

**FOR
SALE**

CITY OF APOPKA COMMERCIAL PARCEL

Plymouth Sorrento Rd/Lester Rd, Apopka, FL 32712



ABOUT THE PROPERTY

SIZE 1.67± acres

PRICE \$730,000

ZONING City of Apopka Commercial PUD*
Up to 18,000 sf of retail/office entitlements

ROAD FRONTAGE 230'± on Lester Rd
300'± on Plymouth Sorrento Rd

DESCRIPTION

Location, location, location!

The properties are at the nearest commercial intersection to the new SR429/SR414 beltway exit ramp.

Call for more information and a showing today!

*See ordinances included herein.

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

CITY OF APOPKA COMMERCIAL PARCEL

Plymouth Sorrento Rd/Lester Rd, Apopka, FL 32712

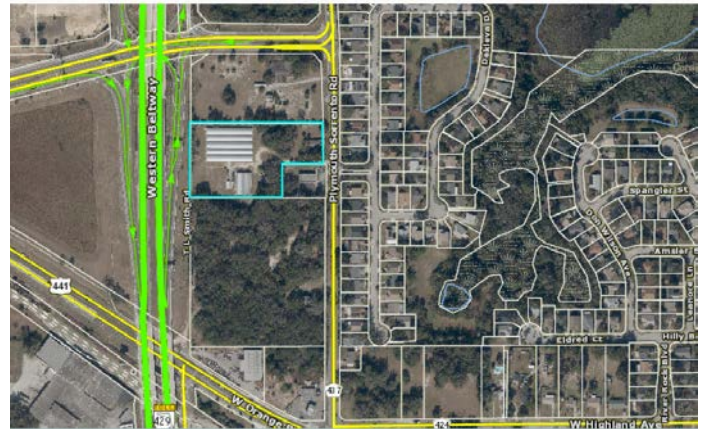
APOPKA IN THE NEWS

Apopka approves land-use change for 242 apartments along Plymouth Sorrento Road

By Dustin Wyatt dwyatt@growthspotter.com | GrowthSpotter Published: October 9, 2023, 4pm

“Plans by OneEleven Residential to bring a 242-unit apartment community to Plymouth Sorrento Road in Apopka took a step forward this week when the city council agreed to a request to change the future land use for 13 acres just north of US-441.

The proposal to swing the land from its original agricultural designation to high-density residential has been met by pushback from residents concerned about increased traffic along this stretch of the city. But a member of the project team told council members that if this were denied another developer could come along and utilize the new Live Local Act to build a much-denser multifamily community without needing commission approval.”



<https://www.growthspotter.com/2023/10/09/apopka-approves-land-use-change-for-242-apartments-along-plymouth-sorrento-road/>

MAURY L. CARTER & ASSOCIATES, INC.

