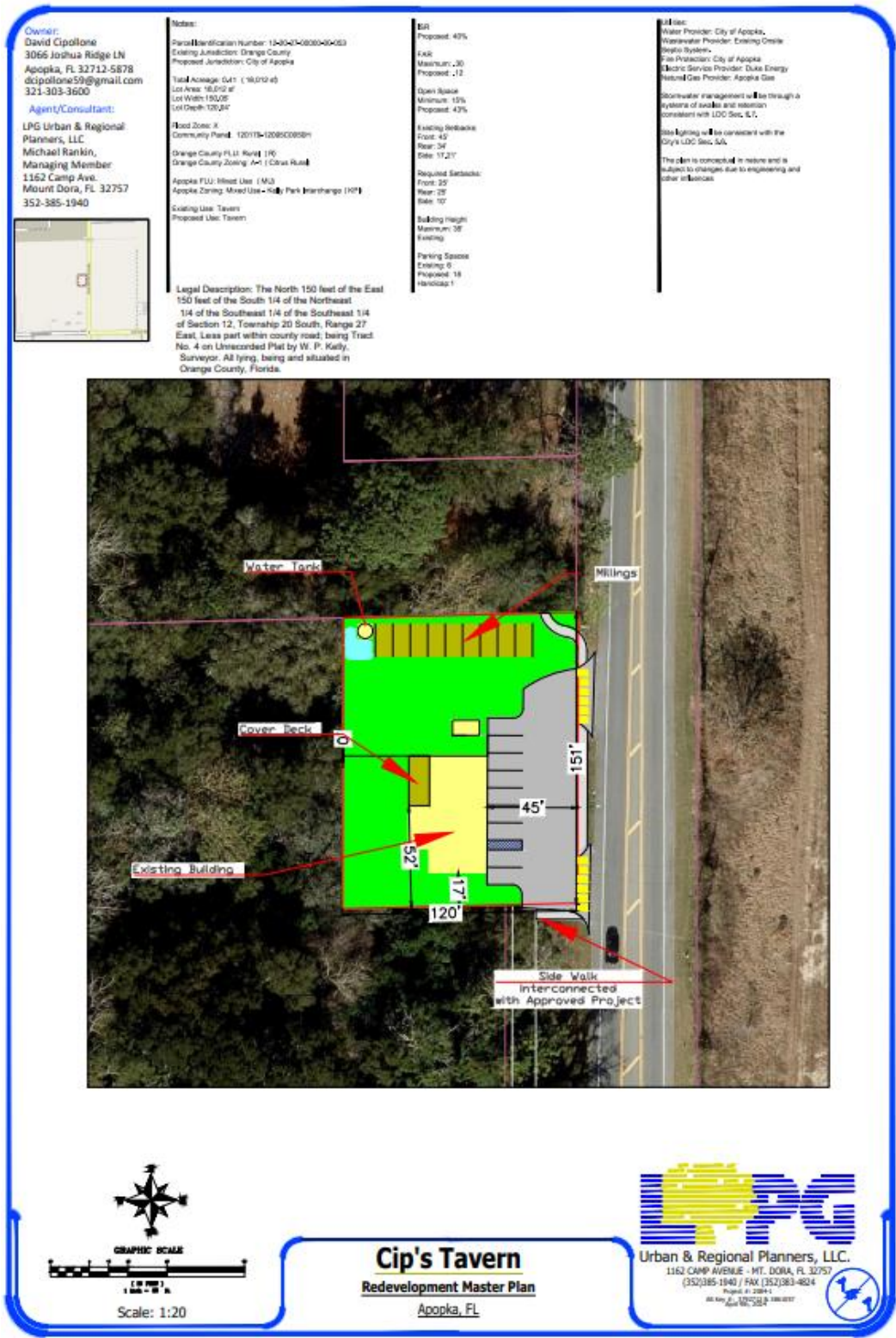


Figure 8-Master Plan



From: [Mills, Misty D](#)
To: [Bobby Howell](#)
Cc: [Jean Sanchez](#)
Subject: FW: PROPOSED annexation ANX-AP-2147
Date: Friday, August 2, 2024 11:49:31 AM
Attachments: [image001.png](#)
[image002.png](#)

CAUTION: This Email originated from a source outside the City of Apopka. Do not click on links or open attachments unless you recognize the sender and you know the content is safe.



Good morning,

Please see below for information regarding the notice of proximity language. This is regarding the annexation at 5118 Plymouth Sorrento Road.

Have a great weekend!

Sincerely,

Misty Mills, Senior Planner
407-836-5435
misty.mills@ocfl.net
Office hours 7:30 – 16:00

From: Jackson, Beth - EPD <Beth.Jackson@ocfl.net>
Sent: Thursday, August 1, 2024 10:09 AM
To: Mills, Misty D <Misty.Mills@ocfl.net>
Subject: RE: PROPOSED annexation ANX-AP-2147

The Green PLACE program has reviewed the proposed annexation and has the following comments:

The proposed annexation is within 1.0 miles of the Lewis- Gress Property , Sandhill Preserve and the Lake Lucie Conservation Area. Any new development on the site should be required to place in their covenants and restrictions the following Notice of Proximity language. Comment is listed below:

This site is adjacent or within less than 5 miles of Sand Hill Preserve. Please notify the City of Apopka that any future applicant/owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that the adjacent land use includes publicly managed property. The notice shall indicate that the adjacent property will require the use of resource management practices that

may result in periodic temporary conditions that may limit outdoor activities. These practices will include, but not be limited to, ecological burning, pesticide and herbicide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary for proper resource management.

Beth Jackson, MBA
Environmental Programs Administrator
Water and Land Resources Management
3165 McCrory Place
Orlando, Florida 32803
Office: 407-836-1481
Cell: 321-689-7466

Email: beth.jackson@ocfl.net

Web: www.ocepd.org

Attention customers: EPD is now accepting requests for virtual or in-person appointments to serve you safely. Email EPDAppointments@ocfl.net or visit <http://orangecountyfl.net/EmergencySafety/Coronavirus/Coronavirus-DevelopmentServices.aspx> for more information. Please, no walk-ins, thanks!



