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**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 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 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 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.

**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.

**ORDINANCE NO. 3082**

**PAGE 2**

**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 RTF (Residential Two Family) 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**Section V. Conflicts.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 3058) takes effect.

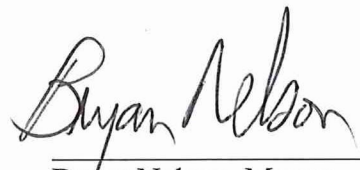
ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this 18<sup>th</sup> day of December, 2024.

READ FIRST TIME: November 6, 2024

READ SECOND TIME AND  
ADOPTED: December 18, 2024

ATTEST:

  
\_\_\_\_\_  
Susan Bone, City Clerk

  
\_\_\_\_\_  
Bryan Nelson, Mayor

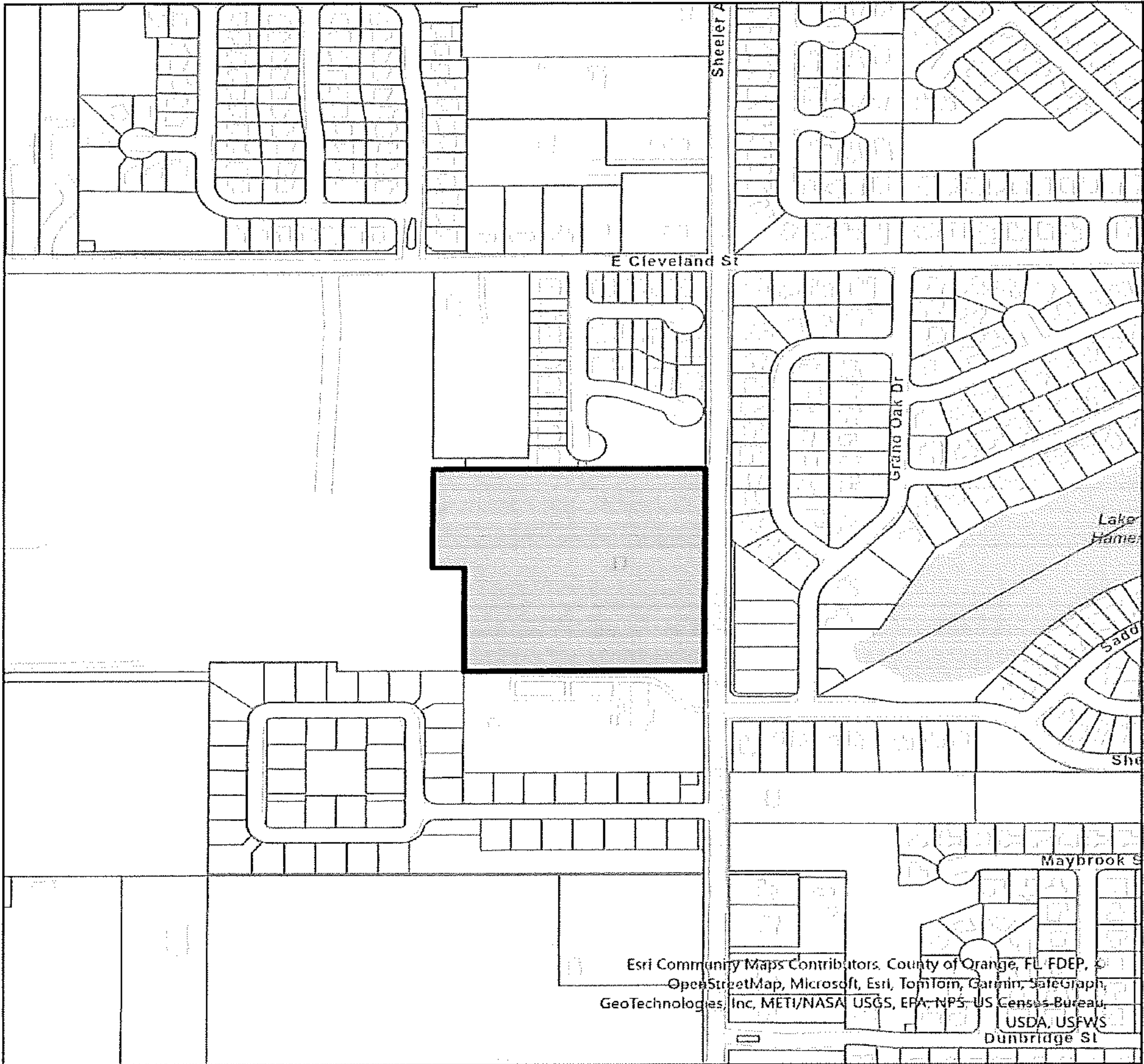
Approved as to form and legal sufficiency:

  
\_\_\_\_\_  
Clifford B. Shepard, City Attorney

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

EXHIBIT A

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



Legend

- 1770 Sheeler Avenue
- Parcel

