

CITY OF APOPKA COMMERCIAL PARCELS

8.95±/1.67±/5.2± acres

Apopka, FL

PARCELS FOR SALE



LOCATION

Intersection of Plymouth Sorrento Road and Lester Road in Apopka

PARCEL 1

SIZE: 8.95 acres

SOLD!

City of Apopka zoning C-1-Retail Commercial district

PRICE: \$1,400,000

ID: 28-20-30-0484-00-090

PARCEL 2

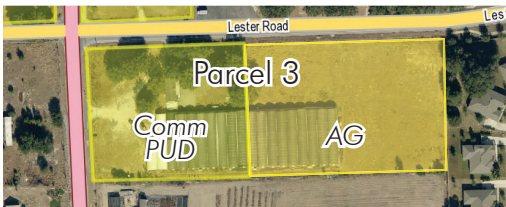
SIZE: 1.67 acres

City of Apopka Commercial PUD zoning

Up to 18,000 sf of retail/office entitlements

PRICE: \$730,000

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



PARCEL 3

SIZE: 5.2 acres

2.4 acres City of Apopka Commercial PUD*

2.8 acres AG (Agriculture) zoning

PRICE: \$1,250,000

IDs: 28-21-06-7172-15-010, 28-21-06-7172-15-011

*See ordinances included herein.

DESCRIPTION

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

Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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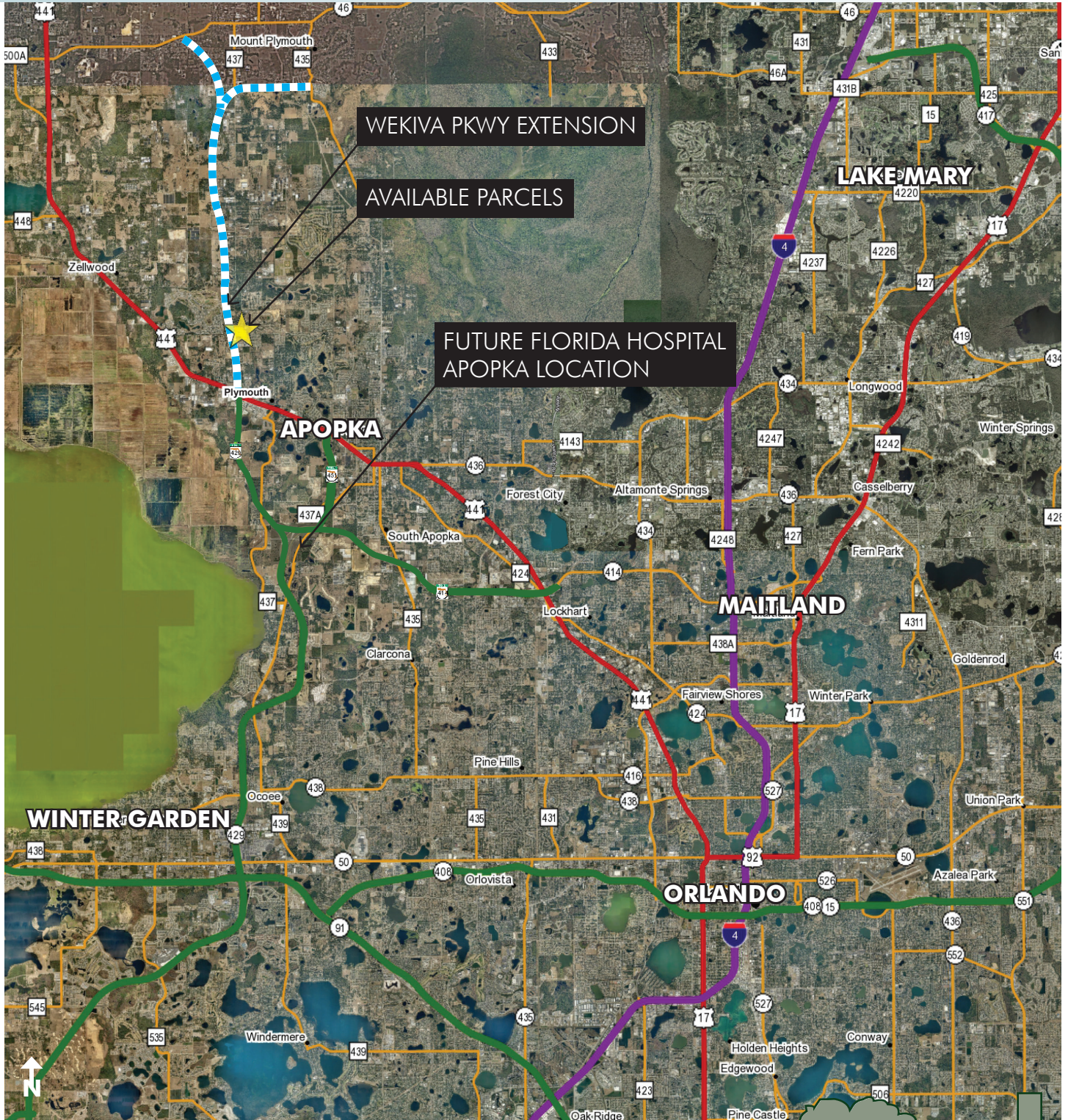
407-422-3144 | www.maurycarter.com



