



APOPKA CITY COUNCIL AGENDA

January 3, 2024 1:30 PM

Apopka City Hall Council Chambers

APOPKA CITY COUNCIL MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:

<https://www.youtube.com/CityofApopkaFL>

CALL TO ORDER

INVOCATION

PRESENTATION OF COLORS - APOPKA COLOR GUARD

PLEDGE

EMPLOYEE RECOGNITION

1. Service Pin Awards - City Employees
Presented by: Joseph Patton, Human Resources Director

APPROVAL OF MINUTES

1. Approval of City Council Meeting Minutes of December 6, 2023..

AGENDA REVIEW

PRESENTATION

1. Apopka's Vision Zero Plan
Presented by: Pamela Richmond, Transportation Coordinator

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2016-16 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

CONSENT (Action Item)

1. Approve Calendar Year 2024 Floating Holiday as December 26, 2024
2. Approve the engagement of Gray Robinson, P.A. to provide governmental consulting services.
3. Authorize Expense For Enhancements to the Police Mobile Command Post
4. Authorize the execution of piggyback contracts for the assigned terms: Hera Property Registry, LLC, Shelley's Environmental Systems, Inc., and Zones, LLC.

5. Authorize the issuance of sole source memos: Environmental Products, Ring Power Company, Inc.
6. Authorize the issuance of evaluated source memos for Fiscal Year 2024: Pro Tree Kustoms and Collisions, LLC, RDK Truck Sales and Rentals, Diana M. Almodovar/DMA Civil Engineers LLC., and Creative Financial Staffing.
7. Authorization to Dispose of Surplus Property
8. Award a contract for RFP 2024-A-01: Recruiting for Administrative Positions to GovHRUSA.
9. Award a Construction Manager at Risk (CMAR) contract for Fire Station No. 6 to Miller Construction Management, Inc.
10. Award a contract for ITB 2023-A-89: Camp Wewa Potable Water Service Extension, Jumeaux, Inc.
11. Accept the disbursement report for November 2023.

BUSINESS (Action Item)

1. BeClimbing - Major Development Plan
 Owner(s): Be Climbing, Inc.
 Applicant(s): RCE Consultants, LLC c/o Larry Poliner, P.E.
 Location: Northeast corner of SR 414 and Clarcona Road
 Project: Recreational climbing facility
 Density/Intensity: 0.10 floor area ratio (FAR) proposed; 0.25 FAR maximum permitted
 Project Manager: Jean Sanchez
 Presented by: Jean Sanchez, Senior Planner
2. Authorize Memorandum of Understanding with Unlimited Capabilities, a Florida not-for-profit organization
 Presented by: Radley Williams, Recreation Director
3. Approval of proposal for the Apopka Station Street Project - Standard Investments & Holdings, LLC
 Presented by: James Hitt, Community Development Director

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. Ordinance Number 3032 - Second Reading - Small-Scale Future Land Use Amendment – SNP Properties
 Owner(s): SNP Properties, LLC
 Applicant(s): Denny Shiver
 Location: Southeast corner of Plymouth Sorrento Road and Dowman Drive
 Project: 5 +/- acres
 Density: Five dwelling units per acre
 Project Manager: Jean Sanchez
 Presented by: Jean Sanchez, Senior Planner
2. Ordinance Number 3038 - Second Reading - PD (Planned Development) Rezoning, Master Plan and PD Agreement - Plymouth Sorrento Apartments
 Owner(s): Peggy G Charlton Living Trust 1/2 Int, Gary D Charlton Living Trust 1/2 Int, and Gary D Charlton Living Trust
 Applicant(s): Appian Engineering, LLC c/o Luke Classon, P.E.
 Location: 750 and 922 Plymouth Sorrento Road
 Project: 242 multifamily units; 13.04 acres
 Density: 18.56 dwelling units per acre
 Project Manager: Jean Sanchez
 Presented by: Jean Sanchez, Senior Planner
3. Ordinance Number 3041 - Second Reading - Establishment of the Golden Gem (Wyld Oaks) Community Development District
 Petitioner(s): Double B Development, LLC
 Location: South of Kelly Park Road, east of Golden Gem Road, west of SR 429, north of Park View Preserve

Project: Wyld Oaks
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager

4. Ordinance Number 3042 - Second Reading - Amendment to the Kelly Park Community Development District
Petitioner(s): Kelly Park Community Development District
Location: South of Ondich Road, west of Effie Drive, east of Round Lake Road and north of W. Kelly Park Road
Project: Kelly Park Community Development District
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager
5. Ordinance Number 3033 - First Reading - Change of Zoning - 100 Hermit Smith Road
Owner(s): 100 Hermit Smith, LLC
Applicant(s): Lowndes c/o Logan Opsahl, Esq
Location: 100 Hermit Smith Road
Project: Change of Zoning – 100 Hermit Smith Road
Density: N/A
Project Manager: Jun Ik Sohn, Ph.D.
Presented by: Jun Sohn, Planner
6. Ordinance Number 3034 - First Reading - Small-Scale Future Land Use Amendment, 1700 W. Keene Road
Owner(s): M.L. Carter Services, Inc., Trustee of the Carter-Keene Road Land Trust
Applicant(s): Bryan Potts, P.E.
Location: 1700 W. Keene Road
Project: 1700 W. Keene Road SSFLUM
Density: N/A
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager
7. Ordinance Number 3035 - First Reading - Rezoning, 1700 W. Keene Road
Owner(s): M.L. Carter Services, Inc., Trustee of the Carter-Keene Road Land Trust
Applicant(s): Bryan Potts, P.E.
Location: 1700 W. Keene Road
Project: 1700 W. Keene Road Rezoning
Density: N/A
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager
8. Ordinance Number 3036 - First Reading - Small Scale Future Land Use Amendment - 1240 Ustler Road
Owner(s): Mark Gilman and Kamoltip Norrasing
Applicant(s): Andrew Hamilton
Location: 1240 Ustler Road
Project: 1240 Ustler Road Small-Scale Future Land Use Amendment
Density: Maximum 2 dwelling units per acre
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner
9. Ordinance Number 3037 - First Reading - Change of Zoning - 1240 Ustler Road
Owner(s): Mark Gilman and Kamoltip Norrasing
Applicant(s): Andrew Hamilton
Location: 1240 Ustler Road
Project: 1240 Ustler Road Rezoning
Density: Maximum 2 Dwelling Units Per Acre
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner
10. Second Reading, Ordinance No. 3030 - Surplus Real Property Disposal Ordinance

Presented by: Blanche Sherman, Finance Director, and Clifford B. Shepard

11. Resolution No. 2024-01: Amending the budget for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

Presented by: Blanche Sherman, Finance Director

12. Resolution 2024-02 Reimbursement Resolution

Presented by: Blanche Sherman, Finance Director, and Misty Taylor, Bond Counsel

CITY COUNCIL REPORTS

CITY ADMINISTRATOR'S REPORT

CITY ATTORNEY'S REPORT

MAYOR'S REPORT

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

CITY OF APOPKA MINUTES

Minutes of the City Council Meeting held on December 6, 2023 at 1:30 PM, in the City of Apopka Council Chambers.

Present:

- Mayor Bryan Nelson
- Commissioner Kyle Becker
- Commissioner Nick Nesta
- Commissioner Alexander Smith
- Commissioner Diane Velazquez
- Attorney Cliff Shepard

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE: Commissioner Smith provided the Invocation, led in the Pledge of Allegiance, and gave the Fact of the Day: On December 6, 1884, in Washington, D.C., workers place a nine-inch aluminum pyramid atop a tower of white marble, completing the construction of an impressive monument to the city's namesake and the nation's first president, George Washington. Made of some 36,000 blocks of marble and granite stacked 555 feet in the air, the monument was the tallest structure in the world at the time of its completion in December 1884. More than 800,000 people visit the monument each year. A city law passed in 1910 restricted the height of new buildings to ensure that the monument will remain the tallest structure in Washington, D.C.

APPROVAL OF MINUTES

1. Regular Council Meeting Minutes of November 15, 2023.
 - a. **Mayor Nelson** asked if anyone had any questions about either set of minutes.
 - b. Hearing no further questions or comments, he asked for a motion to approve the regular council meeting minutes of November 15, 2023.
 - c. **Motion by Commissioner Nesta** and seconded by **Commissioner Becker** to approve the regular council meeting minutes of November 15, 2023.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith, & Velazquez voting aye.

AGENDA REVIEW

Attorney Shepard said he will be presenting Resolution No.'s 2023-04; 2023-33 & 2023-34 on behalf of Chuck Vavrek.

PROCLAMATION

1. Mayor's Proclamation – City General Election 2024
Presented by: Mayor Nelson

Mayor Nelson announced that the City General Election for Council Seats 3 & 4 will be held on Tuesday, March 19, 2024 from 7:00 a.m. – 7:00 p.m. in conjunction with the Presidential Preference Primary and then read the Proclamation in its entirety.

PRESENTATION

1. The Amazing Shake Competition
Presented by: Mayor Nelson

Mayor Nelson introduced the Principal of Dream Lake Elementary School, Carol Ann Clenton-Martin to present.

Carol Ann Clenton-Martin, Principal of Dream Lake Elementary School thanked the Mayor and Commissioners and shared a short video of the Amazing Shake Club and our Dream Lake Ambassadors. She said as you can see, this is not just about our Ambassadors but is also about bringing our community together. She said not you're going to hear from one of our top 10 Amazing Shake participants, Christopher Capleton. **Christopher** said before he joined Amazing Shake, every time he was asked a question or had to talk, he got nervous and stumbled his words. He said the Amazing Shake Club helped him learn how to work the room and meet as many people as possible and hold a conversation with them. He then introduced his classmate, Tyson. **Tyson** said he's one of the 5th grade ambassadors for Dream Lake Elementary and one thing that Amazing Shake has helped him with his confidence. **Edelyne** said Amazing Shake has helped her want to participate in class and clubs and how to shake hands firmly. **Kylie** said we will be going to the global Amazing Shake competition in Atlanta, Georgia at Ron Clark Academy but in order to do that, we need support. She said we've worked very hard to get into the top 10 and said with your help, we can go to the competition and fulfill our dreams. **Bennett** who spoke last, asked who is ready to be our sponsors? **Carol Ann** stated that the kids will be passing out sponsorship envelopes to each of the Commissioners and asked for support. **Mayor Nelson** asked her to provide an idea of the goal they're trying to reach and said she knows it's a big one. **Carol Ann** said the total costs including hotel, meals and airline tickets is \$28,000. **Mayor Nelson** said this will be on YouTube tonight and perhaps we'll get some other local businesses to contribute. **Commissioner Nesta** asked what the deadline is to which Carol Ann said in order to get through their approval status with the OCPS, we're looking at mid- January.

PUBLIC COMMENT

Sylvester Hall, 3091 Rolling Hills Lane, Apopka, FL 32712 – said we had an incident over in Rock Springs Ridge, and reminded the public that in the City of Apopka, State of Florida and

in our Country, we're in a national crisis. He said too many good people are sitting by watching bad things happen. He said if you see something that's wrong, don't tolerate it. He said in Rock Springs there was a noose hanging and said this noose was also hung the year before. He said we contacted the HOA and expressed his concerns and filed a complaint last year but the same house that did this last year, did it again this year. He showed a slide with cars spray painted with racial slurs and said this wasn't on the news right away but after much persistence, it was finally aired. He said hate and racism will destroy America one day if we don't stand up and say no more, we won't tolerate this anymore. He said it's time for change.

Leroy Bell, 2308 Blue Meadow Drive, Apopka, FL 32712, said at our last meeting, we talked about the B Map and the things that we were doing as preventative to meet the DEP standards. He said one of them was to keep the drains clear, one was to do street sweeping. He said he hasn't seen a street sweeper anywhere. He said maybe we need to start street sweeping again and then you wouldn't have to charge the people in South Apopka. He said he and Sylvester Hall went to speak with Mr. Hitt about the restaurant on Central after Rufus Gardner went to him about what it would take to bring the restaurant up to par so that he could receive some of the CRA funding. He said the County dictates what the money can be spent on but the money is spent for everything other than what it should be spent for. He said it's a sludge fund for the City and said if you're going to fix up one part of the City, fix up the other part of the City.

Rod Olsen, 3156 Rolling Hills Lane, Apopka, FL 32712, said we should be pausing and doing what other communities have done by stopping the development. He said we're one of the fastest growing Cities in Orange County and said Orange County is the fastest growing County in the State. He said because of its growth, Apopka bears the brunt of overcrowding in schools, hence all of the trailers. He said in 2006, Wolf Lake Campus opened up with 46 portables and they're still there today. He said the Kelly Park school has 12 spots ready for trailers and they're going to be filled. He said we have lot of work to do around the City before the development continues. He said there's 6 action items today and rather than him getting up for all 6, he'll highlight them quickly including Laurel Oaks, Emerson Park, SNP, among others. He said please look at halting the development as we need to get our legs under us.

Albert McKimmie, 3603 Golden Gem Rd, Apopka, Fl 32712, said in the last 18 months, he has not missed a City Hall meeting and said at this point, he's beginning to feel that certain people in this administration also view the presence of the public as purely ceremonial. He said 4 minutes to debate policy that planning, roads and developers have hours to discuss. He said at a prior meeting, Mayor Nelson questioned her about impact fees for a project on Golden Gem Road and said he found this strange as he was in the same meeting regarding the Pioneering Agreement when Golden Gem Road was discussed. He said a year ago at a City Hall meeting, he raised a question about development in Apopka and he stated that Mr. Hitt responded that an average year saw 200 new homes and it would be an exceptional event if there 600 new homes. He said we were told a new Comprehensive Report would be presented early in 2023 and said we're now at the end of the year and we haven't seen this. He said this makes it impossible to confirm whether or not the information we've been given over the last year or so that 12,000 new developments are currently being planned in Apopka and said it appears to him that the terms and conditions as laid out in the Pioneering Agreement are not what was originally stated.

Lorena Potter, Sertoma Club, invited everyone to attend the 47th annual City of Apopka Christmas Parade, which is this Saturday, December 9th on Park Avenue beginning at 10:00 a.m. She thanked the City for their continued support of this event, and said we rely on the Parks and Rec Department, Streets and Grounds, Police and Fire and everyone from the City that comes out and helps. She said this is a large community effort and we appreciate the support. She said we have one of our honorees here, our Sertoman of the year, Mr. John Cloren and said he'll be parking cars and heading down the parade route and will be on the FFA float so you'll see him a few times on Saturday. She said our Grand Marshall this year is Rodger Franklin Williams and said please come out and support the parade and have a great time.

CONSENT (Action Item)

1. Authorize Donation to the Keri Anne DeMott Foundation, Inc.
2. Donation to Harbor House of Central Florida
3. Authorize Additional Tennis Court Rental Agreement with Tennis Galaxy
4. Authorize the execution of piggyback contracts for the assigned terms: Traffic Control Devices LLC, Danus Utilities Inc, Danus, Cellco Partnership d/b/a Verizon Wireless, BSN Sports LLC, T-Mobile USA, CentralSquare Technologies LLC, RMS Constructors Group LLC, Prison Rehabilitative Industries & Diversified Enterprises Inc d/b/a PRIDE Enterprises, Hellas Construction Inc., Nevco Sports, LLC, Truecolor Graphics/Fast Signs.
 - a. **Mayor Nelson** asked if anyone had any questions about any items on the Consent Agenda.
 - b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion to approve the four (4) consent agenda items.
 - c. **Motion by Commissioner Nesta** and seconded by **Commissioner Smith** to approve the four (4) consent agenda items.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith & Velazquez voting aye.

BUSINESS (ACTION ITEMS)

1. Laurel Oaks – Plat
Owner(s): KB Home Orlando, LLC
Applicant(s): Kimley-Horn and Associates, Inc. c/o Brian Ashby P.E.
Location: North of Joey McGuckin Road, east of SR 429 and west of Plymouth Sorrento Road
Project: 121 single family lots - Density: 2.9 dwelling units per acre
Project Manager: Jean Sanchez
Presented by: Bobby Howell, Planning Manager

Bobby Howell, Planning Manager said the applicant has submitted the Laurel Oaks – Plat for consideration, creating 121 residential lots which includes five tracts for stormwater, landscape and amenities. One of the proposed access points to the development is shown along Plymouth Sorrento Road. Additionally, an internal roadway is proposed to connect north to future development and a planned thoroughfare that will connect to Kelly Park Road and align with the access of the Winding Meadows North Residential Subdivision on the south. The Plat is consistent with the Major Development Plan approved by City Council on September 7, 2022 and the Construction Site Plan approved by the Development Review Committee on May 2, 2023 and found that the applicant demonstrated competent substantial evidence and that all of the following standards are met.

- a. **Mayor Nelson** asked if anyone had any questions about this item or if anyone from the public had any comments.
- b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve the Laurel Oaks Plat.
- c. **Motion by Commissioner Becker** and seconded by **Commissioner Velazquez** to approve the Laurel Oaks Plat.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith & Velazquez voting aye.

2. Residences at Emerson Park - Plat

Owner(s): Park Square Enterprises, LLC

Applicant(s): VHB c/o James Hoffman, P.E.

Location: 1601 Alston Bay Boulevard

Project: 103 townhome units Density: 7.23 dwelling units per acre

Project Manager: Jean Sanchez

Presented by: Bobby Howell, Planning Manager

Bobby Howell, Planning Manager said this is a request to approve the Plat for the Residences at Emerson Park. He said the applicant has submitted the Residences at Emerson Park Plat for consideration of a townhome subdivision of 103 units and 14 tracts for recreation, open space/landscaping, right-of-way, access and drainage easements. He said the Major Development Plan was approved by City Council on September 16, 2020 and the Construction Site Plan was approved by the Development Review Committee on April 23, 2021.

- a. **Mayor Nelson** asked if anyone had any questions or if anyone from the public wanted to speak about this item.
- b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve the Residences at Emerson Park Plat.
- c. **Motion by Commissioner Smith** and seconded by **Commissioner Nesta** to approve the Residences at Emerson Park Plat.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith & Velazquez voting aye.

3. Special Event Permit Application - Road Closure Request (Annual Apopka Christmas Parade)
Special Event Road Closure Request Event: Apopka Christmas Parade
Applicant(s): Foliage Sertoma Club of Apopka, Inc.
Location: Park Ave between 3rd Street and Votaw Road
Presented by: Radley Williams, Recreation Director

Radley Williams, Recreation Director said this item is for a Special Event Permit application and authorization for street closures for the Foliage Sertoma Club of Apopka's annual Christmas Parade. The event date is December 9th, 2023 and a Special Event Permit Application was submitted for the event on November 1, 2023. The event has been reviewed by staff, including the Police Department and Fire Department, and is recommended for final approval. The DRC recommended unanimous approval of the special event permit application, along with the provided street closures, at the November 8th, 2023 DRC meeting. The requested street closures include Park Ave, 3rd Street, 2nd Street, Magnolia Street, Oak Street, Highland Avenue, and Votaw Road on December 9, 2023 beginning at 8am and reopening at 1pm. This item is being brought to City Council for final approval of the requested street closures.

- a. **Mayor Nelson** asked if anyone had any questions about this item or if anyone from the public wanted to speak.
- b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve the Special Event Permit Application for the Apopka Christmas Parade.
- c. **Motion by Commissioner Nesta** and seconded by **Commissioner Velazquez** to approve the Special Event Permit Application for the Apopka Christmas Parade.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith & Velazquez voting aye.

PUBLIC HEARING/ORDINANCES/RESOLUTION (ACTION ITEM)

1. First Reading - Ordinance No. 3030 - Surplus Real Property Disposal
Presented by: Blanche Sherman, Finance Director, and Clifford Shephard

Blanche Sherman, Finance Director, said this is the first reading of Ordinance No. 3030 Surplus Real Property disposal ordinance. She said on October 4, 2023, City Attorney Clifford Shepard presented a draft ordinance and said since that time, he has updated the ordinance to include the various comments and requested revisions. She said this is an ordinance that creates a procedure for the disposal of surplus property outside of the CRA. She said if you have any questions, Mr. Shepard is here and can answer them.

Mayor Nelson asked if anyone had any questions for Cliff or for Blanche. **Commissioner Nesta** said he sent a list of questions a few weeks ago and said he didn't know if the rest of the Commissioners had the chance to read them and said as a refresher, he had copies for everyone. He said he also received some comments from Attorney Shepard's office and said had some questions and concerns. He said everyone can take time to read them or we can go through them. **Commissioner Becker** said his order of priority is first and foremost, to make sure the Council has the authority, by resolution, to declare whether the property is surplus and secondarily, that this and any of the other provisions are still subject to a full Council approval. **Commissioner Nesta** said he'll start at the top and we'll go through them. He asked who can initiate that we want to surplus the property and asked if it needs to be a majority vote. **Attorney Shepard** said the initiation of the process can be by any one of you but the decision as to whether or not it moves forward is collective of all of you. **Commissioner Nesta** went down the list and asked questions. Discussion ensued and the changes were deemed acceptable to the Council. **Attorney Shepard** said he will incorporate the suggested changes to the Ordinance and have them ready for the second reading and adoption on January 3, 2024.

Mayor Nelson asked if anyone had any questions about this item or if anyone from the public wanted to speak on this item.

- a. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve the first reading of Ordinance No. 3030, with suggested edits and carry over for second reading and adoption on January 3, 2024.
 - b. **Motion by Commissioner Becker** and seconded by **Commissioner Smith** to approve the first reading of Ordinance No. 3030, with suggested edits, and carry over for second reading and adoption on January 3, 2024.
 - c. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith & Velazquez voting aye.
2. First Reading - Ordinance Number 3032 - First Reading - Small-Scale Future Land Use Amendment – SNP Properties
Owner(s): SNP Properties, LLC
Applicant(s): Denny Shiver
Location: Southeast corner of Plymouth Sorrento Road and Dowman Drive
Project: 5 +/- acres - Density: Five dwelling units per acre
Project Manager: Jean Sanchez
Presented by: Bobby Howell, Planning Manager

Bobby Howell, Planning Manager, said this is a request to approve the first reading of the Small Scale Future Land Use Amendment for SNP Properties. He provided a summary and said the parcels are located on the southeast corner of Plymouth Sorrento Road and Dowman Drive within the Wekiva Parkway Interchange Vision Plan Area. The City's Comprehensive Plan, Future Land Use Element Policy 20.9 and the Kelly Park Interchange (KPI) Form-Based Code require the subject property to have a Mixed-Use future land use designation. Because the subject parcels are located within the Wekiva Parkway Interchange Vision Plan Area and the one-mile radius of the intersection of SR 429 and Kelly Park Road, it is required to adhere to the KPI Form-Based Code. Therefore, the property must comply with Objectives 18 – 20 and related policies within the Future Land Use Element of the Comprehensive Plan and the KPI Form-Based Code. The applicant's request is consistent with the Mixed-Use future land use designation and the Overlay District covering the property within the Vision Plan.

- a. **Mayor Nelson** asked if anyone had any questions for Bobby or if anyone from the public wanted to speak about this item.
 - b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Ordinance No. 3032 at first reading and carry over for second reading and adoption on January 3, 2024.
 - c. **Motion by Commissioner Becker** and seconded by **Commissioner Smith** to approve Ordinance No. 3032 at first reading and hold over for second reading and adoption on January 3, 2024.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith & Velazquez voting aye.
3. First Reading - Ordinance No. 3034, request for continuance to January 3, 2024
Owner(s): M.L. Carter Services, Inc., Trustee of the Carter-Keene Road Land Trust
Applicant(s): Bryan Potts, P.E.
Location: 1700 W. Keene Road
Project: 17000 W. Keene Road Small-Scale Future Land Use Amendment
Density: N/A
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager

Bobby Howell stated that the applicant has requested a continuance on this item to a date certain of January 3, 2024 as the applicant has amended the application to change the future land use designation from Office to Mixed-Use to Office to Commercial. The new public hearing dates were re-advertised in the Apopka Chief, Friday, December 1, 2023.

- a. **Mayor Nelson** asked for a motion to continue Ordinance No. 3034 to a date certain of January 3, 2024.
- c. **Motion by Commissioner Velazquez** and seconded by **Commissioner Smith** to continue Ordinance No. 3034 to a date certain of January 3, 2024.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith & Velazquez voting aye.

4. First Reading - Ordinance No. 3035, request for continuance to January 3, 2024. Owner(s): M.L. Carter Services, Inc., Trustee of the Carter-Keene Road Land Trust Applicant(s): Bryan Potts, P.E.
Location: 1700 W. Keene Road Project: 1700 W. Keene Road Rezoning
Density: N/A
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager

Bobby Howell stated that the applicant has requested a continuance on this item to a date certain of January 3, 2024.

- a. Mayor Nelson asked if there were any questions on this item.
 - b. Hearing no questions or discussion, **Mayor Nelson** asked for a motion to continue Ordinance No. 3035 to a date certain of January 3, 2024.
 - c. **Motion by Commissioner Smith** and seconded by **Commissioner Nesta** to continue Ordinance No. 3025 to a date certain of January 3, 2024.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith & Velazquez voting aye.
5. First Reading - Ordinance Number 3038 - PD (Planned Development) Rezoning, Master Plan and PD Agreement - Plymouth Sorrento Apartments
Owner(s): Peggy G Charlton Living Trust 1/2 Int, Gary D Charlton Living Trust 1/2 Int, and Gary D Charlton Living Trust
Applicant(s): Appian Engineering, LLC c/o Luke Classon, P.E.
Location: 750 and 922 Plymouth Sorrento Road
Project: 242 multifamily units; 13.04 acres Density: 18.56 dwelling units per acre
Project Manager: Jean Sanchez
Presented by: Jim Hitt, Community Development Director
 - a. **Mayor Nelson** asked if anyone had any questions about this item.
 - b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Ordinance No. 3038 at first reading and carry over for second reading and adoption on January 3, 2024.
 - c. **Motion by Commissioner Nesta** and seconded by **Commissioner Velazquez** to approve Ordinance No. 3038 at first reading and hold over for second reading and adoption on January 3, 2024.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith & Velazquez voting aye.
6. First Reading - Ordinance No. 3041 - Establishment of the Golden Gem (Wyld Oaks) Community Development District
Petitioner(s): Double B Development, LLC
Location: South of Kelly Park Road, east of Golden Gem Road, west of SR 429, north of Park View Preserve
Project: Wyld Oaks Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager

Bobby Howell, Planning Manager, said this is a request for the establishment of a Community Development District (CDD), pursuant to the "Uniform Community Development District Act of 1980", Chapter 190, Florida Statutes. Pursuant to Florida Statute 190, the Petitioner seeks to establish a Community Development District (CDD) in connection with the development of the Wyld Oaks project which is a multi-use project planned for an approximately 199.869 acre parcel of land located south of Kelly Park Road, west of SR 429, north of the Park View Preserve Development and east of Golden Gem Road. The development is planned for up to 3,823 residential units and 15,602,500 square feet of non-residential uses. In summary, a CDD is a special taxing district whose purposes are to plan, finance, construct, operate and maintain community-wide infrastructure and services specifically for the benefit of its residents and property owners.

- a. **Mayor Nelson** asked if anyone had any questions about this item or if anyone from the public wanted to speak on this item.
 - b. Hearing no further questions or comments, he then asked for a motion to approve Ordinance No. 3041 at first reading and carry over for second reading and adoption on January 3, 2024.
 - c. **Motion by Commissioner Smith** and seconded by **Commissioner Nesta** to approve Ordinance No. 3041 at first reading and hold over for second reading and adoption on January 3, 2024.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith & Velazquez voting aye.
7. First Reading - Ordinance No. 3042 - Amendment to the Kelly Park Community Development District
Petitioner(s): Kelly Park Community Development District
Location: South of Ondich Road, west of Effie Drive, east of Round Lake Road and north of W. Kelly Park Road
Project: Kelly Park Community Development District
Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager

Bobby Howell, Planning Manager, said this is an amendment to Ordinance No. 2924, which established the Kelly Park Community Development District. He said on May 18, 2022, the City Council adopted Ordinance No. 2924 which established the Kelly Park Community Development District (CDD). Currently the Kelly Park CDD covers approximately 213.409 acres and is located south of Ondich Road, west of Effie Drive, east of Round Lake Road and north of W. Kelly Park Road in the area where the Crossroads at Kelly Park development is being constructed. The petitioner has submitted a request to the City Council to adopt an amendment to Ordinance No. 2924 to remove approximately 2.328 acres from the CDD to reflect the updated development plans proposed by the developer.

- a. **Mayor Nelson** asked if anyone had any questions about this item or if anyone from the public wanted to speak.

- b. Hearing no further questions or comments, he asked for a motion to approve Ordinance No. 3042 at first reading and carry over for second reading and adoption on January 3, 2024.
 - c. **Motion by Commissioner Velazquez** and seconded by **Commissioner Nesta** to approve Ordinance No. 3042 at first reading and hold over for second reading and adoption on January 3, 2024.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith & Velazquez voting aye.
8. Resolution No. 2023-04 Extending the West Kelly Park Street Lighting District to include the Crossroads at Kelly Park and Wyld Oaks Development.
Presented by: Cliff Shepard, on behalf of Chuck Vavrek

Cliff Shepard, City Attorney said as stated in the resolution, this is to extend the West Kelly Park Street Lighting District to include the Crossroads at Kelly Park and the Wyld Oaks Development.

- a. **Mayor Nelson** asked if anyone had any questions about this item or if anyone from the public wanted to speak on this item. .
 - b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Resolution No. 2023-04.
 - c. **Motion by Commissioner Smith** and seconded by **Commissioner Nesta** to approve Resolution No., 2023-04.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith & Velazquez voting aye.
9. Resolution No. 2023-33 Renaming and Extending the Magnolia Terrace Street Lighting District to include the Bronson Ridge Development.
Presented by: Cliff Shepard, on behalf of Chuck Vavrek

Cliff Shepard, City Attorney said this is to rename and extend the Magnolia Terrace Street Lighting District to include the Bronson Ridge Development.

- a. **Mayor Nelson** asked if anyone had any questions about this item or if anyone from the public wanted to speak on this item. .
 - b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Resolution No. 2023-33.
 - c. **Motion by Commissioner Nesta** and seconded by **Commissioner Velazquez** to approve Resolution No., 2023-33.
 - d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith & Velazquez voting aye.
10. Resolution No. 2023-34 Extending the East Kelly Park Street Lighting District to include the Wingspan Development.
Presented by: Cliff Shepard, on behalf of Chuck Vavrek

Cliff Shepard, City Attorney said this is to rename and extend the East Kelly Park Street Lighting District to include the Wingspan Development.

- a. **Mayor Nelson** asked if anyone had any questions about this item or if anyone from the public wanted to speak on this item.
- b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Resolution No. 2023-34.
- c. **Motion by Commissioner Velazquez** and seconded by **Commissioner Nesta** to approve Resolution No. 2023-34.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith & Velazquez voting aye.

11. Resolution Number 2023-37, Extension of the Apopka CRA and Interlocal Agreement with Orange County for the CRA

Presented by: James Hitt, Community Development Director

Jim Hitt, Community Development Director, said this is an extension of the Apopka CRA and Interlocal Agreement with Orange County for the CRA. He said this will go before the Orange County Board of Directors on Thursday, December 7, 2023 at 9:30 a.m. He said as he mentioned at the CRA meeting, Orange County has requested three requirements including (1) Orange County Government shall be recognized along-side of the City for any Capital Improvement projects and other major accomplishments using tax increment funds (TIF); (2) He said within 90 days of the close of the City's Fiscal Year, the City shall provide an annual update to the board regarding the use of the TIF; & (3) the initial extension of the Sunset date shall be January 1, 2027,, with the ability to extend to January 1, 2034, the extended sunset, providing the City send a written notice to request the extension beyond the initial sunset to the Deputy County Administrator, at least 120 days prior to the December 1, 2026 timeline and shall include a list of all of the CRA plan projects, completion status and associated TIF revenues for each project since October 1, 2023, calculated as a mean annual expenditure divided by annual revenues. He said we're requesting approval of Resolution 2023-37 for the extension of the 3 year contract. Commissioner Becker asked if the motion he made during the CRA meeting carries to which Attorney Shepard confirmed, yes. .

- a. **Mayor Nelson** asked if anyone had any questions about this item or if anyone from the public wanted to speak. .
- b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Resolution No. 2023-37.
- c. **Motion by Commissioner Velazquez** and seconded by **Commissioner Smith** to approve Resolution No. 2023-37.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith & Velazquez voting aye.

Second Motion for Interlocal Agreement

- a. **Mayor Nelson** asked for a motion to approve the Interlocal Agreement with Orange County related to the CRA Extension.
- b. **Motion by Commissioner Nesta** and seconded by **Commissioner Smith** to approve the Interlocal Agreement with Orange County related to the CRA Extension.
- d. **Motion carried unanimously**, with Mayor Nelson, and Commissioners Becker, Nesta, Smith & Velazquez voting aye.

12. Resolution No. 2023-40 - Amending Ordinance No. 873; Amending and Restating the Investment/Portfolio Policy of the City of Apopka
Presented by: Blanche Sherman, Finance Director

Blanche Sherman said on October 13, 2023, the City's investment advisors Morgan Stanley presented a proposed change and revisions to the City's Investment Policy for Council's review and consideration. She said the presentation included the following topics: (1) an overview of the policy; (2) policy framework; (3) investment program regarding the current holdings and samples; (4) investment program for long term goals; (6) and investment program implementation. She said Resolution No. 2023-40 includes the comments and recommended revisions proposed by Council and is ready for final adoption. She said the recommended motion is adoption of Resolution No. 2023-40, amending Ordinance No. 873, Amending and Restating the Investment/Portfolio Policy of the City of Apopka. **Commissioner Nesta** asked if this is coming back for a 2nd reading to which Blanche stated no, this is a Resolution. **Amanda Allen**, Assistant Branch Manager of Seacoast Bank, 345 E. Main Street said she's here on behalf of Seacoast Bank and Francis Portalatin. She said she had a memo from the Apopka Chamber of Commerce and provided a copy to each Commissioner. **Commissioner Velazquez** asked if she can ask when this was dated as there was no date on the memo. **Ms. Allen** said the memo was presented to us today. She proceeded to read the memo on behalf of the Chamber Board of Director which highlighted the support Seacoast Bank provides to the community. **Elsa Clark Samuel** from Synovus Bank spoke in support of Synovus Bank and said she will not go through the long list of what their involvement is and said we are very proactive in keeping rates very competitive with what the City has with us. She said keeping the funds locally also helps small businesses grow and said she's helped small businesses with lending opportunities and has seen a lot of businesses come into the City and said keeping the funds here is a big plus for a lot of our businesses and they are the root of the community. **Commissioner Becker** said first and foremost, he thought the Chamber of Commerce was supposed to be partners with this body and not just drop off a letter and voice opposition. He said he personally has not received any requests to have an engaging and thorough conversation and am not sure if others have however this is an injustice to whoever spoke here from Synovus and Seacoast that the person who's letter you delivered has not offered that convenience to us. He said it's disappointing that the Chamber President would not be able to hand deliver this letter and speak on her own behalf.

