

**FOR  
SALE**

## CITY OF APOPKA COMMERCIAL PARCELS

Plymouth Sorrento Rd/Lester Rd, Apopka, FL 32712



### ABOUT THE PROPERTY

**SIZE** 9± acres

**PRICE** \$2,700,000

**ZONING** C-C Community Commercial (City of Apopka)  
& City of Apopka Commercial PUD\*

**FLU** Commercial

**ROAD  
FRONTAGE** 465'± on Lester Rd  
645'± on Plymouth Sorrento Rd

\*See ordinances included herein.

### DESCRIPTION

**Commercial corner!** Local government has restricted commercial zoning to several intersections on Plymouth-Sorrento Road from the subject location north all the way into Lake County. This property is located at the closest commercial intersection to the SR429/SR414 beltway exit ramp.

**Call for more information and a showing today!**

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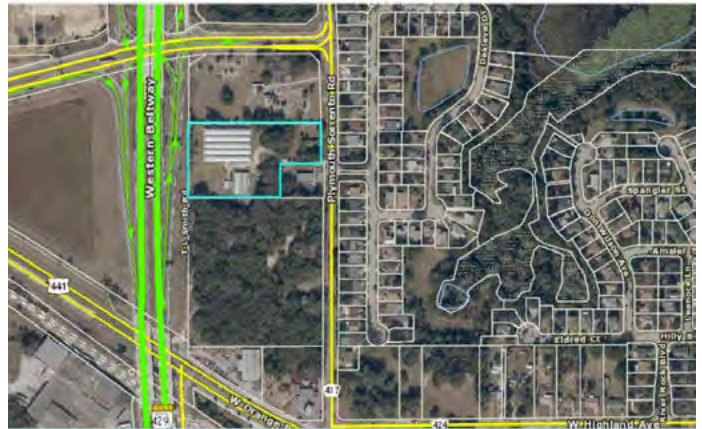
### APOPKA IN THE NEWS

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

By Dustin Wyatt [dw Wyatt@growthspotter.com](mailto:dw Wyatt@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/>

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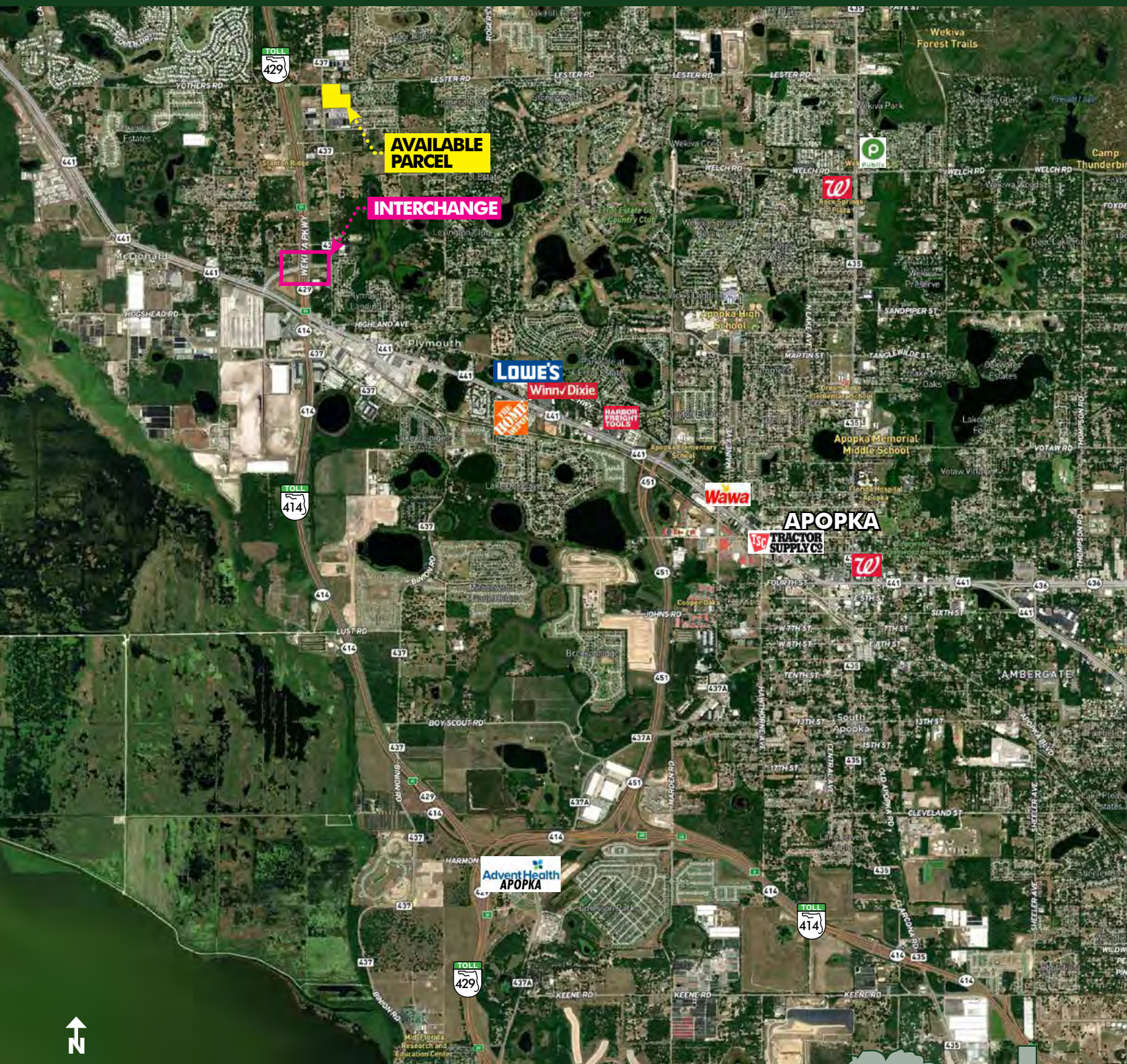