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Apopka, FL



LOCATION MAP

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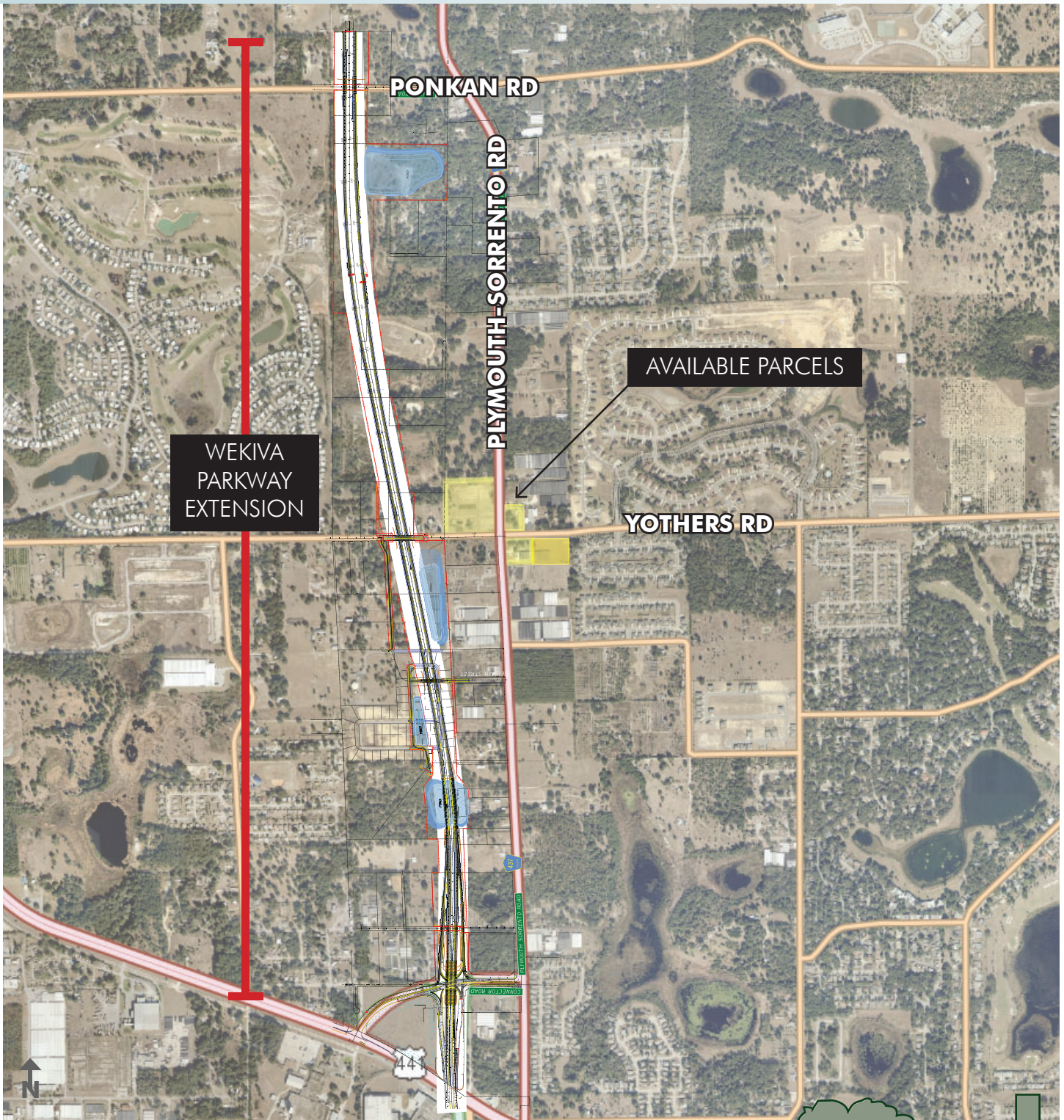
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VICINITY MAP