He said both banks are great community partners and said the spirit of the investment policy when this was first written back in the early '90's and said the spirit of this is true community banks in the confines of this particular City and provided a few statistics regarding the banks. He said we've had multiple conversations both by the policy advisors that we've entered into an agreement with and yet we've heard no feedback from the Chamber. **Commissioner Smith** said when we were devising the policy and talking about revising and amending it, he didn't think it was our intention to take the money outside of the City and invest it someplace else. He said we discussed not putting all of the money in one pot and he understood that but said he firmly believes that those financial institutions that are inside our City that supports not only the City residents but also support the businesses in this community, we should support them as well. He said we need to remain that way. **Blanche Sherman** said in Morgan Stanley's investment program presentation, the long term goal was presented and gave an allocation of how our investment portfolio would look long term, not today. She said in that allocation, it's showing about 10% for the QPD's and said also 50% of that portfolio are more overnight investments and provided examples. She said we can still use the QPD's and said this allocation can change but said this is a goal and we still have other steps that we need to take before getting to that point. She said we talked about the implementation plan which included identifying cash flows from the 2023-2024 budget and said there are a lot of things we need to do before getting to that point and said these can change at the will of the Council. **Commissioner Velazquez** said she understands from this letter that the Apopka Chamber and the two local banks that we do use, feel like we're taking all of our finances out of the City and allowing Morgan Stanley to manage the finances but we're not doing that. **Blanche Sherman** stated not 100% and said that would be a long term goal and said we have acquired Synovus Bank as our custodial bank for those particular services where we buy those securities so we have an additional relationship with them as well and reiterated that nothing is going to happen overnight. In addition, every step we take when we come back to this Council with an investment strategy will be presented to this Council before we do anything. She said there are thresholds in there and said if we choose to move \$10 million dollars or more, that will require Council authority. **Cate Manley**, said she realizes you just received the letter but said we're really concerned at what may happen if this amount of money were to leave the community as far as lending opportunities. She said she was not aware that this had moved forward and said we feel really strongly that there needs to be a better way to create a process that makes sense that has transparency. **Commissioner Becker** said he has not received one email asking for conversation by the Chamber or any members of the Chamber. He said to have a meaningful exchange of concerns, this is not the place to do it as we're limited to 4 minute presentations about various points of view. **Mayor Nelson** said perhaps the banks may not have been as informed as they should have been and said we haven't had an updated policy since the '90's and made a suggestion that we table this item until the January 3rd meeting. He said this way, we have chance to meet with the banks and see if there's some way we can get to a point where everyone is comfortable. **Commissioner Velazquez** said can she just ask Blanche and said this has been going on for over 3 months. She asked Commissioner Nesta when we actually started the conversation on this. **Commissioner Nesta** said this was about a year ago and that we initiated this. Commissioner Velazquez said she recalls Seacoast President, Francis being in the audience when we were first

considering this and said after that we had Morgan Stanley come in and do their presentation and said this has been very public. She said at this point, tabling this is not an option. **Commissioner Becker** said their ability to impact community organizations and community members but said this is not an immediate impact to Seacoast or Synovus. He said this goes along with the QPD and depository allocations that stay within depository institutions., **Commissioner Nesta** said we have money in the banks and it's a good relationship where we give them lots of money and they give us a very good rate of return. He said this is bizarre that this is coming back at this capacity and said this doesn't mean we're taking funds out tomorrow. Discussion ensued and Mayor Nelson asked for a Motion

- a. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Resolution No. 2023-40.
- b. **Motion by Commissioner Becker** and seconded by **Commissioner Velazquez** to approve Resolution No. 2023-40.
- c. **Motion carried 3-2** with Commissioners Becker, Nesta and Velazquez voting aye and Mayor Nelson and Commissioner Smith voting nay.

CITY ATTORNEY'S REPORT

Attorney Shepard had nothing additional to report.

CITY COUNCIL REPORTS

Commissioner Nesta said we've had a lot of changes over the last 72 hours and said the printed one has removed business item 4 & 5 but the online version is correct. He then asked about the New Years Eve Block Party and said there are so many changes going on and said he's getting updates from Social Media and asked what the new information is. **Mayor Nelson** provided a timeline of events and explained how it came to being moved to Hurricanes. **Commissioner Nesta** asked in reference to Main Street presentation that got removed, and asked for clarification on this to which Mayor Nelson and Jim Hitt provided a brief update. He then addressed the anonymous letter that was received and said if you're not going to sign your name, it wreaks of desperation and said he wanted to make sure this was a part of the record. **Commissioner Becker** seconded his concern about the letter. **Commissioner Nesta** then asked about the rebuttal to the Duran case. **Attorney Shepard** provided an explanation regarding this case.

Commissioner Smith addressed the Halloween display, he said it didn't just happen 2 years ago, he said prior to him being on the Council, that same display was being put up. He said at that time, he called the Police to report it and the report came back that this was a Freedom of Speech issue and there was nothing that could be done. He said he went and sat during that time and said that particular display got more visitors than the entire community and said he'll leave it at that. He said he attended the Music to My Mind concert and said it was outstanding and we need to stay behind this and provide funding so that they can continue to do what they're doing. He asked where we're at with the Annexation issue. **Mayor Nelson** said he'll do whatever the interest of the Council is. **Commissioner Smith** said he's still

interested in the annexation. **Commissioner Becker** said we have no feedback from potential people that would be affected by what we're trying to do here. Discussion ensued and a consensus was reached to put a survey together and post on our website for the residents to see what the interest is, and what their concerns are.

Commissioner Becker asked about the Bay Ridge Cemetery front and asked if there are any updates. **Radley Williams** said we haven't been able to get any documentation from the current caretaker and said the City Attorney provided a memo on what is involved in taking over the cemetery and said the next step is to do a title search on the property to determine who the actual owner is so we can look at getting the owner to annex into the City and said if it's the wish of the Council for us to continue with this, we can do that. He said the numbers on the clean up are \$45,000 for a full clean up and the fencing would be \$107,000 to fence the parameter. **Commissioner Becker** then asked about the Economic Development Director is proceeding. **Dr. Patton** said we've screened candidates and we have one out of five that meets the criteria. **Commissioner Becker** then asked about the Charter Review and Attorney Shepard advised that we start with an organizational meeting first. Council agreed upon January 10th from 5:00 p.m. – 7:00 p.m. The Clerk will notice the meeting.

Commissioner Velazquez said we touched on everything on her list and said other than to remind everyone that our second Council meeting has been cancelled and said Merry Christmas to all.

MAYOR'S REPORT

Mayor Nelson said we brought up the Sertoma Parade on Saturday, December 9th from 10 a.m. – 12: 00 p.m. and said Saturday night will be the Philharmonic Holiday Pops Concert at the Ampitheater and said December 16th at Noon will be the Wreaths Across America in Greenwood Cemetery and Sunday, December 31st will be the Holiday at the Plaza at Hurricanes from 8:00 p.m. till Midnight. He provided a summary of the Form 6 as per the new requirements.

ADJOURNMENT

The meeting adjourned at 5:22 PM

All video recordings of City Council Meetings are always posted on the City of Apopka's YouTube page, for viewing.

Bryan Nelson, Mayor

CITY OF APOPKA
City of Apopka CC Meeting Minutes of December 6, 2023

Attest: _____
Susan M. Bone, City Clerk



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 1.

Meeting Date: January 3, 2024

Department: Human Resources

SUBJECT:

Approve Calendar Year 2024 Floating Holiday as December 26, 2024

REQUEST:

Approval of Calendar Year 2024 floating holiday on December 26, 2024.

SUMMARY:

As indicated by the voting results below, December 26, 2024, was selected by participating City employees as the CY 2024 Floating Holiday.

Date	# of Votes
February 19, 2024	2
March 29, 2024	13
April 01, 2024	4
July 5, 2024	1
September 19, 2024	1
October 14, 2024	3
December 24, 2024	67
December 26, 2024	98
December 31, 2024	2
January 2, 2025	2
Total Votes	193

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Approve calendar year 2024 floating holiday as December 26, 2024.

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 2.

Meeting Date: January 3, 2024

Department: Administration

SUBJECT:

Approve the engagement of Gray Robinson, P.A. to provide governmental consulting services.

REQUEST:

Approve the engagement of Gray Robinson, P.A. to provide governmental consulting services for federal appropriations.

SUMMARY:

The City would like to follow up on any remnant funding through the American Rescue Plan Act as well as pursue new federal funding opportunities available from the federal government. Due to the complexities of the requirements for these funding opportunities, staff believes it is in the best interest of the City to obtain the services of Gray Robinson, P.A. Gray Robinson, P.A. has agreed to provide the City with Federal consulting/lobbying services on issues related to appropriations, funds, and grants that may be available.

There is a one-time fee of \$15,000.00 for consulting services during the current session of Congress. This agreement automatically renews on August 1, 2024, and annually thereafter unless canceled by either party with at least 30 days' written notice.

FUNDING SOURCE:

Mayor's Budget

RECOMMENDED MOTION:

Approve the engagement of Gray Robinson, P.A. to provide governmental consulting services.

ATTACHMENTS:

1. GrayRobinson letter 12-20-23

Robert Stuart Jr. | Robert.Stuart@gray-robinson.com
301 East Pine Street, Suite 1400, Orlando, Florida 32801 | T 407.843.8880 | F 407.244.5690

December 20, 2023

VIA EMAIL

City Administrator Chuck Vavrek
City of Apopka
120 E. main St
Apopka, FL 32703

Re: Engagement with GrayRobinson, P.A.

Dear City Administrator Vavrek:

Thank you very much for your interest in GrayRobinson, P.A. (“GrayRobinson” or “the Firm”). We appreciate the opportunity to provide governmental consulting services to City of Apopka (“City of Apopka” or “you”). The Firm is committed to providing the highest level of service in furtherance of your goals. This letter will describe the terms under which that representation will occur, disclose the Firm’s reporting responsibilities under the law, and summarize the nature of government consulting services as compared to legal services.

Firm Contacts for Your Representation

You have asked that we represent the City of Apopka before the United States Government including the Congress, the Executive Branch and Administrative Agencies regarding the FY 2024 federal government appropriations. The entire team of GrayRobinson’s lobbyists will be available to advance your interests. However, in order to ensure that your needs are efficiently and fully addressed, Blair Hancock will be the primary contact for representation before the United States Government. If Ms. Hancock should ever be unavailable, I will be your secondary contact.

Fees, Costs and Terms

This letter covers all work performed for the first session of the 118th Congress. In exchange for these services, City of Apopka agrees to pay the Firm a one-time fee of \$15,000 upon execution of this engagement letter. All payments should be remitted to 301 East Pine Street #1400, Orlando, FL 32801 or via ACH transfer or other electronic transfer upon receipt of invoice. This agreement will automatically renew to cover future work performed on August 1, 2024 and annually thereafter unless cancelled by either party with at least 30 days’ written notice.

Lobbyist Registration

Federal law requires the Firm to register within 45 days of engaging in lobbying activity before the United States Government. Lobbyist registrations are effective when they are received by the Congress. Federal law requires that the fees and costs invoiced by the Firm for lobbying services are reportable on a quarterly basis to the U.S. Congress. Therefore, City of Apopka consents to the quarterly disclosure of compensation paid or owed to GrayRobinson for lobbying activity as required by Lobbying Disclosure Act (LDA). Such consent is granted so that the Firm may file the specified quarterly reports, disclosing only the information required by the LDA, and shall remain in effect as long as the Firm serves as the client’s registered representative before the United States Government.

Confidentiality

In order to ensure the candor and trust in our relationship that forms the basis of effective representation, it is the policy of the Firm to keep strictly confidential all information about your interests and strategies. Because information is our stock in trade and because advancing your interests may depend on it, we ask that you also keep confidential any information we may share with you regarding political strategy, insight, information, or analysis.

I believe the above reflects our understanding. If it does, please sign this agreement and return to me. I appreciate your attention to this matter and look forward to working with you. Please never hesitate to contact me if we can assist you in any way.

Sincerely,



Robert Stuart

For: City of Apopka

Date



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 3.

Meeting Date: January 3, 2024

Department: Police Department

SUBJECT:

Authorize Expense For Enhancements to the Police Mobile Command Post

REQUEST:

Authorize the expense of up to \$40,000.00 from the Federal Law Enforcement Trust Fund for enhancements to the mobile command post.

SUMMARY:

The police department requests City Council approval to expend up to \$40,000.00 from the Federal Law Enforcement Trust Funds. These funds will be used for integration upgrades to the technology in the mobile command post. Enhancements will include removing the old technology, identifying the wiring/cabling needed to install the new technology, and installing new technology such as a dish network receiver, video router, dome antenna, network receiver, etc.

FUNDING SOURCE:

Federal Law Enforcement Trust Fund

RECOMMENDED MOTION:

Authorize the Finance Department to disperse \$40,000.00 from the Federal Law Enforcement Trust Fund.

ATTACHMENTS:

1. Mobile Command Post Enhancements Integration List

Apopka PD Refurb Q-2023-23

Qty	MFG	Model	Description
1	Blackmagic Design	VHUBSMAS12G2020	20x20 12G Zero-Latency Video Router
4	Blackmagic Design	CONVBDC/SDI/HDMI03G/PS	Micro Converter BiDirectional SDI/HDMI 3G (with Power Supply)
16	Blackmagic Design	CONVCMIC/SH03G/WPSU	Micro Converter SDI to HDMI 3G (with Power Supply)
2	Blackmagic Design	CONVCMIC/HS03G/WPSU	Micro Converter HDMI to SDI 3G (with Power Supply)
1	Winegard	RT2000T	RoadTrip T4 In motion Dome (white) (Remove existing DTV Parabolic Antenna)
1	Winegard	RC-WLLY	Dish Network Reciever
1	Blackmagic Design	CONVCMIC/HS03G/WPSU	Micro Converter HDMI to SDI 3G (with Power Supply)
1	MBF	Prewire	Labor to run and terminate new RF Cabling for COMS and LTE with LMR-240 Install 1 MIMO and 2 5G antennas
1	MBF	Rack	Labor to organize/clean up rack
1	MBF	Radio Power	Labor to provide power to radios
1	MBF	Cellular	Labor to install CFE Peplink
1	MBF	VSAT	Labor to remove VSAT, seal passages
1	FLIR	CP-6408-31-I	FLIR-8 MEGAPIXEL 4K IR OUTDOOR NETWORK IR PTZ CAMERA WITH 31X LENS
1	FLIR	CP-POE-4P-60W-US	INLINE 60W POE INJECTOR, US POWER CORD - NCNR
1	PTZOptics	PT-SUPERJOY-G1	SuperJoy NDI HX/IP & Serial PTZ Camera Joystick Controller
1	Kiloview	D350	4k H.264/5 SDI decoder
1	Mid Atlantic	ES0319-0115 (U1)	RACKSHELF 1RU
1	Nycoil	1.25"	
1	MBF	Mast Head	Labor to R&R and paint Mast Head
80	MBF	Connectors	Misc. RF and power connectors



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 4.

Meeting Date: January 3, 2024

Department: Finance Department

SUBJECT:

Authorize the execution of piggyback contracts for the assigned terms: Hera Property Registry, LLC, Shelley's Environmental Systems, Inc., and Zones, LLC.

REQUEST:

Authorize the execution of piggyback contracts for the assigned terms.

SUMMARY:

The department purchases various commodities in its daily operations, including equipment, tooling, and services throughout the year. A piggyback contract can be executed via another entity's agreement when the items or services have already been bid by other governmental agencies or special co-operative agreements, provided such contracts are the result of a competitive bidding process and all terms and conditions are the same. This method provides for the most efficient method of purchase or best cost savings for the quantities that are being utilized. These contracts are also encouraged when applicable for operational proficiencies and to minimize staff processing time. Contractual information is kept on record with each purchase order issued.

Per Purchasing Policy 107.3.17 - Piggyback Contracts:

Piggyback contracts will only be authorized during the period of time that the original contract is active and has not expired (if the original contract expires or terminates, so shall the piggyback contract). The Department Director or designee must review and confirm potential piggyback contracts for applicability and scope. The request for utilizing a piggyback contract must be submitted to the Finance Department for purchasing review. Upon approval, the Purchasing Administrator or designee shall submit their review to the City Attorney for final approval. Contracts that are over \$50,000 will also require City Council approval. Multi-Year Piggybacks: if determined to be over \$50,000 and once authorized by City Council, if the dollar amount allotted in the fiscal year budget is available for the services or commodities, it will not require additional City Council approval.

Below is a full listing of the piggyback contracts that are being requested by; department submittals, vendor, descriptions, sources, and expiration dates.

Department:	Police Department
Vendor:	Hera Property Registry, LLC
Description:	Foreclosure Property Registration
Source:	Clay County, Florida
Bid/Contract #:	22/23-84
Expiration Date:	October 22, 2025
Renewals:	Yes

Department: Public Services
Vendor: Shelley's Environmental Systems, Inc
Description: Biosolids Stabilization and Disposal Services
Source: City of Port Orange
Bid/Contract #: ITN 16-09
Expiration Date: March 14, 2027
Renewals: Yes

Department: Information Technology
Vendor: Zones, LLC
Description: Technology Solutions, Products and Services
Source: City of Clermont, Florida
Bid/Contract #: RFP #45-22
Expiration Date: November 30, 2025
Renewals: Yes

FUNDING SOURCE:

As authorized, adopted, and per the appropriated fiscal year budgetary funding within each departmental budget.

RECOMMENDED MOTION:

Authorize the execution of piggyback contracts per the assigned terms.

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 5.

Meeting Date: January 3, 2024

Department: Finance Department

SUBJECT:

Authorize the issuance of sole source memos: Environmental Products, Ring Power Company, Inc.

REQUEST:

Approve the issuance of sole source memos for fiscal year (FY) 2024

SUMMARY:

The departments purchase large amounts of various commodities in its daily operations, including equipment, tooling, and services throughout the year. This purchasing may be accomplished via sole source memo when only one vendor is able to provide or meet the City's requirements. In accordance with Section 107.3 of the City's Purchasing Policy:

107.3.9.8.3. SOLE SOURCE.

Sole Source procurements are proprietary and used when only one vendor is able to provide commodities, contractual services, or construction services of adequate quality or quantity that meet the City's requirements, or when compatibility with existing systems requires procurement from a single source. Note: A memo of explanation must be sent to the appropriate approval authority along with the requisition documentation being attached to the purchase order. The City Administrator must give approval for the Sole Source designation. The Sole Source designation will expire each fiscal year after approval and may be renewed upon submission of a new request with documentation. Sole Source designations above \$50,000.00 must be noticed per Section 287.057(3)(c), Florida Statutes.

Contingent to any purchase order being issued, the listed pricing sources are reviewed by the appropriate departments and legal review where applicable. City Council staff report approvals, source memos and contractual information are kept on record with each purchase order issued. In accordance with Section 107.3.9.8.3 & 107.3.9.8.4. of the City's Purchasing Policy, staff requests blanket purchase order approval of the attached vendors for the purchase of the referenced commodities. The amounts shown will remain within the approved budget as designated.

Summary of Requested Sole Source Vendors:

Department	Vendor	Description	Requested Amount
Public Services Fleet Division	Environmental Products	Elgen Authorized Dealer for Street Sweepers, Vactor and Labrie Parts and Service	\$85,000
Public Services Fleet Division	Ring Power Company, Inc.	Caterpillar Heavy Equipment Parts and Services	\$75,000

Vendor Sole Source Memo Details:

Vendor:	Environmental Products
Department:	Public Services: Fleet Division
Description:	Elgen Authorized Dealer for Street Sweepers, Vactor and Labrie Parts and Service
Requested Amount:	\$85,000
Policy Requirement:	Sole Source procurements are proprietary and used when only one vendor is able to provide commodities, contractual services, or construction services of adequate quality or quantity that meet the City's requirements: Environmental Products is the only authorized dealer for Elgen street sweepers, vactor and labrie truck parts and services.
Policy Requirement:	Compatibility with existing systems requires procurement from a single source: Environmental Products is the only authorize parts and service center for Elgen Equipment in central Florida.
Justification:	Only authorized dealer for parts and services on city-owned vehicles.
History:	Sole Source memo authorized in FY23

Vendor:	Ring Power Company, Inc.
Department:	Public Services: Fleet Division
Description:	Caterpillar Heavy Equipment Parts and Services
Requested Amount:	\$75,000
Policy Requirements:	Sole Source procurements are proprietary and used when only one vendor is able to provide commodities, contractual services, or construction services of adequate quality or quantity that meet the City's requirements: Ring Power Company is the only authorize parts and service center for Caterpillar Equipment in central Florida.
Policy Requirements:	Compatibility with existing systems requires procurement from a single source: The City Fleet includes multiple pieces of equipment manufactured by Caterpillar.
Justification:	Only authorized dealer for parts and services on city-owned vehicles.
History:	Sole Source memo authorized in FY23 by City Council on March 15, 2023.

FUNDING SOURCE:

Approved FY24 budget

RECOMMENDED MOTION:

Approve the issuance of blanket purchase orders to the referenced vendors, not to exceed budgetary appropriations.

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 6.

Meeting Date: January 3, 2024

Department: Finance Department

SUBJECT:

Authorize the issuance of evaluated source memos for Fiscal Year 2024: Pro Tree Kustoms and Collisions, LLC, RDK Truck Sales and Rentals, Diana M. Almodovar/DMA Civil Engineers LLC., and Creative Financial Staffing.

REQUEST:

Approve the issuance of evaluated source memos for fiscal year (FY) 2024.

SUMMARY:

The departments purchase large amounts of various commodities in its daily operations, including equipment, tooling, and services throughout the year. This purchasing may be accomplished via evaluated source memo when a vendor is in the best interest of the City. In accordance with Section 107.3 of the City's Purchasing Policy:

107.3.9.8.4. EVALUATED SOURCE

Only after conducting a comprehensive review of all available competitive sources and all other applicable competitive considerations, may products or services be purchased from a vendor without obtaining competitive prices (when it has been determined that it is in the best interest of the City to use that vendor). Documentation must be attached clearly defining why it is in the best interest of the City not to obtain quotes with each purchase and/or why this vendor is to be used when other vendors may supply their products at a lesser price. Proven quality differences and proximity of supplier are some examples of the reasons why a vendor may be declared an Evaluated Source. The City Administrator must give approval for the Evaluated Source designation. The Evaluated Source designation will expire each fiscal year after approval and may be renewed upon submission of a new request with documentation.

Contingent to any purchase order being issued, the listed pricing sources are reviewed by the appropriate departments and legal review where applicable. City Council staff report approvals, source memos and contractual information are kept on record with each purchase order issued. In accordance with Section 107.3.9.8.4. of the City's Purchasing Policy, staff requests blanket purchase order approval of the attached vendors for the purchase of the referenced commodities. The amounts shown will remain within the approved budget as designated.

Summary of Requested Evaluated Source Vendors:

Department	Vendor	Description	Requested Amount
Public Services	Pro Tree Kustoms and Collisions, LLC.	Collision Repair Services	Annual Budgetary Appropriations
Public Services	RDK Truck Sales and Rentals	Emergency Sanitation Vehicle Rentals	Annual Budgetary Appropriations
Community Development	Diana M. Almodovar/ DMA Civil Engineers LLC.	Transportation Planning and Engineering Consulting Services	Annual Budgetary Appropriations
Citywide	Creative Financial Staffing	Temporary Staffing	Annual Budgetary Appropriations

Vendor Evaluated Source Memo Details:

Vendor:	Pro Tree Kustoms and Collisions, LLC.
Department:	Public Services: Fleet
Description:	Collision Repair Services
Requested Amount:	Annual Budgetary Appropriations
Policy Requirements:	Comprehensive review of all available competitive sources and all other applicable competitive considerations: The following Apopka vendors were contacted for pricing: 1. Bell's Body Works: Non-responsive 2. Gerber Collision: Non-responsive 3. McCray's Auto Marine Concepts LLC.: <u>Labor Rates:</u> Cars - \$53 per hr. Trucks (Tractors & Box Trucks) - \$90 per hr. Trailers, RV's & Boats - \$100 per hr. 4. Pro Tree Kustoms and Collisions, LLC. <u>Fleet Vehicles:</u> Body Labor - \$50 per hr. Labor for Paint, Mechanical, Aluminum, Frame, Structural - \$85 per hr. Paint Materials Labor - \$35 per hr. <u>Ambulance/Fire Truck/Large Fleet Vehicles:</u> Body & Paint Labor - \$85 per hr. Labor Mechanical, Aluminum, Frame, Structural - \$95 per hr. Paint Labor Materials - \$35 per hr.
Policy Requirements:	Proven quality differences and proximity of supplier: Pro Tree Kustoms and Collisions, LLC. is a certified collision center that has been providing collision repair services for the City of Apopka for over 12 years. Their work is top-notch, and the service is like no other. At the time of a vehicle accident, they will provide the following services: • Accommodate a multitude of vehicles with their large service center facility. • Conduct site visits to the City fleet shop to provide evaluations/estimates on crashed vehicles that are not driveable. • Pick-up and delivery when needed. • Handle any required insurance supplements. • Works with vendors that have any necessary decals for the Police and Fire Departments.
Policy Requirements:	Justification/Documentation clearly defining why it is in the best interest of the City not to obtain quotes with each purchase and/or why this vendor: This memo will allow Fleet division to continue operations in FY24 while research is developed to locate a piggybackable contract or to advertise a formal solicitation for the service.

Vendor:	RDK Truck Sales and Rentals
Department:	Public Services
Description:	Emergency Sanitation Vehicle Rentals
Requested Amount:	Annual Budgetary Appropriations
Policy Requirements:	Comprehensive review of all available competitive sources and all other applicable competitive considerations: During the most recent emergency rental of a sanitation vehicle, the following three vendors were contacted for monthly rental pricing: \$7,300 Premier Truck Sales & Rental, Inc. \$8,000 RDK Truck Sales and Rentals \$10,000 Big Truck Rental During this request for a rental, Premier Truck Sales & Rental, Inc. and Big Truck Rental were unable to immediately provide a sanitation vehicle.
Policy Requirements:	Proven quality differences and proximity of supplier: Rush Truck Centers is being requested as an evaluated source for sanitation vehicle rentals due to the following: • Inventory and availability for sanitation vehicle rentals. • The ability to prioritize city sanitation vehicle rental services for express or same-day rentals. • Closest identified sanitation vehicle rental proximity in Tampa, Florida.
Policy Requirements:	Justification/Documentation clearly defining why it is in the best interest of the City not to obtain quotes with each purchase and/or why this vendor: The City typically only utilizes the rental of sanitation trucks on an emergency basis, where they have provided very accommodating responses to any of the City's emergency situations. From 2022-2023 RDK Truck Sales and Rentals was able to meet the City's emergency needs with three sanitation vehicle rentals and two sanitation vehicle purchases following a fire that totaled three vehicles in the sanitation fleet. Given the nature of the market, which has low unpredictable inventories and high transportation cost for deliveries to Apopka, it is not in the best interest of the city to obtain quotes and risk switching vendors frequently based on price, without regard for availability. It is imperative when a sanitation vehicle requires long-term repairs or replacement to have a readily available rental vehicle option to keep the sanitation department and schedule operational. This memo will cover prior and future FY24 rentals and allow the Sanitation division to continue operations in FY24 while research is developed to locate a piggybackable contract or to advertise a formal solicitation for the service.

Vendor:	Diana M. Almodovar/DMA Civil Engineers LLC.
Department:	Community Development
Description:	Transportation Planning and Engineering Consulting Services
Requested Amount:	Annual Budgetary Appropriations
Policy Requirements:	Comprehensive review of all available competitive sources and all other applicable competitive considerations: The City deals with Orange County Public Works on a daily basis and there exists a need to engage a consultant who fully understands how Orange County Public Services operates and their decision-making process. This consultant needs to have high level experience at the County and has strong, positive relationships at all departments and levels of the County. The experience and high-level relationships need to extend to other local government agencies, such as FDOT and nearby municipalities. There are no competitive sources or other applicable competitive considerations.
Policy Requirements:	Proven quality differences and proximity of supplier: Ms. Almodovar has been under contract with the City since March 2023. In that time, she has been able to successfully acquire permits for City projects that had been lingering at the County due to Orange County's unresponsiveness. She was able to get a road right-of-way vacated being held up by the County. Additionally, Ms. Almodovar was instrumental in advancing the permit needed to begin construction on the signal at US 441 and Errol Parkway. This is not an exhaustive list of how Ms. Almodovar's unique skill set has been advantageous to the City, but these are certainly important examples of how the City benefits from her skill set that we could not get from another.
Policy Requirements:	Justification/Documentation clearly defining why it is in the best interest of the City not to obtain quotes with each purchase and/or why this vendor: Diana M. Almodovar/DMA Civil Engineers LLC worked for Orange County Public Works for over thirty years. In addition to being a staff level engineer, Ms. Almodovar served as the County Engineer, was promoted to the interim Public Works Director, and ended her career at the County as Deputy Public Works Director. She is a licensed professional civil engineer with expertise in transportation planning, roadway design, and stormwater management and design. Because Ms. Almodovar's knowledge and experience related to Orange County can not be found in any other vendor, there is no one else to get a quote from. This memo will allow the Community Development department to continue operations while research is developed to identify additional resources.

Vendor:	Creative Financial Staffing
Department:	Citywide
Description:	Temporary Staffing Services
Requested Amount:	Annual Budgetary Appropriations
Policy Requirements:	Comprehensive review of all available competitive sources and all other applicable competitive considerations: Creative Financial Staffing was able to provide qualified positions that are currently vacant or require assistance. This vendor has supplied temporary staff in past fiscal years and is being requested as an evaluated source for a period terminating on September 30, 2024, during which time competitive quotations and/or service agreements will be investigated.
Policy Requirements:	Proven quality differences and proximity of supplier: Since 2018 Creative Financial Staffing has provided temporary staff for various city departments, including administrative and clerical staff for both the Public Services and Human Resources departments. Recruiting and providing staff under short notice on a reliable basis is challenging and competitive. Creative Financial Staffing has provided this service both promptly and with sufficient results.
Policy Requirements:	Justification/Documentation clearly defining why it is in the best interest of the City not to obtain quotes with each purchase and/or why this vendor: The vendor has responded quickly to the City's needs while providing quality service and has a proven record of providing staff that can perform. The level of staff provided and the proven reliability and performance provide value that would not likely be overcome by a slightly lower price if it were found. This service is critical to providing resources in the department until which time vacancies can be filled. This memo will allow for continued operations in FY24 while research is developed to locate a piggybackable contract or to advertise a formal solicitation for the service.

FUNDING SOURCE:

Approved FY24 budget

RECOMMENDED MOTION:

Approve the issuance of blanket purchase orders to the referenced vendors, not to exceed budgetary appropriations.

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 7.

Meeting Date: January 3, 2024

Department: Finance Department

SUBJECT:

Authorization to Dispose of Surplus Property

REQUEST:

Authorize the disposal of surplus equipment/property and removal of asset property from the asset list.

SUMMARY:

Staff requests City Council approval to dispose of surplus capital equipment/property which has no useful benefit to the daily operation of the city. This request is per Administrative Policy 122.1.1.II and 109.2.II: "The disposal of capital asset and non-capital asset property which is obsolete, or for which the continued use would be uneconomical or inefficient, shall be in accordance with Florida Statue 274 and must be approved by the City Council". The asset property includes the disposal of items by auction, donation, or elimination. The attached forms identify equipment and vehicles which no longer function or have usefulness to the city.

City of Apopka
Surplus Disposal
Capital Assets of \$5,000 or more

Item	Department	Purchased	Acquisition Value	Book Value	Asset ID
1998 Ford Ranger 4X4	Public Services	01/15/98	14,730.00	-	G09918511T
2010 Ford Expedition 4X2	Public Services	02/17/11	32,505.10	-	G099101233
2008 Dodge Avenger (GPS)	Public Services	04/03/08	15,940.00	-	G099301214
2014 Ford Fusion	Public Services	06/09/14	20,750.00	-	G099301585
2013 Ford Fusion	Public Services	03/28/13	22,700.00	-	G099111257
2008 Toyota Corolla	Public Services	Not found on assets database		N/A	*
2009 Ford Crown Victoria (GPS)	Public Services	06/18/09	24,057.28	-	G099111226
2009 Ford Crown Victoria (GPS)	Public Services	06/18/09	24,057.28	-	G099111225
2011 Ford Crown Victoria (CNG)	Public Services	02/24/11	21,675.10	-	G099111238
2011 Ford Crown Victoria (CNG)	Public Services	02/24/11	24,031.24	-	G099111240
2009 Ford Crown Victoria (GPS)	Public Services	06/18/09	24,057.38	-	G099111224
2010 Ford Crown Victoria (CNG)	Public Services	04/29/10	23,713.50	-	G09911123A
2008 Ford Crown Victoria (GPS)	Public Services	03/13/08	20,699.00	-	G099111208
2013 Ford Taurus Interceptor	Public Services	04/11/13	23,000.00	-	G099111570
2013 Ford Taurus Interceptor	Public Services	04/11/13	23,000.00	-	G099111571
2017 Ford Fusion	Public Services	06/03/16	19,756.18	-	G000022481
2016 Ford Fusion	Public Services	08/13/15	20,974.44	-	G099111598
Trailer Radar	Public Services	Not found on assets database		N/A	*
2006 Ford F150 4X4	Public Services	03/02/06	24,542.00	-	G009911852
Ford E150	Public Services	02/27/03	14,544.00	-	G009939917
2013 Ford Taurus Interceptor AWD	Public Services	05/04/12	25,844.50	-	G099111247
Amkus Power Unit	Fire Department	12/28/83	4,200.00	-	G000015725
Amkus RAM 30	Fire Department	06/11/84	1,374.00	-	G000015917
Amkus RAM 40 Rescue EQ	Fire Department	12/28/83	1,282.50	-	G000015928
DBI/Sala Tri Pod	Fire Department	Not found on assets database		N/A	*
Power Hawk Tool/ Power Push Tool	Fire Department	Not found on assets database		N/A	*
Rapid Decontamination System Zimek	Fire Department	09/23/10	58,799.77	-	G000021359
Simulaids Manikin	Fire Department	Not found on assets database		N/A	*

Item details on attached: Surplus Disposal Form (Non-Fixed Assets of less than \$5,000)

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Authorize the disposal of said equipment/property.