From: Mills, Misty D <Misty.Mills@ocfl.net>

Sent: Thursday, August 1, 2024 9:10 AM

To: 911 MSAG <911MSAG@ocfl.net>; Martinez, Adela (OCSO) <adela.martinez@ocsofl.com>; Anderson, Shawn <Shawn.Anderson2@ocfl.net>; Blackham, William J <William.Blackham@ocfl.net>; Castillero, Humberto L <Humberto.Castillero@ocfl.net>; Catapano, Molly <Molly.Catapano@ocfl.net>; Chami, Tammilea <Tammilea.Chami@ocfl.net>; Charles, Jeff <Jeff.Charles@ocfl.net>; Christopher Mills <christopher.mills@ocps.net>; Cirivello, Nicholas T <Nicholas.Cirivello@ocfl.net>; Cummings, Jennifer <Jennifer.Cummings@ocfl.net>; Dawkins, Ann (COMPT) <ann.dawkins@occompt.com>; Divine, Daniel (OCSO) <daniel.divine@ocsofl.com>; Dobson, Christopher L <Christopher.Dobson@ocfl.net>; Driggers, Brandy <Brandy.Driggers@ocfl.net>; Drow, Robert <Robert.Drow@ocfl.net>; Drozeck, Mike <Mike.Drozeck@ocfl.net>; Dubois, Jennifer <Jennifer.Dubois@ocfl.net>; Dubus, Anne <Anne.Dubus@ocfl.net>; Dwyer, Trumell (OCSO) <trumell.dwyer@ocsofl.com>; El-Assar, Hazem <Hazem.El-Assar@ocfl.net>; Gregory, David <David.Gregory@ocfl.net>; Harris, Taunya D <Taunya.Harris@ocfl.net>; Hernandez, Gloria (COMPT) <gloria.hernandez@occompt.com>; Holmes,

Georgiana <Georgiana.Holmes@ocfl.net>; Jackson, Beth - EPD <Beth.Jackson@ocfl.net>; Johnson, Liz <Liz.Johnson@ocfl.net>; Johnstone, Peter <Peter.Johnstone@ocfl.net>; Jonas, Royden A <Royden.Jonas@ocfl.net>; Rountree, Keenya (OCSO) <keenya.rountree@ocsofl.com>; Kilponen, Daniel <Daniel.Kilponen@ocfl.net>; Lugo, Josue <Josue.Lugo@ocfl.net>; Madigan, Tala <Tala.Madigan@ocfl.net>; Mai, Andrew W <Andrew.Mai@ocfl.net>; Marshall, Alan <Alan.Marshall@ocfl.net>; Martinez, Lillian <Lillian.Martinez@ocfl.net>; McDermid, Sherry L <Sherry.McDermid@ocfl.net>; McFadden, Carolyn <Carolyn.McFadden@ocfl.net>; Mercado, Arnaldo <Arnaldo.Mercado@ocfl.net>; Miller, Djuana (COMPT) <djuana.miller@occompt.com>; Mino, Luciana A <Luciana.Mino@ocfl.net>; Moffett, Cedric <Cedric.Moffett@ocfl.net>; Moncaleano, Alex <Moncaleano.Alex@ocfl.net>; Moreau, Jennifer C <Jennifer.Moreau@ocfl.net>; ocsogis; Olivares, Jaclyn <Jaclyn.Olivares@ocfl.net>; Oliver, Melissa L <Melissa.Oliver@ocfl.net>; FR Work Orders <Ocfrrd_workorders@custhelp.com>; Pashinina, Irina <Irina.Pashinina@ocfl.net>; Patrick, Ryan <Ryan.Patrick@ocfl.net>; Pritchett, Matthew C <Matthew.Pritchett@ocfl.net>; Ramsey, Calinne <Calinne.Ramsey@ocfl.net>; Reynolds, Jason R <Jason.Reynolds@ocfl.net>; Robinson, Douglas K <Douglas.Robinson@ocfl.net>; Rocco Campanale (rcampanale1@ocpafl.org) <rcampanale1@ocpafl.org>; Romanowski, Albert B <Albert.Romanowski@ocfl.net>; Salcedo, Andres <Andres.Salcedo@ocfl.net>; Sanders, Brian (Transportation Planning) <Brian.Sanders@ocfl.net>; Shupp, George <George.Shupp@ocfl.net>; Sims, Greg <Greg.Sims@ocfl.net>; Smith, Roger <Roger.Smith@ocfl.net>; Soler, Elizabeth (COMPT) <elizabeth.soler@occompt.com>; Stewart-Horan, Kimberly B <Kimberly.Stewart-Horan@ocfl.net>; Taylor, Emmitt <Emmitt.Taylor@ocfl.net>; Thalmueller, Nicolas M <Nicolas.Thalmueller@ocfl.net>; Torres, Alissa (Public Works) <Alissa.Torres@ocfl.net>; Torres, Maricela <Maricela.Torres@ocfl.net>; Torres, Taina L <Taina.Torres@ocfl.net>; Triplett, Yolanda <Yolanda.Triplett@ocfl.net>; VanSmith, Aaron <Aaron.VanSmith@ocfl.net>; Vargas, Alberto A <Alberto.Vargas@ocfl.net>; Wallace-Minnis, Lisa <Lisa.Wallace-Minnis@ocfl.net>; Watson, Sue <Sue.Watson@ocfl.net>; Watts, Mike <Mike.Watts@ocfl.net>; Weiss, Jon <Jon.Weiss@ocfl.net>; Wetland Permitting <WetlandPermitting@ocfl.net>; Wilson, Tanya <Tanya.Wilson@ocfl.net>; Yokiel, Frank <Frank.Yokiel@ocfl.net>

Subject: PROPOSED annexation ANX-AP-2147

Good morning,

Please review the attached annexation request from the City of Apopka for any impacts to Orange County.

- ANX-AP-2147 – 5118 Plymouth Sorrento Road

Please provide comments by Friday, August 16, 2024.

Sincerely,

Misty Mills, Senior Planner
407-836-5435
misty.mills@ocfl.net
Office hours 7:30 – 16:00

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

From: [Mills, Misty D](#)
To: [Bobby Howell](#)
Cc: [Jun Sohn](#); [Jean Sanchez](#)
Subject: 5118 Plymouth Sorrento Road
Date: Friday, September 12, 2025 8:07:44 AM

CAUTION: This Email originated from a source outside the City of Apopka. Do not click on links or open attachments unless you recognize the sender and you know the content is safe.