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Exclusive: Rumor has it Orlando Health is under contract to buy 51 acres in Apopka

By Veronica Brezina – Staff Writer,
Orlando Business Journal

Jun 6, 2018, 1:51pm EDT

Rumor has it that Orlando Health — a \$3.8 billion nonprofit health care organization with nine area hospitals — is under contract to buy a 51-acre site in Apopka that's currently being used as grazing land, real estate experts not involved in the deal told Orlando Business Journal.

The site at 5401 Effie Drive is owned by Orlando Beltway Associates Plymouth Sorrento LLC, which also owns an adjacent 56-acre property divided by State Road 429.

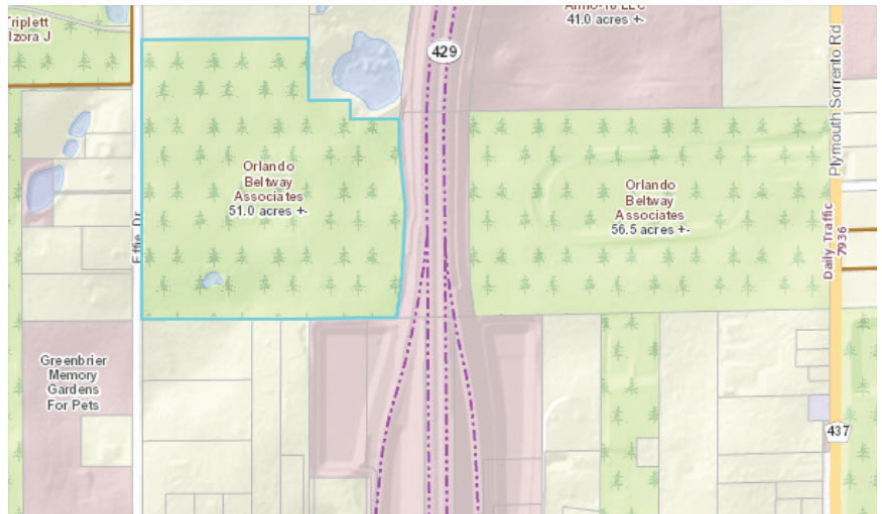
Chuck Mitchell, president and owner of First Capital Property Group Inc. who represents Orlando Beltway Associates, confirmed that the site is under contract and anticipates the sale to close in the fall, but he declined to identify the buyer due to a confidentiality agreement. "This [buyer will be] creating lots of jobs, which is awesome," Mitchell told OBJ.

The site falls within the Kelly Park Interchange Form-Based Code area, which was created to guide future development within one mile of the interchange that would promote economic activity and complement the area. The employment overlay district allows development in a campus-like environment for a variety of office, industrial and large institutional uses, such as hospitals, which would provide much needed jobs in the area, according to the city of Apopka.

If Orlando Health is the buyer of the property, it would meet the mark in creating high-wage jobs, as it's one of Central Florida's largest employers with over 19,000 workers. "Our buyer will make a huge difference for the interchange area," Mitchell said.

View entire article on Orlando Business Journal:

<https://www.bizjournals.com/orlando/news/2018/06/06/exclusive-rumor-has-it-orlando-health-isunder.html>



The 51-acre property is owned by Orlando Beltway Associates and is located west of State Road 429.
ORANGE COUNTY PROPERTY APPRAISER

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MARCH 31, 2015, 10:26 AM

Florida Hospital Apopka unveils plans for new location

By **Naseem S. Miller**

After 40 years in downtown Apopka, Florida Hospital is planning to move to a new location with a bigger campus and new services.

Officials gathered this morning at the intersection of Harmon Road and Ocoee-Apopka Road to unveil the new plans.

“We will continue to offer ER, cardiology and imaging services, and look forward to growing our Women’s Center, outpatient rehab program and ICU,” said Jennifer Wandersleben, vice president and administrator of Florida Hospital Apopka, in a statement.

The hospital will have 120 private patient rooms, surgical services and a diagnostic cath lab.

