

# APOPKA FARMS RESIDENTIAL DEVELOPMENT LAND

67± gross acres • Apopka, FL



## PARCEL IDs

36-20-27-0000-00-006 (57.89± ac - R-1A/LDSR)  
35-20-27-0000-00-020 (6.53± ac - Mixed/CC/MU)  
35-20-27-0000-00-053 (3.27± ac - Mixed CC/MU)

## LOCATION

The property is on the E side of US HWY 441, strategically located 1½ miles NW of the SR 429 beltway interchange (which provides direct access to Central Florida's major employment centers). The property is also located approximately 4 miles northwest of the new Apopka Florida Hospital Medical campus (see attached article).

## SIZE

67± gross acres

## ASKING PRICE

\$1,800,000 or \$26,865/gross acre

## ZONING

Planned Unit Development (PUD/Mixed-CC/Commercial/Residential) by the City of Apopka.

## ROAD FRONTAGE

555'± on east right of way line of US Highway 441

## UTILITIES

City of Apopka

## SCHOOLS

Elementary and high school zoned for the area are "A" rated schools. Zoned middle school holds a "B" rating.

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

LAND FOR SALE

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

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Maury L. Carter & Associates, Inc.<sup>SM</sup>  
Licensed Real Estate Broker



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LOCATION MAP

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

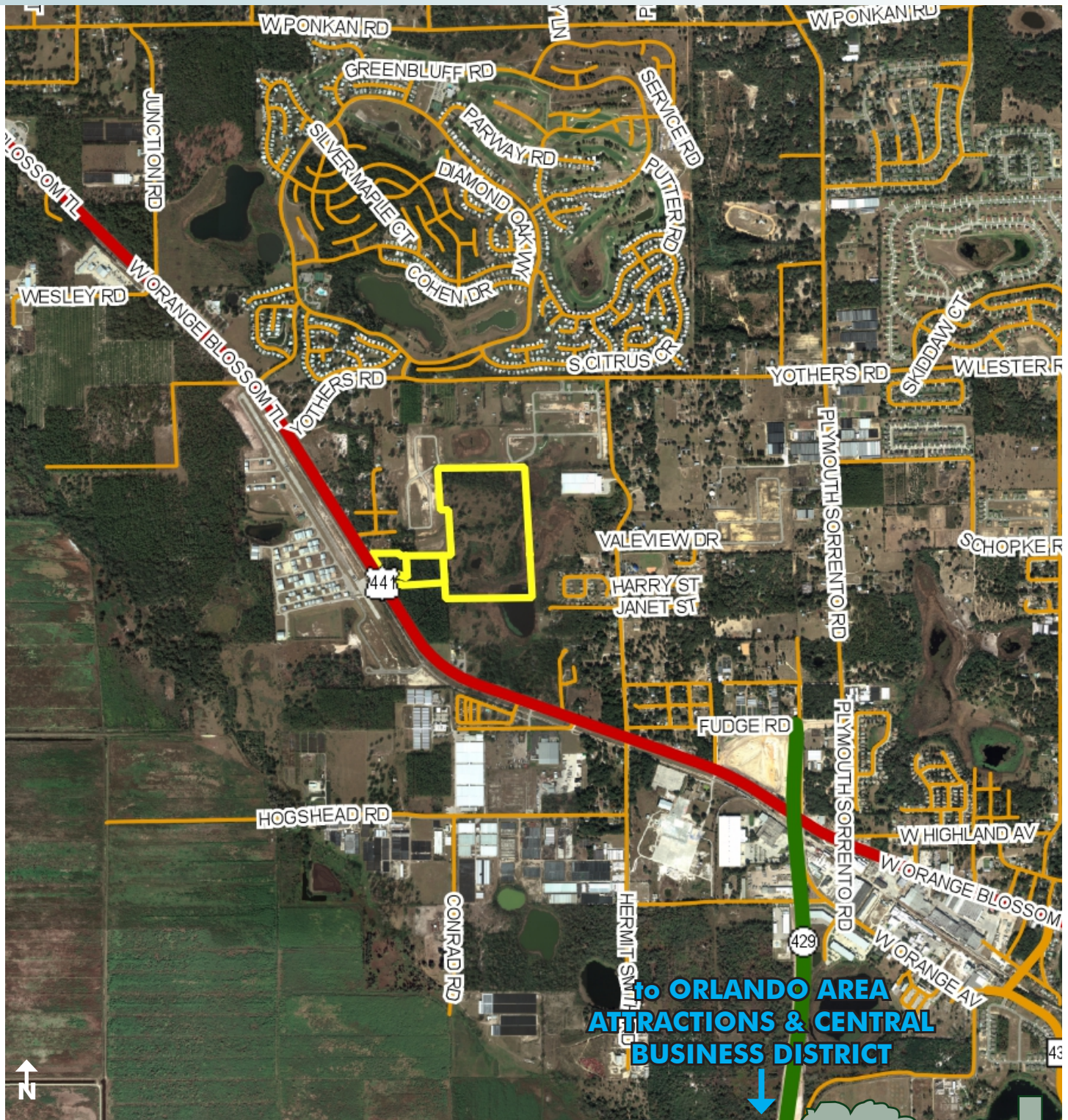
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## REGIONAL MAP