Good morning!

Reaching out about the property located at 5118 Plymouth-Sorrento Road.

The adjacent road corridor is listed in the Transportation Element's 2030 Long Range Transportation Plan. 35' of future road right-of-way will be needed from this parcel.

Please let me know if you have any questions.

Sincerely,

Misty Mills, Senior Planner
407-836-5435
misty.mills@ocfl.net
Office hours 7:30 – 16:00

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

PUBLIC HEARING NOTICE

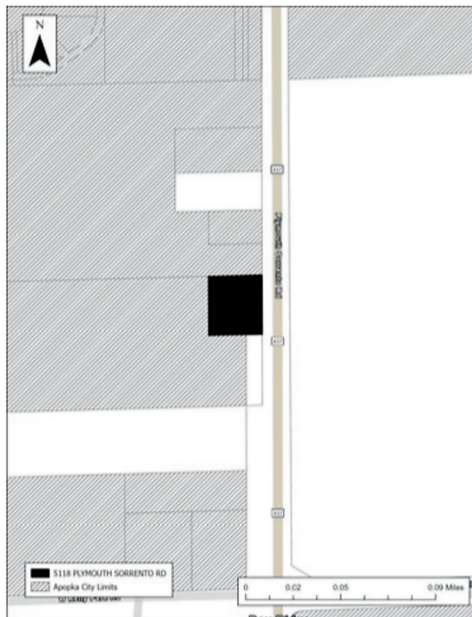
ANNEXATION

CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.A, that **David Cipollone** has made an application to the City of Apopka City Council for an **ANNEXATION** of a property located on the east side of Vick Road approximately ¼ of a mile north of the intersection of Vick Road and W. Lester Road. This application relates to the following described property:

ORDINANCE NO. 3129

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY DAVID CIPOLLONE; LOCATED AT 5118 PLYMOUTH-SORRENTO ROAD; COMPRISING 0.41 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 12-20-27-0000-00-053
Contains: 0.41 +/- Acres

NOTICE is given that public hearings for Ordinance No. 3129 will be held by the **City of Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, October 15, 2025 beginning at 7:00 P.M and Wednesday, November 5, 2025 beginning at 1:30 P.M.** or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Annexation can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 26, 2025

Apopka City Council
Community Development Department
Page 135 of 148



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 4.

Meeting Date: October 14, 2025

Department: Community Development

SUBJECT:

Quasi- Judicial - Special Exception - 458 Oakland Avenue

ACTION ITEM INFORMATION:

Owner(s): MCCA Inc.

Applicant(s): Sofia Naseem

Location: 458 Oakland Avenue

Project: 458 Oakland Avenue Special Exception

Density: N/A

Project Manager: Amer Hamza

REQUEST:

Approve a Special Exception Use Permit to build a place of worship center in the MU-D (Mixed-Use Downtown) Zoning District.

SUMMARY:

Owner(s): MCCA Inc.

Applicant: Sofia Naseem

Parcel Identification Number(s): 10-21-28-7800-02-250

Location: 458 Oakland Avenue

Future Land Use: Commercial

Existing Use: Place of Worship (Non-Conforming)

Zoning: MU-D (Mixed-Use Downtown)

Tract Size: 2.11 +/- acres

Proposed Use: Place of Worship

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Commercial	MU-D (Mixed-Use Downtown)	Single Family Residences
East	Commercial, Residential Low	MU-D (Mixed-Use Downtown)	Place of Worship, Place of Worship
South	Residential Low	MU-D (Mixed-Use Downtown)	Single Family Residences, Place of Worship
West	Residential Low	MU-D (Mixed-Use Downtown)	Place of Worship

PROJECT SUMMARY:

The subject property is the current site of an existing place of worship that has been operational for several years. According to LDC Table 4.2.2.C, a Special Exception permit is required for a place of worship use in the MU-D (Mixed-Use Downtown) zoning district. The applicant has mentioned to staff that they never applied for a Special Exception Use permit for a place of worship use on the subject property. The applicant is planning to keep the

existing one-story building on the property but are proposing to also construct a new 6,436 square feet building on the site. A Special Exception Use permit is required for the use to be compliant with the LDC. The applicant is required to comply with all other site design requirements listed in the LDC and other city standards during the review of the Construction Site Plan at a later date. As mentioned in the zoning report, there are other places of worship centers in the vicinity of the subject property.

Per Land Development Code Section 2.5.1.G.4, a Special Exception is required to comply with the following standards:

- Will be consistent with the goals, objectives, and policies of the comprehensive plan;

Applicant Response: We confirm that the submitted proposal is aligned with the goals, objectives, and policies established in the Comprehensive Plan of the City of Apopka. This consistency ensures that the proposed actions contribute to sustainable development, land use planning, and the enhancement of residents' quality of life, in accordance with the strategic guidelines defined by the local administration.

Staff Response: Staff has no objection.

- Will comply with all applicable zoning district standards;

Applicant Response: The proposed development will comply with all applicable zoning district standards as outlined in the City of Apopka's Land Development Code. This includes adherence to permitted uses, density regulations, setbacks, building height limitations, parking requirements, and landscaping criteria, ensuring full alignment with municipal planning objectives.

Staff Response: Staff has no objection.

- Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;

Applicant Response: We confirm that the proposed development will comply with all standards outlined in Section 4.2.3 of the City of Apopka's Code of Ordinances, specifically the Standards Specific to Principal Uses. This compliance ensures that the project aligns with the city's land use regulations and supports orderly, responsible growth consistent with municipal planning objectives.

Staff Response: Staff has no objection.

- Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;

Applicant Response: The proposed use is appropriate for its location and is compatible with the general character of the surrounding properties, as well as with the uses permitted within the applicable zoning district. This request for a special exception will not negatively impact adjacent parcels, nor will it disrupt the integrity or aesthetics of the neighborhood. Furthermore, the proposal aligns with the goals and policies outlined in the City of Apopka's Comprehensive Plan, promoting orderly growth and contributing positively to the community.

Staff Response: Staff has no objection.

- Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;

Applicant Response: The proposed development will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands through the implementation of appropriate landscaping, architectural design, and spatial planning. Measures such as vegetative buffers, fencing, and strategic placement of structures will ensure compatibility with surrounding properties and preserve the visual integrity of the area. These efforts are consistent with the City of Apopka's commitment to maintaining community character and aesthetic standards.