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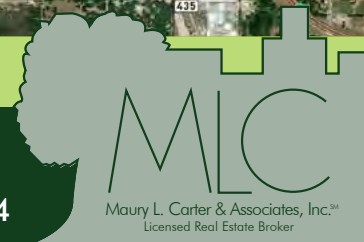
Plymouth Sorrento Rd/Lester Rd, Apopka, FL 32712



**REGIONAL MAP**

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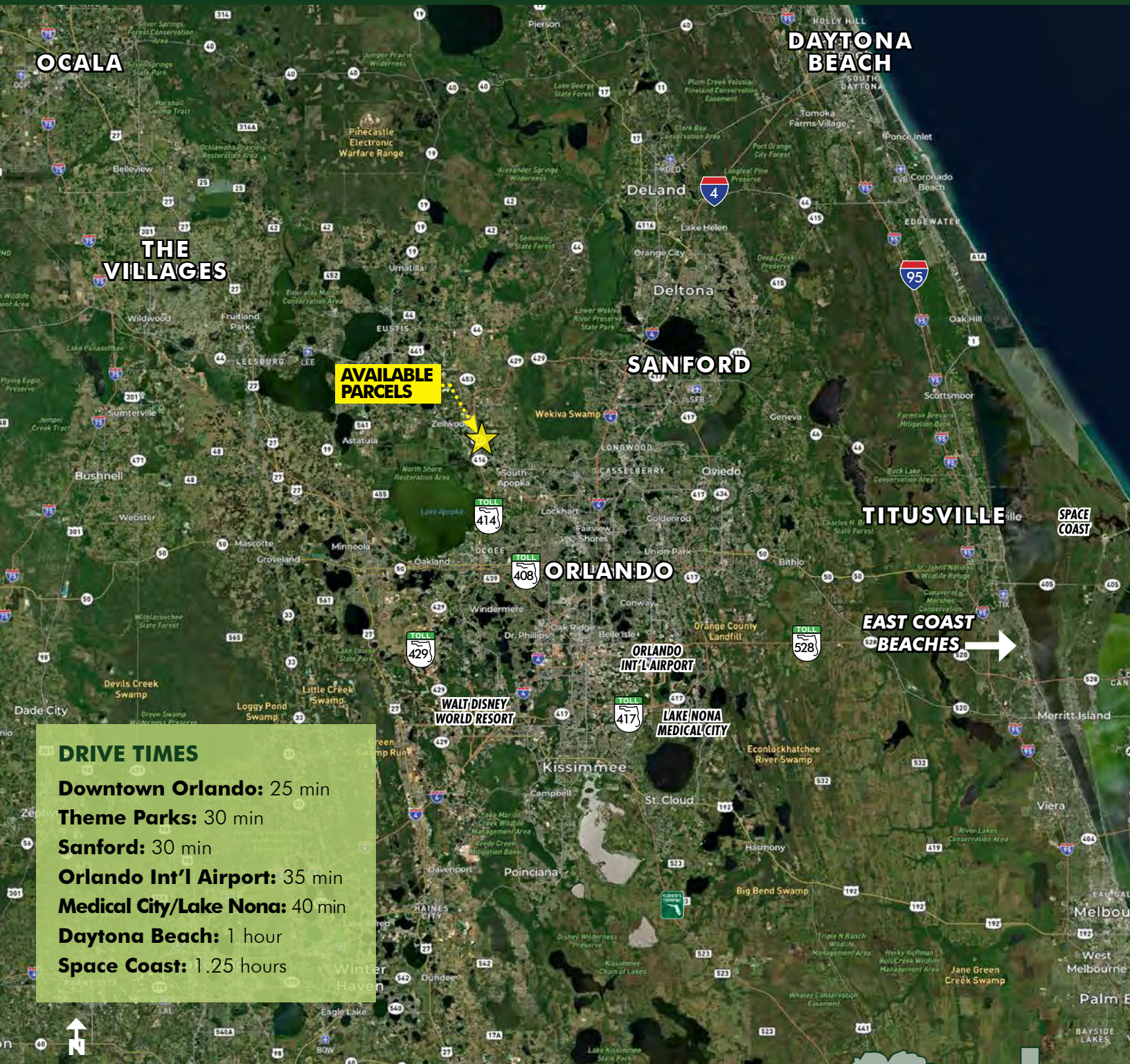