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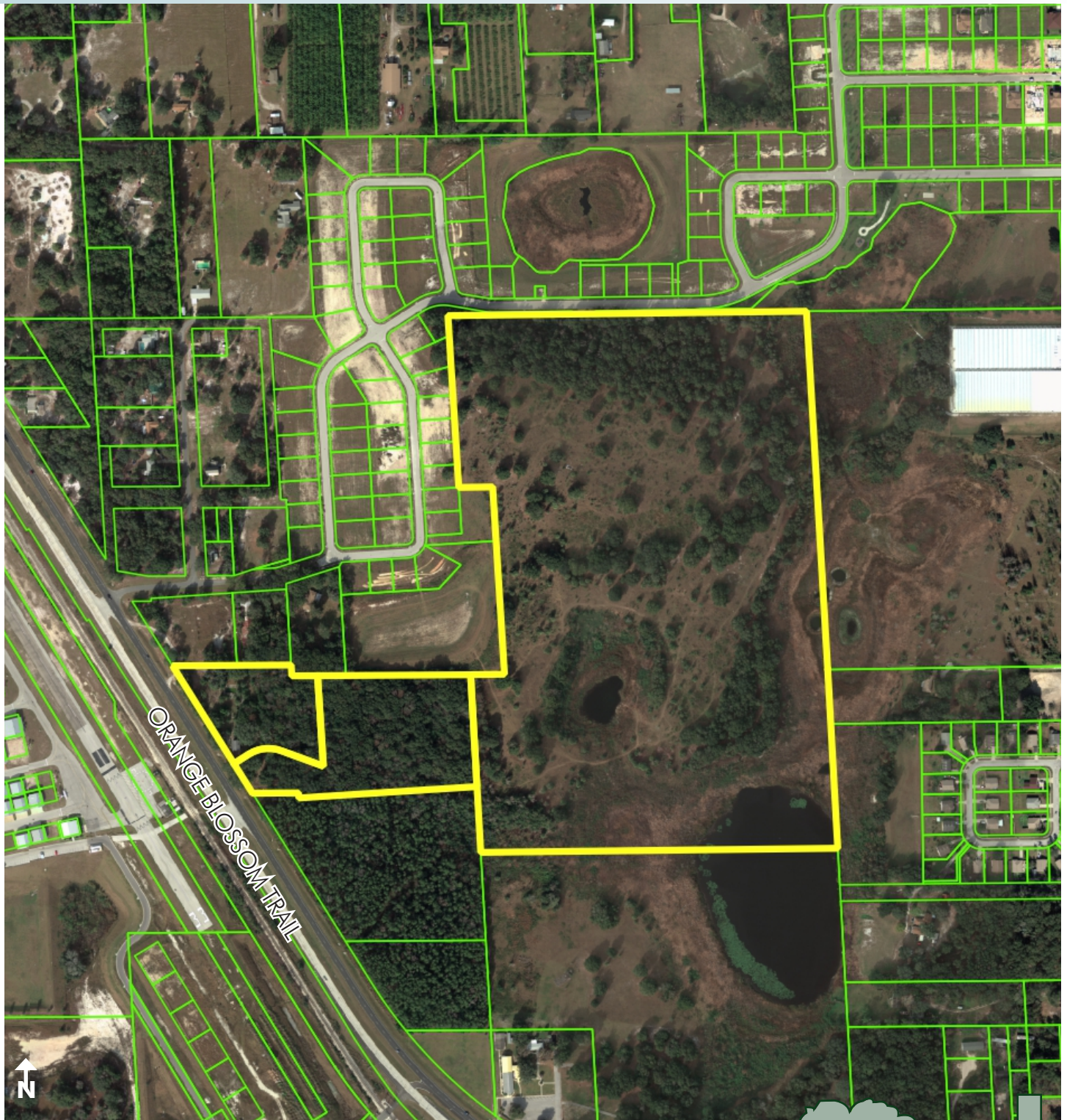