Staff Response: Staff has no objection.

- Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;

Applicant Response: The proposed development will ensure that no site lighting source shall negatively impact adjacent properties or public rights-of-way. All exterior lighting will be designed and installed in accordance with applicable standards to prevent glare, light trespass, and visual disruption. Shielded fixtures, appropriate mounting heights, and photometric planning will be utilized to maintain lighting within the site boundaries and preserve the safety, comfort, and character of surrounding areas, in alignment with the City of Apopka's development guidelines.

Staff Response: Staff has no objection.

- Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;

Applicant Response: The proposed development will maintain safe and convenient ingress and egress, as well as

efficient traffic flow into and through the site for both vehicles and pedestrians. The design incorporates appropriate access points, internal circulation routes, and pedestrian pathways to ensure smooth movement and minimize congestion. Additionally, the project will uphold safe road conditions around the site by complying with local transportation standards and implementing any necessary improvements in coordination with the City of Apopka's planning and public works departments.

Staff Response: Staff has no objection.

- Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

Applicant Response: The proposed development will avoid significant adverse impacts related to odor, noise, glare, and vibration on surrounding properties. All site operations—including refuse collection, service delivery, parking and loading, signage, and lighting—will be carefully designed and managed to minimize disruption. Measures such as enclosed waste areas, shielded lighting fixtures, noise-reducing materials, and strategic site layout will be implemented to ensure compatibility with adjacent land uses and compliance with the City of Apopka's development standards.

Staff Response: Staff has no objection.

- Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;

Applicant Response: The proposed development will not have an adverse impact on surrounding land values or hinder the ability of neighboring properties to pursue uses permitted within the applicable zoning district. The project is designed to integrate harmoniously with the existing character of the area, maintaining compatibility with adjacent land uses and supporting the long-term planning objectives of the City of Apopka. All site elements and operations will be managed to ensure minimal disruption, thereby preserving both economic stability and development potential in the vicinity.

Staff Response: Staff has no objection.

- Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;

Applicant Response: The proposed development will avoid significant deterioration of water and air resources, scenic resources, and other natural resources. All site activities will be conducted in accordance with environmental best practices and applicable regulations to ensure the preservation of ecological integrity. Measures such as stormwater management systems, erosion control, pollution prevention protocols, and conservation landscaping will be implemented to protect natural assets and maintain the environmental quality of the surrounding area, in alignment with the City of Apopka's sustainability goals.

Staff Response: Staff has no objection.

- Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities;

Applicant Response: The proposed development will not overburden existing public facilities and services, including, but not limited to, streets and other transportation infrastructure, schools, potable water systems, sewage disposal, stormwater management, and police and fire protection services. The project is designed to operate within the capacity of current municipal resources and will coordinate with the appropriate agencies to ensure compliance with the City of Apopka's standards for sustainable growth and public service delivery.

Staff Response: Staff has no objection.

- Will comply with all other relevant City, State, and federal laws and regulations.

Applicant Response: The proposed development will comply with all other relevant City, State, and federal laws and regulations. All activities associated with the project will be conducted in accordance with applicable legal frameworks, including zoning ordinances, building codes, environmental regulations, and public safety standards. The applicant is committed to maintaining full regulatory compliance throughout the planning, construction, and operational phases, in alignment with the expectations of the City of Apopka.

Staff Response: Staff has no objection.

PUBLIC HEARING SCHEDULE:

October 14, 2025 – Planning Commission (5:30 P.M.)

DULY ADVERTISED:

September 9, 2025 – Mailed Notices to Adjacent Property Owners

September 8, 2025 – Poster Placed on Property
September 12, 2025 – Apopka Chief

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.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of a Special Exception to build a place of worship center in the MU-D (Mixed-Use Downtown) Zoning District, subject to the exhibits and findings of the staff report.

Recommended Motion – Planning Commission:

Approve a Special Exception to build a place of worship center in the MU-D (Mixed-Use Downtown) Zoning District, subject to the exhibits and findings of the staff report.

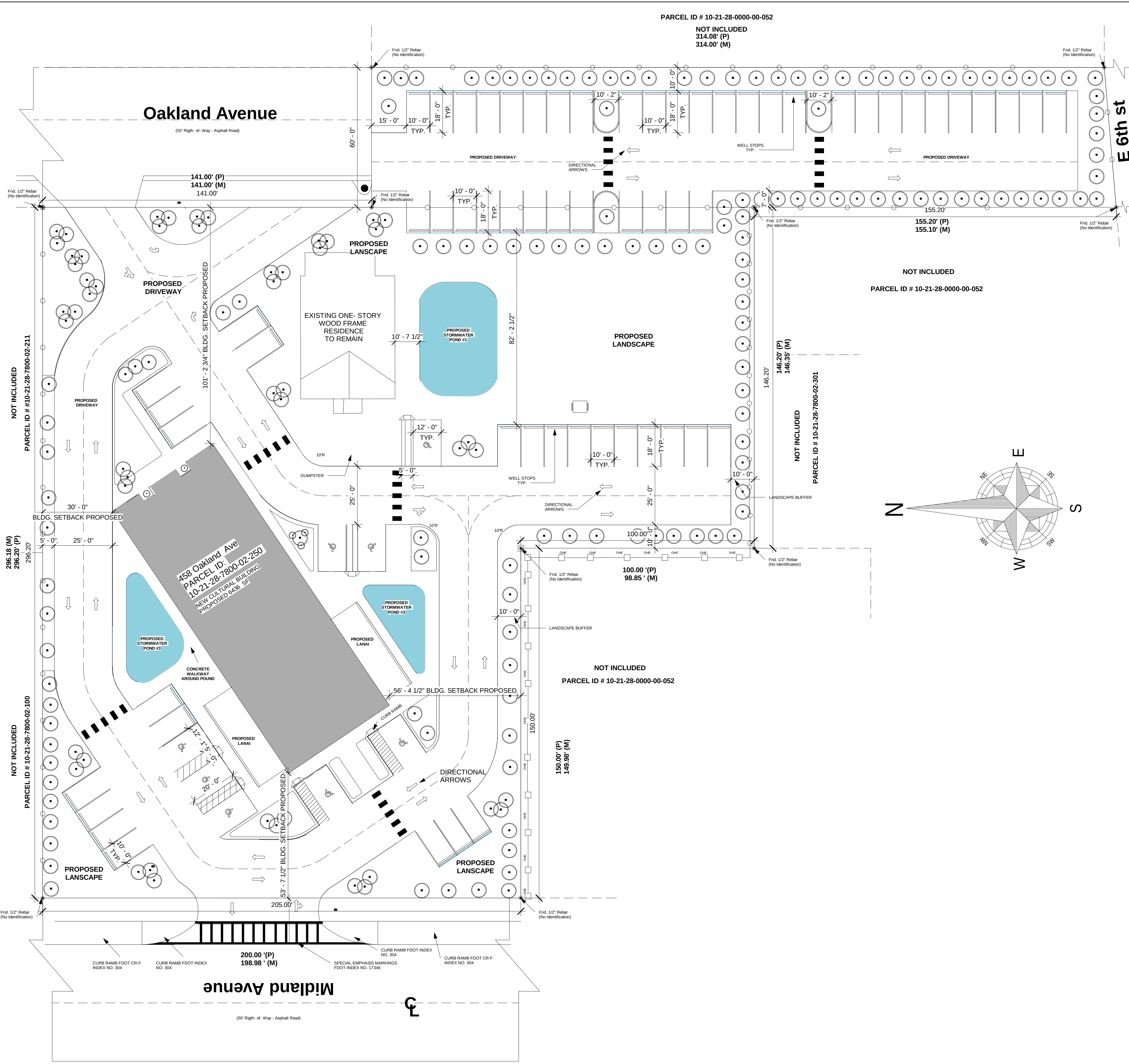
Planning Commission Role:

Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.3.2.B.1.a, the Planning Commission has the authority to take make decisions on special exception permits. Therefore, the Planning Commission may approve, deny or approve with conditions this application. An applicant may appeal the Planning Commission action to the City Council.

ATTACHMENTS:

1. A1 - SITE PLAN
2. Map Series
3. Advertisement - September 12
4. Community Meeting Letter

C:\Users\CI1\Dropbox\01 Online Construction Plans\02 Projects\2024\H24-03 Apopka mosque\02_RVT\2025New folder\05-19-25\APOPKA MOSQUE .nvt



1 Site Plan
3/64" = 1'-0"

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF A S.F. ONE STORY CULTURAL BUILDING AND ASSOCIATED PARKING AND TWO WET STORMWATER FACILITIES.

PROJECT ADDRESS:

THE SITE IS LOCATED IN THE CITY OF APOPKA WITHIN ORANGE COUNTY, FLORIDA.
THE SITE HAS ACCESS TO OAKLAND AVE

PROPOSED HOURS AND DAYS OF OPERATION:

MONDAY TO SUNDAY 6:00 AM TO 10:00 PM

PARCEL ID NUMBER : 10-21-28-7800-02-250

EXISTING FUTURE LAND USE: SINGLE FAMILY RESIDENTIAL

PROPOSED FUTURE LAND USE:: SINGLE FAMILY RESIDENTIAL

EXISTING ZONING: R-1- SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING: R-1 SINGLE FAMILY RESIDENTIAL

PROPOSED USE:

RELIGIOUS/CULTURAL BUILDING
SPECIAL EXCEPTION TO DEVELOP THE PROPOSED USE GRANTED BY ORANGE COUNTY ON 4/8/2015. THE PROPOSED USE WILL NOT HAVE ANY EMPLOYEE ON SITE. THE MANAGEMENT AND MAINTENANCE OF THE RELIGIOUS/CULTURAL BUILDING IS OPERATED FROM

BUILDING SETBACK

	REQUIRED	PROPOSED
FRONT	25'	101'
SIDE	6'	25'
SIDE	6'	56'
REAR	25'	53'

LANDSCAPE BUFFER:

	REQUIRED	PROPOSED
FRONT	5'	10'
SIDE	5'	10'
REAR	5'	10'

PARKING REQUIREMENTS:

REQUIRED:

PER ORANGE COUNTY STANDARDS (SECTION 38-1476)
ASSEMBLY PLACES: 1 SPACE PER EACH 3 MEMBERS.
102 MEMBERS/ 1 SPACES PER 3 MEMBERS = 34 SPACES REQUIRED

COMPACT SPACES ALLOWED 25% OF TOTAL PARKING REQUIRED

PROPOSED:

STANDARD 10' X 18')	REQUIRED
COMPACT	26 SPACES
HANDICAP 10' X 18')	8 SPACES
TOTAL PARKING SPACES PROVIDED:	34 SPACES

AREA BREAK DOWN

IMPERVIOUS

EXISTING BUILDING	-	Ac
PROPOSED BUILDING		0.14 Ac
PAVEMENT		0.67 Ac
CONCRETE WALK		0.30 Ac
WET PONDS		0.068Ac
TOTAL IMPERVIOUS		1.18 Ac

PERVIOUS

LANDSCAPE AREAS	0.60Ac
TOTAL PERVIOUS	0.60Ac

TOTAL PROJECT AREA

	1.78Ac
--	--------

NOTES

1.

ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL), EDGE OF PAVEMENT (WHERE NO CURB IS PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.

2.

FOR ALL STRIPING AND MARKINGS REFER TO F.D.O.T INDEX 17346 STANDARD DETAILS - SPECIAL MARKING AREAS. FOR ALL SIGNAGE REFER TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

