

ORDINANCE NO. 3082

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING
THE ZONING FROM RSF-1B (RESIDENTIAL SINGLE FAMILY –
LARGE LOT) TO RTF (RESIDENTIAL TWO FAMILY), FOR PROPERTY
LOCATED AT 1770 SHEELER AVENUE; OWNED BY SHEELER
DEVELOPMENT LLC; COMPRISING 9.92 ACRES, MORE OR LESS;
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, Brent Lenzen, 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 RSF-1B (Residential Single Family – Large Lot) to RTF (Residential Two Family); and

WHEREAS, the proposed RTF (Residential Two Family) 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.

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45 **Section II. Rezoning.** The Property described and shown in Exhibit "A", being situated
46 in the City of Apopka, Florida, is hereby rezoned and assigned the RTF (Residential Two Family)
47 Zoning District, as defined in the Apopka Land Development Code.

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

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

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57 repealed.

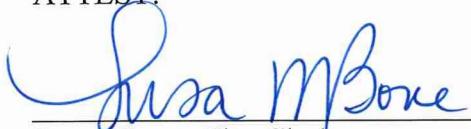
58 **Section VI. Effective Date.** This Ordinance shall become effective immediately following
59 such time that its companion future land use map amendment ordinance (Ordinance 3058) takes
60 effect.

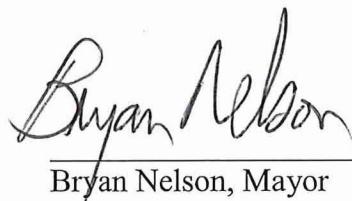
61 18th ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
62 day of December, 2024.

63 READ FIRST TIME: November 6, 2024

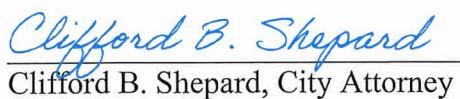
64 READ SECOND TIME AND
65 ADOPTED: December 18, 2024

66 ATTEST:


67 Susan Bone, City Clerk


68 Bryan Nelson, Mayor

Approved as to form and legal sufficiency:


69 Clifford B. Shepard, City Attorney

70 DULY ADVERTISED FOR PUBLIC HEARING: September 27, 2024, October 25, 2024

EXHIBIT A

Parcel Identification Number(s): 22-21-28-0000-00-143



Legend

- 1770 Sheeler Avenue
- Parcel