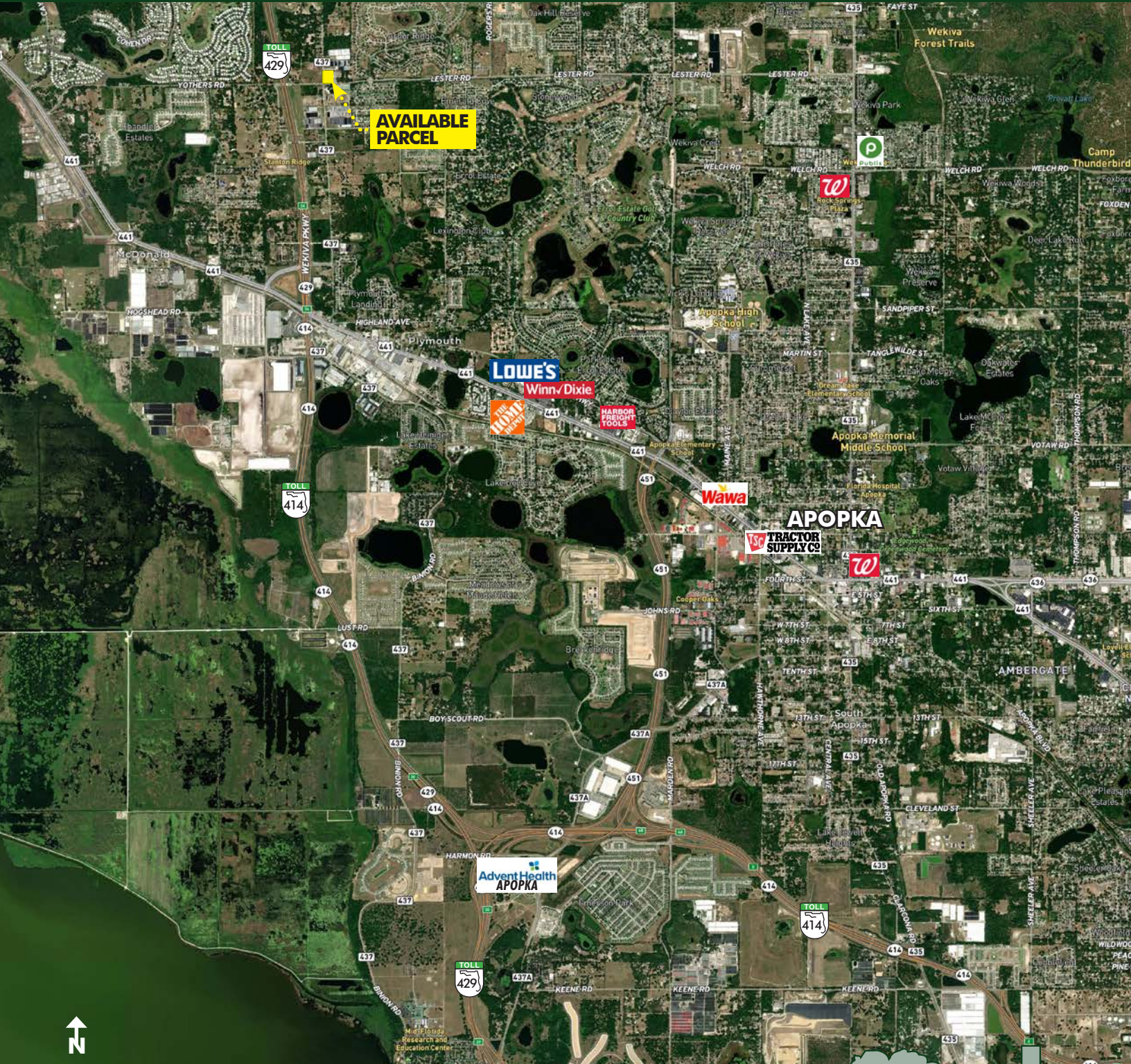
Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

CITY OF APOPKA COMMERCIAL PARCEL

Plymouth Sorrento Rd/Lester Rd, Apopka, FL 32712



REGIONAL MAP

MAURY L. CARTER & ASSOCIATES, INC.

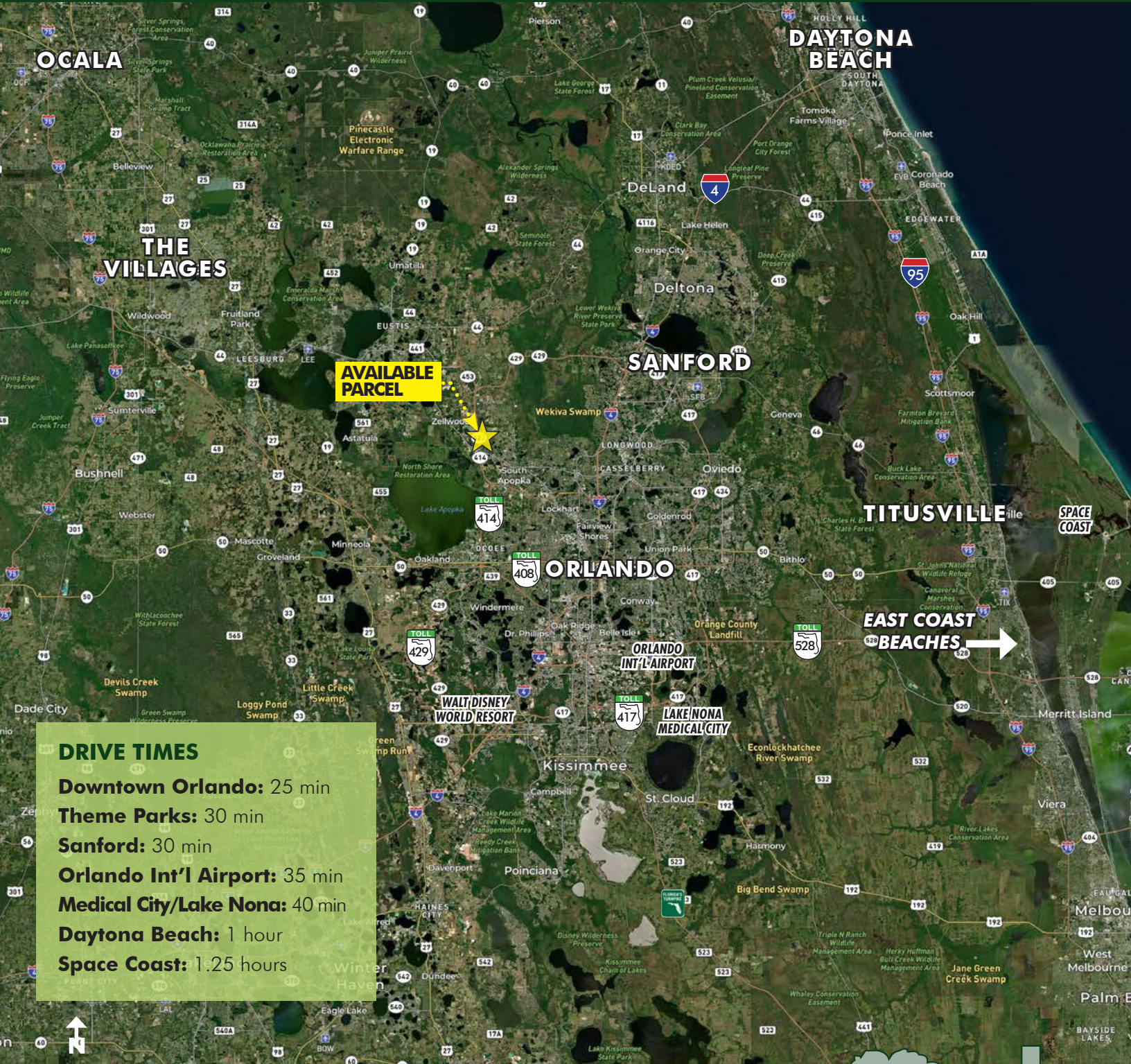
Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