Professional Seal

No.	Description	Date



Citywide
Design &
Build

an Online Construction Plans Company

3410 Old Winter Garden Rd, Orlando, FL, 32805 407 602 30 60
www.citywidedesignandbuild.com

MCCA INC

Project Address

458 Oakland Ave, Apopka, FL 32703
PARCEL ID: 10-21-28-7800-02-250

Scope of work

-

APOPKA MOSQUE

SITE AND GEOMETRY
PLAN

A1

Scale As indicated

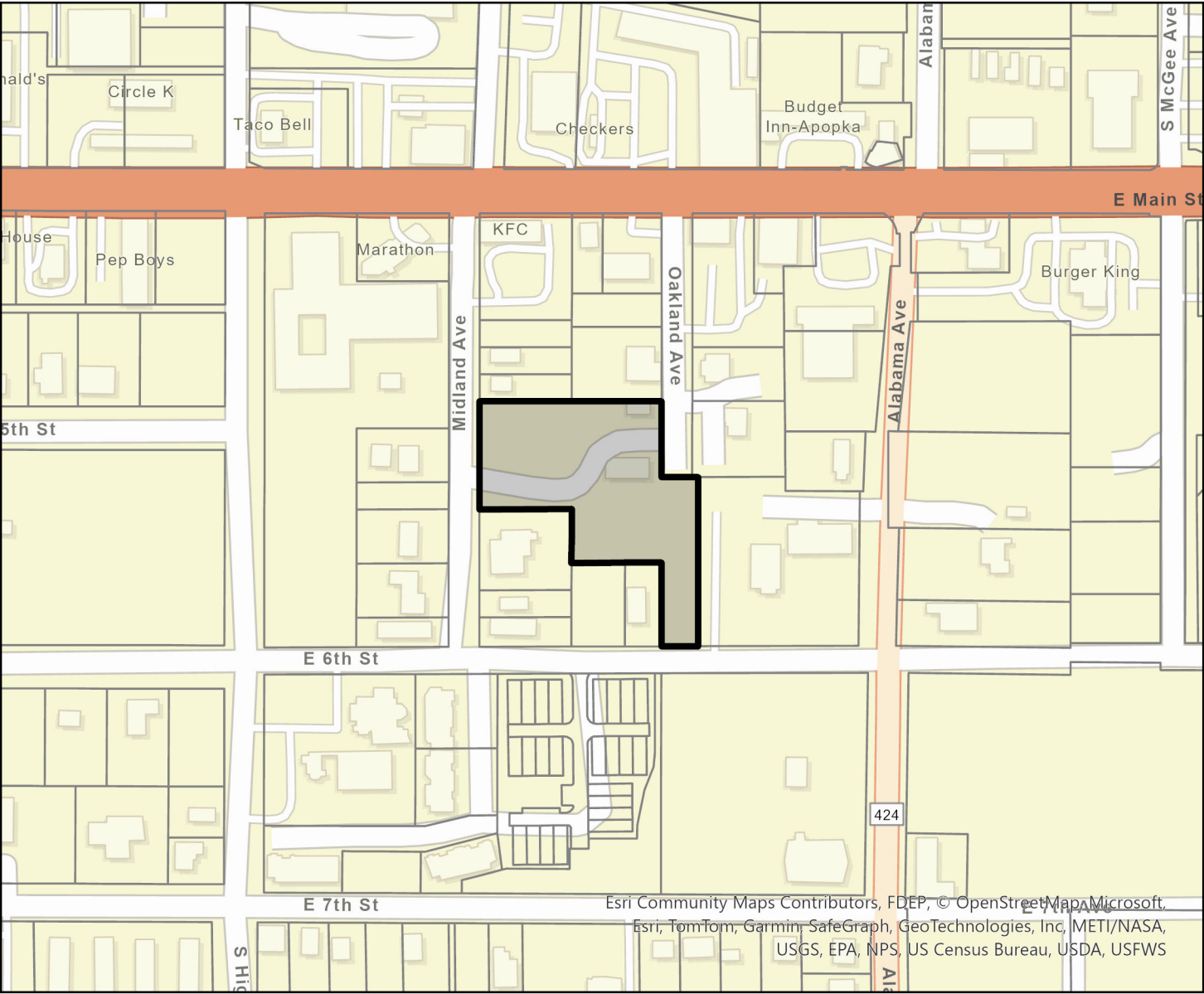
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7/21/2025 8:15:54 AM

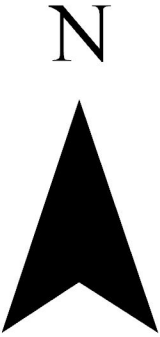
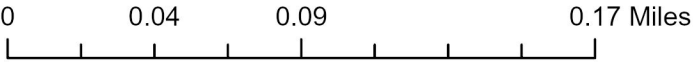
Reserved for Building Department

Permit number

Sign Legend				
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		Width	Height	
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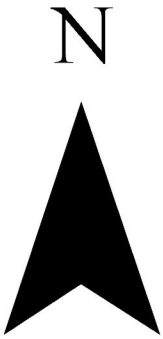
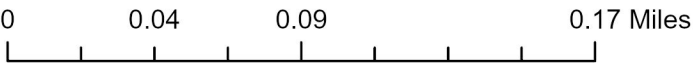
-  Parcel
-  458 Oakland Avenue