The new facility could generate up to 300 new jobs in clinical and non-clinical areas, hospital officials said.

The hospital is expected to open in Spring 2017.

View entire article on Orlando Sentinel:

<https://www.orlandosentinel.com/health/os-florida-hospital-apopka-new-location-post.html>



MAIN ENTRY EXTERIOR CONCEPT RENDERING



FLORIDA HOSPITAL APOPKA - REPLACEMENT CAMPUS
APOPKA, FLORIDA EXTERIOR CONCEPT RENDERINGS
03/12/2015



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CITY OF APOPKA COMMERCIAL PARCELS

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Apopka, FL

ORDINANCE NO. 2258

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 AGRICULTURE TO COMMERCIAL (PLANNED UNIT DEVELOPMENT) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED EAST OF PLYMOUTH SORRENTO ROAD, SOUTH OF WEST LESTER ROAD, COMPRISING 2.4 ACRES, MORE OR LESS AND OWNED BY RICHARD AND KAY LEE; 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. 2256, is amended in its entirety by Exhibit "A" attached hereto and incorporated by reference to amend the parcel located east of Plymouth Sorrento Road and north of West Lester Road from Agriculture to 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.

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CITY OF APOPKA COMMERCIAL PARCELS

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Apopka, FL

ORDINANCE NO. 2258

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.

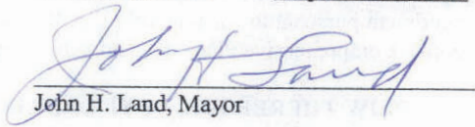
Section V. Effective Date.

This Ordinance shall become effective upon adoption.

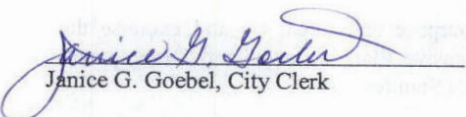
ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this 5th day of September, 2012.

READ FIRST TIME: August 15, 2012

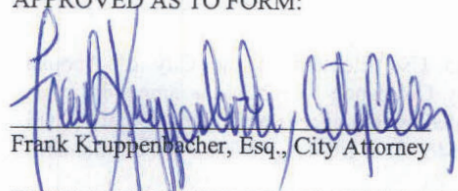
READ SECOND TIME
AND ADOPTED: September 5, 2012


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 24, 2012
August 31, 2012

G:\Shared\4020\PLANNING_ZONING\Small Scale Land Use Amend\2012\Richard and Kay Lee Ord 2258

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CITY OF APOPKA COMMERCIAL PARCELS

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Apopka, FL

**ORDINANCE NO. 2258
EXHIBIT "A"**

Richard and Kay Lee

2.4 +/- Acres

Existing Maximum Allowable Development: Res. Units: 1

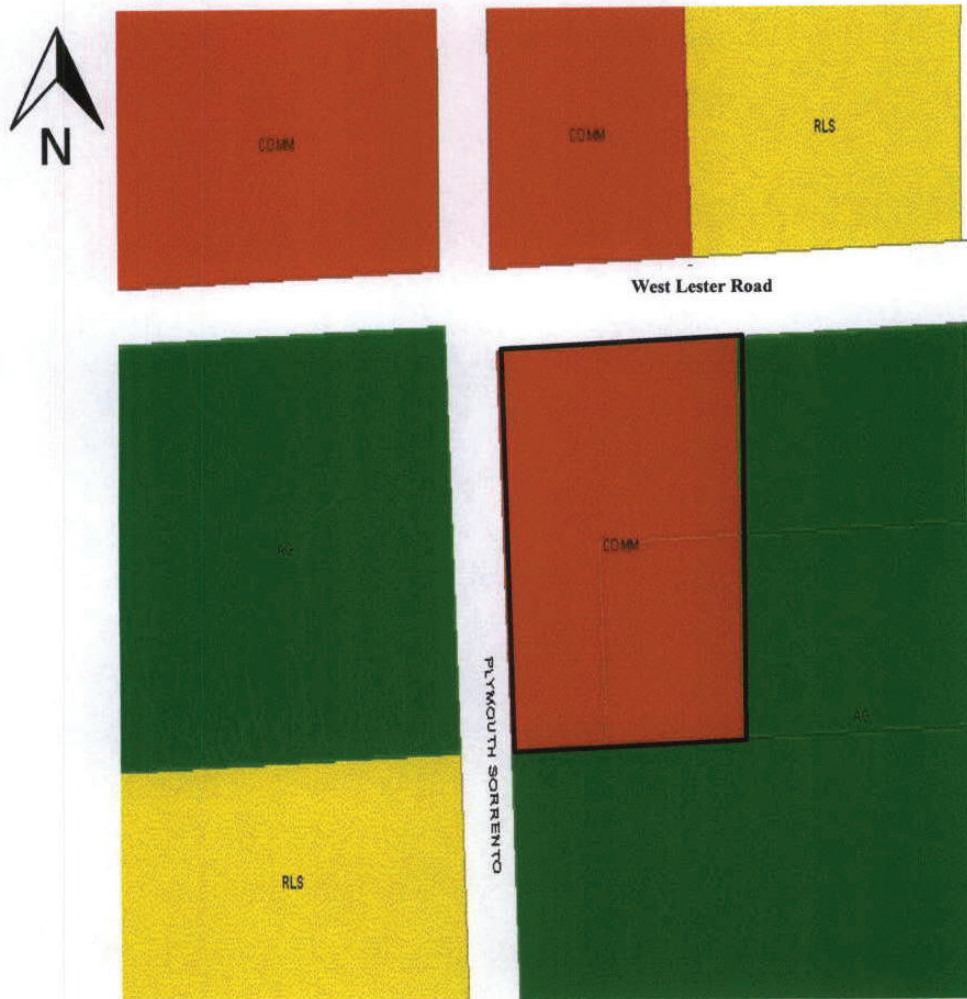
Proposed Maximum Allowable Development: 26,136 Sq. Ft.