ATTACHMENTS:

1. Surplus Disposal 01.03.24 Fixed Assets
2. Surplus Disposal 01.03.24 Non-Fixed Assets



Asset Management Surplus Form Capital Assets of \$5,000 or more

Complete the form below if city owned equipment is sold, transferred, or disposed of. This form, once signed by the City Administrator and approved by City Council, grants approval to dispose of equipment and serves to update the fixed asset inventory database. Departments should obtain, and keep on file, a copy of this written approval authorizing the disposal of equipment.

Department/Division: Public Services Fleet

Name: Charles Stephenson

Title: Fleet Superintendent

ITEM	ASSET TAG/ SERIAL #	Funds / Department	Condition Reason	Disposed Missing	Scrapped	Auctioned Sold	Donated	Description of Asset [Year, Make, and Model]
<u>1</u> 18-0511	1FTYR11U3WTA23005	3514	POOR			X		1998 Ford Ranger 4x4
<u>2</u> 10-1233	1FMJU1F53AEB68233	2210	POOR			X		2010 Ford Expedition 4x2
<u>3</u> 30-1214	1B3LC56R68N238555	2230	POOR			X		2008 Dodge Avenger GPS
<u>4</u> 11-1585	3FA6P0H90ER359547	2220	POOR			X		2014 Ford Fusion
<u>5</u> 11-1257	3FA6P0H97DR255992	2220	POOR			X		2013 Ford Fusion
<u>6</u> 30-1232	1NXBR32E78Z972171	2230	POOR			X		2008 Toyota Corolla
<u>7</u> 11-1226	2FAHP71V39X141005	2220	POOR			X		2009 Ford Crown Victoria GPS
<u>8</u> 11-1225	2FAHP71V19X141004	2220	POOR			X		2009 Ford Crown Victoria GPS

Department Director Approval: *Deborah Bell* Date: 9-1-23

City Administrator Approval: _____ Date: _____

Finance Director Approval: _____ Date: _____

Department/Division: Public Services Fleet Name: Charles Stephenson Title: Fleet Superintendent

ITEM	ASSET TAG/ SERIAL #	Funds / Department	Condition Reason	Disposed Missing	Scrapped	Auctioned Sold	Donated	Description of Asset [Year, Make, and Model]
11-1238	2FABP7BV1BX129879	2220	POOR			X		2011 Ford Crown Victoria (CNG)
11-1240	2FABP7BV1BX127833	2220	POOR			X		2011 Ford Crown Victoria (CNG)
11-1224	2FAHP71V79X141007	2220	POOR			X		2009 Ford Crown Victoria (GPS)
11-1230	2FAB07BV5AX132217	2220	POOR			X		2010 Ford Crown Victoria (CNG)
11-1208	2FAFP71V38X154066	2220	POOR			X		2008 Ford Crown Victoria (GPS)
11-1570	1FAHP2M80DG212944	2220	POOR			X		2013 Ford Taurus Interceptor
11-1571	1FAHP2M89DG212943	2220	POOR			X		2013 Ford Taurus Interceptor
11-1618	3FA6P0HDXHR113551	2220	POOR			X		2017 Ford Fusion
11-1598	3FA6P0H91GR176273	2220	POOR			X		2016 Ford Fusion
34-0456	SMTM00113	2220	POOR			X		Trailer Radar
11-0852	1FTPW14VX6FA83371	2220	POOR			X		2006 Ford F150 4x4
39-0917	1FTRE14203HA86975	2230	POOR			X		Ford E150
11-1247	1FAHP2M83DG104060	2220	POOR			X		2013 Ford Taurus Interceptor AWD

Department Director Approval: *Deborah L. Geddes* Date: 9-1-23

City Administrator Approval: _____ Date: _____



Asset Management Surplus Form Capital Assets of \$5,000 or more

Complete the form below if city owned equipment is sold, transferred, or disposed of. This form, once signed by the City Administrator and approved by City Council, grants approval to dispose of equipment and serves to update the fixed asset inventory database. Departments should obtain, and keep on file, a copy of this written approval authorizing the disposal of equipment.

Department/Division: **Fire Department** Name: **Jerold Maynard** Title: **Division Chief**

ITEM	ASSET TAG/ SERIAL #	Funds / Department	Condition Reason	Disposed Missing	Scrapped	Auctioned Sold	Donated	Description of Disposal [where items were placed]
1 Amkus Cutters	#21959	2120	Poor		X			Retired fire engine until disposal approved
1 Amkus Spreaders	#17431	2120	Poor		X			Retired fire engine until disposal approved
1 Amkus Spreaders	8311173	2120	Poor		X			Retired fire engine until disposal approved
1 Amkus Spreaders	90040138	2120	Poor		X			Retired fire engine until disposal approved
1 Amkus Ram	-	2120	Poor		X			Retired fire engine until disposal approved
1 Amkus Ram	-	2120	Poor		X			Retired fire engine until disposal approved
2 DBI/Sala Tri Pod	17935	2120	Poor		X			Heavy Rescue until disposal approved
3 Power Hawk Tool	-	2120	Poor		X			Fire Station 1 until disposal approved

Department Director Approval: _____

City Administrator Approval: _____

Finance Director Approval: _____

Date: **10/05/2023**

Date: _____

Date: _____



Complete the form below if city owned equipment is sold, transferred, or disposed of. This form, once signed by the City Administrator, grants approval to dispose of equipment. Departments should obtain, and keep on file, a copy of this written approval authorizing the disposal of equipment.

Department/Division: Fire

Vicky Carnicella

Name:

Title: **Ass't to Chief**

[illegible]

Department Director Approval:

Date: 05/23/2023

City Administrator Approval:

Date: 6/7/2023

Finance Director

Date: 5/23/2023

Asset Management Disposal Form

Non-Fixed Assets of less than \$5,000

Complete the form below if city owned equipment is sold, transferred, or disposed of. This form, once signed by the City Administrator, grants approval to dispose of equipment. Departments should obtain, and keep on file, a copy of this written approval authorizing the disposal of equipment.

Department/Division: **Police**

Name: **Kim Walsh**

Title: **Sergeant**

[illegible]

Department Director Approval:

Date: 9/14/2023

City Administrator Approval:

Date: 9/15/2023

Finance Director Approval:

Date:

Page | 1



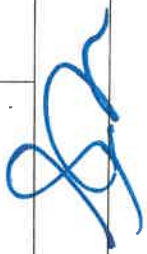
Asset Management Disposal Form

Non-Fixed Assets of less than \$5,000

Complete the form below if city owned equipment is sold, transferred, or disposed of. This form, once signed by the City Administrator, grants approval to dispose of equipment. Departments should obtain, and keep on file, a copy of this written approval authorizing the disposal of equipment.

Department/Division: Fire Department Name: Jerold Maynard Title: Division Chief

ITEM	ASSET TAG/ SERIAL NO.	Fund/ Department	Condition Reason	Disposed Missing	Scrapped	Auctioned Sold	Donated	Description of Disposal [where items were placed]
1 "A" Kit	-	2120	Poor		X			Hazmat Truck until disposal approved
2 Amkus Pump	0793	2120	Poor		X			Retired fire engine until disposal approved
3 Crutch Stabilizer	-	2120	Poor		X			Heavy Rescue until disposal approved
4 Air Source Cart	95180301	2120	Poor		X			Fire Station 1 until disposal approved
5 Soda Ash Barrels	-	2120	Poor		X			Hazmat Truck until disposal approved
6 O2 Cylinder		2120	Poor		X			Fire Station 1 until disposal approved
7 LPG 5 Cylinders		2120	Poor		X			Training Center until disposal approved

Department Director Approval:  Date: 10/05/2023

City Administrator Approval: _____ Date: _____

Finance Director Approval: _____ Date: _____



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 8.

Meeting Date: January 3, 2024

Department: Finance Department

SUBJECT:

Award a contract for RFP 2024-A-01: Recruiting for Administrative Positions to GovHRUSA.

REQUEST:

Award a contract to: GovHRUSA

SUMMARY:

The Finance Department received electronic proposals (e-bids) on November 20, 2023. The services solicited were for Recruiting for an Administration Position, on a continued and as-needed basis. The advertisement schedule and statistics were as follows:

Date Issued & Advertised:	October 29, 2023
Inquiry Deadline:	November 13, 2023
E-Bid Submittal Deadline:	November 20, 2023
Evaluation Committee Meeting:	December 20, 2023
Notified Users:	1314
Project Views:	824
Vendors Following the Project:	36

The Finance Department received proposals from the following twelve (12) firms:

Adelphi Medical Staffing, LLC
Baezco Learning
Cogent Infotech Corporation
Diskriter, Inc
GovHRUSA
HonorVet Technologies
KDG Support, LLC
ManpowerGroup
M7M Strategic Staffing
Sunshine Enterprise USA, LLC
Tryfacta, Inc.
Vaco FL, LLC

The following vendors; Diskriter, Inc., HonorVet Technologies, and Vaco FL, LLC, were disqualified for being Non-Responsive. These three (3) proposers failed to submit documentation that was required from all proposers.

The evaluation committee was formed and selected by the Interim City Administrator, consisting of the following five members: Radley Williams, Parks and Recreation Director, Joseph Patton, Human Resource Director, Christopher Hanstein, Lieutenant, Apopka Police Department, Wanda Acuna, HR Specialist II, Zandra Balkcom, HR Specialist II. On December 20, 2023, an evaluation committee meeting was held (the meeting was advertised on OpenGov and was open to the public via virtual conference). The evaluation committee reviewed and assessed the submittals, based on the scoring criteria outlined in the solicitation: Government Sector Experience, Provided

Sufficient Evidence of Resources to Recruit, Cost, and Immediate Availability to Initiate Project. The evaluation committee meeting held produced the following scores (highest max. score 100 pts.):

Firm	Final Score
GovHRUSA	94.0
Cogent Infotech Corporation	90.4
Tryfacta, Inc	87.0
ManpowerGroup	85.6
KDG Support LLC	82.4
Adelphi Medical Staffing, LLC	82.0
Sunshine Enterprise USA	81.4
Baezco Learning	68.4
M&M Strategic Staffing, Inc.	68.4

The evaluation committee recommends a contract award to GovHRUSA. Pricing for this award is based on a milestone payment schedule per advertised position.

FUNDING SOURCE:

Human Resources FY24 Budget.

RECOMMENDED MOTION:

Approve a contract award to GovHRUSA, based on the highest rated proposal, for an initial contract period of three (3) years with the option to renew for two additional one (1) year periods.

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 9.

Meeting Date: January 3, 2024

Department: Finance Department

SUBJECT:

Award a Construction Manager at Risk (CMAR) contract for Fire Station No. 6 to Miller Construction Management, Inc.

REQUEST:

Award a Construction Manager at Risk (CMAR) contract for Fire Station No. 6 to Miller Construction Management, Inc.

SUMMARY:

The following is a summary of events pertaining to the award of a Construction Manager at Risk (CMAR):

- In 2016, an Architect (Lunz Group) and CMAR (Miller Construction Management Inc.) were awarded contracts for the design and build of Fire Station No. 5.
- The 2016 formal solicitation for the build of Fire Station No. 5 included the reuse of both selected vendors for the design and build of Fire Station No. 6.
- On May 18th, 2022, City Council authorized the continued Architect contract for Fire Station No. 6 with Lunz Group for a total amount of \$77,500.
- On July 6, 2022, City Council approved a pre-construction services contract with Miller Construction Management, Inc. in the amount of up to \$31,333 to provide value engineering and other cost-saving services to finalize the design of Fire Station No. 6.

Staff has successfully completed the design and has negotiated with the Miller Construction Management, Inc. team to perform Construction Manager at Risk (CMAR) services at a Guaranteed Maximum Price (GMP) for this project. The GMP for the Fire Station No. 6 project shall not exceed \$3,677,800. Any changes not requested by the City, or any pricing increases, shall be the financial responsibility of Miller Construction Management Inc. Any savings realized during construction will be returned to the City. The total cost of the project, including a 10% contingency fee and allowances, will be \$4,310,580. The fee breakdown is categorized as follows:

Description	Amount
Guaranteed Maximum Price (GMP)	\$3,677,800
Owner: Permit Fees	\$115,000
Owner: Furnishings	\$150,000
Owner Contingency: 10% *Based on Contractors GMP Amount Only	\$367,780
Total	\$4,310,580

Apopka Fire Station No. 6 is 8,065 gross SF under roof, the total site and building cost amounts to approximately \$456.02 per SF. Staff reviewed price comparisons for several other municipal Fire Stations builds within the last several years and determined that the dollar amount submitted by Miller Construction Management, Inc. is within the range comparatively.

\$2,028,000 was budgeted, an additional amount of \$2,282,580 will be requested via amendment in the FY23/24 budget.

This contract time shall be measured from the date of commencement and Miller Construction Management, Inc. shall achieve substantial completion of the entire work not later than 182 days from the date of commencement.

FUNDING SOURCE:

State Fire Marshal Grant: \$1,014,000

Fire Impact Fee Fund: \$1,014,000

Reserves Required: \$2,282,580

RECOMMENDED MOTION:

Award a Construction Manager at Risk (CMAR) contract for Fire Station #6 to Miller Construction Management, Inc. at a Guaranteed Maximum Price (GMP) not to exceed \$3,677,800. Authorize a 10% project contingency of \$367,780, designate an additional \$265,000 for permits and furnishing for a total project cost of \$4,310,580.

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 10.

Meeting Date: January 3, 2024

Department: Finance Department

SUBJECT:

Award a contract for ITB 2023-A-89: Camp Wewa Potable Water Service Extension, Jumeaux, Inc.

REQUEST:

Award a contract to: Jumeaux, Inc.

SUMMARY:

The Finance Department received electronic proposals (e-bids) on November 20, 2023. The services solicited were for Camp Wewa Potable Water Service Extension. The advertisement schedule and statistics were as follows:

Date Issued & Advertised:	September 27, 2023
Inquiry Deadline:	October 24, 2023
E-Bid Submittal Deadline:	November 8, 2023
Evaluation Committee Meeting:	December 20, 2023
Notified Users:	1,441
Project Views:	537
Vendors Following the Project:	25

The Finance Department received proposals from the following four (4) firms:

Cacique Utilities, LLC
Cathcart Construction Company
Jumeaux, Inc.
Providence Construction & Development Company

Pricing Results

CITY OF APOPKA

Vendor	Total
Jumeaux Inc	\$489,772.00
Cacique Utilities LLC	\$507,130.00
Providence Construction & Development Company	\$579,719.90
cathcart construction company	\$844,500.00

Staff recommends a contract award to Jumeaux, Inc, based on the lowest responsive and responsible bidder, meeting specifications.

FUNDING SOURCE:

Coronavirus Grant and Reserves.

RECOMMENDED MOTION:

Approve a contract award to Jumeaux, Inc. in the amount of \$489,772 and include a 10% contingency of \$48,977.20 for a total of \$538,749.20.

ATTACHMENTS:

None



City of Apopka CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)

Item #: 11.

Meeting Date: January 3, 2024

Department: Finance Department

SUBJECT:

Accept the disbursement report for November 2023.

REQUEST:

Request Council to accept the November 2023 Disbursement Report for informational purposes only.

SUMMARY:

The Finance Department is submitting Exhibit A City of Apopka November 2023 Disbursement Report. This report includes all disbursements for November 2023 which were issued by check, wire or credit card payments from various city accounts.

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Accept the November 2023 Disbursement Report.

ATTACHMENTS:

1. Exhibit A City of Apopka November 2023 Disbursement Report

City of Apopka
November 2023
Finance Disbursement Report
Exhibit A

Description	Check #	Check Date	Vendor Name	PO #	Description	Amount	Void Amount	Net Amount	Void Reason
GENERAL OPERATING ACCOUNT	227868	11/2/2023	AUTOMATIONDIRECT.COM	23-05779	Lift Station RTU Materials	\$ 105.00	\$ -	\$ 105.00	
GENERAL OPERATING ACCOUNT	227869	11/2/2023	AVI-SPL LLC	23-05201	Community Center AV Upgrade	\$ 30,271.56	\$ -	\$ 30,271.56	
GENERAL OPERATING ACCOUNT	227870	11/2/2023	BENNETT, CODY	24-00439	Training Reimbursement	\$ 250.00	\$ -	\$ 250.00	
GENERAL OPERATING ACCOUNT	227871	11/2/2023	BRAILLE WORKS	23-05932	2022 ACFR ADA Remediation	\$ 3,215.00	\$ -	\$ 3,215.00	
GENERAL OPERATING ACCOUNT	227872	11/2/2023	CANON FINANCIAL SERVICES	24-00465	Lease printers blanket 3 month	\$ 239.44	\$ -	\$ 239.44	
GENERAL OPERATING ACCOUNT	227873	11/2/2023	CAREERSOURCE CENTRAL.FLORIDA	23-06057	Payment for AYW 2023	\$ 35,000.00	\$ -	\$ 35,000.00	
GENERAL OPERATING ACCOUNT	227874	11/2/2023	CAR STORE OF WEST ORANGE, INC.	24-00328	TOWING FOR LARGE VEHICLES	\$ 1,984.50	\$ -	\$ 1,984.50	
GENERAL OPERATING ACCOUNT	227875	11/2/2023	CHA CONSULTING, INC.	22-05943	LS Eval, Rehab & Replace Plan	\$ 1,674.85	\$ -	\$ 1,674.85	
GENERAL OPERATING ACCOUNT	227875	11/2/2023	CHA CONSULTING, INC.	23-02602	Grounding & Lightening Assess.	\$ 6,052.30	\$ -	\$ 6,052.30	
GENERAL OPERATING ACCOUNT	227875	11/2/2023	CHA CONSULTING, INC.	23-04623	Design Eng Support Service	\$ 20,502.68	\$ -	\$ 20,502.68	
GENERAL OPERATING ACCOUNT	227876	11/2/2023	CLERK OF THE COURT, ORANGE CO	23-00428	Code Enforc/Munic. Code Violat	\$ 20.00	\$ -	\$ 20.00	
GENERAL OPERATING ACCOUNT	227877	11/2/2023	EARTH NETWORKS, INC	24-00458	Park Lightning Alert Systems	\$ 11,995.00	\$ -	\$ 11,995.00	
GENERAL OPERATING ACCOUNT	227878	11/2/2023	FEDEX	23-04025	UB Lockbox Return Mail	\$ 9.67	\$ -	\$ 9.67	
GENERAL OPERATING ACCOUNT	227879	11/2/2023	FISHER SCIENTIFIC	23-00224	Bunker Gear Replacement	\$ 44,736.00	\$ -	\$ 44,736.00	
GENERAL OPERATING ACCOUNT	227879	11/2/2023	FISHER SCIENTIFIC	23-00323	SCBA Recertification & Repairs	\$ 2,072.37	\$ -	\$ 2,072.37	
GENERAL OPERATING ACCOUNT	227880	11/2/2023	FLORIDA DEPT - LAW ENFORCEMENT	24-00463	City Background Fingerprinting	\$ 1,005.75	\$ -	\$ 1,005.75	
GENERAL OPERATING ACCOUNT	227881	11/2/2023	FLORIDA PPE SERVICES, LLC	24-00135	Bunker Gear cleaning & repair	\$ 155.00	\$ -	\$ 155.00	
GENERAL OPERATING ACCOUNT	227882	11/2/2023	GRAINGER	24-00082	Inventory items blanket PO	\$ 4,002.51	\$ -	\$ 4,002.51	
GENERAL OPERATING ACCOUNT	227883	11/2/2023	HAZEN, LINDA	23-05828	REIMB FOR TWO LADDERS	\$ 334.98	\$ -	\$ 334.98	
GENERAL OPERATING ACCOUNT	227884	11/2/2023	JANI- KING OF ORLANDO	24-00448	Janitorial services Citywide	\$ 11,893.00	\$ -	\$ 11,893.00	
GENERAL OPERATING ACCOUNT	227885	11/2/2023	KUKER, CHRIS	24-00502	REIMB FOR PLUMBING BILL	\$ 256.00	\$ -	\$ 256.00	
GENERAL OPERATING ACCOUNT	227886	11/2/2023	LAMPHIER & COMPANY	24-00357	Clearcoat Wewa mess hall floor	\$ 4,117.60	\$ -	\$ 4,117.60	
GENERAL OPERATING ACCOUNT	227887	11/2/2023	LATTIMORE JR, DARRYL A	24-00434	Mileage Reimbursement	\$ 58.95	\$ 58.95	\$ -	NEED CORRECTED PO
GENERAL OPERATING ACCOUNT	227888	11/2/2023	MAX SERVICE AIR AND HEAT, LLC	24-00296	AC replacement IT/Phone room	\$ 6,100.00	\$ -	\$ 6,100.00	
GENERAL OPERATING ACCOUNT	227889	11/2/2023	MAYNARD, JEROLD	24-00405	Training Reimbursement	\$ 250.00	\$ -	\$ 250.00	
GENERAL OPERATING ACCOUNT	227890	11/2/2023	MCCl, LLC	24-00499	Annual Laserfiche Support	\$ 13,681.00	\$ -	\$ 13,681.00	
GENERAL OPERATING ACCOUNT	227891	11/2/2023	MILLER, CHRISTINA F	24-00441	Mileage Reimbursement	\$ 33.67	\$ -	\$ 33.67	
GENERAL OPERATING ACCOUNT	227892	11/2/2023	MISS APOPKA SCHOLARSHIP PAGEAN	24-00487	Miss Apk/sponsorship	\$ 1,500.00	\$ -	\$ 1,500.00	
GENERAL OPERATING ACCOUNT	227894	11/2/2023	MULLINAX FORD	24-00333	FORD PARTS AND REPAIRS	\$ 4,151.30	\$ -	\$ 4,151.30	
GENERAL OPERATING ACCOUNT	227895	11/2/2023	MUNICIPAL EQUIPMENT COMPANY	24-00140	Firefighter Bunker Boots	\$ 4,192.50	\$ -	\$ 4,192.50	
GENERAL OPERATING ACCOUNT	227896	11/2/2023	NATIONAL STORM RECOVERY, LLC	23-04038	Tree Pruning and Removal	\$ 3,847.00	\$ -	\$ 3,847.00	
GENERAL OPERATING ACCOUNT	227897	11/2/2023	NELSON, BRYAN	24-00493	reimburse Mayor	\$ 99.89	\$ -	\$ 99.89	
GENERAL OPERATING ACCOUNT	227898	11/2/2023	O'REILLY AUTO PARTS	24-00158	MISCELLANEOUS VEHICLE PARTS	\$ 662.60	\$ -	\$ 662.60	
GENERAL OPERATING ACCOUNT	227898	11/2/2023	O'REILLY AUTO PARTS	24-00159	STOCK VEHICLE PARTS	\$ 1,019.81	\$ -	\$ 1,019.81	
GENERAL OPERATING ACCOUNT	227899	11/2/2023	ORTIZ PLANNING SOLUTIONS	24-00394	BDCC Rental Deposit Refund	\$ 100.00	\$ -	\$ 100.00	
GENERAL OPERATING ACCOUNT	227900	11/2/2023	PETROLEUM TRADERS CORP	24-00162	CITY WIDE GAS & DIESEL	\$ 73,822.53	\$ -	\$ 73,822.53	
GENERAL OPERATING ACCOUNT	227900	11/2/2023	PETROLEUM TRADERS CORP	24-00313	Fuel For Northwest Complex	\$ 2,795.76	\$ -	\$ 2,795.76	
GENERAL OPERATING ACCOUNT	227901	11/2/2023	POSITIVE PROMOTIONS, INC.	23-05959	Halloween Bracelets for kids	\$ 335.95	\$ -	\$ 335.95	
GENERAL OPERATING ACCOUNT	227902	11/2/2023	POWER DMS, INC.	24-00485	FY24 PolicyManagementCitywide	\$ 30,035.52	\$ -	\$ 30,035.52	
GENERAL OPERATING ACCOUNT	227903	11/2/2023	RIVERA, Yael	24-00442	Mileage Reimbursement	\$ 9.43	\$ -	\$ 9.43	
GENERAL OPERATING ACCOUNT	227904	11/2/2023	ROSENBAUER SOUTH DAKOTA, LLC	24-00455	MISCELLANEOUS FIRE TRUCKS PART	\$ 2,015.85	\$ 2,015.85	\$ -	Incorrect PO
GENERAL OPERATING ACCOUNT	227905	11/2/2023	SHI INTERNATIONAL CORP.	24-00468	VMware Support Renewal	\$ 8,990.38	\$ -	\$ 8,990.38	
GENERAL OPERATING ACCOUNT	227906	11/2/2023	SISSINE'S BUSINESS SOLUTIONS	23-00506	Blanket - Copies for printers	\$ 355.50	\$ -	\$ 355.50	
GENERAL OPERATING ACCOUNT	227907	11/2/2023	LOUIS E. SNYDER	24-00457	REBUILD HYDRAULIC CYLINDERS	\$ 12,170.00	\$ -	\$ 12,170.00	
GENERAL OPERATING ACCOUNT	227908	11/2/2023	SPAULDING, THOMAS	24-00440	Mileage Reimbursement	\$ 23.32	\$ -	\$ 23.32	
GENERAL OPERATING ACCOUNT	227909	11/2/2023	STAPLE, INC	24-00298	Blanket PO - Supplies	\$ 189.12	\$ -	\$ 189.12	
GENERAL OPERATING ACCOUNT	227910	11/2/2023	TETRA TECH INC.	22-05944	RWS Operating Model Analysis	\$ 2,140.00	\$ -	\$ 2,140.00	
GENERAL OPERATING ACCOUNT	227911	11/2/2023	ULINE INC	24-00085	Inventory Items - Blanket PO	\$ 1,864.29	\$ -	\$ 1,864.29	
GENERAL OPERATING ACCOUNT	227912	11/2/2023	VANCAMP, STACY	24-00494	reimburse SVC for frames/food	\$ 159.96	\$ -	\$ 159.96	
GENERAL OPERATING ACCOUNT	227913	11/2/2023	VARGAS, GINA	24-00166	BDCC Rental Deposit Refund	\$ 100.00	\$ -	\$ 100.00	
GENERAL OPERATING ACCOUNT	227914	11/2/2023	VOGELIUS, JONATHAN	24-00437	Mileage Reimbursement	\$ 60.26	\$ -	\$ 60.26	
GENERAL OPERATING ACCOUNT	227915	11/2/2023	WALKER MILLER EQUIPMENT CO. IN	22-05728	Purchase water trailer	\$ 9,558.00	\$ -	\$ 9,558.00	
GENERAL OPERATING ACCOUNT	227916	11/2/2023	W.B. MASON COMPANY, INC	24-00006	Toilet Paper and Trash bags	\$ 190.61	\$ -	\$ 190.61	
GENERAL OPERATING ACCOUNT	227917	11/2/2023	Wekiva High School Culinary	24-00360	Christmas Party Catering	\$ 2,465.00	\$ -	\$ 2,465.00	
GENERAL OPERATING ACCOUNT	227918	11/3/2023	ROSENBAUER MINNESOTA, LLC	24-00454	MISCELLANOUS FIRE TRUCK PARTS	\$ 2,015.85	\$ -	\$ 2,015.85	
GENERAL OPERATING ACCOUNT	227919	11/3/2023	UNITED STATES TREASURY	24-00519	IRS LEVY PAYROLL W/E 10/28/23	\$ 417.93	\$ -	\$ 417.93	
GENERAL OPERATING ACCOUNT	227920	11/7/2023	TOWNSEND NETWORKS	24-00507	REPLACEMENT PO FOR 23-05215	\$ 3,890.00	\$ -	\$ 3,890.00	
GENERAL OPERATING ACCOUNT	227921	11/7/2023	PADILLA IGLESIAS, RENE ARCENIO	24-00531	UTILITY REFUND	\$ 80.00	\$ -	\$ 80.00	
GENERAL OPERATING ACCOUNT	227922	11/7/2023	KING, BOBBY	24-00532	UTILITY REFUND	\$ 170.00	\$ -	\$ 170.00	
GENERAL OPERATING ACCOUNT	227923	11/7/2023	RAPHAEL, JEAN	24-00533	UTILITY REFUND	\$ 170.00	\$ -	\$ 170.00	
GENERAL OPERATING ACCOUNT	227924	11/7/2023	PITTMAN, CHARLIE	24-00534	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227925	11/7/2023	BECKFORD, ALGINA	24-00535	UTILITY REFUND	\$ 50.00	\$ -	\$ 50.00	
GENERAL OPERATING ACCOUNT	227926	11/7/2023	LUGO RAMIREZ, JOSHUA	24-00536	UTILITY REFUND	\$ 50.00	\$ -	\$ 50.00	
GENERAL OPERATING ACCOUNT	227927	11/7/2023	HOLT, CHRISTINE	24-00537	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227928	11/7/2023	HORNILLA, LAMBERTO	24-00538	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227929	11/7/2023	MADERO, KIMBERLY	24-00539	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227930	11/7/2023	MADDY, LINDA	24-00540	UTILITY REFUND	\$ 50.00	\$ -	\$ 50.00	