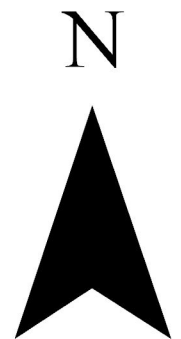
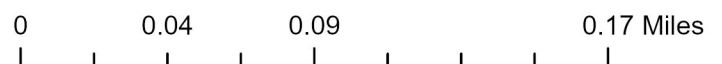
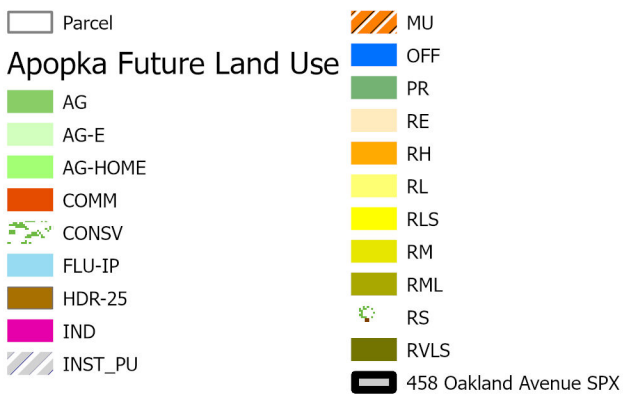
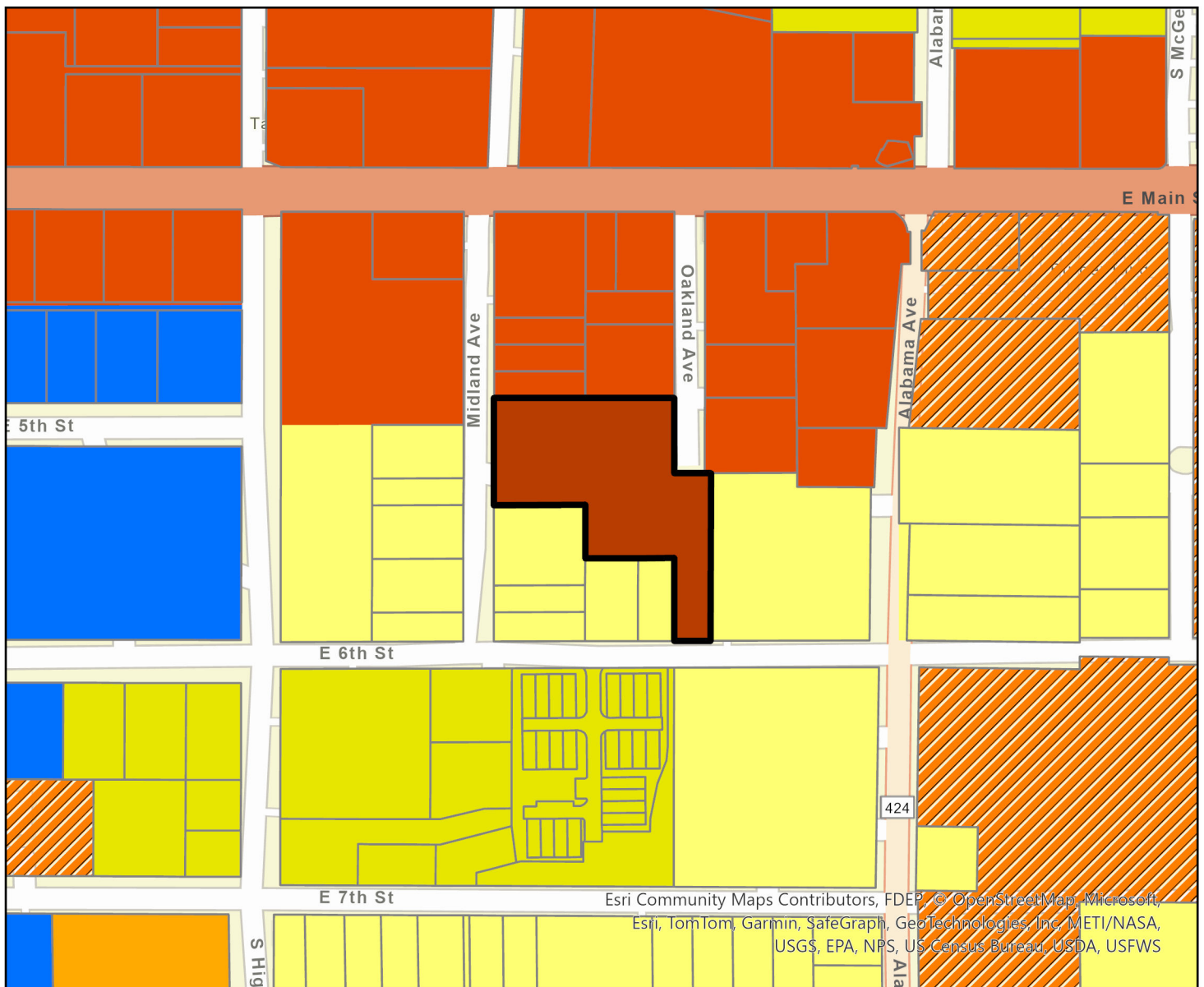