# APOPKA FARMS

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PROPERTY MAP

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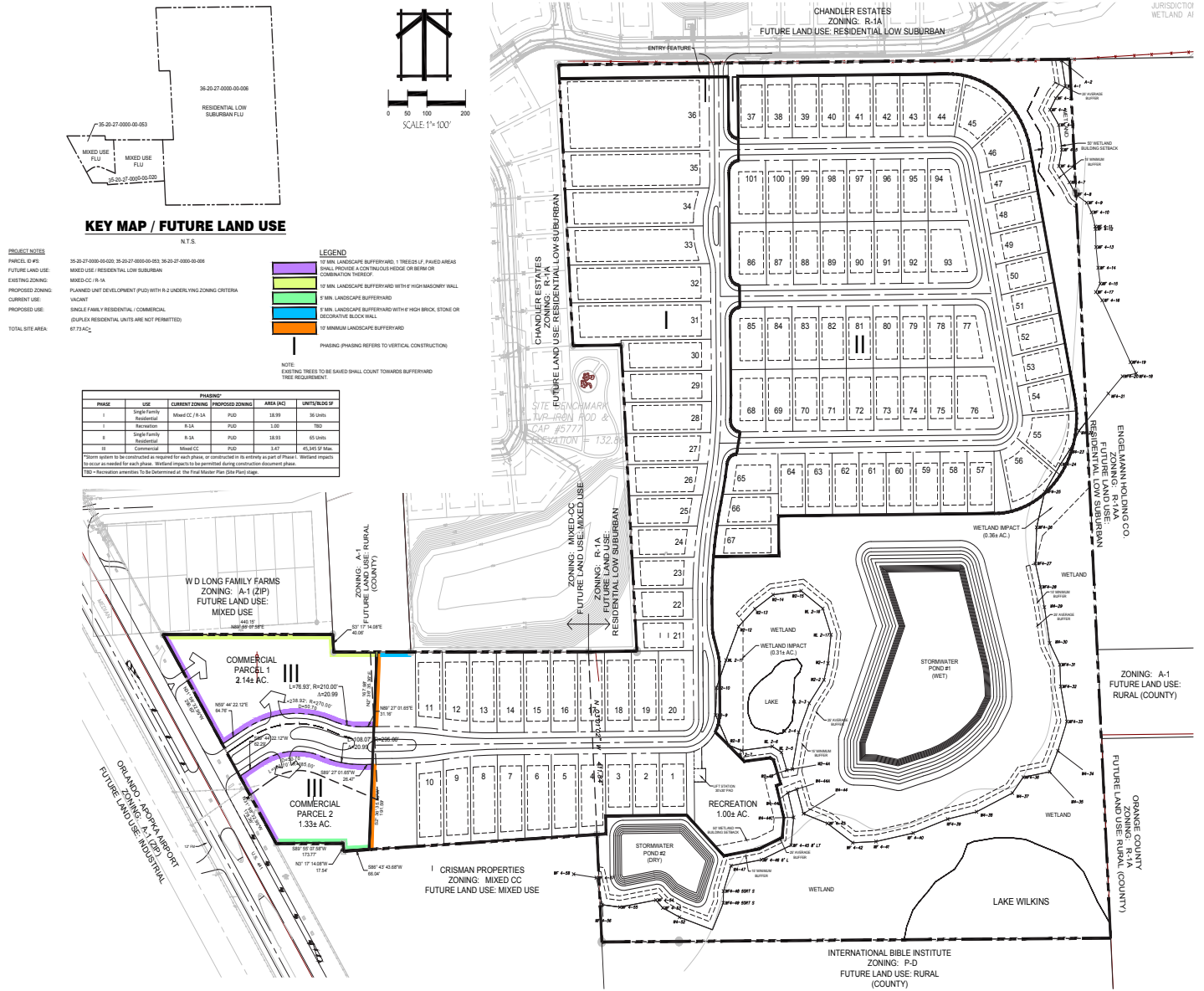