City of Apopka
November 2023
Finance Disbursement Report
Exhibit A

Description	Check #	Check Date	Vendor Name	PO #	Description	Amount	Void Amount	Net Amount	Void Reason
GENERAL OPERATING ACCOUNT	227931	11/7/2023	CONNOLLY, CHRISTOPHER P	24-00541	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227932	11/7/2023	DUKES, COLLEEN	24-00542	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227933	11/7/2023	GHASSEMI, LAURIE	24-00543	UTILITY REFUND	\$ 170.00	\$ -	\$ 170.00	
GENERAL OPERATING ACCOUNT	227934	11/7/2023	ELLIOTT, DEZIREE	24-00544	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227935	11/7/2023	NAKADA, MAMDOUH	24-00546	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227936	11/7/2023	HINKLE, DONOVAN	24-00547	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227937	11/7/2023	SANTOS, DEBRA	24-00548	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227938	11/7/2023	WEBB, SHARON L	24-00549	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227939	11/7/2023	OSIFESO, THEOPHILUS	24-00550	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227940	11/7/2023	COMSTOCK, LISA	24-00551	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227941	11/7/2023	KUBIAK, ASHLEY	24-00552	UTILITY REFUND	\$ 170.00	\$ -	\$ 170.00	
GENERAL OPERATING ACCOUNT	227942	11/7/2023	REYES, CATHY L	24-00553	UTILITY REFUND	\$ 170.00	\$ -	\$ 170.00	
GENERAL OPERATING ACCOUNT	227943	11/7/2023	BARRETT, KATRINA	24-00554	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227944	11/7/2023	ROMOT, GEORGE	24-00555	UTILITY REFUND	\$ 170.00	\$ -	\$ 170.00	
GENERAL OPERATING ACCOUNT	227945	11/7/2023	KOHLMAN COX, KELLY	24-00556	UTILITY REFUND	\$ 170.00	\$ -	\$ 170.00	
GENERAL OPERATING ACCOUNT	227946	11/7/2023	ARROWSMITH, LAURA	24-00557	UTILITY REFUND	\$ 130.00	\$ -	\$ 130.00	
GENERAL OPERATING ACCOUNT	227947	11/7/2023	TINDALL, ALEX	24-00558	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227948	11/7/2023	CASTRO IRIZARRY, LEONARDO	24-00559	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227949	11/7/2023	SOWERS JR, EDWARD S	24-00560	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227950	11/7/2023	BASQUIN, SANDRINE	24-00561	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	227951	11/7/2023	SCHOOL, APOPKA HIGH	24-00562	UTILITY REFUND	\$ 4,215.63	\$ -	\$ 4,215.63	
GENERAL OPERATING ACCOUNT	227952	11/7/2023	SHEA, CLAIRE	24-00564	UTILITY REFUND	\$ 53.92	\$ -	\$ 53.92	
GENERAL OPERATING ACCOUNT	227953	11/7/2023	MCBRIDE, MONICA	24-00565	UTILITY REFUND	\$ 245.00	\$ -	\$ 245.00	
GENERAL OPERATING ACCOUNT	227954	11/7/2023	PAPPAS, WILLIAM	24-00566	UTILITY REFUND	\$ 184.49	\$ -	\$ 184.49	
GENERAL OPERATING ACCOUNT	227955	11/7/2023	SKEETE, DWIGHT	24-00567	UTILITY REFUND	\$ 245.00	\$ -	\$ 245.00	
GENERAL OPERATING ACCOUNT	227956	11/9/2023	1007 VOTAW LLC	24-00529	1 yr Maintenance Bond refund	\$ 10,942.84	\$ -	\$ 10,942.84	
GENERAL OPERATING ACCOUNT	227957	11/9/2023	ACCESS WIRELESS DATA SOLUTIONS	23-05975	Peplink Firewall Maintenance	\$ 1,884.24	\$ -	\$ 1,884.24	
GENERAL OPERATING ACCOUNT	227958	11/9/2023	ADVANCED ENVIRONMENTAL LAB	24-00148	Laboratory Services	\$ 3,808.00	\$ -	\$ 3,808.00	
GENERAL OPERATING ACCOUNT	227958	11/9/2023	ADVANCED ENVIRONMENTAL LAB	24-00355	OnSyte Laboratory Services	\$ 436.00	\$ -	\$ 436.00	
GENERAL OPERATING ACCOUNT	227959	11/9/2023	ALLIED UNIVERSAL CORPORATION	24-00065	Sodium Hypochlorite	\$ 13,418.10	\$ -	\$ 13,418.10	
GENERAL OPERATING ACCOUNT	227959	11/9/2023	ALLIED UNIVERSAL CORPORATION	24-00066	Bleach for Water Treatment	\$ 10,951.74	\$ -	\$ 10,951.74	
GENERAL OPERATING ACCOUNT	227960	11/9/2023	ALL WORLD LIFT TRUCK CO LLC	24-00480	Purchased new Clark fork lift	\$ 36,665.00	\$ -	\$ 36,665.00	
GENERAL OPERATING ACCOUNT	227961	11/9/2023	CANON FINANCIAL SERVICES	24-00465	Lease printers blanket 3 month	\$ 239.44	\$ -	\$ 239.44	
GENERAL OPERATING ACCOUNT	227962	11/9/2023	CHA CONSULTING, INC.	22-05753	Grossenbacher WTP - GST	\$ 8,304.85	\$ -	\$ 8,304.85	
GENERAL OPERATING ACCOUNT	227962	11/9/2023	CHA CONSULTING, INC.	22-05754	Northwest WTP - GST	\$ 17,965.58	\$ -	\$ 17,965.58	
GENERAL OPERATING ACCOUNT	227962	11/9/2023	CHA CONSULTING, INC.	22-05755	LS # 17 Replacement	\$ 10,106.34	\$ -	\$ 10,106.34	
GENERAL OPERATING ACCOUNT	227962	11/9/2023	CHA CONSULTING, INC.	22-05756	LS # 77 Replacement	\$ 2,225.85	\$ -	\$ 2,225.85	
GENERAL OPERATING ACCOUNT	227962	11/9/2023	CHA CONSULTING, INC.	22-05943	LS Eval, Rehab & Replace Plan	\$ 16,306.24	\$ -	\$ 16,306.24	
GENERAL OPERATING ACCOUNT	227962	11/9/2023	CHA CONSULTING, INC.	23-02607	Grossenbacher WTP Master Plan	\$ 51,063.94	\$ -	\$ 51,063.94	
GENERAL OPERATING ACCOUNT	227963	11/9/2023	PETTY CASH	24-00581	Reimbursement of Petty Cash	\$ 22.24	\$ -	\$ 22.24	
GENERAL OPERATING ACCOUNT	227964	11/9/2023	CIVICPLUS, INC.	24-00444	CivicHR ATS 2 Month Extention	\$ 528.27	\$ -	\$ 528.27	
GENERAL OPERATING ACCOUNT	227964	11/9/2023	CIVICPLUS, INC.	24-00479	Updates to the Municipal Code	\$ -	\$ -	\$ -	
GENERAL OPERATING ACCOUNT	227965	11/9/2023	CONCORD TECHNOLOGIES	24-00354	Hosted Faxing Service	\$ 220.82	\$ -	\$ 220.82	
GENERAL OPERATING ACCOUNT	227966	11/9/2023	CONTROL SPECIALISTS	24-00345	Traffic Light Repair	\$ 416.00	\$ -	\$ 416.00	
GENERAL OPERATING ACCOUNT	227967	11/9/2023	CRYSTAL SPRINGS	24-00134	Water Delivery - Station 6	\$ 151.88	\$ -	\$ 151.88	
GENERAL OPERATING ACCOUNT	227968	11/9/2023	DEYOUNG LAW FIRM, P.A.	24-00323	PD LEGAL ADVISOR 2023-24	\$ 8,511.23	\$ -	\$ 8,511.23	
GENERAL OPERATING ACCOUNT	227969	11/9/2023	DJ'S UNLIMITED OF FLORIDA	24-00418	Christmas Party Luncheon- DJ	\$ 500.00	\$ -	\$ 500.00	
GENERAL OPERATING ACCOUNT	227970	11/9/2023	DORVILLE, IYANNA	24-00510	Rental deposit refund for BDCC	\$ 100.00	\$ -	\$ 100.00	
GENERAL OPERATING ACCOUNT	227971	11/9/2023	DR HORTON INC.	24-00522	Parking Lot Agreement refund	\$ 750.00	\$ -	\$ 750.00	
GENERAL OPERATING ACCOUNT	227972	11/9/2023	FEDEX	23-00333	OVERNIGHT DELIVERY FEES	\$ 7.80	\$ -	\$ 7.80	
GENERAL OPERATING ACCOUNT	227973	11/9/2023	FIRE SERVICE TESTING CO, INC.	24-00614	Promotional Testing	\$ 4,227.36	\$ -	\$ 4,227.36	
GENERAL OPERATING ACCOUNT	227974	11/9/2023	FIRE SMART PROMOTIONS	24-00366	Coloring Books & Helmets	\$ 3,150.00	\$ -	\$ 3,150.00	
GENERAL OPERATING ACCOUNT	227975	11/9/2023	FISHER SCIENTIFIC	23-00224	Bunker Gear Replacement	\$ 5,592.00	\$ -	\$ 5,592.00	
GENERAL OPERATING ACCOUNT	227976	11/9/2023	FISHER & PHILLIPS LLP	24-00395	LABOR ATTORNEY FEES 2023-24	\$ 3,591.00	\$ -	\$ 3,591.00	
GENERAL OPERATING ACCOUNT	227977	11/9/2023	FLORIDA STORMWATER ASSOCIATION	24-00508	FSA Membership Renewal	\$ 950.00	\$ -	\$ 950.00	
GENERAL OPERATING ACCOUNT	227978	11/9/2023	GALUMETTE, LINDA	24-00513	FCC facility deposit refund	\$ 200.00	\$ -	\$ 200.00	
GENERAL OPERATING ACCOUNT	227979	11/9/2023	GRAINGER	24-00082	Inventory items blanket PO	\$ 844.22	\$ -	\$ 844.22	
GENERAL OPERATING ACCOUNT	227980	11/9/2023	HARSHMAN, KENNETH	24-00521	ACC facility deposit refund	\$ 680.00	\$ -	\$ 680.00	
GENERAL OPERATING ACCOUNT	227981	11/9/2023	HEMMINGS, TARA	24-00500	Pavillion Cancellation Refund	\$ 148.45	\$ -	\$ 148.45	
GENERAL OPERATING ACCOUNT	227982	11/9/2023	HERNANDEZ, MELITON	24-00512	ACC facility deposit refund	\$ 500.00	\$ -	\$ 500.00	
GENERAL OPERATING ACCOUNT	227983	11/9/2023	HGR CONSTRUCTION	24-00506	Overpymnt of bldg permit fees	\$ 589,599.09	\$ 589,599.09	\$ -	VENDOR REQUEST
GENERAL OPERATING ACCOUNT	227984	11/9/2023	HIN INVESTMENT, LLC	24-00520	CRA App 2023-20 FRAP	\$ 1,500.00	\$ -	\$ 1,500.00	
GENERAL OPERATING ACCOUNT	227985	11/9/2023	JANI- KING OF ORLANDO	24-00448	Janitorial services Citywide	\$ 4,775.00	\$ -	\$ 4,775.00	
GENERAL OPERATING ACCOUNT	227986	11/9/2023	KB HOMES	24-00523	Parking Lot Agreement refund	\$ 750.00	\$ -	\$ 750.00	
GENERAL OPERATING ACCOUNT	227987	11/9/2023	KELLER ENTERPRISES FL, LLC	24-00601	Video-National Night Out 2023	\$ 405.00	\$ -	\$ 405.00	
GENERAL OPERATING ACCOUNT	227988	11/9/2023	KRASNOW, YEMANJA	23-03289	Blanket PO- Clinician Services	\$ 1,569.00	\$ -	\$ 1,569.00	
GENERAL OPERATING ACCOUNT	227989	11/9/2023	KRONOS INCORPORATED	24-00583	Timeclock	\$ 2,038.40	\$ -	\$ 2,038.40	

City of Apopka
November 2023
Finance Disbursement Report
Exhibit A

Description	Check #	Check Date	Vendor Name	PO #	Description	Amount	Void Amount	Net Amount	Void Reason
GENERAL OPERATING ACCOUNT	227990	11/9/2023	LEVEL3 FINANCING, INC.	23-00715	Secondary Internet Circuit	\$ 1,340.63	\$ -	\$ 1,340.63	
GENERAL OPERATING ACCOUNT	227991	11/9/2023	TPH HOLDINGS, LLC	23-00392	STOCK VEHICLE PARTS	\$ 335.79	\$ -	\$ 335.79	
GENERAL OPERATING ACCOUNT	227992	11/9/2023	MALDONADO, GLORIA	24-00514	FCC facility deposit refund	\$ 200.00	\$ -	\$ 200.00	
GENERAL OPERATING ACCOUNT	227993	11/9/2023	MCKESSON MEDICAL-SURGICAL INC	24-00591	October 2023 Clinic Expenses	\$ 2,114.62	\$ -	\$ 2,114.62	
GENERAL OPERATING ACCOUNT	227994	11/9/2023	MOTOROLA SOLUTIONS, INC.	24-00584	Handheld radios for Fleet	\$ 5,589.04	\$ -	\$ 5,589.04	
GENERAL OPERATING ACCOUNT	227995	11/9/2023	MUNICIPAL EQUIPMENT COMPANY	24-00140	Firefighter Bunker Boots	\$ 419.25	\$ -	\$ 419.25	
GENERAL OPERATING ACCOUNT	227995	11/9/2023	MUNICIPAL EQUIPMENT COMPANY	24-00141	Thermal Imaging Cameras	\$ 25,164.00	\$ -	\$ 25,164.00	
GENERAL OPERATING ACCOUNT	227996	11/9/2023	MUNICIPAL EMERGENCY SERVICES	24-00319	Engine 4 Equipment	\$ 48,127.53	\$ -	\$ 48,127.53	
GENERAL OPERATING ACCOUNT	227997	11/9/2023	MY HEALTH ONSITE	24-00590	November 2023 Program Fee	\$ 13,271.00	\$ -	\$ 13,271.00	
GENERAL OPERATING ACCOUNT	227998	11/9/2023	NATIONAL STORM RECOVERY, LLC	23-01860	Tree work	\$ 3,383.00	\$ -	\$ 3,383.00	
GENERAL OPERATING ACCOUNT	227999	11/9/2023	NEWSOME TANNER, ELLA	24-00586	Rental Deposit Refund BDCC	\$ 100.00	\$ -	\$ 100.00	
GENERAL OPERATING ACCOUNT	228000	11/9/2023	ODP BUSINESS SOLUTIONS, LLC	23-00515	Support Svcs. Office Supplies	\$ 177.43	\$ -	\$ 177.43	
GENERAL OPERATING ACCOUNT	228000	11/9/2023	ODP BUSINESS SOLUTIONS, LLC	24-00572	Office Supplies	\$ 172.76	\$ -	\$ 172.76	
GENERAL OPERATING ACCOUNT	228001	11/9/2023	ORANGE COUNTY COMPTROLLER	24-00461	Code Enf. Violation Filings	\$ 190.50	\$ -	\$ 190.50	
GENERAL OPERATING ACCOUNT	228002	11/9/2023	PEREZ, ISABEL	24-00511	ACC facility deposit refund	\$ 500.00	\$ -	\$ 500.00	
GENERAL OPERATING ACCOUNT	228003	11/9/2023	PETROLEUM TRADERS CORP	23-04221	Fuel for NW	\$ 2,814.04	\$ -	\$ 2,814.04	
GENERAL OPERATING ACCOUNT	228004	11/9/2023	PREMIERE JANITORIAL SUPPLY	24-00076	Inventory items blanket PO	\$ 1,799.40	\$ -	\$ 1,799.40	
GENERAL OPERATING ACCOUNT	228005	11/9/2023	PUBLIX SUPER MARKETS, INC.	24-00403	Blanket PO - PR Events	\$ 356.85	\$ -	\$ 356.85	
GENERAL OPERATING ACCOUNT	228006	11/9/2023	PUBLIC DEFENDER 9TH JUDICIAL	24-00393	DEFENSE OF INDIGENT PERSONS	\$ 100.00	\$ -	\$ 100.00	
GENERAL OPERATING ACCOUNT	228007	11/9/2023	REDLINE ACCESS & RESCUE SOLUTI	24-00524	Redline Rockwall	\$ 1,880.00	\$ -	\$ 1,880.00	
GENERAL OPERATING ACCOUNT	228008	11/9/2023	RE-IMAGINE COMMUNITIES CORP	24-00490	Donation - Smith	\$ 500.00	\$ -	\$ 500.00	
GENERAL OPERATING ACCOUNT	228009	11/9/2023	SERVICE EXPRESSS, LLC	24-00573	Server Hardware Maintenance	\$ 3,388.64	\$ -	\$ 3,388.64	
GENERAL OPERATING ACCOUNT	228010	11/9/2023	SISSINE'S BUSINESS SOLUTIONS	24-00466	Copies on printers NW/FCC	\$ 310.19	\$ -	\$ 310.19	
GENERAL OPERATING ACCOUNT	228011	11/9/2023	SOUTHEASTERN SURVEYING	23-04367	Surveys 80 & 531 E Cleveland	\$ 8,251.00	\$ -	\$ 8,251.00	
GENERAL OPERATING ACCOUNT	228012	11/9/2023	STAPLE, INC	24-00096	Office Supplies	\$ 29.39	\$ -	\$ 29.39	
GENERAL OPERATING ACCOUNT	228013	11/9/2023	TETRA TECH INC.	22-05757	WRF WWTP Secondary Bar Screen	\$ 2,631.50	\$ -	\$ 2,631.50	
GENERAL OPERATING ACCOUNT	228013	11/9/2023	TETRA TECH INC.	22-05783	NWRC Transfer Pump Station	\$ 3,560.25	\$ -	\$ 3,560.25	
GENERAL OPERATING ACCOUNT	228013	11/9/2023	TETRA TECH INC.	22-05843	AWRF Permit Modification	\$ 1,145.50	\$ -	\$ 1,145.50	
GENERAL OPERATING ACCOUNT	228013	11/9/2023	TETRA TECH INC.	22-06209	Camp Wewa - PWS/WWS Ext.	\$ 2,340.00	\$ -	\$ 2,340.00	
GENERAL OPERATING ACCOUNT	228014	11/9/2023	ULINE INC	24-00085	Inventory Items - Blanket PO	\$ 119.75	\$ -	\$ 119.75	
GENERAL OPERATING ACCOUNT	228015	11/9/2023	W.B. MASON COMPANY, INC	24-00006	Toilet Paper and Trash bags	\$ 668.23	\$ -	\$ 668.23	
GENERAL OPERATING ACCOUNT	228016	11/9/2023	Wekiva High School Culinary	24-00360	Christmas Party Catering	\$ 2,465.00	\$ -	\$ 2,465.00	
GENERAL OPERATING ACCOUNT	228017	11/9/2023	YOURIDGUARD, INC.	24-00288	Open PO EE YOURIDGUARD FY24	\$ 855.72	\$ -	\$ 855.72	
GENERAL OPERATING ACCOUNT	228018	11/13/2023	TRIPLE CROWN CONSTRUCTION, LLC	23-05931	AWP Expansion (parking/trail)	\$ 73,837.80	\$ -	\$ 73,837.80	
GENERAL OPERATING ACCOUNT	228019	11/13/2023	JR DAVIS CONSTRUCTION	24-00793	UTILITY REFUND	\$ 1,954.82	\$ -	\$ 1,954.82	
GENERAL OPERATING ACCOUNT	228020	11/13/2023	BESLEY CONSTRUCTION	24-00794	UTILITY REFUND	\$ 2,000.00	\$ -	\$ 2,000.00	
GENERAL OPERATING ACCOUNT	228021	11/13/2023	LAND SOUTH CONSTRUCTION	24-00795	UTILITY REFUND	\$ 1,458.28	\$ -	\$ 1,458.28	
GENERAL OPERATING ACCOUNT	228022	11/13/2023	WALKER & COMPANY	24-00796	UTILITY REFUND	\$ 2,000.00	\$ -	\$ 2,000.00	
GENERAL OPERATING ACCOUNT	228023	11/13/2023	SOUTHLAND CONSTRUCTION INC	24-00797	UTILITY REFUND	\$ 1,994.92	\$ -	\$ 1,994.92	
GENERAL OPERATING ACCOUNT	228024	11/13/2023	LAND SOUTH CONSTRUCTION	24-00798	UTILITY REFUND	\$ 2,000.00	\$ -	\$ 2,000.00	
GENERAL OPERATING ACCOUNT	228025	11/13/2023	PRESSURE WASH THIS	24-00799	UTILITY REFUND	\$ 2,011.29	\$ -	\$ 2,011.29	
GENERAL OPERATING ACCOUNT	228026	11/13/2023	PRIME PRESERVE SERVICES	24-00800	UTILITY REFUND	\$ 2,000.00	\$ -	\$ 2,000.00	
GENERAL OPERATING ACCOUNT	228027	11/13/2023	MARATHON CONSTRUCTION	24-00801	UTILITY REFUND	\$ 2,000.00	\$ -	\$ 2,000.00	
GENERAL OPERATING ACCOUNT	228028	11/13/2023	CHARLESTON PARK HOMEOWNER ASSO	24-00802	UTILITY REFUND	\$ 3,130.57	\$ -	\$ 3,130.57	
GENERAL OPERATING ACCOUNT	228029	11/15/2023	ARROWSMITH, J.W.	24-00015	COUNCIL RETIREMENT FY2024	\$ 575.00	\$ -	\$ 575.00	
GENERAL OPERATING ACCOUNT	228030	11/15/2023	UNITED STATES TREASURY	24-00707	IRS LEVY PAYROLL W/E 11/04/23	\$ 509.63	\$ -	\$ 509.63	
GENERAL OPERATING ACCOUNT	228031	11/15/2023	WILLIAMS, ALONZO	24-00016	COUNCIL RETIREMENT FY2024	\$ 237.50	\$ -	\$ 237.50	
GENERAL OPERATING ACCOUNT	228032	11/17/2023	ALLIED UNIVERSAL CORPORATION	24-00504	Bleach for Water Treatment	\$ 5,567.67	\$ -	\$ 5,567.67	
GENERAL OPERATING ACCOUNT	228032	11/17/2023	ALLIED UNIVERSAL CORPORATION	24-00505	Sodium Hypochlorite	\$ 6,963.03	\$ -	\$ 6,963.03	
GENERAL OPERATING ACCOUNT	228033	11/17/2023	AMERICA'S OFFICE SOURCE	23-05632	Admin office items	\$ 8,955.11	\$ -	\$ 8,955.11	
GENERAL OPERATING ACCOUNT	228034	11/17/2023	ANDREWS FILTER & SUPPLY CORP.	23-00586	Blanket for AC filters repairs	\$ 1,262.54	\$ -	\$ 1,262.54	
GENERAL OPERATING ACCOUNT	228035	11/17/2023	APOPKA EXECUTIVE PLAZA	24-00612	CRA 2023-21 FRAP reimbursement	\$ 5,000.00	\$ -	\$ 5,000.00	
GENERAL OPERATING ACCOUNT	228036	11/17/2023	AQUASOL COMMERCIAL CHEMICAL, I	24-00063	Chemical maintenance Pool/Pad	\$ 1,756.71	\$ -	\$ 1,756.71	
GENERAL OPERATING ACCOUNT	228037	11/17/2023	BOUOTOT, TIFINIE	24-00174	Face Painting	\$ 500.00	\$ -	\$ 500.00	
GENERAL OPERATING ACCOUNT	228038	11/17/2023	BRADLEY, DAVID	24-00430	Training Reimbursement	\$ 150.00	\$ -	\$ 150.00	
GENERAL OPERATING ACCOUNT	228039	11/17/2023	BROOKS, DANIEL	24-00651	Mileage Reimbursement	\$ 64.71	\$ -	\$ 64.71	
GENERAL OPERATING ACCOUNT	228040	11/17/2023	CITY ELECTRIC SUPPLY CO.	24-00005	Repair needs for division	\$ 205.90	\$ -	\$ 205.90	
GENERAL OPERATING ACCOUNT	228041	11/17/2023	EVOQUA WATER TECHNOLOGIES LLC	24-00698	Chemical for Ordor Control	\$ 22,969.46	\$ -	\$ 22,969.46	
GENERAL OPERATING ACCOUNT	228041	11/17/2023	EVOQUA WATER TECHNOLOGIES LLC	24-00699	Ordor Control Scubber Leases	\$ 10,956.42	\$ -	\$ 10,956.42	
GENERAL OPERATING ACCOUNT	228042	11/17/2023	FROGGYS FOG, LLC	24-00602	Fog Machine & Liquid Fog	\$ 3,599.98	\$ -	\$ 3,599.98	
GENERAL OPERATING ACCOUNT	228043	11/17/2023	GOLDSMITH, ANTHONY	24-00634	Mileage Reimbursement	\$ 24.76	\$ -	\$ 24.76	
GENERAL OPERATING ACCOUNT	228044	11/17/2023	GRAINGER	23-00691	Citywide Blanket for Repairs	\$ 264.82	\$ -	\$ 264.82	
GENERAL OPERATING ACCOUNT	228044	11/17/2023	GRAINGER	23-05503	Retractable Dipper	\$ 133.74	\$ -	\$ 133.74	
GENERAL OPERATING ACCOUNT	228044	11/17/2023	GRAINGER	24-00082	Inventory items blanket PO	\$ 2,193.36	\$ -	\$ 2,193.36	
GENERAL OPERATING ACCOUNT	228045	11/17/2023	HITT, JAMES	24-00597	Per Diem & Mileage - J Hitt	\$ 268.92	\$ -	\$ 268.92	
GENERAL OPERATING ACCOUNT	228046	11/17/2023	JOHN MILLER TRUCKING, INC.	24-00784	Sod	\$ 177.00	\$ -	\$ 177.00	
GENERAL OPERATING ACCOUNT	228047	11/17/2023	KONICA MINOLTA BUSINESS	24-00578	Finance Copy Machine Maintenan	\$ 207.59	\$ -	\$ 207.59	

City of Apopka
November 2023
Finance Disbursement Report
Exhibit A

Description	Check #	Check Date	Vendor Name	PO #	Description	Amount	Void Amount	Net Amount	Void Reason
GENERAL OPERATING ACCOUNT	228048	11/17/2023	LATTIMORE, DARRYL A	24-00635	Mileage Reimbursement	\$ 29.48	\$ -	\$ 29.48	
GENERAL OPERATING ACCOUNT	228049	11/17/2023	LIVEVIEW GPS, INC	24-00460	CID Monthly GPS Service	\$ 165.60	\$ -	\$ 165.60	
GENERAL OPERATING ACCOUNT	228050	11/17/2023	TPH HOLDINGS, LLC	24-00160	MISCELLANEOUS VEHICLE PARTS	\$ 1,928.81	\$ -	\$ 1,928.81	
GENERAL OPERATING ACCOUNT	228050	11/17/2023	TPH HOLDINGS, LLC	24-00161	STOCK VEHICLE PARTS	\$ 759.36	\$ -	\$ 759.36	
GENERAL OPERATING ACCOUNT	228051	11/17/2023	METRIC ENGINEERING INC	23-02811	Blanket	\$ 9,410.34	\$ -	\$ 9,410.34	
GENERAL OPERATING ACCOUNT	228052	11/17/2023	MIDFLORIDA ARMORED & ATM SERV	24-00713	Armored Car Services	\$ 642.00	\$ -	\$ 642.00	
GENERAL OPERATING ACCOUNT	228053	11/17/2023	MILLER, CHRISTINA F	23-06116	Mileage Reimbursement	\$ 33.67	\$ -	\$ 33.67	
GENERAL OPERATING ACCOUNT	228053	11/17/2023	MILLER, CHRISTINA F	24-00650	Mileage Reimbursement	\$ 33.67	\$ -	\$ 33.67	
GENERAL OPERATING ACCOUNT	228054	11/17/2023	MULLINAX FORD	24-00333	FORD PARTS AND REPAIRS	\$ 4,197.02	\$ -	\$ 4,197.02	
GENERAL OPERATING ACCOUNT	228055	11/17/2023	OCU - SOLID WASTE DIVISION	24-00643	Garbage Tipping Fees	\$ 114,330.99	\$ -	\$ 114,330.99	
GENERAL OPERATING ACCOUNT	228056	11/17/2023	ODP BUSINESS SOLUTIONS, LLC	24-00594	Blanket PO - Office Supplies	\$ 166.31	\$ -	\$ 166.31	
GENERAL OPERATING ACCOUNT	228056	11/17/2023	ODP BUSINESS SOLUTIONS, LLC	24-00716	OFFICE SUPPLIES - UB	\$ 358.98	\$ -	\$ 358.98	
GENERAL OPERATING ACCOUNT	228057	11/17/2023	ONSYTE PERFORMANCE LLC	24-00632	Monthly Utilities Charges	\$ 2,431.64	\$ -	\$ 2,431.64	
GENERAL OPERATING ACCOUNT	228058	11/17/2023	ORANGE COUNTY UTILITIES	24-00719	RW Augmentation Acc#7266041755	\$ 4,202.40	\$ -	\$ 4,202.40	
GENERAL OPERATING ACCOUNT	228060	11/17/2023	O'REILLY AUTO PARTS	24-00158	MISCELLANEOUS VEHICLE PARTS	\$ 1,084.98	\$ -	\$ 1,084.98	
GENERAL OPERATING ACCOUNT	228061	11/17/2023	PETROLEUM TRADERS CORP	24-00162	CITY WIDE GAS & DIESEL	\$ 48,213.47	\$ -	\$ 48,213.47	
GENERAL OPERATING ACCOUNT	228062	11/17/2023	RAFTELIS	23-05177	Municipal Impact Fee Study	\$ 7,132.00	\$ -	\$ 7,132.00	
GENERAL OPERATING ACCOUNT	228062	11/17/2023	RAFTELIS	23-05771	Consulting Services	\$ 2,244.00	\$ -	\$ 2,244.00	
GENERAL OPERATING ACCOUNT	228063	11/17/2023	RYAN HOMES	24-00582	Refund of Transportation IF's	\$ 3,110.00	\$ -	\$ 3,110.00	
GENERAL OPERATING ACCOUNT	228064	11/17/2023	SOSA CARPET CLEANING	24-00608	Fire Station #5 carpet cleanin	\$ 390.00	\$ -	\$ 390.00	
GENERAL OPERATING ACCOUNT	228065	11/17/2023	SPAULDING, THOMAS	24-00649	Mileage Reimbursement	\$ 23.32	\$ -	\$ 23.32	
GENERAL OPERATING ACCOUNT	228066	11/17/2023	STAPLE, INC	24-00096	Office Supplies	\$ 56.93	\$ -	\$ 56.93	
GENERAL OPERATING ACCOUNT	228066	11/17/2023	STAPLE, INC	24-00298	Blanket PO - Supplies	\$ 40.78	\$ -	\$ 40.78	
GENERAL OPERATING ACCOUNT	228067	11/17/2023	TETRA TECH INC.	23-03155	Misc PE Services	\$ 1,775.00	\$ -	\$ 1,775.00	
GENERAL OPERATING ACCOUNT	228067	11/17/2023	TETRA TECH INC.	23-05181	Conceptual Proj Feasibility	\$ 39,854.03	\$ -	\$ 39,854.03	
GENERAL OPERATING ACCOUNT	228068	11/17/2023	W.B. MASON COMPANY, INC	24-00575	Blanket PO - Office Supplies	\$ 509.14	\$ -	\$ 509.14	
GENERAL OPERATING ACCOUNT	228069	11/17/2023	WEST PUBLISHING CORPORATION	24-00389	WESTLAW SUBSCRIPTION 2023-24	\$ 671.73	\$ -	\$ 671.73	
GENERAL OPERATING ACCOUNT	228070	11/17/2023	WRIGHT-PIERCE	23-01301	Hydraulic Modeling Services	\$ 5,175.00	\$ -	\$ 5,175.00	
GENERAL OPERATING ACCOUNT	228071	11/17/2023	UNITED STATES TREASURY	24-00894	IRS LEVY PAYROLL W/E 11/11/23	\$ 865.91	\$ -	\$ 865.91	
GENERAL OPERATING ACCOUNT	228072	11/17/2023	TIGER BAY CLUB OF CENTRAL FLA	24-00390	Tiger Bay Annual Dues	\$ 375.00	\$ -	\$ 375.00	
GENERAL OPERATING ACCOUNT	228073	11/22/2023	FIGUEROA, DAVID	24-00918	UTILITY REFUND	\$ 23.77	\$ -	\$ 23.77	
GENERAL OPERATING ACCOUNT	228074	11/22/2023	WD HOLDINGS LLC	24-00919	UTILITY REFUND	\$ 29.07	\$ -	\$ 29.07	
GENERAL OPERATING ACCOUNT	228075	11/22/2023	AUGUSTO, ANGELA	24-00920	UTILITY REFUND	\$ 170.00	\$ -	\$ 170.00	
GENERAL OPERATING ACCOUNT	228076	11/22/2023	ROBINSON, LATISHA	24-00921	UTILITY REFUND	\$ 47.70	\$ -	\$ 47.70	
GENERAL OPERATING ACCOUNT	228077	11/22/2023	BAKER, BRADLEY	24-00922	UTILITY REFUND	\$ 170.00	\$ -	\$ 170.00	
GENERAL OPERATING ACCOUNT	228078	11/22/2023	OPENDOOR LABS INC.	24-00923	UTILITY REFUND	\$ 185.00	\$ -	\$ 185.00	
GENERAL OPERATING ACCOUNT	228079	11/22/2023	DIAZ, REBECCA	24-00924	UTILITY REFUND	\$ 185.00	\$ -	\$ 185.00	
GENERAL OPERATING ACCOUNT	228080	11/22/2023	TOMPKINS, TERRY	24-00925	UTILITY REFUND	\$ 646.43	\$ -	\$ 646.43	
GENERAL OPERATING ACCOUNT	228081	11/22/2023	OPENDOOR LABS INC.	24-00926	UTILITY REFUND	\$ 214.46	\$ -	\$ 214.46	
GENERAL OPERATING ACCOUNT	228082	11/22/2023	CABAN, MIGDALIA	24-00927	UTILITY REFUND	\$ 115.00	\$ -	\$ 115.00	
GENERAL OPERATING ACCOUNT	228083	11/22/2023	HENDERSON, CARMEN	24-00928	UTILITY REFUND	\$ 185.00	\$ -	\$ 185.00	
GENERAL OPERATING ACCOUNT	228084	11/22/2023	HOWE, MARSHALL	24-00930	UTILITY REFUND	\$ 185.00	\$ -	\$ 185.00	
GENERAL OPERATING ACCOUNT	228085	11/22/2023	WANG, HUIFANG	24-00931	UTILITY REFUND	\$ 10.57	\$ -	\$ 10.57	
GENERAL OPERATING ACCOUNT	228086	11/22/2023	HENRIQUEZ, OSCAR	24-00932	UTILITY REFUND	\$ 60.00	\$ -	\$ 60.00	
GENERAL OPERATING ACCOUNT	228087	11/22/2023	THE PROPERTY MANAGEMENT	24-00933	UTILITY REFUND	\$ 60.00	\$ -	\$ 60.00	
GENERAL OPERATING ACCOUNT	228088	11/22/2023	KING, FITZ	24-00934	UTILITY REFUND	\$ 38.79	\$ -	\$ 38.79	
GENERAL OPERATING ACCOUNT	228089	11/22/2023	YOUNG, ARTHUR	24-00935	UTILITY REFUND	\$ 14.11	\$ -	\$ 14.11	
GENERAL OPERATING ACCOUNT	228090	11/22/2023	SOUVERAIN, RICHEMOND	24-00936	UTILITY REFUND	\$ 37.84	\$ -	\$ 37.84	
GENERAL OPERATING ACCOUNT	228091	11/22/2023	SPM 247 ORLANDO	24-00937	UTILITY REFUND	\$ 50.57	\$ -	\$ 50.57	
GENERAL OPERATING ACCOUNT	228092	11/22/2023	GUSTAVE, STEPHEN	24-00938	UTILITY REFUND	\$ 124.99	\$ -	\$ 124.99	
GENERAL OPERATING ACCOUNT	228093	11/22/2023	SURKYN, AMBER	24-00939	UTILITY REFUND	\$ 30.51	\$ -	\$ 30.51	
GENERAL OPERATING ACCOUNT	228094	11/22/2023	GARIB, VIEM	24-00940	UTILITY REFUND	\$ 50.94	\$ -	\$ 50.94	
GENERAL OPERATING ACCOUNT	228095	11/22/2023	GOLDEN HOMES2 LLC	24-00941	UTILITY REFUND	\$ 89.36	\$ -	\$ 89.36	
GENERAL OPERATING ACCOUNT	228096	11/22/2023	MENDOZA, KIARAMARIE	24-00942	UTILITY REFUND	\$ 170.00	\$ -	\$ 170.00	
GENERAL OPERATING ACCOUNT	228097	11/22/2023	MARTELL, GREGORY	24-00943	UTILITY REFUND	\$ 245.00	\$ -	\$ 245.00	
GENERAL OPERATING ACCOUNT	228098	11/22/2023	HUMMER, DAVID	24-00944	UTILITY REFUND	\$ 130.21	\$ -	\$ 130.21	
GENERAL OPERATING ACCOUNT	228099	11/22/2023	VEITIA, RAUL	24-00945	UTILITY REFUND	\$ 185.00	\$ -	\$ 185.00	
GENERAL OPERATING ACCOUNT	228100	11/22/2023	LUCAS-LOWE, RUTH	24-00946	UTILITY REFUND	\$ 71.66	\$ -	\$ 71.66	
GENERAL OPERATING ACCOUNT	228101	11/22/2023	HOME RIVER GROUP LLC	24-00947	UTILITY REFUND	\$ 677.20	\$ -	\$ 677.20	
GENERAL OPERATING ACCOUNT	228102	11/22/2023	MARSHALL, ANGELA	24-00948	UTILITY REFUND	\$ 162.10	\$ -	\$ 162.10	
GENERAL OPERATING ACCOUNT	228103	11/22/2023	OROZCO, ROBERT P	24-00949	UTILITY REFUND	\$ 185.00	\$ -	\$ 185.00	
GENERAL OPERATING ACCOUNT	228104	11/22/2023	THOMPSON, ERICA	24-00950	UTILITY REFUND	\$ 185.00	\$ -	\$ 185.00	
GENERAL OPERATING ACCOUNT	228105	11/22/2023	RIVERA, KIARA	24-00951	UTILITY REFUND	\$ 43.43	\$ -	\$ 43.43	
GENERAL OPERATING ACCOUNT	228106	11/22/2023	VAUGHT, LUCILA	24-00952	UTILITY REFUND	\$ 107.35	\$ -	\$ 107.35	
GENERAL OPERATING ACCOUNT	228107	11/22/2023	CLAIRSAINT, STEPHANIE	24-00953	UTILITY REFUND	\$ 170.00	\$ -	\$ 170.00	
GENERAL OPERATING ACCOUNT	228108	11/22/2023	COOK, TYLER	24-00954	UTILITY REFUND	\$ 185.00	\$ -	\$ 185.00	
GENERAL OPERATING ACCOUNT	228109	11/22/2023	ANARUMO, KATRINA	24-00955	UTILITY REFUND	\$ 149.00	\$ -	\$ 149.00	