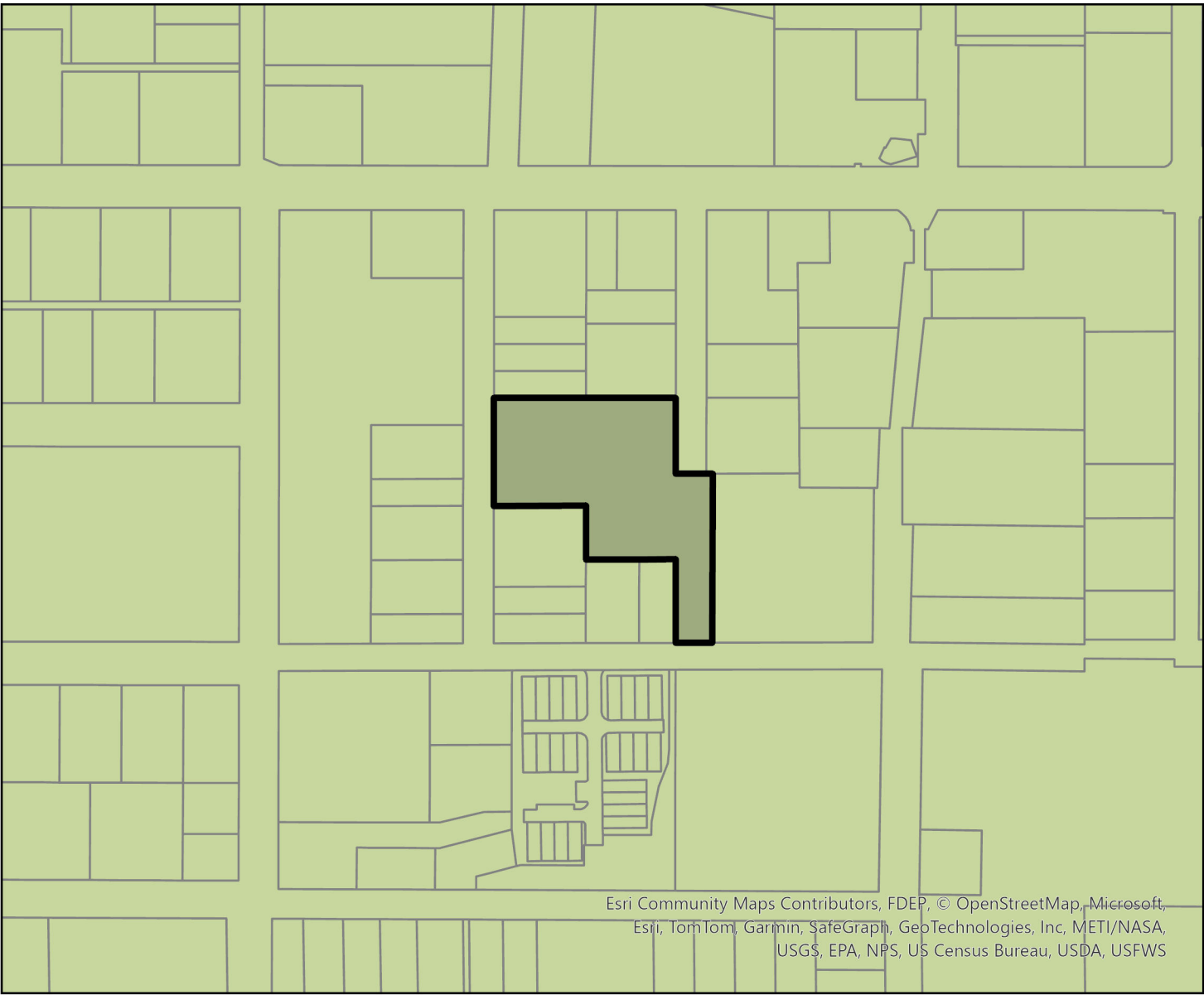


State of Florida, Maxar, Microsoft

-  Parcel
-  458 Oakland Avenue SPX







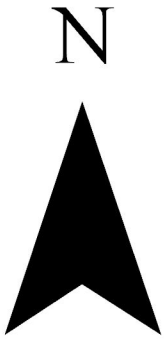
Parcel

Apopka Zoning

- AG
- AIR
- C-C
- C-COR
- C-N
- C-R
- I-H
- I-L
- INST
- MHP
- MU-D
- MU-ES-GT

- MU-INT
- MU-MED
- MU-N
- MU-T
- MU-VC
- O
- PD
- PR
- RCE
- RMF
- RSF-1A
- RSF-1B
- RTF
- T
- 458 Oakland Avenue SPX

0 0.04 0.09 0.17 Miles





INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **The Apopka Chief** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(407) 886-2777**.

Notice ID: mkQp0g4MWJHKEdlavOMC | **Proof Updated: Sep. 09, 2025 at 10:39am EDT**
Notice Name: City of Apopka Naseem Special Exception

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Mary E. Denizard
mdenizard@apopka.net
(407) 703-1712

FILING FOR

The Apopka Chief

Columns Wide: 3 **Ad Class:** Legals

Total Column Inches: 29.93

Number of Lines: n/a

09/12/2025: Display Ad 231.97

Subtotal \$231.97

Tax \$0.00

Processing Fee \$23.20

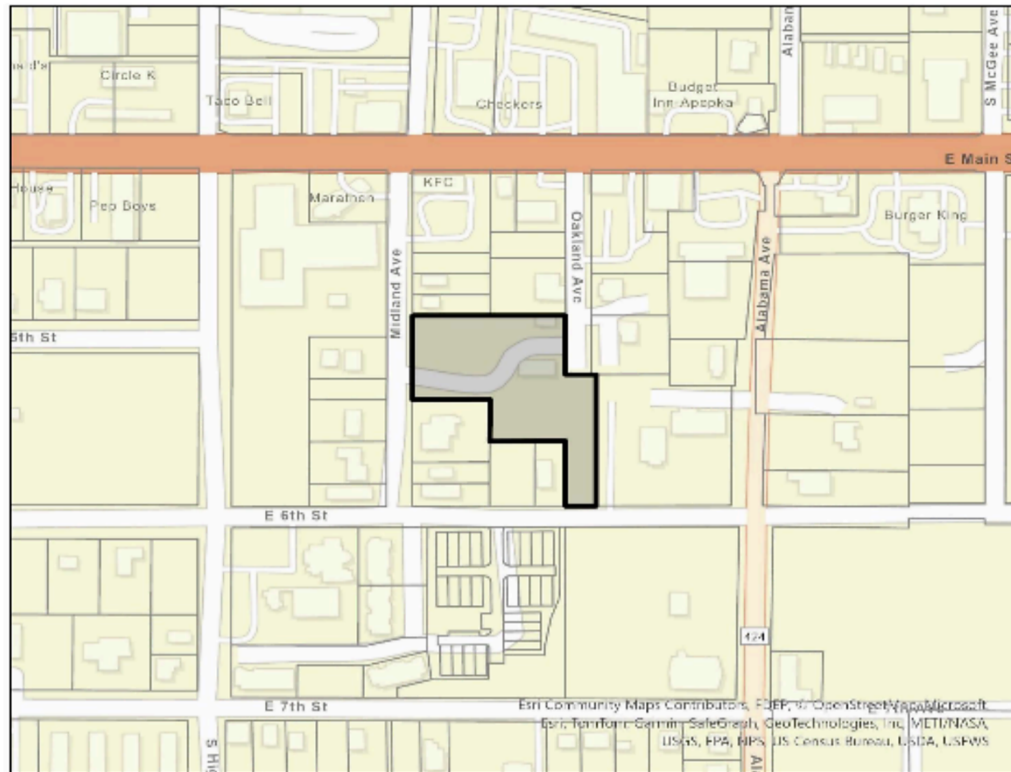
Total \$255.17

See Proof on Next Page

CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **Sofia Naseem** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO BUILD A PLACE OF WORSHIP CENTER.**

This application relates to the following described property located at 458 Oakland Avenue:



Parcel
458 Oakland Avenue

0 0.04 0.09 0.17 Miles



Parcel Identification Number(s): 10-21-28-7800-02-250
Contains: 2.11 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, October 14, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearing to speak. Please be advised that, under

Expected print dimensions of advertisement:
Width: 5.54 in., Height: 9.98 in.

Newspaper page size: Width: 11.25 in., Height: 20.13 in.
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State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703; Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

September 12, 2025

**Apopka Planning Commission
Community Development Department**

Worship Center
458 Oakland Ave
Apopka, FL 32703

07/21/25

Subject: Community Meeting Report – No Attendance

Dear City of Apopka,

I hope this message finds you well. This letter is to provide a summary of the community meeting that was scheduled to take place on 07/19/25 at the Worship Center location, located at 458 Oakland Ave, Apopka, FL 32703.

The purpose of the meeting was to share updates regarding the Worship Center's activities, foster dialogue with our neighbors, and provide a platform for community input and engagement. Unfortunately, no members of the community were in attendance during the designated meeting time.

Our staff remained present for the full duration of the meeting to welcome any late arrivals; however, none were received. We understand that scheduling conflicts and other commitments may have prevented participation, and we remain committed to building strong relationships with those we serve and neighbor.

Sincerely,
Citywide Design & Build
Worship Center
458 Oakland Ave, Apopka, FL 32703