CITY OF APOPKA COMMERCIAL PARCEL

Plymouth Sorrento Rd/Lester Rd, Apopka, FL 32712



DRIVE TIMES

Downtown Orlando: 25 min

Theme Parks: 30 min

Sanford: 30 min

Orlando Int'l Airport: 35 min

Medical City/Lake Nona: 40 min

Daytona Beach: 1 hour

Space Coast: 1.25 hours

LOCATION MAP

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

CITY OF APOPKA COMMERCIAL PARCEL

Plymouth Sorrento Rd/Lester Rd, Apopka, FL 32712

ORDINANCE NO. 2256

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” LOW DENSITY RESIDENTIAL TO “CITY” COMMERCIAL (PLANNED UNIT DEVELOPMENT) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED EAST OF PLYMOUTH SORRENTO ROAD AND NORTH OF WEST LESTER ROAD, COMPRISING 1.67 ACRES, MORE OR LESS AND OWNED BY MARIBEL AND WILLIAM BRINKLE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Apopka adopted the Apopka Comprehensive Plan by Ordinance No. 653 on October 2, 1991, pursuant to Section 163.3184, Florida Statutes and most recently amended it by Ordinance No. 2241 on December 21, 2011; and

WHEREAS, the City of Apopka’s local planning agency (Planning Commission) has, in preparation of the amended version of the Apopka Comprehensive Plan, analyzed the proposed amendment pursuant to Chapter 163, Part II, F.S., found it to be consistent with the intent of the Apopka Comprehensive Plan, and held public hearings providing for full public participation.

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 Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3184 and 163.3187, Florida Statutes.

Section II. Future Land Use Element.

Page 1-15 (Map 1-3) of the Future Land Use Element of the City of Apopka Comprehensive Plan, as most recently amended by Ordinance No. 2247, is amended in its entirety by Exhibit “A” attached hereto and incorporated by reference to amend the parcel located west of Rock Springs Road and Tanglewood Drive from “County” Office to “City” Commercial.

Section III. Applicability and Effect.

The applicability and effect of the City of Apopka Comprehensive Plan shall be as provided by the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes.

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

CITY OF APOPKA COMMERCIAL PARCEL

Plymouth Sorrento Rd/Lester Rd, Apopka, FL 32712

ORDINANCE NO. 2256

PAGE 2

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. Effective Date.

This Ordinance shall become effective upon adoption.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this 15th day of August, 2012.

READ FIRST TIME: August 1, 2012

READ SECOND TIME
AND ADOPTED: August 15, 2012

John H. Land, Mayor

ATTEST:

Janice G. Goebel, City Clerk

APPROVED AS TO FORM:

Frank Kruppenbacher, Esq., City Attorney

DULY ADVERTISED FOR TRANSMITTAL HEARING:

May 25, 2012
August 3, 2012
August 10, 2012

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

CITY OF APOPKA COMMERCIAL PARCEL

Plymouth Sorrento Rd/Lester Rd, Apopka, FL 32712

**ORDINANCE NO. 2247
EXHIBIT "A"**

Maribel and William Brinkle

1.67 +/- Acres

Existing Maximum Allowable Development: Res. Units: 6

Proposed Maximum Allowable Development: 18,186 Sq. Ft.