City of Apopka
November 2023
Finance Disbursement Report
Exhibit A

Description	Check #	Check Date	Vendor Name	PO #	Description	Amount	Void Amount	Net Amount	Void Reason
GENERAL OPERATING ACCOUNT	228110	11/22/2023	CARROLL, KENNETH	24-00956	UTILITY REFUND	\$ 124.44	\$ -	\$ 124.44	
GENERAL OPERATING ACCOUNT	228111	11/22/2023	PAUL, ROSELENE	24-00957	UTILITY REFUND	\$ 74.63	\$ -	\$ 74.63	
GENERAL OPERATING ACCOUNT	228112	11/22/2023	PERSON, DOROTHEA	24-00958	UTILITY REFUND	\$ 170.00	\$ -	\$ 170.00	
GENERAL OPERATING ACCOUNT	228113	11/22/2023	PROGRESS RESIDENTIAL HVH BORRO	24-00959	UTILITY REFUND	\$ 140.00	\$ -	\$ 140.00	
GENERAL OPERATING ACCOUNT	228114	11/22/2023	1007 VOTAW LLC	24-00960	UTILITY REFUND	\$ 116.43	\$ -	\$ 116.43	
GENERAL OPERATING ACCOUNT	228115	11/22/2023	1007 VOTAW LLC	24-00961	UTILITY REFUND	\$ 101.77	\$ -	\$ 101.77	
GENERAL OPERATING ACCOUNT	228116	11/22/2023	SPM 247 ORLANDO	24-00962	UTILITY REFUND	\$ 60.19	\$ -	\$ 60.19	
GENERAL OPERATING ACCOUNT	228117	11/22/2023	BROOKS, THERESA	24-00963	UTILITY REFUND	\$ 170.00	\$ -	\$ 170.00	
GENERAL OPERATING ACCOUNT	228118	11/22/2023	OPENDOOR LABS INC	24-00964	UTILITY REFUND	\$ 185.00	\$ -	\$ 185.00	
GENERAL OPERATING ACCOUNT	228119	11/22/2023	BERTOOU, PATRICIA	24-00965	UTILITY REFUND	\$ 97.21	\$ -	\$ 97.21	
GENERAL OPERATING ACCOUNT	228120	11/22/2023	DELOACH, BARBARA	24-00966	UTILITY REFUND	\$ 185.00	\$ -	\$ 185.00	
GENERAL OPERATING ACCOUNT	228121	11/22/2023	KELLEY, TATUM	24-00967	UTILITY REFUND	\$ 54.55	\$ -	\$ 54.55	
GENERAL OPERATING ACCOUNT	228122	11/22/2023	MOTT, MARYLON R	24-00978	UTILITY REFUND	\$ 245.00	\$ -	\$ 245.00	
GENERAL OPERATING ACCOUNT	228123	11/22/2023	O KEEFE, PATRICIA	24-00979	UTILITY REFUND	\$ 220.00	\$ -	\$ 220.00	
GENERAL OPERATING ACCOUNT	228124	11/22/2023	CHEEVER, MARC	24-00980	UTILITY REFUND	\$ 111.94	\$ -	\$ 111.94	
GENERAL OPERATING ACCOUNT	228125	11/22/2023	DE LA CRUZ, GILDA	24-00981	UTILITY REFUND	\$ 27.90	\$ -	\$ 27.90	
GENERAL OPERATING ACCOUNT	228126	11/22/2023	WILLIAMS, DONNIE	24-00982	UTILITY REFUND	\$ 50.00	\$ -	\$ 50.00	
GENERAL OPERATING ACCOUNT	228127	11/22/2023	HERNANDEZ, AARON	24-00983	UTILITY REFUND	\$ 50.00	\$ -	\$ 50.00	
GENERAL OPERATING ACCOUNT	228128	11/22/2023	BRANDYWINE HOMES USA LLC	24-00984	UTILITY REFUND	\$ 50.57	\$ -	\$ 50.57	
GENERAL OPERATING ACCOUNT	228129	11/22/2023	KEIGENS, DANIEL	24-00985	UTILITY REFUND	\$ 190.00	\$ -	\$ 190.00	
GENERAL OPERATING ACCOUNT	228130	11/22/2023	HANOVER FAMILY BUILDERS	24-00986	UTILITY REFUND	\$ 190.00	\$ -	\$ 190.00	
GENERAL OPERATING ACCOUNT	228131	11/22/2023	HANOVER FAMILY BUILDERS	24-00987	UTILITY REFUND	\$ 169.24	\$ -	\$ 169.24	
GENERAL OPERATING ACCOUNT	228132	11/22/2023	HANOVER FAMILY BUILDERS	24-00988	UTILITY REFUND	\$ 196.13	\$ -	\$ 196.13	
GENERAL OPERATING ACCOUNT	228133	11/22/2023	HANOVER FAMILY BUILDERS	24-00989	UTILITY REFUND	\$ 190.00	\$ -	\$ 190.00	
GENERAL OPERATING ACCOUNT	228134	11/22/2023	HANOVER FAMILY BUILDERS	24-00990	UTILITY REFUND	\$ 190.00	\$ -	\$ 190.00	
GENERAL OPERATING ACCOUNT	228135	11/22/2023	OLBRYCH, SUSANA	24-00991	UTILITY REFUND	\$ 130.00	\$ -	\$ 130.00	
GENERAL OPERATING ACCOUNT	228136	11/22/2023	LANG, THERESA	24-00992	UTILITY REFUND	\$ 110.00	\$ -	\$ 110.00	
GENERAL OPERATING ACCOUNT	228137	11/22/2023	COOPER, ALVIN	24-00993	UTILITY REFUND	\$ 163.53	\$ -	\$ 163.53	
GENERAL OPERATING ACCOUNT	228138	11/22/2023	NGUYEN, TRANG	24-00994	UTILITY REFUND	\$ 90.00	\$ -	\$ 90.00	
GENERAL OPERATING ACCOUNT	228139	11/22/2023	DR HORTON	24-00995	UTILITY REFUND	\$ 190.00	\$ -	\$ 190.00	
GENERAL OPERATING ACCOUNT	228140	11/22/2023	DR HORTON	24-00996	UTILITY REFUND	\$ 215.00	\$ -	\$ 215.00	
GENERAL OPERATING ACCOUNT	228141	11/22/2023	DR HORTON	24-00997	UTILITY REFUND	\$ 215.00	\$ -	\$ 215.00	
GENERAL OPERATING ACCOUNT	228142	11/22/2023	DR HORTON	24-00998	UTILITY REFUND	\$ 215.00	\$ -	\$ 215.00	
GENERAL OPERATING ACCOUNT	228143	11/22/2023	DR HORTON	24-00999	UTILITY REFUND	\$ 215.00	\$ -	\$ 215.00	
GENERAL OPERATING ACCOUNT	228144	11/22/2023	DR HORTON	24-01000	UTILITY REFUND	\$ 215.00	\$ -	\$ 215.00	
GENERAL OPERATING ACCOUNT	228145	11/22/2023	DR HORTON	24-01001	UTILITY REFUND	\$ 215.00	\$ -	\$ 215.00	
GENERAL OPERATING ACCOUNT	228146	11/22/2023	DR HORTON	24-01002	UTILITY REFUND	\$ 215.00	\$ -	\$ 215.00	
GENERAL OPERATING ACCOUNT	228147	11/22/2023	OSORIO, AGUSTIN	24-01003	UTILITY REFUND	\$ 20.00	\$ -	\$ 20.00	
GENERAL OPERATING ACCOUNT	228148	11/22/2023	HOLCOMB, ANDREA	24-01004	UTILITY REFUND	\$ 60.00	\$ -	\$ 60.00	
GENERAL OPERATING ACCOUNT	228149	11/22/2023	PULTE HOMES	24-01005	UTILITY REFUND	\$ 240.00	\$ -	\$ 240.00	
GENERAL OPERATING ACCOUNT	228150	11/22/2023	DR HORTON	24-01006	UTILITY REFUND	\$ 215.00	\$ -	\$ 215.00	
GENERAL OPERATING ACCOUNT	228151	11/22/2023	DR HORTON	24-01007	UTILITY REFUND	\$ 215.00	\$ -	\$ 215.00	
GENERAL OPERATING ACCOUNT	228152	11/22/2023	MCCULLOUGH, CHRISTY	24-01008	UTILITY REFUND	\$ 971.93	\$ -	\$ 971.93	
GENERAL OPERATING ACCOUNT	228153	11/22/2023	MITCHELL, SANDRA	24-01009	UTILITY REFUND	\$ 139.44	\$ -	\$ 139.44	
GENERAL OPERATING ACCOUNT	228154	11/22/2023	ADVANCED ROOFING, INC.	23-05182	ACC Re Roof (flat) and Gutters	\$ 67,500.00	\$ -	\$ 67,500.00	
GENERAL OPERATING ACCOUNT	228155	11/22/2023	ALLIED UNIVERSAL CORPORATION	24-00504	Bleach for Water Treatment	\$ 6,309.72	\$ -	\$ 6,309.72	
GENERAL OPERATING ACCOUNT	228156	11/22/2023	BIRCHMORE GROUP, INC.	24-00842	Live Entertainment Services	\$ 6,000.00	\$ -	\$ 6,000.00	
GENERAL OPERATING ACCOUNT	228158	11/22/2023	BOUND TREE MEDICAL, LLC.	24-00903	Blanket PO - EMS Medications	\$ 27,775.05	\$ 27,775.05	\$ -	DUPLICATE INVOICES
GENERAL OPERATING ACCOUNT	228159	11/22/2023	CHA CONSULTING, INC.	22-05754	Northwest WTP - GST	\$ 8,392.75	\$ -	\$ 8,392.75	
GENERAL OPERATING ACCOUNT	228160	11/22/2023	CHINCHOR ELECTRIC, INC	22-06222	US 441/Errol Signal Constr	\$ 12,335.92	\$ -	\$ 12,335.92	
GENERAL OPERATING ACCOUNT	228161	11/22/2023	PETTY CASH	24-00165	Year End Reconciliation	\$ 126.31	\$ -	\$ 126.31	
GENERAL OPERATING ACCOUNT	228162	11/22/2023	CONTROL SPECIALISTS	23-03818	Maint at FDOT Signal 441/Midla	\$ 3,020.00	\$ -	\$ 3,020.00	
GENERAL OPERATING ACCOUNT	228163	11/22/2023	CPH CONSULTING, LLC	23-03228	ADA Restroom Design Services	\$ 223.54	\$ -	\$ 223.54	
GENERAL OPERATING ACCOUNT	228164	11/22/2023	ENCO UTILITY SERVICES FLORIDA	24-00869	PRINTING AND POSTAGE	\$ 4,586.44	\$ -	\$ 4,586.44	
GENERAL OPERATING ACCOUNT	228165	11/22/2023	EVOQUA WATER TECHNOLOGIES LLC	24-00698	Chemical for Ordor Control	\$ 3,494.69	\$ -	\$ 3,494.69	
GENERAL OPERATING ACCOUNT	228166	11/22/2023	EXETER WESLEY LAND, LLC	24-01053	Overpymnt of bldg permit fees	\$ 589,599.09	\$ -	\$ 589,599.09	
GENERAL OPERATING ACCOUNT	228167	11/22/2023	EXPLORE INFORMATION SERVICES	24-00337	MVR MONITORING SYSTEM 2023-24	\$ 770.82	\$ -	\$ 770.82	
GENERAL OPERATING ACCOUNT	228168	11/22/2023	FASTENAL COMPANY	23-00646	Traffic Signal Maint Small Itm	\$ 969.33	\$ -	\$ 969.33	
GENERAL OPERATING ACCOUNT	228169	11/22/2023	FISHER SCIENTIFIC	24-00136	SCBA Annual Recertification	\$ 4,720.76	\$ -	\$ 4,720.76	
GENERAL OPERATING ACCOUNT	228170	11/22/2023	GLENN JOINER & SON INC.	24-00805	MISCELLANEOUS VEHICLE PARTS	\$ 118.84	\$ -	\$ 118.84	
GENERAL OPERATING ACCOUNT	228172	11/22/2023	GRAINGER	24-00082	Inventory items blanket PO	\$ 3,567.55	\$ -	\$ 3,567.55	
GENERAL OPERATING ACCOUNT	228172	11/22/2023	GRAINGER	24-00447	Citywide blanket for repairs	\$ 2,151.97	\$ -	\$ 2,151.97	
GENERAL OPERATING ACCOUNT	228172	11/22/2023	GRAINGER	24-00711	Repair Parts & Equipment	\$ 285.66	\$ -	\$ 285.66	
GENERAL OPERATING ACCOUNT	228173	11/22/2023	GUARDIAN EQUIPMENT INC	23-06045	Bleach Storage Tank	\$ 45,430.00	\$ -	\$ 45,430.00	
GENERAL OPERATING ACCOUNT	228174	11/22/2023	HERC RENTALS	24-00576	Equipment & Tool Rental	\$ 771.00	\$ -	\$ 771.00	
GENERAL OPERATING ACCOUNT	228175	11/22/2023	KIMLEY-HORN & ASSOCIATES INC	23-02605	Blanket PO	\$ 12,195.00	\$ -	\$ 12,195.00	
GENERAL OPERATING ACCOUNT	228176	11/22/2023	KIMLEY-HORN & ASSOCIATES INC	23-05369	Golden Gem Road Design	\$ 29,668.11	\$ -	\$ 29,668.11	

City of Apopka
November 2023
Finance Disbursement Report
Exhibit A

Description	Check #	Check Date	Vendor Name	PO #	Description	Amount	Void Amount	Net Amount	Void Reason
GENERAL OPERATING ACCOUNT	228177	11/22/2023	LAKE APOPKA NATURAL GAS DISTRI	24-00495	NATURAL GAS CNG STATION FY23	\$ 9,598.82	\$ -	\$ 9,598.82	
GENERAL OPERATING ACCOUNT	228177	11/22/2023	LAKE APOPKA NATURAL GAS DISTRI	24-00695	Blanket PO - Utilities Charges	\$ 167.27	\$ -	\$ 167.27	
GENERAL OPERATING ACCOUNT	228177	11/22/2023	LAKE APOPKA NATURAL GAS DISTRI	24-00907	FY-24 Natural Gas	\$ 365.46	\$ -	\$ 365.46	
GENERAL OPERATING ACCOUNT	228178	11/22/2023	LINA	24-00915	Oct.2023 Life Inurnace EE/ER	\$ 22,529.39	\$ -	\$ 22,529.39	
GENERAL OPERATING ACCOUNT	228179	11/22/2023	MCNEILUS TRUCK & MANUFACTURING	24-00827	PARTS & REPAIRS ON LARGE TRUCK	\$ 383.82	\$ -	\$ 383.82	
GENERAL OPERATING ACCOUNT	228180	11/22/2023	METRIC ENGINEERING INC	21-02271	US 441/Bradshaw Intersection	\$ 2,100.00	\$ -	\$ 2,100.00	
GENERAL OPERATING ACCOUNT	228180	11/22/2023	METRIC ENGINEERING INC	23-02761	Design Signal Park/5th St	\$ 7,758.95	\$ -	\$ 7,758.95	
GENERAL OPERATING ACCOUNT	228181	11/22/2023	MOTION INDUSTRIES	23-04461	WRF RDT Repair Parts	\$ 170.64	\$ -	\$ 170.64	
GENERAL OPERATING ACCOUNT	228182	11/22/2023	MOTOROLA SOLUTIONS, INC.	24-01010	Motorola P25 & Wireless Maint	\$ 252,764.58	\$ -	\$ 252,764.58	
GENERAL OPERATING ACCOUNT	228183	11/22/2023	MY HEALTH ONSITE	24-00847	October 2023 MHO Operations	\$ 45,362.10	\$ -	\$ 45,362.10	
GENERAL OPERATING ACCOUNT	228184	11/22/2023	ODP BUSINESS SOLUTIONS, LLC	24-00482	Office Supplies	\$ 136.25	\$ -	\$ 136.25	
GENERAL OPERATING ACCOUNT	228185	11/22/2023	P & A GROUP, THE	24-00914	October2023Flex Spending EE pd	\$ 552.50	\$ -	\$ 552.50	
GENERAL OPERATING ACCOUNT	228186	11/22/2023	RANDALL MECHANICAL, INC.	23-04745	Fire Protection Services	\$ 117,971.19	\$ -	\$ 117,971.19	
GENERAL OPERATING ACCOUNT	228187	11/22/2023	RICOH USA, INC.	24-00350	Quarterly Copy Charges	\$ 1,145.15	\$ -	\$ 1,145.15	
GENERAL OPERATING ACCOUNT	228188	11/22/2023	RING POWER CORPORATION	24-00828	PARTS & REPAIRES ON CATERPILLA	\$ 20,517.17	\$ -	\$ 20,517.17	
GENERAL OPERATING ACCOUNT	228189	11/22/2023	ROSENBAUER SOUTH DAKOTA, LLC	24-00455	MISCELLANEOUS FIRE TRUCKS PART	\$ 530.68	\$ 530.68	\$ -	Data entry error
GENERAL OPERATING ACCOUNT	228190	11/22/2023	SOUTHERN LOCK AND SUPPLY CO	24-00079	Inventory items blanket PO	\$ 798.08	\$ -	\$ 798.08	
GENERAL OPERATING ACCOUNT	228191	11/22/2023	SOUTHERN SEWER EQUIPMENT	24-00829	MISCELLANEOUS REPAIRS & PARTS	\$ 4,080.16	\$ -	\$ 4,080.16	
GENERAL OPERATING ACCOUNT	228192	11/22/2023	SPAULDING, THOMAS	24-00790	Mileage Reimbursement	\$ 46.64	\$ -	\$ 46.64	
GENERAL OPERATING ACCOUNT	228193	11/22/2023	STAGE DOOR II, INC.	23-02637	Clear Lake Emergency Pumping	\$ 19,350.00	\$ -	\$ 19,350.00	
GENERAL OPERATING ACCOUNT	228194	11/22/2023	STAPLE, INC	24-00298	Blanket PO - Supplies	\$ 1,274.33	\$ -	\$ 1,274.33	
GENERAL OPERATING ACCOUNT	228195	11/22/2023	TETRA TECH INC.	22-05757	WRF WWTP Secondary Bar Screen	\$ 3,893.00	\$ -	\$ 3,893.00	
GENERAL OPERATING ACCOUNT	228195	11/22/2023	TETRA TECH INC.	22-05783	NWRC Transfer Pump Station	\$ 3,251.50	\$ -	\$ 3,251.50	
GENERAL OPERATING ACCOUNT	228195	11/22/2023	TETRA TECH INC.	22-06209	Camp Wewa - PWS/WWS Ext.	\$ 20,717.70	\$ -	\$ 20,717.70	
GENERAL OPERATING ACCOUNT	228196	11/22/2023	THE GROSSHANS GROUP, LLC	23-04699	Engagement Serv-Jacob Schumer	\$ 2,679.00	\$ -	\$ 2,679.00	
GENERAL OPERATING ACCOUNT	228197	11/22/2023	THE LAKE DOCTOR, INC	23-01902	Annual Stormwater Aquatic Weed	\$ 730.00	\$ -	\$ 730.00	
GENERAL OPERATING ACCOUNT	228198	11/22/2023	T-MOBILE USA	23-00380	Cell Data For GPS & iPad Servi	\$ 3,572.19	\$ -	\$ 3,572.19	
GENERAL OPERATING ACCOUNT	228198	11/22/2023	T-MOBILE USA	24-00909	Cell Data For GPS & iPad Servi	\$ 5,287.20	\$ -	\$ 5,287.20	
GENERAL OPERATING ACCOUNT	228199	11/22/2023	NATIONAL TRENCH SAFETY INC	23-06097	Confine & Trenching Safety	\$ 1,800.00	\$ -	\$ 1,800.00	
GENERAL OPERATING ACCOUNT	228200	11/22/2023	ULINE INC	24-00085	Inventory Items - Blanket PO	\$ 1,092.01	\$ -	\$ 1,092.01	
GENERAL OPERATING ACCOUNT	228201	11/22/2023	VERIZON WIRELESS	24-00908	Verizon Cellular Service	\$ 6,043.77	\$ -	\$ 6,043.77	
GENERAL OPERATING ACCOUNT	228202	11/22/2023	W.T. COMP INC	23-01402	Restoration repairs	\$ 5,909.00	\$ -	\$ 5,909.00	
GENERAL OPERATING ACCOUNT	228203	11/22/2023	UNITED STATES TREASURY	24-01064	IRS LEVY PAYROLL W/E 11/18/23	\$ 833.94	\$ -	\$ 833.94	
GENERAL OPERATING ACCOUNT	228204	11/27/2023	APOPKA HS BOYS BASKETBALL	24-00852	Comm. Becker Donation	\$ 500.00	\$ -	\$ 500.00	
GENERAL OPERATING ACCOUNT	228205	11/27/2023	FLORIDA STORMWATER ASSOCIATION	24-00702	FSA Winter Seminar Training	\$ 690.00	\$ -	\$ 690.00	
GENERAL OPERATING ACCOUNT	228206	11/30/2023	A & C PRINTING	24-00881	State of City handout	\$ 532.13	\$ -	\$ 532.13	
GENERAL OPERATING ACCOUNT	228207	11/30/2023	ADVENTHEALTH CENTRA CARE	24-00580	POST EXPOSURE/ACCIDENT TEST	\$ 1,232.00	\$ -	\$ 1,232.00	
GENERAL OPERATING ACCOUNT	228208	11/30/2023	ALLEN'S REFRIGERATION & AIR CO	24-01017	Blanket for Citywide AC repair	\$ 205.00	\$ -	\$ 205.00	
GENERAL OPERATING ACCOUNT	228209	11/30/2023	ALLIED UNIVERSAL CORPORATION	24-00504	Bleach for Water Treatment	\$ 10,388.70	\$ -	\$ 10,388.70	
GENERAL OPERATING ACCOUNT	228209	11/30/2023	ALLIED UNIVERSAL CORPORATION	24-00505	Sodium Hypochlorite	\$ 7,269.03	\$ -	\$ 7,269.03	
GENERAL OPERATING ACCOUNT	228212	11/30/2023	A.O.K. TIRE MART	24-00833	MISCELLANEOUS TIRE REPAIRS	\$ 25,426.42	\$ -	\$ 25,426.42	
GENERAL OPERATING ACCOUNT	228213	11/30/2023	APOPKA MOWER & EQUIP REPAIR	24-00397	Landscape Maint Op Supplies	\$ 481.34	\$ -	\$ 481.34	
GENERAL OPERATING ACCOUNT	228214	11/30/2023	AQUASOL COMMERCIAL CHEMICAL, I	24-00063	Chemical maintenance Pool/Pad	\$ 1,394.21	\$ -	\$ 1,394.21	
GENERAL OPERATING ACCOUNT	228215	11/30/2023	AUTOMATIONDIRECT.COM	24-00363	Electrical/Instrument Supplies	\$ 1,503.00	\$ -	\$ 1,503.00	
GENERAL OPERATING ACCOUNT	228216	11/30/2023	BATTERY BANK, THE	24-00364	SCADA RTU & PLC Batteries	\$ 1,054.40	\$ -	\$ 1,054.40	
GENERAL OPERATING ACCOUNT	228217	11/30/2023	BETHEA, REGINALD	24-01071	PRR Refund - Charged Wrong Fee	\$ 6.16	\$ -	\$ 6.16	
GENERAL OPERATING ACCOUNT	228219	11/30/2023	BOUND TREE MEDICAL, LLC.	24-00903	Blanket PO - EMS Medications	\$ 25,653.68	\$ -	\$ 25,653.68	
GENERAL OPERATING ACCOUNT	228220	11/30/2023	BOUOTOT, TIFINIE	24-00888	CF Face painters	\$ 900.00	\$ -	\$ 900.00	
GENERAL OPERATING ACCOUNT	228221	11/30/2023	BROOKS, DANIEL	24-01075	Mileage Reimbursement	\$ 32.36	\$ -	\$ 32.36	
GENERAL OPERATING ACCOUNT	228222	11/30/2023	CARAHSOFT TECHNOLOGY CORP	24-00913	Open Gov Inc 11/3/23-11/2/24	\$ 56,948.98	\$ -	\$ 56,948.98	
GENERAL OPERATING ACCOUNT	228223	11/30/2023	CARAHSOFT TECHNOLOGY CORP	24-00589	Budgeting and Planning Maint.	\$ 43,785.46	\$ -	\$ 43,785.46	
GENERAL OPERATING ACCOUNT	228224	11/30/2023	CENTRAL FL.CH.ASSOC.BUILDERS &	24-01020	ABC Membership dues	\$ 2,065.00	\$ -	\$ 2,065.00	
GENERAL OPERATING ACCOUNT	228225	11/30/2023	CHANGE HEALTHCARE TECHNOLOGY	24-00133	EMS Billing	\$ 8,063.81	\$ -	\$ 8,063.81	
GENERAL OPERATING ACCOUNT	228226	11/30/2023	CITY ELECTRIC SUPPLY CO.	24-00005	Repair needs for division	\$ 949.65	\$ -	\$ 949.65	
GENERAL OPERATING ACCOUNT	228227	11/30/2023	PETTY CASH	24-00165	Year End Reconciliation	\$ 14.00	\$ -	\$ 14.00	
GENERAL OPERATING ACCOUNT	228228	11/30/2023	FIRE-DEX GW, LLC	24-01038	Bunker Gear Repair	\$ 190.25	\$ -	\$ 190.25	
GENERAL OPERATING ACCOUNT	228229	11/30/2023	EVERGREEN HOLIDAY LIGHTING,LLC	24-00126	Holiday Lighting KLNLP	\$ 49,572.61	\$ -	\$ 49,572.61	
GENERAL OPERATING ACCOUNT	228230	11/30/2023	EVOQUA WATER TECHNOLOGIES LLC	24-00698	Chemical for Ordor Control	\$ 16,487.81	\$ -	\$ 16,487.81	
GENERAL OPERATING ACCOUNT	228231	11/30/2023	FIRE HOUSE INNOVATIONS LI INC	24-00317	Forcible Door Entry	\$ 31,835.00	\$ -	\$ 31,835.00	
GENERAL OPERATING ACCOUNT	228232	11/30/2023	FIRST DATA	24-00715	MERCHANT FEES	\$ 2,645.87	\$ -	\$ 2,645.87	
GENERAL OPERATING ACCOUNT	228233	11/30/2023	FISHER & PHILLIPS LLP	24-00395	LABOR ATTORNEY FEES 2023-24	\$ 5,124.00	\$ -	\$ 5,124.00	
GENERAL OPERATING ACCOUNT	228234	11/30/2023	FITNESS SERVICES OF CENTRAL FL	23-00875	Maintenance of City Gym	\$ 275.00	\$ -	\$ 275.00	
GENERAL OPERATING ACCOUNT	228235	11/30/2023	FITNESS SERVICES OF CENTRAL FL	24-01072	Maintenance OF Gym - Blanket	\$ 300.00	\$ -	\$ 300.00	
GENERAL OPERATING ACCOUNT	228236	11/30/2023	F.J. NUGENT & ASSOCIATES, INC.	24-00700	Replacement Pump	\$ 2,985.00	\$ -	\$ 2,985.00	
GENERAL OPERATING ACCOUNT	228237	11/30/2023	FL MUNICIPAL INSURANCE TRUST	24-00864	FMIT 4TH QTR DED BILLING 2023	\$ 97,475.43	\$ -	\$ 97,475.43	
GENERAL OPERATING ACCOUNT	228238	11/30/2023	FLORIDA FIRE CHIEF'S ASSN	24-01031	Membership Renewal	\$ 125.00	\$ -	\$ 125.00	
GENERAL OPERATING ACCOUNT	228239	11/30/2023	FLORIDA LEAGUE OF CITIES	24-00905	FLC Annual Dues	\$ 9,097.00	\$ -	\$ 9,097.00	