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# MASTER PLAN

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# APOPKA FARMS

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### ORDINANCE NO. 2508

**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM MIXED-CC AND R-1A TO PLANNED UNIT DEVELOPMENT (PUD\MIXED-CC\COMMERCIAL\RESIDENTIAL) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED NORTH OF ORANGE BLOSSOM TRAIL AND SOUTH OF CHANDLER ESTATES DRIVE, COMPRISING 67.73 ACRES, MORE OR LESS AND OWNED BY CARTER-ORANGE 67 HWY 441 LAND TRUST (APOPKA FARMS); 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**, the City of Apopka has requested a change in zoning on said property as identified in Section I of this ordinance; and

**WHEREAS**, the proposed Planned Unit Development (PUD/Mixed Use Commercial/Residential) 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 be designated as Planned Unit Development (PUD/Mixed Use Commercial/Residential), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

- A. The uses permitted within the PUD district shall be: single family homes and associated accessory uses or structures consistent with land use and development standards established for the R-1A zoning category and Neighborhood Commercial, except where otherwise addressed in this ordinance.
- B. Development of the property shall occur consistent with the Master Site Plan set forth in Exhibit "A". If a development standard or zoning regulation is not addressed within Exhibit "A", development shall comply with the R-1A zoning standards set forth in the Land Development Code. Where any development standard conflicts between the Apopka Farms Master Plan\Preliminary Development Plan and the Land Development Code, the Master Plan\Preliminary Development Plan shall preside. Any proposed revision to the Master Plan shall be evaluated and processed pursuant to Section 2.02.18.N. (Master plan revision), LDC.
- C. If a Final Development Plan associated with the PUD district has not been approved by the City within three years after approval of these Master Plan provisions, the approval of the Master Plan\Preliminary Development Plan provisions will expire. At such time, the City Council may:
  1. Permit a single six-month extension for submittal of the required Final Development Plan;
  2. Allow the PUD zoning designation to remain on the property pending resubmittal of new Master Site Plan provisions and any conditions of approval; or
  3. Rezone the property to a more appropriate zoning classification.



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**Section II.** That the zoning classification of the following described property, being situated in the City of Apopka, Florida, is hereby Planned Unit Development (PUD/R-1A) as defined in the Apopka Land Development Code.

Legal Description:

PARCEL 1:

The North ½ of the Northwest ¼ of the Southwest ¼ of Section 36, Township 20 South, Range 27 East, Orange County, Florida.

AND

The Southwest ¼ of the Northwest ¼ of Section 36, Township 20 South, Range 27 East, Orange County, Florida, Less and Except the South 689 feet of the West 125 feet of the Southwest ¼ of the Northwest ¼ of said Section 36.