Proposed FLUM Change

From: "County" Low Density Residential (4 du/ac)

To: "City" Commercial (Planned Unit Development)

Parcel ID #: 30-20-28-0484-00-160

2029 Plymouth Sorrento Road



MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

CITY OF APOPKA COMMERCIAL PARCEL

Plymouth Sorrento Rd/Lester Rd, Apopka, FL 32712

ORDINANCE NO. 2257

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM “COUNTY” A-1 (RESIDENTIAL) TO “CITY” PUD (PLANNED UNIT DEVELOPMENT - COMMERCIAL) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED EAST OF PLYMOUTH SORRENTO ROAD AND NORTH OF WEST LESTER ROAD, COMPRISING 1.67 ACRES, MORE OR LESS AND OWNED BY MARIBEL AND WILLIAM BRINKLE; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, 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, Maribel and William Brinkle have requested a change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, the proposed Planned Unit Development (PUD) zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and the City of Apopka Land Development Code.

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

Section I. That the zoning classification of the following described property, being situated in the City of Apopka, Florida, is hereby designated as Planned Unit Development (PUD), as defined in the Apopka Land Development Code, and with the following Master Plan provisions:

- A. The uses permitted within the PUD district shall be: all such uses permitted within the C-1 zoning category with the exception that the following uses shall not be permitted: bars and/or cocktail lounges; bowling alleys, skating rinks, billiard parlors and similar amusement centers; drive-in/drive-through restaurants; manpower/day-job centers, day-labor employment; pawn shops, tattoo parlors; carwashes, automobile service stations, lube centers; funeral parlors; motels and hotels, buildings over two stories; billboards (off-premise signs); off-site-directional signs; modular, mobile and pre-fab home display; weekend directional signs except for special events approved by the City; mini-warehouse and self-storage facilities; outside storage of supplies, materials, equipment, merchandise, vending machines; soup kitchens; thrift, charity, and antique stores; portable trailer signs; parking lots or garages including commuter parking facilities.

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

CITY OF APOPKA COMMERCIAL PARCEL

Plymouth Sorrento Rd/Lester Rd, Apopka, FL 32712

- B. Unless the City Council finds, based on substantial competent evidence, a proposed alternative development guideline is adequate to protect the public health safety and welfare, development within the PUD district shall conform to the development standards in Sections 2.02.14 D., E. and F. of the Apopka Land Development Code; requirements of the C-1 zoning category shall also apply to the extent that they are not inconsistent with the aforementioned Sections.
- C. Master Plan requirements, as enumerated in Section 2.02.18 B. of the Apopka Land Development Code, not addressed herein are hereby deferred until the submittal and review of the Final Development Plan submitted in association with the PUD district.

Section II. That the zoning classification of the following described property, being situated in the City of Apopka, Florida, is hereby designated as Planned Unit Development (PUD) as defined in the Apopka Land Development Code.

Legal Description:

Lot 16, BAILEY'S ADDITION TO PLYMOUTH, as per plat thereof, recorded in Plat Book B, Page 145, of the Public Records of Orange County, Florida.

LESS: The East 225.66 feet thereof; and also less: Begin at the Southwest corner of the East 225.66 feet of Lot 16 of Bailey's Addition to Plymouth as recorded in Plat Book B, Page 145, Public Records of Orange County, Florida; thence run North 00 deg. 34'54" West 310.00 feet to the Northwest corner of said East 225.66 feet; thence South 01 deg. 54'25" E. 309.80 feet to a point on the South boundary of said Lot 16, said point being 319.26 feet West of the point of beginning as measured along said South boundary; thence run North 88 deg. 27'56" E. 319.26 feet to the Point of Beginning.

And also less: Plymouth- Sorrento Road right of way, (platted Magnolia Avenue) on the West.

Parcel ID No.: 30-20-28-0484-00-160
Containing 1.67 +/- Acres

Section III. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section IV. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

CITY OF APOPKA COMMERCIAL PARCEL

Plymouth Sorrento Rd/Lester Rd, Apopka, FL 32712

Section V. That 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 VI. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VII. That this Ordinance shall take effect upon the effective date of City of Apopka Ordinance No. 2256.

READ FIRST TIME: August 1, 2012

READ SECOND TIME
AND ADOPTED: August 15, 2012

John H. Land, Mayor

ATTEST:

Janice G. Goebel, City Clerk

APPROVED AS TO FORM:

Frank Kruppenbacher, Esq., City Attorney

DULY ADVERTISED FOR TRANSMITTAL HEARING: May 25, 2012
August 3, 2012

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