Proposed FLUM Change

From: Agriculture (5 du/10 ac)

To: Commercial (Planned Unit Development)

Parcel ID #s: 06-21-28-7172-15-010; 06-21-28-7172-15-011 (Portion of)
1839 Plymouth Sorrento Road



— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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CITY OF APOPKA COMMERCIAL PARCELS

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Apopka, FL

ORDINANCE NO. 2259

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM AG TO PUD (PLANNED UNIT DEVELOPMENT - COMMERCIAL) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED EAST OF PLYMOUTH SORRENTO ROAD, SOUTH OF WEST LESTER ROAD, COMPRISING 2.4 ACRES, MORE OR LESS AND OWNED BY RICHARD AND KAY LEE; 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, Richard and Kay Lee have requested a change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, the proposed PUD (Planned Unit Development) 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.
- 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.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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ORDINANCE NO. 2259

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- 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:

A PARCEL OF LAND LOCATED IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; SAID PARCEL BEING THE WEST 350 FEET, LESS THE NORTH 40 FEET, OF LOT 1, BLOCK 'O', "MAP OF PLYMOUTH" ACCORDING TO THE PLAT PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 03°28'53" E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 40.0 FEET FOR THE POINT OF BEGINNING; THENCE N 88°10'31" E, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 350.1 FEET; THENCE S 03°28'53" E, A DISTANCE OF 288.0 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE S 88°17'37" W, ALONG SAID SOUTH LINE, A DISTANCE OF 350.2 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 03°28'53" W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 287.3 FEET TO THE POINT OF BEGINNING.

PARCEL ID NO.: 06-21-28-7172-15-010 (WESTERN 350 FEET +/-); AND 06-21-28-7172-05-011 (PORTION OF)

Containing 2.4 +/- Acres

Section II. 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.

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.

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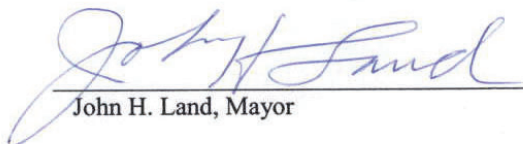
Section VI. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VII. That this Ordinance shall take effect upon the effective date of City of Apopka Ordinance No. 2258.

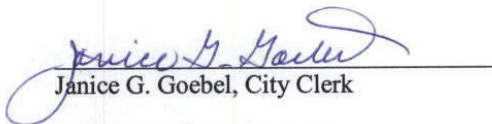
READ FIRST TIME: August 15, 2012

READ SECOND TIME

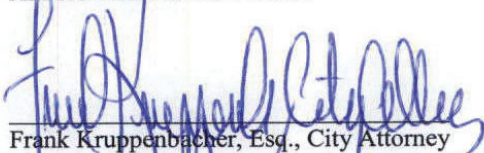
AND ADOPTED: September 5, 2012


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 24, 2012

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