City of Apopka
November 2023
Finance Disbursement Report
Exhibit A

Description	Check #	Check Date	Vendor Name	PO #	Description	Amount	Void Amount	Net Amount	Void Reason
GENERAL OPERATING ACCOUNT	228240	11/30/2023	FLORIDA COMBINED LIFE	24-00286	Open PO EE Pd Dental Ins FY24	\$ 24,539.16	\$ 24,539.16	\$ -	Correction to Amt.
GENERAL OPERATING ACCOUNT	228241	11/30/2023	GARBER CHRYSLER DODGE TRUCK	23-06070	Replacement Truck	\$ 43,148.55	\$ -	\$ 43,148.55	
GENERAL OPERATING ACCOUNT	228242	11/30/2023	GENERAL UTILITIES CORPORATION	24-01030	General Utilities- Wewa	\$ 251.00	\$ -	\$ 251.00	
GENERAL OPERATING ACCOUNT	228243	11/30/2023	GOLDSMITH, ANTHONY	24-01074	Mileage Reimbursement	\$ 49.52	\$ -	\$ 49.52	
GENERAL OPERATING ACCOUNT	228244	11/30/2023	GOLF CART ENTERPRISES INC.	24-00821	PARTS FOR CITY GOLF CARTS	\$ 772.98	\$ -	\$ 772.98	
GENERAL OPERATING ACCOUNT	228245	11/30/2023	GRAINGER	24-00447	Citywide blanket for repairs	\$ 20.29	\$ -	\$ 20.29	
GENERAL OPERATING ACCOUNT	228245	11/30/2023	GRAINGER	24-00711	Repair Parts & Equipment	\$ 302.18	\$ -	\$ 302.18	
GENERAL OPERATING ACCOUNT	228246	11/30/2023	GUARDIAN EQUIPMENT INC	24-00778	Bleach Storage Tank Repair	\$ 1,842.80	\$ -	\$ 1,842.80	
GENERAL OPERATING ACCOUNT	228247	11/30/2023	HIGH REACH CO. LLC	24-00763	PARTS & REPAIR ON LIFT TRUCKS	\$ 3,261.41	\$ -	\$ 3,261.41	
GENERAL OPERATING ACCOUNT	228248	11/30/2023	HOPE COMMUNITY CENTER	24-00904	Donation - Velazquez	\$ 300.00	\$ -	\$ 300.00	
GENERAL OPERATING ACCOUNT	228249	11/30/2023	HR LAW, P.A.	24-01070	PRR Refund - BWC	\$ 371.70	\$ 371.70	\$ -	INCORRECT AMT
GENERAL OPERATING ACCOUNT	228250	11/30/2023	JOHN LAND APOPKA COMM TRUST	24-00680	John Land Gala Table Purchase	\$ 1,250.00	\$ -	\$ 1,250.00	
GENERAL OPERATING ACCOUNT	228251	11/30/2023	LAKE TECH'S INSTITUTE OF PUBLI	24-01025	Shelby Smith Academy Sponsorsh	\$ 3,709.59	\$ -	\$ 3,709.59	
GENERAL OPERATING ACCOUNT	228252	11/30/2023	LEVEL3 FINANCING, INC.	24-01019	Secondary Internet Circuit	\$ 2,701.37	\$ -	\$ 2,701.37	
GENERAL OPERATING ACCOUNT	228253	11/30/2023	LINER PATCH LLC	24-00304	Plants for city properties	\$ 1,254.00	\$ -	\$ 1,254.00	
GENERAL OPERATING ACCOUNT	228254	11/30/2023	LIVEVIEW GPS, INC	24-00460	CID Monthly GPS Service	\$ 165.65	\$ -	\$ 165.65	
GENERAL OPERATING ACCOUNT	228255	11/30/2023	MAX SERVICE AIR AND HEAT, LLC	24-01016	Blanket for citywide AC repair	\$ 500.00	\$ -	\$ 500.00	
GENERAL OPERATING ACCOUNT	228256	11/30/2023	MOTOROLA SOLUTIONS, INC.	23-04622	Camera Installs	\$ 19,000.00	\$ -	\$ 19,000.00	
GENERAL OPERATING ACCOUNT	228257	11/30/2023	MUNICIPAL EMERGENCY SERVICES	24-00164	Blanket PO - Firefighter PPE	\$ 3,210.68	\$ -	\$ 3,210.68	
GENERAL OPERATING ACCOUNT	228258	11/30/2023	NATIONAL STORM RECOVERY, LLC	24-00841	Tree Work	\$ 990.25	\$ -	\$ 990.25	
GENERAL OPERATING ACCOUNT	228259	11/30/2023	NELSON, BRYAN	24-00867	Reimburse Mayor frames	\$ 319.90	\$ -	\$ 319.90	
GENERAL OPERATING ACCOUNT	228260	11/30/2023	NET TRANSCRIPTS, INC	24-00783	Transcripts	\$ 109.12	\$ -	\$ 109.12	
GENERAL OPERATING ACCOUNT	228261	11/30/2023	Orange County (FL) Alumnae Cha	24-00875	Sponsor table - Comm. Smith	\$ 850.00	\$ -	\$ 850.00	
GENERAL OPERATING ACCOUNT	228262	11/30/2023	PREMIERE JANITORIAL SUPPLY	24-00076	Inventory items blanket PO	\$ 1,402.35	\$ -	\$ 1,402.35	
GENERAL OPERATING ACCOUNT	228263	11/30/2023	PRINTERS, THE	24-00574	Envelopes - Comm Dev Dept	\$ 634.00	\$ -	\$ 634.00	
GENERAL OPERATING ACCOUNT	228264	11/30/2023	PROFESSIONAL PEST MANAGEMENT	24-00132	Ballfield Chemical Application	\$ 14,490.00	\$ -	\$ 14,490.00	
GENERAL OPERATING ACCOUNT	228265	11/30/2023	RADWELL INTERNATIONAL, LLC	24-00672	PLC Card Repairs	\$ 667.81	\$ -	\$ 667.81	
GENERAL OPERATING ACCOUNT	228266	11/30/2023	RAFTELIS	23-05770	Consulting Services	\$ 4,829.50	\$ -	\$ 4,829.50	
GENERAL OPERATING ACCOUNT	228267	11/30/2023	RAMAKER & ASSOCIATES, INC.	24-01095	CIMS Cloud Hosting	\$ 1,500.00	\$ -	\$ 1,500.00	
GENERAL OPERATING ACCOUNT	228268	11/30/2023	RANDALL MECHANICAL, INC.	24-00471	Fire Systems Insp and monitori	\$ 2,275.00	\$ -	\$ 2,275.00	
GENERAL OPERATING ACCOUNT	228268	11/30/2023	RANDALL MECHANICAL, INC.	24-00912	Fire Sprinkler/Alarm Repairs	\$ 127.50	\$ -	\$ 127.50	
GENERAL OPERATING ACCOUNT	228269	11/30/2023	ROSENBAUER SOUTH DAKOTA, LLC	24-00455	MISCELLANEOUS FIRE TRUCKS PART	\$ 530.68	\$ -	\$ 530.68	
GENERAL OPERATING ACCOUNT	228270	11/30/2023	RUSSO, NICHOLAS	24-01023	Sponsorship Reimburse. Trainin	\$ 1,095.00	\$ -	\$ 1,095.00	
GENERAL OPERATING ACCOUNT	228271	11/30/2023	SCHNEIDER ELECTRIC USA, INC.	23-05783	Lift Station RTU materials	\$ 23,892.00	\$ -	\$ 23,892.00	
GENERAL OPERATING ACCOUNT	228272	11/30/2023	STAPLES CONTRACT & COMMERCIAL	24-00336	Operating & Office Supplies	\$ 783.30	\$ -	\$ 783.30	
GENERAL OPERATING ACCOUNT	228273	11/30/2023	TRANSUNION RISK AND ALTERNATIV	23-00659	Transunion Risk TLO	\$ 394.60	\$ -	\$ 394.60	
GENERAL OPERATING ACCOUNT	228274	11/30/2023	ULINE INC	24-00085	Inventory Items - Blanket PO	\$ 92.07	\$ -	\$ 92.07	
GENERAL OPERATING ACCOUNT	228274	11/30/2023	ULINE INC	24-00599	Evidence Section Supplies	\$ 1,109.76	\$ -	\$ 1,109.76	
GENERAL OPERATING ACCOUNT	228275	11/30/2023	USA BLUE BOOK	24-00077	Inventory items blanket PO	\$ 47.90	\$ -	\$ 47.90	
GENERAL OPERATING ACCOUNT	228276	11/30/2023	USA SERVICES OF FLORIDA, INC.	24-01089	Street Sweepging	\$ 10,078.69	\$ -	\$ 10,078.69	
GENERAL OPERATING ACCOUNT	228277	11/30/2023	VERIZON WIRELESS	24-00908	Verizon Cellular Service	\$ 36.07	\$ -	\$ 36.07	
GENERAL OPERATING ACCOUNT	228278	11/30/2023	VISION SERVICE PLAN - (IC)	24-00287	Open PO for EE PD Vision FY24	\$ 1,497.50	\$ -	\$ 1,497.50	
GENERAL OPERATING ACCOUNT	228279	11/30/2023	West Orange Chamber of Commerc	24-00906	West Orange Chamber reimburse	\$ 486.08	\$ -	\$ 486.08	
GENERAL OPERATING ACCOUNT	228280	11/30/2023	ZEP SALES & SERVICE	24-00081	Blanket PO - SOAP & DEODORIZER	\$ 296.44	\$ -	\$ 296.44	
OPERATING ACCOUNT WIRES	902714	11/3/2023	EXPERTPAY	24-00515	CHILD SUPPORT W/E 10/28/23	\$ 2,183.15	\$ -	\$ 2,183.15	
OPERATING ACCOUNT WIRES	902715	11/3/2023	INTERNAL REVENUE SERVICE	24-00517	ACH PAYROLL TAX W/E 10/28/23	\$ 174,390.83	\$ -	\$ 174,390.83	
OPERATING ACCOUNT WIRES	902716	11/3/2023	PRUDENTIAL RETIREMENT	24-00518	PRUDENTIAL RETIREMENT 10/28/23	\$ 175,455.68	\$ -	\$ 175,455.68	
OPERATING ACCOUNT WIRES	902717	11/3/2023	VOYA INSTITUTIONAL TRUST CO.	24-00516	457 CONTRIBUTION W/E 10/28/23	\$ 8,076.30	\$ -	\$ 8,076.30	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-00351	Amazon Open Purchase Order	\$ 670.69	\$ -	\$ 670.69	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-00508	Blanke Program/Crafts supplies	\$ 86.66	\$ -	\$ 86.66	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-00512	Digital Subscription - J Hitt	\$ 15.96	\$ -	\$ 15.96	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-00541	Batteries for PD Lights	\$ 894.35	\$ -	\$ 894.35	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-00605	Facebook Ads	\$ 33.28	\$ -	\$ 33.28	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-00693	Station 6 Lease Agreement	\$ 2,448.37	\$ -	\$ 2,448.37	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-01147	Blanket for PS toll charges	\$ 475.00	\$ -	\$ 475.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-02748	Amazon	\$ 69.00	\$ -	\$ 69.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-02822	FBI-LEEDA Memberships	\$ 100.00	\$ -	\$ 100.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-03806	BDCC Summer Camp Supplies	\$ 238.86	\$ -	\$ 238.86	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-04253	Notary Renewal	\$ 204.36	\$ -	\$ 204.36	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05098	External Job Board Posting	\$ 280.00	\$ -	\$ 280.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05198	ArcGIS PRO Training	\$ 2,553.00	\$ -	\$ 2,553.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05230	Smoke Machine Repair	\$ 370.44	\$ -	\$ 370.44	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05515	Awards and Trophies	\$ 83.10	\$ -	\$ 83.10	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05537	ICC Membership - John Hanson	\$ 66.00	\$ -	\$ 66.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05633	Event decoration- Hisp. Hert	\$ 2,326.18	\$ -	\$ 2,326.18	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05716	Desk Monitor Stand	\$ 57.99	\$ -	\$ 57.99	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05738	Engineering Plan Office Supply	\$ 141.00	\$ -	\$ 141.00	

City of Apopka
November 2023
Finance Disbursement Report
Exhibit A

Description	Check #	Check Date	Vendor Name	PO #	Description	Amount	Void Amount	Net Amount	Void Reason
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05752	Heat Stress Tracker	\$ 1,996.00	\$ -	\$ 1,996.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05753	Office furniture & monitors	\$ 2,131.16	\$ -	\$ 2,131.16	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05763	Environmental Sampling Supply	\$ 36.42	\$ -	\$ 36.42	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05765	iPad Cases	\$ 251.72	\$ -	\$ 251.72	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05774	Wisecup Body Language Training	\$ 225.00	\$ -	\$ 225.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05781	Lift Station RTU Materials	\$ 3,174.00	\$ -	\$ 3,174.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05785	King's Developing LE Mangers	\$ 795.00	\$ -	\$ 795.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05789	Holly Computer Items	\$ 46.36	\$ -	\$ 46.36	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05799	Wastewater A Course	\$ 100.00	\$ -	\$ 100.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05800	Inflatables for events	\$ 1,603.13	\$ -	\$ 1,603.13	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05806	PAT- Football Flag Belts	\$ 54.40	\$ -	\$ 54.40	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05808	Balloon Twister	\$ 200.00	\$ -	\$ 200.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05810	Blanket PO - Office Supplies	\$ 2,223.25	\$ -	\$ 2,223.25	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05814	Movie license fees	\$ 510.00	\$ -	\$ 510.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05817	Computer Monitor Arms	\$ 52.99	\$ -	\$ 52.99	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05818	K9 Unit ID Placards	\$ 142.83	\$ -	\$ 142.83	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05820	Emergency Window Hammers	\$ 559.65	\$ -	\$ 559.65	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05825	Speakers for Events	\$ 1,099.98	\$ -	\$ 1,099.98	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05945	Office Supplies	\$ 88.50	\$ -	\$ 88.50	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05946	FDOT Toll Enforcement Payment	\$ 12.99	\$ -	\$ 12.99	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05947	Air Gap - Lightening protect'n	\$ 601.54	\$ -	\$ 601.54	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05948	Certified EE Benefits - Wanda	\$ 966.45	\$ -	\$ 966.45	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05949	Certified EE Benefits - Joe	\$ 966.45	\$ -	\$ 966.45	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05957	Wiggins Crime Prv Conference	\$ 385.00	\$ -	\$ 385.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05960	Water Plant Operating Fees	\$ 6,000.00	\$ -	\$ 6,000.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05963	Training Pay- McMaster Confer	\$ 225.00	\$ -	\$ 225.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05966	Office Furniture	\$ 1,670.27	\$ -	\$ 1,670.27	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-05974	Fiber for PubSvcs Cameras	\$ 511.26	\$ -	\$ 511.26	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-06049	ZipRecruiter:External job post	\$ 1,499.00	\$ -	\$ 1,499.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-06051	Office Furniture	\$ 967.89	\$ -	\$ 967.89	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-06059	Training Scenario Software	\$ 1,796.00	\$ -	\$ 1,796.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	23-06072	full page ad chamber directory	\$ 1,405.95	\$ -	\$ 1,405.95	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	24-00375	iStock Images	\$ 1,500.00	\$ -	\$ 1,500.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	24-00503	BUSINESS PRIME MEMBERSHIP	\$ 499.00	\$ -	\$ 499.00	
OPERATING ACCOUNT WIRES	902697	11/6/2023	SYNOVUS BANK	24-00569	IVR PHONE PAYMENT-SEPT23	\$ 1,236.71	\$ -	\$ 1,236.71	
OPERATING ACCOUNT WIRES	902699	11/6/2023	DUKE ENERGY	23-00680	FY23 Electronic Invoices 1022	\$ 859.85	\$ -	\$ 859.85	
OPERATING ACCOUNT WIRES	902699	11/6/2023	DUKE ENERGY	23-00704	22/23 MSBU SL Avian Pointe	\$ 4,454.35	\$ -	\$ 4,454.35	
OPERATING ACCOUNT WIRES	902699	11/6/2023	DUKE ENERGY	23-00967	Street Lights & Median Elect.	\$ 11,063.26	\$ -	\$ 11,063.26	
OPERATING ACCOUNT WIRES	902699	11/6/2023	DUKE ENERGY	23-01186	MSBU Str Lgt West Kelly Park	\$ 903.22	\$ -	\$ 903.22	
OPERATING ACCOUNT WIRES	902699	11/6/2023	DUKE ENERGY	23-01223	FY23 Electric Invoices 3171	\$ 18,084.98	\$ -	\$ 18,084.98	
OPERATING ACCOUNT WIRES	902699	11/6/2023	DUKE ENERGY	23-01590	FY23 Electic Invoices 3614	\$ 1,840.48	\$ -	\$ 1,840.48	
OPERATING ACCOUNT WIRES	902699	11/6/2023	DUKE ENERGY	23-01769	Energy Charges FY23 3514	\$ 172.60	\$ -	\$ 172.60	
OPERATING ACCOUNT WIRES	902718	11/6/2023	U.S.POSTAL SVCS / ACCT 8041003	24-00321	Blanket PO: CH Postage Machine	\$ 15,000.00	\$ -	\$ 15,000.00	
OPERATING ACCOUNT WIRES	902702	11/7/2023	DUKE ENERGY	23-00403	FY23 Electronic Invoices 3111	\$ 29,931.11	\$ -	\$ 29,931.11	
OPERATING ACCOUNT WIRES	902702	11/7/2023	DUKE ENERGY	23-00499	FY23 Electronic Invoices 2110	\$ 8,170.33	\$ -	\$ 8,170.33	
OPERATING ACCOUNT WIRES	902702	11/7/2023	DUKE ENERGY	23-00704	22/23 MSBU SL Avian Pointe	\$ 2,477.47	\$ -	\$ 2,477.47	
OPERATING ACCOUNT WIRES	902702	11/7/2023	DUKE ENERGY	23-00705	22/23 MSBU Str Lgt E. Kelly Pa	\$ 2,068.87	\$ -	\$ 2,068.87	
OPERATING ACCOUNT WIRES	902702	11/7/2023	DUKE ENERGY	23-00861	FY23 Electronic Invoices 2210	\$ 3,606.62	\$ -	\$ 3,606.62	
OPERATING ACCOUNT WIRES	902702	11/7/2023	DUKE ENERGY	23-00863	FY23 Electronic Invoices 2250	\$ 938.36	\$ -	\$ 938.36	
OPERATING ACCOUNT WIRES	902702	11/7/2023	DUKE ENERGY	23-00897	Electric Invoices 3151	\$ 32.69	\$ -	\$ 32.69	
OPERATING ACCOUNT WIRES	902702	11/7/2023	DUKE ENERGY	23-00898	FY23 Electrical Invoices 3121	\$ 126,210.95	\$ -	\$ 126,210.95	
OPERATING ACCOUNT WIRES	902702	11/7/2023	DUKE ENERGY	23-00966	Electric Inv. 3412-4300	\$ 1,254.10	\$ -	\$ 1,254.10	
OPERATING ACCOUNT WIRES	902702	11/7/2023	DUKE ENERGY	23-00967	Street Lights & Median Elect.	\$ 6,872.33	\$ -	\$ 6,872.33	
OPERATING ACCOUNT WIRES	902702	11/7/2023	DUKE ENERGY	23-01223	FY23 Electric Invoices 3171	\$ 4,764.18	\$ -	\$ 4,764.18	
OPERATING ACCOUNT WIRES	902702	11/7/2023	DUKE ENERGY	23-01769	Energy Charges FY23 3514	\$ 18,034.16	\$ -	\$ 18,034.16	
OPERATING ACCOUNT WIRES	902704	11/7/2023	DUKE ENERGY	23-00499	FY23 Electronic Invoices 2110	\$ 992.27	\$ -	\$ 992.27	
OPERATING ACCOUNT WIRES	902704	11/7/2023	DUKE ENERGY	23-00861	FY23 Electronic Invoices 2210	\$ 111.73	\$ -	\$ 111.73	
OPERATING ACCOUNT WIRES	902704	11/7/2023	DUKE ENERGY	23-00863	FY23 Electronic Invoices 2250	\$ 1,478.51	\$ -	\$ 1,478.51	
OPERATING ACCOUNT WIRES	902704	11/7/2023	DUKE ENERGY	23-00897	Electric Invoices 3151	\$ 2,148.27	\$ -	\$ 2,148.27	
OPERATING ACCOUNT WIRES	902704	11/7/2023	DUKE ENERGY	23-00966	Electric Inv. 3412-4300	\$ 1,319.07	\$ -	\$ 1,319.07	
OPERATING ACCOUNT WIRES	902704	11/7/2023	DUKE ENERGY	23-00967	Street Lights & Median Elect.	\$ 5,340.82	\$ -	\$ 5,340.82	
OPERATING ACCOUNT WIRES	902704	11/7/2023	DUKE ENERGY	23-01223	FY23 Electric Invoices 3171	\$ 10,290.91	\$ -	\$ 10,290.91	
OPERATING ACCOUNT WIRES	902704	11/7/2023	DUKE ENERGY	23-01769	Energy Charges FY23 3514	\$ 3,940.12	\$ -	\$ 3,940.12	
OPERATING ACCOUNT WIRES	902719	11/9/2023	FLORIDA DEPARTMENT OF REVENUE	24-00653	3rdQtr 07/1-09/30/23 Reemp Tax	\$ 462.80	\$ -	\$ 462.80	
OPERATING ACCOUNT WIRES	902726	11/9/2023	WALMART COMMUNITY/CAPITAL ONE	23-00378	Blanket Sr.Lunch,supplies etc.	\$ 70.39	\$ -	\$ 70.39	
OPERATING ACCOUNT WIRES	902726	11/9/2023	WALMART COMMUNITY/CAPITAL ONE	23-00472	Operating & Office Supplies	\$ 798.17	\$ -	\$ 798.17	
OPERATING ACCOUNT WIRES	902726	11/9/2023	WALMART COMMUNITY/CAPITAL ONE	23-00756	Community event supplies	\$ 682.31	\$ -	\$ 682.31	

City of Apopka
November 2023
Finance Disbursement Report
Exhibit A

Description	Check #	Check Date	Vendor Name	PO #	Description	Amount	Void Amount	Net Amount	Void Reason
OPERATING ACCOUNT WIRES	902726	11/9/2023	WALMART COMMUNITY/CAPITAL ONE	23-05951	2 BDAY Parties at APD	\$ 183.09	\$ -	\$ 183.09	
OPERATING ACCOUNT WIRES	902720	11/10/2023	APOPKA POLICE OFFICERS ASSOC	24-00709	PD Union October 2023	\$ 378.05	\$ -	\$ 378.05	
OPERATING ACCOUNT WIRES	902721	11/10/2023	APOPKA FIREFIGHTERS ASSOC.	24-00708	FD Assoc Dues October 2023	\$ 568.00	\$ -	\$ 568.00	
OPERATING ACCOUNT WIRES	902722	11/10/2023	APOPKA PROFESSIONAL	24-00710	FD Union Dues October 2023	\$ 4,150.80	\$ -	\$ 4,150.80	
OPERATING ACCOUNT WIRES	902723	11/10/2023	EXPERTPAY	24-00704	CHILD SUPPORT W/E 11/04/23	\$ 2,183.15	\$ -	\$ 2,183.15	
OPERATING ACCOUNT WIRES	902724	11/10/2023	INTERNAL REVENUE SERVICE	24-00706	ACH PAYROLL TAX W/E 11/04/23	\$ 168,645.72	\$ -	\$ 168,645.72	
OPERATING ACCOUNT WIRES	902725	11/10/2023	VOYA INSTITUTIONAL TRUST CO.	24-00705	457 CONTRIBUTION W/E 11/04/23	\$ 8,209.08	\$ -	\$ 8,209.08	
OPERATING ACCOUNT WIRES	902727	11/10/2023	HOME DEPOT CREDIT SERVICES	23-00416	Repair needs for division	\$ 1,135.44	\$ -	\$ 1,135.44	
OPERATING ACCOUNT WIRES	902727	11/10/2023	HOME DEPOT CREDIT SERVICES	23-00974	Misc Operating Supplies	\$ 776.34	\$ -	\$ 776.34	
OPERATING ACCOUNT WIRES	902729	11/13/2023	LOWE'S	23-00417	Repair needs for division	\$ 322.61	\$ -	\$ 322.61	
OPERATING ACCOUNT WIRES	902729	11/13/2023	LOWE'S	23-00422	Station Operating Supplies	\$ 362.88	\$ -	\$ 362.88	
OPERATING ACCOUNT WIRES	902729	11/13/2023	LOWE'S	23-00894	Repair & Maintenance Supplies	\$ 2,557.43	\$ -	\$ 2,557.43	
OPERATING ACCOUNT WIRES	902729	11/13/2023	LOWE'S	23-00952	Blanket PO for supplies	\$ 332.33	\$ -	\$ 332.33	
OPERATING ACCOUNT WIRES	902729	11/13/2023	LOWE'S	23-04452	General Supplies	\$ 284.05	\$ -	\$ 284.05	
OPERATING ACCOUNT WIRES	902730	11/15/2023	WALMART COMMUNITY/CAPITAL ONE	23-05944	National Night Out food	\$ 507.00	\$ -	\$ 507.00	
OPERATING ACCOUNT WIRES	902730	11/15/2023	WALMART COMMUNITY/CAPITAL ONE	24-00341	Blanket PO - Supplies	\$ 681.73	\$ -	\$ 681.73	
OPERATING ACCOUNT WIRES	902731	11/15/2023	DUKE ENERGY	23-00966	Electric Inv. 3412-4300	\$ 92.25	\$ -	\$ 92.25	
OPERATING ACCOUNT WIRES	902731	11/15/2023	DUKE ENERGY	23-00967	Street Lights & Median Elect.	\$ 4,552.54	\$ -	\$ 4,552.54	
OPERATING ACCOUNT WIRES	902734	11/15/2023	HOME DEPOT CREDIT SERVICES	23-00752	Blanket PO Tools nad Harware	\$ (40.48)	\$ -	\$ (40.48)	
OPERATING ACCOUNT WIRES	902734	11/15/2023	HOME DEPOT CREDIT SERVICES	24-00069	General Operating Supplies	\$ 2,733.31	\$ -	\$ 2,733.31	
OPERATING ACCOUNT WIRES	902734	11/15/2023	HOME DEPOT CREDIT SERVICES	24-00088	Repair needs for Division	\$ 4,243.30	\$ -	\$ 4,243.30	
OPERATING ACCOUNT WIRES	902734	11/15/2023	HOME DEPOT CREDIT SERVICES	24-00150	Non inventory supplies	\$ 93.86	\$ -	\$ 93.86	
OPERATING ACCOUNT WIRES	902735	11/15/2023	PRUDENTIAL RETIREMENT	24-00846	PRUDENTIAL RETIREMENT 11/04/23	\$ 173,153.23	\$ -	\$ 173,153.23	
OPERATING ACCOUNT WIRES	902736	11/16/2023	LOWE'S	24-00068	repairs to facilities	\$ 664.21	\$ -	\$ 664.21	
OPERATING ACCOUNT WIRES	902736	11/16/2023	LOWE'S	24-00151	Non inventory supplies	\$ 182.26	\$ -	\$ 182.26	
OPERATING ACCOUNT WIRES	902736	11/16/2023	LOWE'S	24-00297	Station Operating Supplies	\$ 957.34	\$ -	\$ 957.34	
OPERATING ACCOUNT WIRES	902737	11/17/2023	ORANGE COUNTY COMPTROLLER	24-00887	ORANGE CO PUBLIC SERVICE TAX	\$ 17,635.73	\$ -	\$ 17,635.73	
OPERATING ACCOUNT WIRES	902744	11/17/2023	EXPERTPAY	24-00891	CHILD SUPPORT W/E 11/11/23	\$ 2,183.15	\$ -	\$ 2,183.15	
OPERATING ACCOUNT WIRES	902745	11/17/2023	INTERNAL REVENUE SERVICE	24-00893	ACH PAYROLL TAX W/E 11/11/23	\$ 176,673.50	\$ -	\$ 176,673.50	
OPERATING ACCOUNT WIRES	902746	11/17/2023	PRUDENTIAL RETIREMENT	24-00895	PRUDENTIAL RETIREMENT 11/11/23	\$ 185,543.35	\$ -	\$ 185,543.35	
OPERATING ACCOUNT WIRES	902747	11/17/2023	VOYA INSTITUTIONAL TRUST CO.	24-00892	457 CONTRIBUTION W/E 11/11/23	\$ 8,175.53	\$ -	\$ 8,175.53	
OPERATING ACCOUNT WIRES	902738	11/20/2023	BANK OF NEW YORK MELLON,THE	24-01013	ADMIN FEE UTILITY REF BOND2012	\$ 750.00	\$ -	\$ 750.00	
OPERATING ACCOUNT WIRES	902739	11/20/2023	ORANGE COUNTY PUBLIC SCHOOLS	24-01014	3Q SCHOOL IMPACT FEE 7-9/23	\$ 1,634,534.72	\$ -	\$ 1,634,534.72	
OPERATING ACCOUNT WIRES	902740	11/20/2023	PUBLIC RISK MANAGEMENT OF FL	24-00916	November 2023Medical Insurance	\$ 662,578.99	\$ -	\$ 662,578.99	
OPERATING ACCOUNT WIRES	902742	11/21/2023	DUKE ENERGY	24-00302	Electric Bill Payments	\$ 84.30	\$ -	\$ 84.30	
OPERATING ACCOUNT WIRES	902742	11/21/2023	DUKE ENERGY	24-00311	FY23 Electronic Invoices 3010	\$ 889.29	\$ -	\$ 889.29	
OPERATING ACCOUNT WIRES	902742	11/21/2023	DUKE ENERGY	24-00917	Street Lights & Median Elect.	\$ 19,595.71	\$ -	\$ 19,595.71	
OPERATING ACCOUNT WIRES	902742	11/21/2023	DUKE ENERGY	24-01012	Electric Inv. 3412-4300	\$ 218.94	\$ -	\$ 218.94	
OPERATING ACCOUNT WIRES	902742	11/21/2023	DUKE ENERGY	24-01052	Duke Energy PO for Power	\$ 387.33	\$ -	\$ 387.33	
OPERATING ACCOUNT WIRES	902743	11/21/2023	FLORIDA AGENCY HEATLH CARE ADM	24-01015	PEMT MCO Intergov't Transfer	\$ 169,363.37	\$ -	\$ 169,363.37	
OPERATING ACCOUNT WIRES	902748	11/21/2023	FLORIDA DEPARTMENT OF REVENUE	24-01042	OCTOBER 2023 SALES TAX PYMNT	\$ 1,350.14	\$ -	\$ 1,350.14	
OPERATING ACCOUNT WIRES	902749	11/21/2023	PRUDENTIAL RETIREMENT	24-01043	PRUDENTIAL RETIREMENT 11/11/23	\$ 28,220.02	\$ -	\$ 28,220.02	
OPERATING ACCOUNT WIRES	902750	11/21/2023	INTERNAL REVENUE SERVICE	24-01044	ACH PAYROLL TAX W/E 11/11/23	\$ 21,506.23	\$ -	\$ 21,506.23	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	23-00605	Facebook Ads	\$ 36.71	\$ -	\$ 36.71	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	23-05363	Senior Murder Mystery show	\$ 799.50	\$ -	\$ 799.50	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	23-05964	Hotel payment- McMaster Confer	\$ 745.00	\$ -	\$ 745.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	23-05965	Fuel- McMaster Conference	\$ 45.01	\$ -	\$ 45.01	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	23-06051	Office Furniture	\$ 69.59	\$ -	\$ 69.59	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	23-06085	CPRP Courses and Test	\$ 1,650.00	\$ -	\$ 1,650.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	23-06087	Baez Advanced Undercover Ops	\$ 375.00	\$ -	\$ 375.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	23-06089	Werts and Kennedy Jr Training	\$ 800.00	\$ -	\$ 800.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	23-06090	Werts and Kennedy Jr Hotel	\$ 535.00	\$ -	\$ 535.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	23-06099	Office Supply	\$ 59.99	\$ -	\$ 59.99	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	23-06102	Recruiting Event- Kissimmee	\$ 520.00	\$ -	\$ 520.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	23-06104	McMaster FLPAC Conference Fee	\$ 225.00	\$ -	\$ 225.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	23-06115	Hotel payment McKinley-Miller	\$ 298.00	\$ -	\$ 298.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00003	October Sr. Boat Trip	\$ 648.75	\$ -	\$ 648.75	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00053	Job Fair- Florida Jobs	\$ 822.93	\$ -	\$ 822.93	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00062	Team Sideline Subscription	\$ 649.00	\$ -	\$ 649.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00067	McKinley/JMiller Luncheon	\$ 60.00	\$ -	\$ 60.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00071	McKinley/Miller FBINAA Train	\$ 70.00	\$ -	\$ 70.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00072	Service Pinning Luncheon	\$ 233.55	\$ -	\$ 233.55	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00089	Office Supply	\$ 79.19	\$ -	\$ 79.19	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00099	Blanket Sr Supply needs	\$ 16.25	\$ -	\$ 16.25	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00102	Blanket supplies/ events FCC	\$ 121.94	\$ -	\$ 121.94	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00104	FLC 2023 Legislative Conferenc	\$ 300.00	\$ -	\$ 300.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00155	Murphy Crime Scene Photo Train	\$ 595.00	\$ -	\$ 595.00	