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## LOCATION MAP

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# **CITY OF APOPKA COMMERCIAL PARCELS**

**Plymouth Sorrento Rd/Lester Rd, Apopka, FL 32712**

## **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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ORDINANCE NO. 2258

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#### 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.

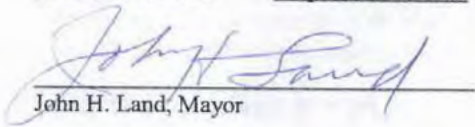
#### Section V. Effective Date.

This Ordinance shall become effective upon adoption.

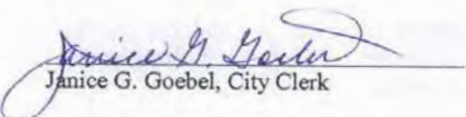
**ADOPTED** at a regular meeting of the City Council of the City of Apopka, Florida, this 5<sup>th</sup> day of September, 2012.

READ FIRST TIME: August 15, 2012

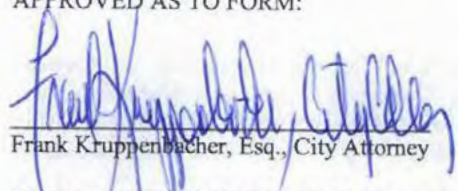
READ SECOND TIME  
AND ADOPTED: September 5, 2012

  
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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**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



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

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# **CITY OF APOPKA COMMERCIAL PARCELS**

Plymouth Sorrento Rd/Lester Rd, Apopka, FL 32712

## **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.

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**ORDINANCE NO. 2259**

**PAGE 2**

- 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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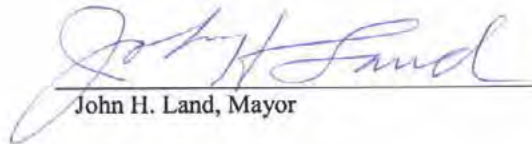
PAGE 3

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

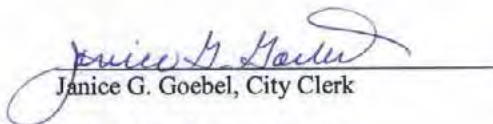
**Section VII.** That this Ordinance shall take effect upon the effective date of City of Apopka Ordinance No. 2258.

READ FIRST TIME: August 15, 2012

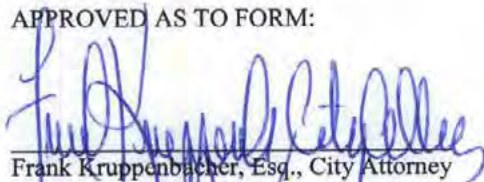
READ SECOND TIME  
AND ADOPTED: September 5, 2012

  
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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