More particularly described as:

Beginning at the Southwest corner of the Southwest ¼ of the Northwest ¼, Section 36, Township 20 South, Range 27 East, Orange County, Florida said point being the Point of Beginning; thence run North 89 degrees 27 Minutes 12 seconds East, along the South line of the South 689 feet of the West 125 feet of said Southwest ¼ of the Northwest ¼, a distance of 125.15; thence North 03 degrees 21 minutes 25 seconds West, along the East line of Said South 689 feet of the West 125 feet, a distance of 689.83 feet to the Northeast corner of said South 689 feet of the West 125 feet; thence South 89 degrees 27 minutes 12 seconds West, along the North line of said South 689 feet of the West 125 feet, a distance of 125.15 feet; thence North 03 degrees 21 minutes 25 seconds West, along the West line of the aforesaid Southwest ¼ of the Northwest ¼, a distance of 632.58 feet to the Northwest corner of said Southwest ¼ of the Northwest ¼; thence North 89 degrees 27 minutes 11 seconds East, along the North line of said Southwest ¼ of the Northwest ¼, a distance of 1,324.49 feet to the Northeast corner of said Southwest ¼ of the Northwest ¼; thence South 03 degrees 07 minutes 47 seconds East, along the East line of said Southwest ¼ Of the Northwest ¼, a distance of 1,322.18 feet to the Southeast corner of said Southwest ¼ of the Northwest ¼; thence South 02 degrees 57 minutes 34 seconds East, along the East line of the North ½ of the Northwest ¼ of the Southwest ¼ of the aforesaid Section 36, a distance of 657.81 feet to the Southeast corner of said North ½; thence South 89 degrees 37 minutes 08 seconds West, along the South line of said North ½, a distance of 1,318.75 feet to the Southwest corner of said North ½; thence North 03 degrees 01 minute 02 seconds West, along the West line of Said North ½, a distance of 654.03 feet to the Point of Beginning.

PARCEL 2:

The West ½ of the Northeast ¼ of the Southeast ¼ of Section 35, Township 20 South, Range 27 East, Orange County, Florida, lying North and East of the Seaboard Air Line Railroad Less and Except the South 2 ½ acres Thereof. Also, less and except that portion of the above lands conveyed to the State Road Department of the State of Florida by virtue of Quit Claim Deed recorded in Deed Book 589, Page 426, Public Records of Orange County, Florida.

AND

Begin at the Northeast corner of the Southeast ¼ of Section 35, Township 20 South, Range 27 East, Orange County, Florida, thence run West 10 chains thence run South 448.89 feet



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thence run Northeasterly to a point on the East line of said Section 411.84 feet South of the Point of Beginning; thence run North to the Point of Beginning.

AND

The South 40.00 feet of the Southeast ¼ of the Northeast ¼ of Section 35, Township 20 South, Range 27 East, Orange County, Florida Less and Except the East 660.00 fee thereof Also, Less and Except any portion of the Subject property lying within the road right-of-way for West Orange Blossom Trail(State Road 500, US Highway 441)on West.

Parcel ID Nos.: 35-20-27-0000-00-020; 35-20-27-0000-00-053 & 35-20-27-0000-00-~~060~~ 006 814116  
Combined Acreage 67.73 +/- Acres *lg*

**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.

**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 date of adoption.

READ FIRST TIME: July 20, 2016

READ SECOND TIME  
AND ADOPTED: August 3, 2016

  
\_\_\_\_\_  
Joseph E. Kilsheimer, Mayor

ATTEST:

  
\_\_\_\_\_  
Linda Goff, City Clerk

DULY ADVERTISED: June 24, 2016  
July 22, 2016



# APOPKA FARMS

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### Vital Signs

Covering health, hospitals, science and medicine

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.

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MAIN ENTRY EXTERIOR CONCEPT RENDERING



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