City of Apopka
November 2023
Finance Disbursement Report
Exhibit A

Description	Check #	Check Date	Vendor Name	PO #	Description	Amount	Void Amount	Net Amount	Void Reason
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00157	King and Garcia FBILED A	\$ 1,590.00	\$ -	\$ 1,590.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00170	Event/program supplies	\$ 189.70	\$ -	\$ 189.70	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00172	Fun Times Bounce House Party	\$ 629.37	\$ -	\$ 629.37	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00173	Balloons by Eva	\$ 400.00	\$ -	\$ 400.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00261	UTILITY BILLING IVR PHONE PYMT	\$ 1,179.13	\$ -	\$ 1,179.13	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00275	OrlandoJobs- Diversity Jobfair	\$ 1,395.00	\$ -	\$ 1,395.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00277	Hanstein- Career Fair MacDill	\$ 65.00	\$ -	\$ 65.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00305	Dunkin Donuts order for meetin	\$ 128.19	\$ -	\$ 128.19	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00314	Station 6 Lease	\$ 2,469.76	\$ -	\$ 2,469.76	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00369	Blanket PO - Office Supplies	\$ 132.93	\$ -	\$ 132.93	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00401	Plants for Decorations	\$ 931.20	\$ -	\$ 931.20	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00406	Blanket PO - Shipping	\$ 126.50	\$ -	\$ 126.50	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00408	Office Furniture	\$ 156.99	\$ -	\$ 156.99	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00409	Virtual Meeting Service	\$ 599.60	\$ -	\$ 599.60	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00419	FL EconomicDevelopment Council	\$ 300.00	\$ -	\$ 300.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00427	Hanstein-Recruiting Fair VCC	\$ 99.00	\$ -	\$ 99.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00428	Seminar - Vkerr	\$ 159.00	\$ -	\$ 159.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00436	Display Port	\$ 29.97	\$ -	\$ 29.97	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00438	CEU Class	\$ 240.00	\$ -	\$ 240.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00445	Digital Subscription - J Hitt	\$ 15.96	\$ -	\$ 15.96	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00472	Amazon Open Purchase Order	\$ 788.82	\$ -	\$ 788.82	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00596	FRA 2023 Conf Registration Fee	\$ 395.00	\$ -	\$ 395.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00644	FRA 2023 - Hotel Accomodations	\$ 436.11	\$ -	\$ 436.11	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00646	W King training	\$ 2,000.00	\$ -	\$ 2,000.00	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-00660	Training Fuel- Werts/BKJ	\$ 62.50	\$ -	\$ 62.50	
OPERATING ACCOUNT WIRES	902776	11/21/2023	SYNOVUS BANK	24-01203	Domain Registration Renewals	\$ 75.98	\$ -	\$ 75.98	
OPERATING ACCOUNT WIRES	902753	11/24/2023	DUKE ENERGY	24-00127	Utility Billing - Electrical	\$ 678.44	\$ -	\$ 678.44	
OPERATING ACCOUNT WIRES	902753	11/24/2023	DUKE ENERGY	24-00302	Electric Bill Payments	\$ 17,732.21	\$ -	\$ 17,732.21	
OPERATING ACCOUNT WIRES	902753	11/24/2023	DUKE ENERGY	24-00696	Blanket PO - Utility Charges	\$ 7,657.96	\$ -	\$ 7,657.96	
OPERATING ACCOUNT WIRES	902753	11/24/2023	DUKE ENERGY	24-00843	FY24 Electric Invoices 3614	\$ 2,570.85	\$ -	\$ 2,570.85	
OPERATING ACCOUNT WIRES	902753	11/24/2023	DUKE ENERGY	24-00917	Street Lights & Median Elect.	\$ 23,831.26	\$ -	\$ 23,831.26	
OPERATING ACCOUNT WIRES	902753	11/24/2023	DUKE ENERGY	24-01012	Electric Inv. 3412-4300	\$ 206.33	\$ -	\$ 206.33	
OPERATING ACCOUNT WIRES	902754	11/24/2023	EXPERTPAY	24-01061	CHILD SUPPORT W/E 11/18/23	\$ 2,183.15	\$ -	\$ 2,183.15	
OPERATING ACCOUNT WIRES	902755	11/24/2023	INTERNAL REVENUE SERVICE	24-01063	ACH PAYROLL TAX W/E 11/18/23	\$ 187,348.46	\$ -	\$ 187,348.46	
OPERATING ACCOUNT WIRES	902756	11/24/2023	PRUDENTIAL RETIREMENT	24-01065	PRUDENTIAL RETIREMENT 11/18/23	\$ 179,152.23	\$ -	\$ 179,152.23	
OPERATING ACCOUNT WIRES	902757	11/24/2023	VOYA INSTITUTIONAL TRUST CO.	24-01062	457 CONTRIBUTION W/E 11/18/23	\$ 8,240.42	\$ -	\$ 8,240.42	
OPERATING ACCOUNT WIRES	902765	11/24/2023	ORANGE COUNTY COMPTROLLER	24-00398	Recording fees	\$ 516.50	\$ -	\$ 516.50	
OPERATING ACCOUNT WIRES	902759	11/28/2023	DUKE ENERGY	24-00917	Street Lights & Median Elect.	\$ 78,754.78	\$ -	\$ 78,754.78	
OPERATING ACCOUNT WIRES	902762	11/29/2023	DUKE ENERGY	24-00127	Utility Billing - Electrical	\$ 9,953.42	\$ -	\$ 9,953.42	
OPERATING ACCOUNT WIRES	902762	11/29/2023	DUKE ENERGY	24-00300	Duke Energy Blanket	\$ 43,128.63	\$ -	\$ 43,128.63	
OPERATING ACCOUNT WIRES	902762	11/29/2023	DUKE ENERGY	24-00302	Electric Bill Payments	\$ 14,739.71	\$ -	\$ 14,739.71	
OPERATING ACCOUNT WIRES	902762	11/29/2023	DUKE ENERGY	24-00307	Electronic Invoices 2210	\$ 3,815.91	\$ -	\$ 3,815.91	
OPERATING ACCOUNT WIRES	902762	11/29/2023	DUKE ENERGY	24-00309	FY23 Electronic Invoices 2250	\$ 2,396.82	\$ -	\$ 2,396.82	
OPERATING ACCOUNT WIRES	902762	11/29/2023	DUKE ENERGY	24-00311	FY23 Electronic Invoices 3010	\$ 132.41	\$ -	\$ 132.41	
OPERATING ACCOUNT WIRES	902762	11/29/2023	DUKE ENERGY	24-00372	Warehouse Electric Bills	\$ 262.90	\$ -	\$ 262.90	
OPERATING ACCOUNT WIRES	902762	11/29/2023	DUKE ENERGY	24-00692	FY24 Electric Invoices 3210	\$ 262.91	\$ -	\$ 262.91	
OPERATING ACCOUNT WIRES	902762	11/29/2023	DUKE ENERGY	24-00696	Blanket PO - Utility Charges	\$ 1,179.06	\$ -	\$ 1,179.06	
OPERATING ACCOUNT WIRES	902762	11/29/2023	DUKE ENERGY	24-01011	Electric Invoices 3151	\$ 2,766.00	\$ -	\$ 2,766.00	
OPERATING ACCOUNT WIRES	902762	11/29/2023	DUKE ENERGY	24-01012	Electric Inv. 3412-4300	\$ 1,312.33	\$ -	\$ 1,312.33	
OPERATING ACCOUNT WIRES	902762	11/29/2023	DUKE ENERGY	24-01052	Duke Energy PO for Power	\$ 264.80	\$ -	\$ 264.80	
OPERATING ACCOUNT WIRES	902762	11/29/2023	DUKE ENERGY	24-01102	Duke Energy	\$ 27,776.64	\$ -	\$ 27,776.64	
OPERATING ACCOUNT WIRES	902764	11/30/2023	INTERNAL REVENUE SERVICE	24-01045	ACH PAYROLL TAX 2021 BAL DUE	\$ 6,024.48	\$ -	\$ 6,024.48	
SYNOVUS BANK E-PAYMENTS	304129	11/2/2023	ALTERNATIVE POWER SOLUTIONS, I	24-00004	Generator PM and repairs	\$ 1,221.94	\$ -	\$ 1,221.94	
SYNOVUS BANK E-PAYMENTS	304130	11/2/2023	APOPKA ACE HARDWARE & LUMBER I	24-00343	Repair & Maintenance Supplies	\$ 481.22	\$ -	\$ 481.22	
SYNOVUS BANK E-PAYMENTS	304130	11/2/2023	APOPKA ACE HARDWARE & LUMBER I	24-00346	MISCELLANEOUS VEHICLE PARTS	\$ 42.96	\$ -	\$ 42.96	
SYNOVUS BANK E-PAYMENTS	304130	11/2/2023	APOPKA ACE HARDWARE & LUMBER I	24-00362	Repairs to Facilities	\$ 28.28	\$ -	\$ 28.28	
SYNOVUS BANK E-PAYMENTS	304131	11/2/2023	CORE & MAIN LP	23-01423	Inventory items	\$ 23,976.96	\$ -	\$ 23,976.96	
SYNOVUS BANK E-PAYMENTS	304131	11/2/2023	CORE & MAIN LP	24-00098	Inventory items	\$ 11,767.04	\$ -	\$ 11,767.04	
SYNOVUS BANK E-PAYMENTS	304132	11/2/2023	DANA SAFETY SUPPLY, INC.	23-05269	Upfit of CSI Van	\$ 11,854.91	\$ -	\$ 11,854.91	
SYNOVUS BANK E-PAYMENTS	304132	11/2/2023	DANA SAFETY SUPPLY, INC.	23-05496	Upfit of patrol F150	\$ 14,869.19	\$ -	\$ 14,869.19	
SYNOVUS BANK E-PAYMENTS	304133	11/2/2023	FERRAN SERVICES & CONTRACTING,	23-00672	Blanket- HVAC, Plumbing, Elect	\$ 1,840.00	\$ -	\$ 1,840.00	
SYNOVUS BANK E-PAYMENTS	304134	11/2/2023	GOLF SPECIALTIES , INC	23-01375	Ballfield Clay	\$ 3,840.00	\$ -	\$ 3,840.00	
SYNOVUS BANK E-PAYMENTS	304135	11/2/2023	MILLIKAN BATTERY & ELECTRIC	24-00125	STOCK BATTERIES	\$ 2,728.50	\$ -	\$ 2,728.50	
SYNOVUS BANK E-PAYMENTS	304136	11/2/2023	MINER FLORIDA, LTD	24-00335	Overhead door service & repair	\$ 1,637.00	\$ -	\$ 1,637.00	
SYNOVUS BANK E-PAYMENTS	304137	11/2/2023	ORLANDO FREIGHTLINER, INC.	24-00456	MISC FREIGHTLINER TRUCK PARTS	\$ 1,641.42	\$ -	\$ 1,641.42	
SYNOVUS BANK E-PAYMENTS	304138	11/2/2023	TAYLORS PHARMACY	24-00344	Blanket PO - EMS Medications	\$ 105.00	\$ -	\$ 105.00	
SYNOVUS BANK E-PAYMENTS	304139	11/2/2023	TRAIL SAW & MOWER SERVICE, INC	23-00577	MISCELLANEOUS MOWER PARTS	\$ 493.06	\$ -	\$ 493.06	

City of Apopka
November 2023
Finance Disbursement Report
Exhibit A

Description	Check #	Check Date	Vendor Name	PO #	Description	Amount	Void Amount	Net Amount	Void Reason
SYNOVUS BANK E-PAYMENTS	304140	11/2/2023	HORIZON DISTRIBUTORS INC	23-01437	Irrigation parts	\$ 89.23	\$ -	\$ 89.23	
SYNOVUS BANK E-PAYMENTS	304141	11/9/2023	APOPKA ACE HARDWARE & LUMBER I	24-00343	Repair & Maintenance Supplies	\$ 135.54	\$ -	\$ 135.54	
SYNOVUS BANK E-PAYMENTS	304142	11/9/2023	CHANNEL INNOVATIONS CORP.	23-01414	SCBA Fill Station & Compressor	\$ 12,500.00	\$ -	\$ 12,500.00	
SYNOVUS BANK E-PAYMENTS	304143	11/9/2023	CORE & MAIN LP	24-00098	Inventory items	\$ 115,399.07	\$ -	\$ 115,399.07	
SYNOVUS BANK E-PAYMENTS	304144	11/9/2023	DYNAFIRE, INC	23-02443	Gate access / card reader	\$ 10,750.00	\$ -	\$ 10,750.00	
SYNOVUS BANK E-PAYMENTS	304145	11/9/2023	FERGUSON ENTERPRISES, INC.	24-00074	Inventory Blanket PO	\$ 7,410.00	\$ -	\$ 7,410.00	
SYNOVUS BANK E-PAYMENTS	304146	11/9/2023	MERCER PEST CONTROL, INC.	24-00452	Pest Control for Facilities	\$ 1,217.57	\$ -	\$ 1,217.57	
SYNOVUS BANK E-PAYMENTS	304147	11/9/2023	PRIDE ENTERPRISES	23-00676	STOCK RECAP TIRES FOR TRUCKS	\$ 7,294.82	\$ -	\$ 7,294.82	
SYNOVUS BANK E-PAYMENTS	304147	11/9/2023	PRIDE ENTERPRISES	24-00484	AP CHECK ENVELOPES	\$ 99.72	\$ -	\$ 99.72	
SYNOVUS BANK E-PAYMENTS	304148	11/9/2023	SAFETY PRODUCTS INC	24-00075	Inventory items Blanket PO	\$ 1,612.90	\$ -	\$ 1,612.90	
SYNOVUS BANK E-PAYMENTS	304149	11/9/2023	UNIFIRST CORPORATION	24-00130	UNIFORMS RENTAL FY 2024	\$ 2,382.71	\$ -	\$ 2,382.71	
SYNOVUS BANK E-PAYMENTS	304150	11/16/2023	APOPKA ACE HARDWARE & LUMBER I	24-00343	Repair & Maintenance Supplies	\$ 707.99	\$ -	\$ 707.99	
SYNOVUS BANK E-PAYMENTS	304150	11/16/2023	APOPKA ACE HARDWARE & LUMBER I	24-00362	Repairs to Facilities	\$ 50.11	\$ -	\$ 50.11	
SYNOVUS BANK E-PAYMENTS	304151	11/16/2023	APOPKA PLAQUE AND TROPHY	24-00609	Soccer medals (Fall season)	\$ 3,874.50	\$ -	\$ 3,874.50	
SYNOVUS BANK E-PAYMENTS	304152	11/16/2023	CORE & MAIN LP	24-00098	Inventory items	\$ 33,731.31	\$ -	\$ 33,731.31	
SYNOVUS BANK E-PAYMENTS	304153	11/16/2023	FERGUSON ENTERPRISES, INC.	24-00074	Inventory Blanket PO	\$ 746.08	\$ -	\$ 746.08	
SYNOVUS BANK E-PAYMENTS	304154	11/16/2023	MILLIKAN BATTERY & ELECTRIC	24-00124	Blanket PO: Vehicle Batteries	\$ 952.00	\$ -	\$ 952.00	
SYNOVUS BANK E-PAYMENTS	304154	11/16/2023	MILLIKAN BATTERY & ELECTRIC	24-00125	STOCK BATTERIES	\$ 647.50	\$ -	\$ 647.50	
SYNOVUS BANK E-PAYMENTS	304155	11/16/2023	MINER FLORIDA, LTD	24-00335	Overhead door service & repair	\$ 889.05	\$ -	\$ 889.05	
SYNOVUS BANK E-PAYMENTS	304156	11/16/2023	PIONEER MANUFACTURING CO.	24-00315	Pioneer Athletics	\$ 5,100.00	\$ -	\$ 5,100.00	
SYNOVUS BANK E-PAYMENTS	304157	11/16/2023	SAFETY PRODUCTS INC	24-00075	Inventory items Blanket PO	\$ 109.70	\$ -	\$ 109.70	
SYNOVUS BANK E-PAYMENTS	304158	11/16/2023	SHELLEY'S ENVIRONMENTAL SYSTEM	24-00657	Sludge Hauling	\$ 5,521.75	\$ -	\$ 5,521.75	
SYNOVUS BANK E-PAYMENTS	304158	11/16/2023	SHELLEY'S ENVIRONMENTAL SYSTEM	24-00788	Sewer Debris Dumping	\$ 325.00	\$ -	\$ 325.00	
SYNOVUS BANK E-PAYMENTS	304159	11/22/2023	APOPKA ACE HARDWARE & LUMBER I	24-00343	Repair & Maintenance Supplies	\$ 3.99	\$ -	\$ 3.99	
SYNOVUS BANK E-PAYMENTS	304160	11/22/2023	CORE & MAIN LP	24-00098	Inventory items	\$ 121,751.07	\$ -	\$ 121,751.07	
SYNOVUS BANK E-PAYMENTS	304160	11/22/2023	CORE & MAIN LP	24-00777	Meter and Flexnet	\$ 2,887.50	\$ -	\$ 2,887.50	
SYNOVUS BANK E-PAYMENTS	304161	11/22/2023	DANA SAFETY SUPPLY, INC.	23-00551	PARTS & REPAIRS EMERGENCY CARS	\$ 339.60	\$ -	\$ 339.60	
SYNOVUS BANK E-PAYMENTS	304162	11/22/2023	MERCER PEST CONTROL, INC.	24-00452	Pest Control for Facilities	\$ 1,792.57	\$ -	\$ 1,792.57	
SYNOVUS BANK E-PAYMENTS	304163	11/22/2023	NEXTRAN TRUCK CENTER - ORLANDO	24-00826	PARTS & REPAIRS ON MACK TRUCKS	\$ 14,340.14	\$ -	\$ 14,340.14	
SYNOVUS BANK E-PAYMENTS	304164	11/22/2023	SAFETY PRODUCTS INC	24-00075	Inventory items Blanket PO	\$ 60.00	\$ -	\$ 60.00	
SYNOVUS BANK E-PAYMENTS	304165	11/22/2023	TAMPA CRANE & BODY, INC.	24-00830	MISCELLANEOUS PART LARGE TRUCK	\$ 5,423.19	\$ -	\$ 5,423.19	
SYNOVUS BANK E-PAYMENTS	304166	11/22/2023	SHELLEY'S ENVIRONMENTAL SYSTEM	24-00657	Sludge Hauling	\$ 6,916.00	\$ -	\$ 6,916.00	
SYNOVUS BANK E-PAYMENTS	304166	11/22/2023	SHELLEY'S ENVIRONMENTAL SYSTEM	24-00788	Sewer Debris Dumping	\$ 402.35	\$ -	\$ 402.35	
SYNOVUS BANK E-PAYMENTS	304167	11/22/2023	WASTE MANAGEMENT INC OF FL	24-00641	Yard Waste Tipping Fees	\$ 10,069.08	\$ -	\$ 10,069.08	
SYNOVUS BANK E-PAYMENTS	304167	11/22/2023	WASTE MANAGEMENT INC OF FL	24-00642	Recycling Tipping Fees	\$ 8,805.55	\$ -	\$ 8,805.55	
SYNOVUS BANK E-PAYMENTS	304168	11/30/2023	ALTERNATIVE POWER SOLUTIONS, I	24-00004	Generator PM and repairs	\$ 244.00	\$ -	\$ 244.00	
SYNOVUS BANK E-PAYMENTS	304169	11/30/2023	APOPKA ACE HARDWARE & LUMBER I	24-00343	Repair & Maintenance Supplies	\$ 74.55	\$ -	\$ 74.55	
SYNOVUS BANK E-PAYMENTS	304169	11/30/2023	APOPKA ACE HARDWARE & LUMBER I	24-00362	Repairs to Facilities	\$ 177.95	\$ -	\$ 177.95	
SYNOVUS BANK E-PAYMENTS	304170	11/30/2023	CORE & MAIN LP	24-00098	Inventory items	\$ 28,480.27	\$ -	\$ 28,480.27	
SYNOVUS BANK E-PAYMENTS	304171	11/30/2023	FAST SIGNS	24-01032	Safety Inspection Signs	\$ 682.60	\$ -	\$ 682.60	
SYNOVUS BANK E-PAYMENTS	304171	11/30/2023	FAST SIGNS	24-01034	Graphics	\$ 896.38	\$ -	\$ 896.38	
SYNOVUS BANK E-PAYMENTS	304172	11/30/2023	FERGUSON ENTERPRISES, INC.	23-05777	Lift Station RTU Materials	\$ 571.60	\$ -	\$ 571.60	
SYNOVUS BANK E-PAYMENTS	304173	11/30/2023	GALLS, PARENT HOLDINGS, LLC	23-05958	Police Explorers pants & belts	\$ 487.50	\$ -	\$ 487.50	
SYNOVUS BANK E-PAYMENTS	304174	11/30/2023	RAPID SYSTEMS	24-00352	Internet Upgrade	\$ 3,151.50	\$ -	\$ 3,151.50	
SYNOVUS BANK E-PAYMENTS	304175	11/30/2023	SAFETY PRODUCTS INC	24-00075	Inventory items Blanket PO	\$ 585.60	\$ -	\$ 585.60	
SYNOVUS BANK E-PAYMENTS	304176	11/30/2023	SHELLEY'S ENVIRONMENTAL SYSTEM	24-00657	Sludge Hauling	\$ 16,209.05	\$ -	\$ 16,209.05	
SYNOVUS BANK E-PAYMENTS	304176	11/30/2023	SHELLEY'S ENVIRONMENTAL SYSTEM	24-00788	Sewer Debris Dumping	\$ 559.65	\$ -	\$ 559.65	
SYNOVUS BANK E-PAYMENTS	304177	11/30/2023	WASTE MANAGEMENT INC OF FL	24-00641	Yard Waste Tipping Fees	\$ 11,111.52	\$ -	\$ 11,111.52	
Total						\$ 8,903,825.12	\$ 644,890.48	\$ 8,258,934.64	



City of Apopka CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)

Item #: 1.

Meeting Date: January 3, 2024

Department: Community Development

SUBJECT:

BeClimbing - Major Development Plan

REQUEST:

Approve the BeClimbing - Major Development Plan.

SUMMARY:

Owner(s): Be Climbing, Inc.

Applicant(s): RCE Consultants, LLC c/o Larry Poliner, P.E.

Location: Northeast corner of SR 414 and Clarcona Road

Project: Recreational climbing facility

Density/Intensity: 0.10 floor area ratio (FAR) proposed; 0.25 FAR maximum permitted

Project Manager: Jean Sanchez

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Agriculture and County Rural	AG (Agriculture) and County A-1 (Citrus Rural)	Single-family residence
East	Agriculture	AG	Agricultural facilities
South	Commercial	C-C (Community Commercial)	Vacant
West	Residential Low	RTF (Residential Two-Family)	Vacant

PROJECT SUMMARY:

The BeClimbing – Major Development Plan (MDP) proposes the development of 30,000 square feet of area for a rock climbing facility on approximately 7.02 acres. The proposed use requires a minimum of 180 parking spaces, while the applicant is proposing a total of 143 parking spaces and five accessible spaces. Staff has approved the proposed reduction in parking spaces based on the parking study submitted by the applicant, justifying the reduction and allowed by Land Development Code (LDC) Section 5.1.8.

At the Planning Commission meeting on February 9, 2022, the Planning Commission granted a variance to allow a maximum height of 75-feet in lieu of the 35-foot maximum height for the climbing facility. The proposed open space set-aside is 56% while 7.5% is required. Picnic tables are scattered around the stormwater pond. The site is currently wooded and has a significant wetland area on much of the southeastern portion of the property that will remain undeveloped and buffered by the stormwater pond. The landscape plan proposes Live Oaks, Magnolia,

and Crape Myrtle trees within landscaped parking islands and the rest of the project area. Live Oak trees specifically embellish the frontage along Clarcona Road and the northern boundary.

The Development Review Committee finds that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

- a. The proposed development and use(s) in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
- b. The development proposed in the development plan and its general layout and design comply with all the standards in Article 5: Development Standards, and Article 6: Environmental Standards;
- c. The development proposed in the development plan complies with all conditions of approval in any development approval or permit to which the plan is subject;
- d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.

ACCESS/TRANSPORTATION:

The ingress/egress is on Clarcona Road, including a left-turn lane.

ORANGE COUNTY NOTIFICATION:

Orange County was notified at the time of the site plan submittal for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:

December 12, 2023 – Planning Commission (5:30 P.M.)
January 3, 2024 – City Council (1:30 P.M.)

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of the BeClimbing - Major Development Plan, subject to the findings in the staff report.

Planning Commission:

At its meeting on December 12, 2023, the Planning Commission unanimously recommended approval of the BeClimbing - Major Development Plan, subject to the findings in the staff report.

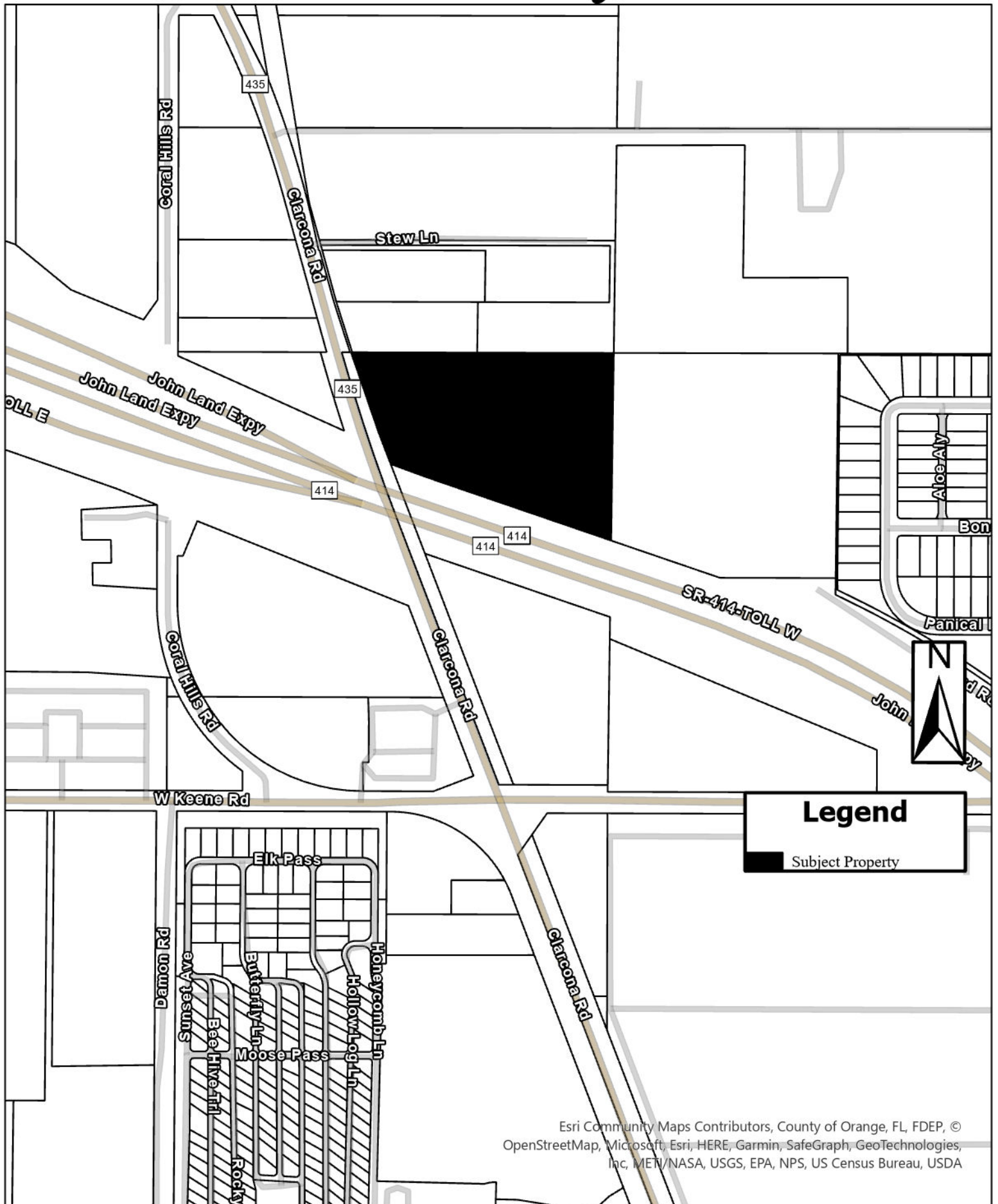
Recommended Motion – City Council:

Approve the BeClimbing - Major Development Plan.

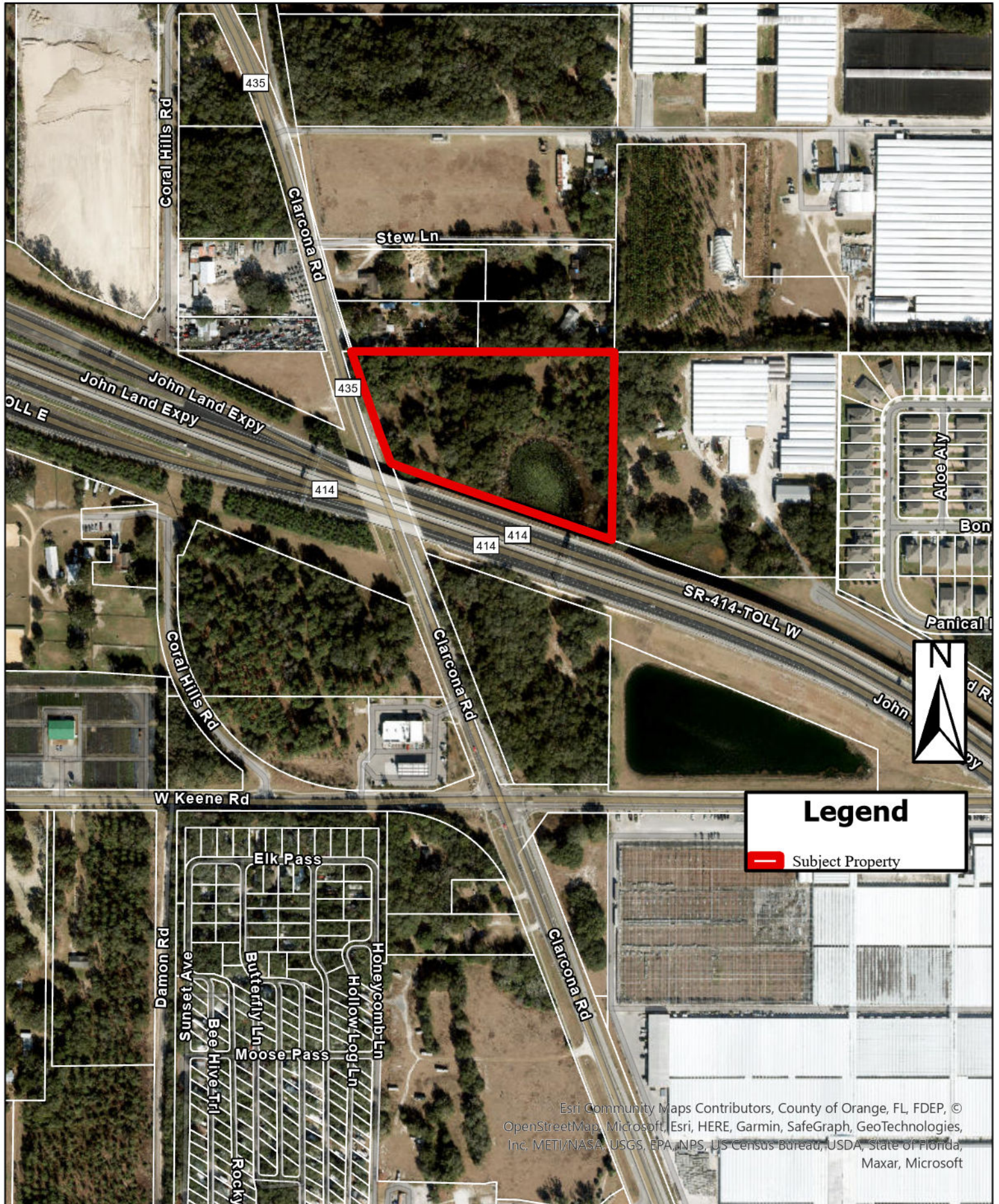
ATTACHMENTS:

1. Maps
2. BeClimbing - MDP
3. BeClimbing - Parking Study

Vicinity

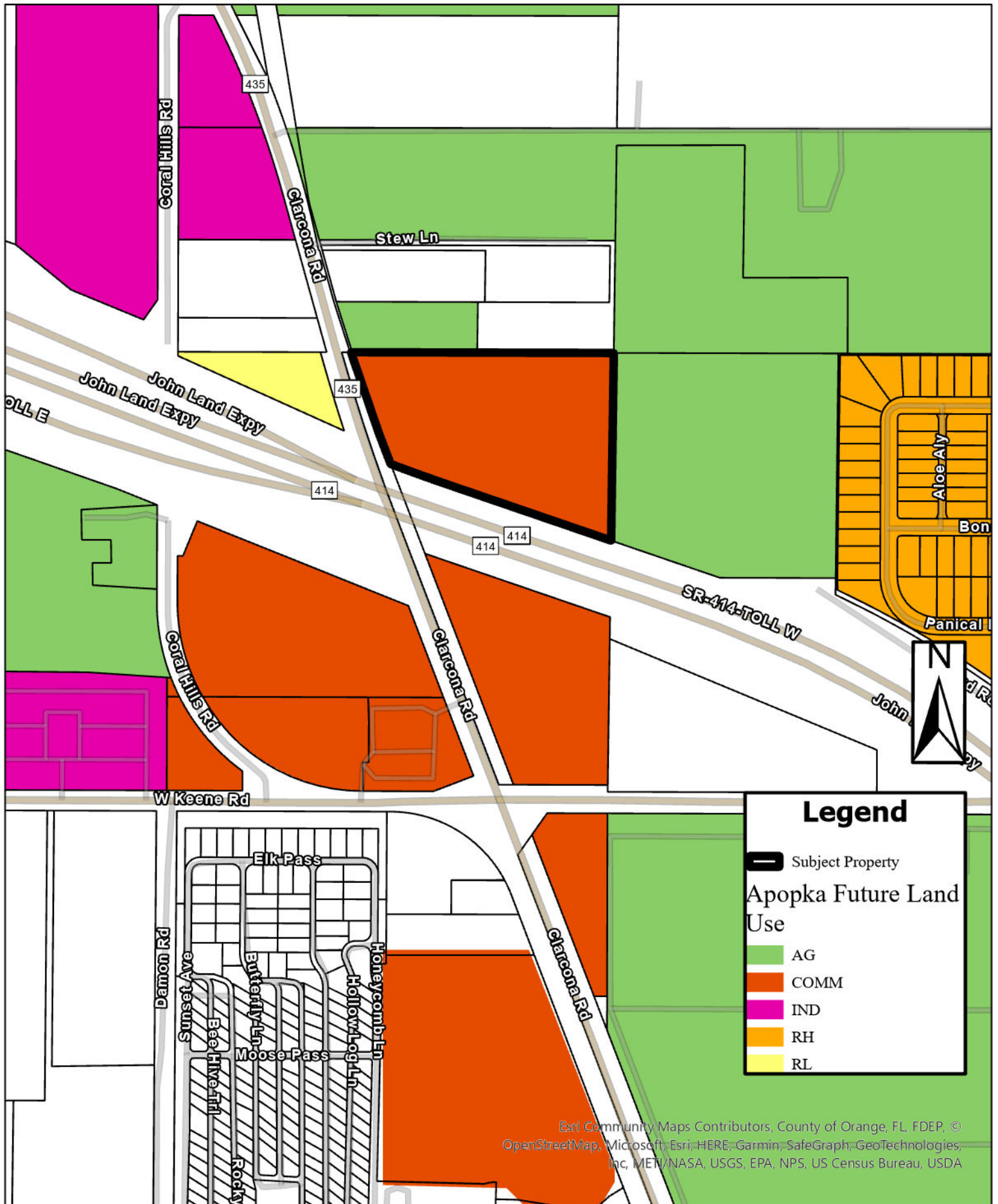


Aerial

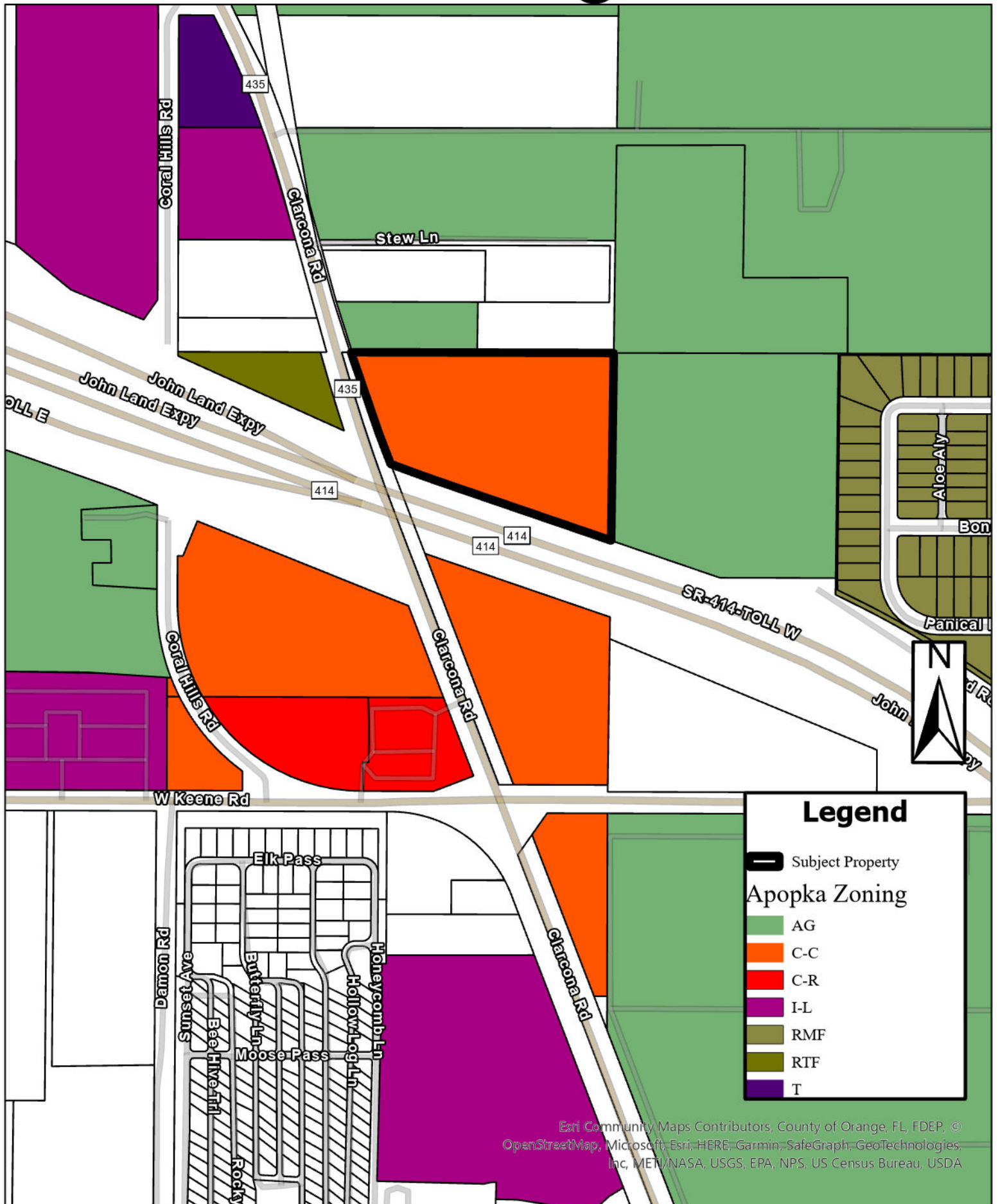


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Maxar, Microsoft

Future Land Use



Zoning



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I. GENERAL NOTES

THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME, IF NOT PROVIDED BY THE ENGINEER AND TO PROVIDE ALL REQUIRED MONITORING REPORTS. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.

FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATION EXCLUDING HOLIDAYS, SATURDAYS OR SUNDAYS.

CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, NATURAL GAS, TELEPHONE AND CABLE TV COMPANIES.

IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.

THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANY AND / OR THE APPROPRIATE POWER CORPORATION ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDER-GROUND POWER LINES.

CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE POWER LINES.

ALL INSPECTIONS WILL BE MADE BY THE RESPECTIVE GOVERNING AGENCY. THE ENGINEER OF RECORD WILL PROVIDE CONSTRUCTION OBSERVATION SERVICE.

ALL RECOMMENDATIONS AND REQUIREMENTS OF THE INSPECTION PERSONNEL OTHER THAN THE OWNERS SHALL BE REPORTED TO THE ENGINEER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY THE ENGINEER OR OWNER.

ALL WORK SHALL BE OPEN AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER, AND REGULATORY AGENCIES.

ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND THE OWNER.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA OF CONFLICT.

NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS. WORK SHALL BE PERFORMED IN ACCORDANCE WITH BOTH THE CITY OF SANFORD STANDARDS & THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND FOOT ROADWAY TRAFFIC DESIGN STANDARDS, LATEST EDITION. ALL FOOT INDEXES USED ARE REFERENCED HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF THE LATEST EDITION OF FOOT STANDARD INDEXES AND SPECIFICATIONS.

CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, WETLANDS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.

CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN ON THE PLAN OR DESIGNATED IN THE FIELD.

CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, THE CONTRACTOR SHALL PREPARE AND SUBMIT THE PLAN FOR APPROVAL TO ALL APPLICABLE REGULATORY AGENCIES.

CONTRACTOR SHALL VERIFY THE ACCURACY OF THE BUILDING GEOMETRY SHOWN IN THE FINAL ARCHITECTURAL DRAWINGS PRIOR TO STAKE-OUT, AND SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DIFFERENCES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, PIPE BANK MATERIAL, AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN SCHEDULED BY THE CONTRACTOR AT SUCH TIME THAT SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COST FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

SSOCCOF - CHAPTER 666, FLORIDA STATUTES, REQUIRES EXCAVATORS TO NOTIFY SUNSHINE STATE ONE CALL OF FLORIDA (SSOCCOF) BEFORE BEGINNING ANY EXCAVATION IN THE STATE OF FLORIDA UNLESS A SPECIFIC EXEMPTION LISTED IN F.S. 556.108 APPLIES. AN EXCAVATOR MUST NOTIFY SSOCCOF TWO FULL BUSINESS DAYS BEFORE EXCAVATING. EXCAVATORS MAY CALL 1-800-432-7770 DURING BUSINESS HOURS OR USE THE INTERNET TO PROVIDE NOTIFICATION INFORMATION.

TRENCH SAFETY- CONTRACTOR SHALL COMPLY WITH OSHA TRENCH SAFETY STANDARDS 29 C.F.R. S. 1926.650, SUBPART P, AND ALL SUBSEQUENT-ESNT REVISIONS OR UPDATES ADOPTED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY AND WITH SECTION 553.62, FLORIDA

II. PRE-CONSTRUCTION RESPONSIBILITIES

UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND ITSELF. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A CONSTRUCTION SCHEDULE DEPICTING EACH PHASE OF THE WORK.

PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.

EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH IT FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR THE FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY MANNER TO MINIMIZE IMPACT ON CONSTRUCTION SCHEDULE. ANY DELAY CAUSED BY THE CONTRACTOR BY THE RELOCATION OF UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

SUNSHINE STATE ONE CALL OF FLORIDA, INC. CALL TWO FULL BUSINESS DAYS (BUT NOT MORE THAN FIVE) BEFORE TO FIND OUT WHERE BURIED FACILITIES (ELECTRICAL, GAS, TELEPHONE, CABLE, WATER) ARE LOCATED.

III. PROJECT CLOSEOUT

DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.

THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER, THE CITY OF SANFORD OR THE GOVERNING AGENCY, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY ITS WORK. EQUIPMENT, EMPLOYEES OR THOSE OF ITS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO ALL NECESSARY HIGHWAY OR DRIVEWAY, WALK AND LANDSCAPING WORK, SUITABLE MATERIALS AND METHODS FOR SUCH RESTORATION.

WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.

ALL REQUIRED TESTING RESULTS PROVIDED TO THE ENGINEER.

ALL REQUIRED AS-BUILT INFORMATION PROVIDED TO THE ENGINEER.

IV. REQUIRED AS-BUILT INFORMATION

CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT DRAWING DOCUMENTATION CERTIFIED BY A REGISTERED FLORIDA LAND SURVEYOR DEPICTING THE FOLLOWING INFORMATION AT A MINIMUM:

UTILITY CROSSING SEPARATION INFORMATION FOR THAT PROVIDED ON THE PLANS VERIFYING: SIZE AND MATERIAL OF CROSSING PIPES TOP ELEVATION OF BOTTOM PIPE BOTTOM ELEVATION OF TOP PIPE FINISH SURFACE ELEVATION OVER UTILITY CROSSING

SANITARY SEWER

TOP ELEVATION OF EACH MANHOLE FRAME AND COVER.

INVERT OF EACH LINE ENTERING AND LEAVING EACH MANHOLE / STRUCTURE

LENGTH OF EACH RUN OF MAIN BETWEEN MANHOLES (INVERT TO INVERT)

ACTUAL GRADE OF PIPE BETWEEN MANHOLES.

LOCATE ALL SERVICE WIRES FROM DOWNSTREAM MANHOLE WITH DEPTH AT LOT LINE AND DISTANCE FROM THE MAIN LINE

LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS / ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).

STORM DRAINAGE

TOP ELEVATION OF EACH MANHOLE FRAME AND COVER / GRATE AS WELL ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.).

INVERT ELEVATION OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES.

INVERTS OF ALL MITERED END SECTIONS.

ACTUAL GRADE OF PIPE BETWEEN THE STRUCTURES. (INVERT TO INVERT)

INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.

CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE IMPROVEMENTS CONSTRUCTED. IMMEDIATELY AFTER FINAL GRADING AND PRIOR TO SEEDING OR SODDING OF THE SLOPES, AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE CROSS SECTIONS ON ALL SIDES OF THE WATER MANAGEMENT AREAS AT 100-FOOT INTERVALS. THE CROSS SECTIONS SHALL BE PROVIDED FROM TOP OF BANK TO THE SLOPE BREAK BELOW CONTROL ELEVATION. THE ENGINEERS APPROVAL IS REQUIRED PRIOR TO GRASSING OR THE BANKS. IF ANY MODIFICATIONS ARE SPECIFIED, ADDITIONAL AS-BUILTS MAY BE REQUIRED.

PRESSURE SYSTEMS (WATER, RECLAIMED, AND FORCE MAINS):

ACTUAL LENGTHS BETWEEN BRANCHES AND VALVES ALONG THE MAIN RUN.

LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS / ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).

AS-BUILT INFORMATION ON THE FORCE MAIN, RECLAIMED AND WATER SYSTEMS SHALL INCLUDE LOCATIONS OF ALL FIRE HYDRANTS, WATER SERVICES AND TOP OF PIPE ELEVATIONS AT ALL FITTINGS AND AT A MINIMUM OF 100 FEET SPACING ALONG THE LENGTH OF MAINS.

ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS AS REQUIRED FOR SUBMITTAL AND APPROVAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.

V. SHOP DRAWINGS AND SUBMITTALS

PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, 7 SETS OF SHOP DRAWINGS AND CATALOGUE LITERATURE SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD FOR SANITARY SEWER, POTABLE WATER AND STORM SEWER FACILITIES. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL REVIEW AND APPROVE THE DRAWINGS, AND SHALL NOTE IN RED ANY DEVIATIONS FROM THE ENGINEER'S PLANS OR SPECIFICATIONS. SIX (6) SETS OF APPROVED SHOP DRAWINGS SHALL BE RETURNED TO THE CONTRACTOR FOR DISSEMINATION TO OWNER, UTILITY, LOCAL JURISDICTIONAL AGENCIES, ETC. THE CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWINGS AND MATERIALS ORDERING PHASE OF THE PROJECT AND ADVISE THE ENGINEER OF ANY DISCREPANCIES.

VI. CONSTRUCTION SAFETY

ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

VII. TRENCH SAFETY ACT

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5 FEET) ARE REQUIRED, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:

A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.

WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXCAVATION THAT SUCH CONTRACTOR WILL COMPLY WITH THE TRENCH SAFETY STANDARDS.

A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.

WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM B TO THE ENGINEER PRIOR TO STARTING WORK.

VIII. SURVEY DATA

ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAV8).

THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MARKERS FROM ANY CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

THE PROPOSED PLAT WAS PROVIDED BY A FLORIDA REGISTERED SURVEYOR.

BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

IX. TEMPORARY FACILITIES

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO ITS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.

MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MUTCD AND FDOT.

ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR SIDEWALKS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

NO TRENCHES OR HOLES NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE CITY OR RESPECTIVE GOVERNING AGENCY.

X. INTERRUPTION OF EXISTING UTILITIES

ANY CONSTRUCTION WORK THAT REQUIRES INTERRUPTION OF SERVICE TO ANY CUSTOMER SHALL BE DONE SO WITH A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE TO, AND WRITTEN APPROVAL BY, THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE LOCAL JURISDICTIONAL AGENCIES AND OTHER GOVERNING AGENCIES, AND OTHER AFFECTED UTILITIES PRIOR TO SCHEDULING THE SHUT DOWN TO ASSESS THE SCOPE OF WORK. ALL SYSTEM SHUT DOWNS SHALL BE SCHEDULED BY THE CONTRACTOR AT SUCH TIME THAT SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COST FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

XI. EROSION CONTROL PLAN NOTES

FOR EROSION CONTROL NOTES PLEASE REFERENCE SHEETS 6 & 7.

XII. EARTHWORK

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL DURING THE BID PREPARATION TO DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.

PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE, THE LIMIT AND DEPTH OF EXPECTED ORGANIC MATERIAL, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF SITE AND MATERIALS TO BE DISPOSED OF OFF SITE. ANY DELAY, INCONVENIENCE OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED DURING CONSTRUCTION MAY BE REQUIRED TO BE IMPORTED PRIOR TO USE AS BACKFILL AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFF SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.

CLEAR AREAS INDICATED SHALL BE COMPLETELY CLEAR OF ALL TIMBER, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER DEBRIS. MATERIAL SHALL BE PROTECTED FROM DAMAGE TO AT THE SURFACE OF THE GROUND. THIS DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER. BURNING OF THIS MATERIAL IS NOT PERMITTED UNLESS THE CONTRACTOR OBTAINS SPECIFIC PERMITS ALLOWING SUCH ACTIVITY.

ALL EXCESS FILL FROM THE SITE SHALL BE STOCKPILED BY THE CONTRACTOR, IN A LOCATION DETERMINED BY THE OWNER OR THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

ALL ORGANIC AND OTHER UNSUITABLE MATERIAL IN BUILDING OR PAVEMENT AREAS SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS AND SOUND CONSTRUCTION PRACTICES.

XIII. SIGNING AND PAVEMENT MARKING NOTES

ALL PAVEMENT MARKINGS WITHIN FDOT, OR CITY RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

ALL STOP BARS SHALL BE THERMOPLASTIC. ALL OTHER STRIPING SHALL BE PAINTED UNLESS OTHERWISE SPECIFIED.

ALL PAINT USED FOR PAVEMENT MARKINGS SHALL CONFORM TO SECTION 971-13 OF THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION (SSRBC). ALL PAINTED MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 710 OF THE FOOT SSRBC AND THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PAINT MAY ONLY BE USED FOR PRIVATE DEVELOPMENT IMPROVEMENTS OR AS TEMPORARY MARKINGS.

THERMOPLASTIC TRAFFIC MARKINGS SHALL CONFORM TO SECTION 711-2 OF THE FOOT SSRBC. ONLY ALKYD BASED MATERIALS SHALL BE USED. THERMOPLASTIC TRAFFIC MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 711 OF THE FOOT SSRBC AND THE MUTCD.

ALL REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 706 OF THE FOOT SSRBC.

ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED OF HIGHLY REFLECTIVE MATERIAL AND BE "STANDARD" SIZE AS ESTABLISHED IN THE MUTCD.

STOP BARS TO BE A MINIMUM OF 4 FEET CLEAR BEHIND CROSSWALKS.

HANDICAP PARKING SPACES SHALL BE DESIGNATED BY APPROPRIATE PAVEMENT MARKINGS AND SIGNS.

XIV. PAVING, GRADING AND DRAINAGE NOTES

CONTRACTOR ACCEPTS SITE AS IS. ANY REPAIRS TO EXISTING SITE ELEMENTS INCLUDING PAVEMENT, SIDEWALKS, CURBING, DRAINAGE, SANITARY SEWER, WATER, SIGNAGE AND STRIPING SHALL BE INCLUDED IN THE BID PRICE.

ALL CURB RADI AND DIMENSIONING ARE TO EDGE OF PAVEMENT.

PRIOR TO BACKFILLING THE DRAINAGE SYSTEM, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND LOCAL JURISDICTIONAL AGENCIES FOR INSPECTION.

ALL EXISTING AND PROPOSED UTILITIES SHALL BE ADJUSTED TO NEW FINISH GRADES AND PROPERLY SET TO PAVEMENT CROSS SLOPE AS REQUIRED.

ALL UTILITIES SHALL BE COMPLETED OR SLEEVING PROVIDED BEFORE ANY PAVEMENT CONSTRUCTION BEGINS.

GRADING FROM PROPOSED TO EXISTING CONDITIONS SHALL NOT BE STEEPER THAN 3H:1V NOR FLATTER THAN 20H:1V. ALL SWALES AND SLOPES SHALL BE SODDED AFTER GRADING (SEE NOTE IV.C.6).

IF THE PLANS INDICATE A STABILIZED SUBGRADE IS TO BE USED, IT SHALL HAVE A MINIMUM LBR VALUE OF 40 OR A FIB OF 75 AND SHALL BE IN ACCORDANCE WITH THE F.D.O.T. SPECIFICATIONS, SECTION 160. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT TO THE ENGINEER FOR APPROVAL, THE MATERIAL TO BE USED FOR THE SUBGRADE, AND THEIR PROPORTIONS AND LABORATORY LBR, BEFORE DELIVERY TO THE SITE. QUALITY CONTROL LBR'S MAY BE REQUIRED BY THE ENGINEER TO PROVE THE IN-PLACE CONDITION. MATERIAL HAVING A PLASTICITY INDEX AT MORE THAN 10 OR A LIQUID LIMIT GREATER THAN 40 SHALL NOT BE USED. ALL MATERIAL USED FOR STABILIZING THE ROADBED SHALL PASS A 3-1/2 INCH SIEVE.

ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR SUBGRADE SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING BASE COURSE MATERIAL.

IF THE PLANS INDICATE A LIME/ROCK BASE, THE CONSTRUCTION AND THE MATERIAL FOR THE LIME/ROCK BASE SHALL CONFORM TO THE REQUIREMENTS OF THE F.D.O.T. SPECIFICATIONS, SECTION 200. THE LIME/ROCK BASE SHALL BE COMPACTED TO A 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AASHTO T-154, METHOD "D". THE GEOTECHNICAL ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. THE TESTS RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO THE APPLICATION OF THE PRIME AND TACK COATS.

IF THE PLANS INDICATE A SOIL CEMENT BASE, THE CONSTRUCTION AND THE MATERIAL FOR THE SOIL CEMENT BASE SHALL CONFORM TO THE REQUIREMENTS OF THE F.D.O.T. SPECIFICATIONS, SECTION 270. THE SOIL CEMENT BASE SHALL BE COMPACTED TO A 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AASHTO T-154, METHOD "D". THE GEOTECHNICAL ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. THE TESTS RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO THE APPLICATION OF THE PRIME AND TACK COATS.

THE APPLICATION OF THE PRIME AND TACK COATS:

IF THE PLANS INDICATE A STABILIZED SUBGRADE IS TO BE USED, OVER BASE PREVIOUSLY PLACED IF PRACTICABLE, AND DUMPED ON THE END OF THE PRECEDING SPREAD, HAULING INTO THE SPREAD OVER THE SUBGRADE AND DUMPING ON THE SUBGRADE WILL BE PERMITTED ONLY WHEN, IN THE ENGINEERS OPINION, THESE OPERATIONS WILL NOT BE DETRIMENTAL TO THE SUBGRADE.

ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR BASE COURSE SHALL BE PROVIDED TO THE ENGINEER & THE CITY OF SANFORDS ENGINEERING DEPARTMENT PRIOR TO PLACING ASPHALT.

THE PRIME COAT BITUMINOUS MATERIAL SHALL BE APPLIED BY MEANS OF PRESSURE DISTRIBUTOR. THE AMOUNT OF BITUMINOUS MATERIAL APPLIED SHALL BE AT A RATE NOT LESS THAN 0.15 GALS / SY FOR LIME/ROCK BASES AND NOT LESS THAN 0.25 GALS / SY FOR SOIL CEMENT BASES. THE RATE FOR APPLICATION SHALL BE COAT THE SURFACE THOROUGHLY AND UNIFORM. MATERIAL SHALL BE APPLIED IN EXCESS TO FORM POOLS OR FLOW OFF THE BASE. THE PRIME SHALL BE ALLOWED TO STAND WITHOUT COVER MATERIAL FOR A PERIOD OF 48 HOURS UNLESS OTHERWISE ORDERED BY THE ENGINEER.

NO BITUMINOUS MATERIAL SHALL BE APPLIED WHEN THE TEMPERATURE OF THE AIR IS LESS THAN 40 DEGREES FAHRENHEIT IN THE SHADE, AND FALLING, OR WHEN IN THE OPINION OF THE ENGINEER, THE WEATHER CONDITIONS OR THE CONDITION OF THE EXISTING SURFACE IS UNSUITABLE.

THE SURFACE TO BE PRIMED SHALL BE CLEAN AND DRY. FOR LIME/ROCK BASES, THE GLAZED FINISH SHALL BE REMOVED BEFORE THE APPLICATION OF PRIME COAT. THE TEMPERATURE OF THE PRIME MATERIAL SHALL BE BETWEEN 100 DEGREES FAHRENHEIT AND 150 DEGREES FAHRENHEIT.

ALL EXPOSED ENDS OF CURB SHALL TRANSITION TO FINISHED GRADE.

ALL CONCRETE CURBS, SIDEWALKS, INLET TOPS, ETC., SHALL BE 3000 PSI CONCRETE, UNLESS OTHERWISE SPECIFIED.

CONTRACTOR IS RESPONSIBLE FOR GRADING DRAIN PAVEMENT TO DRAIN POSITIVELY. INTERSECTIONS SHALL TRANSITION TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION CAN BE MADE.

PAVEMENT GRADES AT HANDICAP PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.

PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT, RAMPS SHALL NOT EXCEED A 12 HORIZONTAL TO 1 VERTICAL, SLOPE.

SIDEWALK RAMPS SHALL BE TEXTURED IN CONFORMANCE WITH FDOT STANDARDS EXCEPT WHERE LOCAL CODES DICTATE OTHERWISE OR IF INDICATED OTHERWISE ON THE PLANS. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND THE MUNICIPAL AUTHORITY FOR FORM BOARD AND PRE POUR INSPECTIONS PRIOR TO ANY SIDEWALK AND /OR CONCRETE RAMP

C. INSTALLATION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA STANDARDS.

D. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER.

E. ALL LANDSCAPE ISLANDS SHALL CONTAIN SUITABLE LANDSCAPE MATERIAL FOR LANDSCAPE INSTALLATION.

F. ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED SOD / SEED GRADE.

G. ELEVATIONS GIVEN ADJACENT TO CURB OR FRONT OF SIDEWALK ARE CONSIDERED EDGE OF PAVEMENT GRADES.

H. SUBGRADE SHALL BE FREE OF MUCK, STUMPS, ROOTS, UNDERBRUSH, VEGETATIVE MATTER, GARBAGE, TRASH OR ANY MATERIAL THAT WILL NOT PROVIDE A SUITABLE STABLE, CLEAN SUBGRADE.

I. ALL SUBGRADE, BASE COURSE, PRIME, BASE/AT, TACK COAT AND ASPHALT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH FOOT STANDARD SPECIFICATIONS (LATEST EDITION).

J. BEFORE CONSTRUCTION OF ASPHALT SURFACE, A JOB MIX FORMULA SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER.

K. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF DEBRIS AND SILT WHERE TIE-INS TO EXISTING DRAINAGE STRUCTURES OR SWALES ARE TO BE PERFORMED.

L. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND /OR MITERED END SECTIONS.

M. JOINTS FOR REINFORCED CONCRETE STORM DRAINS AND CULVERTS SHALL BE FOR ROUND PIPE. RUBBER GASKETS MEETING THE REQUIREMENTS OF SECTION 4307-2.2, 941-1.5 AND 942-1, FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, SHALL BE USED.

N. REINFORCED CONCRETE PIPE SHALL BE PER ASTM C-76 CLASS II, UNLESS OTHERWISE SPECIFIED. INSTALLATION OF REINFORCED CONCRETE PIPE SHALL BE IN ACCORDANCE WITH FOOT SSRBC (LATEST EDITION).

O. ALL STORM STRUCTURES SHALL BE CONSTRUCTED AND INSTALLED PER FOOT SSRBC. GRATES SHALL BE CAST IRON. GRATES IN PAVEMENT SHALL BE FRAME AND GRATE CONSTRUCTION UNLESS OTHERWISE SPECIFIED OR APPROVED.

P. ALL TYPE P STORM STRUCTURES SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE A 4-FOOT MINIMUM DIAMETER.

Q. REINFORCED CONCRETE PIPE SHALL MEET THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS SECTION 941. CONCRETE PIPE SHALL BE CLASS III OR AS SHOWN ON THE PLANS. PIPE GASKETS SHALL MEET F.D.O.T. STANDARD SPECIFICATIONS SECTION 942.

R. ALL PIPE JOINTS SHALL BE WRAPPED PER FOOT STANDARD INDEX NUMBER 280.

S. ALL PIPE SHALL BE CAREFULLY LAID, TRUE TO THE LINES AND GRADES GIVEN, WITH HUB UPGRADE AND TONGUE END FULLY ENTERED INTO THE HUB. WHEN PIPE WITH QUADRANT REINFORCEMENT OR CIRCULAR PIPE WITH ELLIPTICAL REINFORCEMENT IS USED, THE PIPE SHALL BE INSTALLED IN A POSITION SUCH THAT THE MANUFACTURER'S MARKS DESIGNATING TOP AND BOTTOM OF THE PIPE SHALL NOT BE MORE THAN 18 INCHES FROM THE VERTICAL. THE PIPE SHALL BE LAID THROUGH THE LONGITUDINAL AXIS OF THE PIPE. ANY PIPE THAT IS NOT TRUE IN ALIGNMENT OR WHICH SHOWS ANY SETTLEMENT AFTER LAYING SHALL BE TAKEN UP AND RELAID WITHOUT ADDITIONAL COMPENSATION.

T. PVC PIPE SHALL CONFORM TO ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNIFORM PLASTIC PIPE INSTALLATION PRACTICE FOR INSTALLATION OF PVC "STANDARD PIPE".

U. SDR 35 PVC DRAINAGE PIPE SHALL BE CONNECTED TO THE CATCH BASIN WALLS WITH A COATED PVC ADAPTER, CEMENT CULVERT, RUBBER BOOT, OR AS APPROVED BY THE ENGINEER.

V. POLYETHYLENE PIPE SHALL BE HDPE CONFORMING TO AASHTO M252 AND AASHTO M294 (WHERE APPLICABLE) EQUAL TO ADS WITH PIPE AND FITTINGS BY THE SAME MANUFACTURER. YARD INLETS SHALL BE ADS NYLOPLAST WITH 12-INCH DIAMETER CAST IRON GRATES (UNLESS OTHERWISE SPECIFIED).

W. ROOF DRAIN CONNECTIONS SHALL TERMINATE 5 FEET OUTSIDE THE BUILDING ENVELOPE.

X. ALL CONNECTIONS WITH FDOT CITY RIGHTS-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE JURISDICTION.

Y. ALL STORM STRUCTURES ARE TO BE PLACED ON A 12 INCH BED OF CRUSHED STONE OR EQUAL A PROVIDED BY THE CITY OF SANFORD ENGINEER AND FULLY ENVELOPED WITH FILTER FABRIC.

XV. WATER AND SEWER DISTRIBUTION & COLLECTION SYSTEM NOTES

A. ALL WATER DISTRIBUTION SYSTEM, SANITARY SEWER AND RECLAIMED WATER MATERIALS (INCLUDING SERVICES) AND INSTALLATION SHALL CONFORM TO THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY AS PROVIDED IN THEIR STANDARD SPECIFICATIONS MANUAL.

B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST RECENT MATERIAL AND INSTALLATION SPECIFICATIONS FROM THE APPLICABLE MUNICIPALITY. ALL WATER AND SEWER MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT SPECIFICATIONS FROM THE MUNICIPALITY UNLESS OTHERWISE SPECIFIED BY THE MUNICIPALITY. CONTRACTOR SHALL BID THE PROJECT AS SUCH. WHENEVER LOCAL SPECIFICATIONS DIFFER FROM THESE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

C. WATER, SEWER AND REUSE PIPES SHALL HAVE A MINIMUM OF 3 FEET OF COVER UNLESS OTHERWISE SPECIFIED.

D. WATER SERVICES SHALL BE POLYETHYLENE TUBING COMPLYING WITH APPLICABLE REQUIREMENTS OF PE-3034. MATERIAL SHALL BE AS DESCRIBED IN ASTM D-2737 AND HAVE A STANDARD DIMENSION RATIO (SDR) OF 9.0 AND SHALL CONFORM TO ANSI / AWWA STANDARD C-901.

E. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR CONNECTION OF WATER SYSTEM AND FOR CONNECTION OF SANITARY SEWER AND RECLAIMED SYSTEM.

F. JOINTS FOR THE POLYETHYLENE TUBING SHALL BE OF THE COMPRESSION TYPE, UTILIZING A TOTALLY CONFINED GRIP SEAL AND COUPLING NUT. STAINLESS STEEL TUBING STIFFENERS INBENTS SHALL ALSO BE USED FOR P.E. TUBING SERVICES.

G. CONTRACTOR SHALL PROVIDE DISINFECTION, HYDROSTATIC PRESSURE AND LEAKAGE TESTING IN ACCORDANCE WITH AWWA C600, C605 AND C651 AS APPLICABLE AND BACTERIOLOGICAL TEST REPORTS, ALL IN ACCORDANCE WITH GOVERNING SPECIFICATIONS, FDEP PERMIT CONDITIONS AND AWWA STANDARDS.

H. CONTRACTOR SHALL NOT AVATE WATER SERVICE UNTIL THE FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.

I. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.

J. WATER MAIN TAPS SHALL BE WITNESSED BY THE GOVERNING MUNICIPALITY; WATER METER VALVES SHALL BE INSTALLED BY THE GOVERNING MUNICIPALITY. WATER METERS SHALL BE INSTALLED BY THE GOVERNING MUNICIPALITY UNLESS OTHERWISE SPECIFIED; BACKFLOW PREVENTERS SHALL BE INSTALLED BY THE CONTRACTOR.

K. EXISTING WATER MAINS SHALL BE PROTECTED FROM DAMAGE DURING FILLING, FLUSHING AND TESTING OF NEW LINES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA C651-92. SEE JUMPER DETAIL.

L. ALL FITTINGS 3 INCHES AND OVER SHALL BE PROPERLY ANCHORED W/REINFORCED TIE FITTINGS, CONFORMING WITH THE DETAILS OF THE PLANS.

M. ALL PIPE SHALL BE LAID TO LINE AND GRADE WITH VALVES AND HYDRANT STEMS PLUMB. ALL PIPE MAINS SHALL BE INSTALLED.

N. THE WATER SYSTEM SHALL BE TESTED FOR A PERIOD OF NOT LESS THAN 2 HOURS AT 150 PSI IN ACCORDANCE WITH ANSI / AWWA STANDARD C500-99 AND PER AWWA MANUAL M25 WITH AN ALLOWABLE LEAKAGE AS DETERMINED BY THE FOLLOWING FORMULA FOR PVC MAINS:

L=SD⁵D^{0.5}/133,200 WHERE
L= ALLOWABLE LEAKAGE IN GALLONS PER HOUR
S = PIPE LENGTH IN FEET
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE IN PSI

O. SITE UTILITY WORK SHALL TERMINATE 5 FEET OUTSIDE THE BUILDING ENVELOPE UNLESS OTHERWISE SPECIFIED.

P. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF MANHOLE STRUCTURES.

Q. UNLESS OTHERWISE NOTED OR APPROVED, ALL GRAVITY MAINS AND SERVICES SHALL BE UNPLASTICIZED POLYVINYL CHLORIDE (PVC) NON-PRESSURE PIPE CONFORMING TO ASTM D-3034 AND SDR 35 WITH INTEGRAL BELL AND SPOGOT JOINTS FOR PUSH-ON RUBBER GASKET TYPE JOINT SEALS CONFORMING TO ASTM D-1869.

R. ALL GRAVITY MAINS ARE 8 INCHES PVC PIPE AT 0.40% MINIMUM SLOPE AND ALL LATERALS ARE 6 INCHES PVC AT 1/8 INCHES PER FOOT MINIMUM SLOPE, UNLESS OTHERWISE SHOWN ON THE PLANS.

S. MINIMUM COVER ON SANITARY SEWER MAIN SHALL BE 80 INCHES TO INVERT; MINIMUM COVER ON LATERALS SHALL BE 18 INCHES AT HIGH END OR AS SHOWN ON PLANS.

T. ALL MANHOLES SHALL HAVE THE WORDS "SANITARY SEWER" CAST IN THE LIDS. CASTINGS SHALL BE CLEAN AND COATED WITH A COAL TAR OR BITUMEN VARNISH WHICH IS TOUGH WHEN COLD BUT NOT TACKY OR BRITTLE. PICK TYPE LIFTING HOLES WILL BE CAST INTO LIDS, BUT SHALL NOT GO CLEAR THROUGH THE LID.

U. CONTRACTOR SHALL INSTALL ONE LENGTH OF DR14 PVC FOR ALL SANITARY SEWER MAINS OR LATERALS HAVING LESS THAN 18 INCHES SEPARATION FROM WATER MAINS (SEE STANDARD SEWER SEPARATION STATEMENT AND DETAILS ON INSTALLATION).

V. THERE SHALL BE NO DETECTABLE LEVEL OF INFILTRATION OR EXFILTRATION WITHIN THE SANITARY SEWER SYSTEM AT THE TIME OF INSPECTION. ANY EVIDENCE OF LEAKAGE MUST BE CORRECTED PRIOR TO ACCEPTANCE.

W. ALL VISIBLE LEAKS, REGARDLESS OF RESULTS OF INFILTRATION OR EXFILTRATION TESTS, SHALL BE REPAIRED. ALL REPAIRS SHOWN NECESSARY BY THE TESTS ARE TO BE MADE. BROKEN OR CRACKED PIPE REPAIRED. ALL DEPOSITS REMOVED. THE SEWER LEFT TRUE TO LINE AND GRADE AND ENTIRELY CLEAN, FREE FROM LUMPS OF CEMENT, PROTRUDING GASKETS, BULKHEADS, ETC., AND READY FOR USE BEFORE FINAL ACCEPTANCE IS MADE.

X. REPAIR OF ANY DEFECTS FOUND IN THE SYSTEM ARE TO BE COMPLETED AT THE EXPENSE OF THE CONTRACTOR.

Y. BEDDING OF THE PIPE SHALL BE F.D.O.T. CLASS "C" OR BETTER, REQUIRING THE BOTTOM OF THE TRENCH TO BE SHAPED TO FIT THE BOTTOM OF THE PIPE FOR A DISTANCE EQUAL TO ONE-HALF OF THE OUTSIDE DIAMETER OF THE PIPE. BELL HOLES SHALL BE DEEP ENOUGH TO INSURE PROPER BEARINGS OF THE PIPE BARREL ON THE BEDDING.

Z. CONTRACTOR SHALL IDENTIFY AND PAINT ALL FIRE HYDRANTS IN ACCORDANCE WITH THE UTILITY PROVIDING SERVICE AND NFPA SPECIFICATIONS.

AA. FIRE LINES TO BE TESTED AT 200 PSI.

AB. FLOW AND COLOR WILL BE BASED ON ACTUAL FLOW TEST CONDUCTED BY THE FIRE INSPECTOR. THIS ACTIVITY SHALL BE COORDINATED BY THE CONTRACTOR, THE OWNER AND ENGINEER SHALL BE GIVEN PRIOR NOTICE OF TESTING AND PROVIDED COPIES OF ALL TEST REPORTS.

AC. FIRE LINE MATERIAL TO BE C900 CLASS 200 PIPING.

AD. FIRE HYDRANTS WITH A BREAKABLE FEATURE THAT WILL BREAK CLEANLY UPON IMPACT, THIS SHALL CONSIST OF A TWO PART BREAKABLE SAFETY FLANGE WITH A BREAKABLE STEM COUPLER. THE UPPER AND LOWER BARRELS SHALL BE FLUTED AND RIBBED ABOVE AND BELOW THE SAFETY FLANGE OR HAVE AN EXTRA STRENGTH LOWER BARREL.

AE. ALL FIRE HYDRANTS SHALL MEET THE LOCAL JURISDICTIONAL AGENCIES AND APPROVED MANUFACTURERS LIST AS STATED IN THE DEVELOPMENT CODE.

AF. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.

AG. ALL FIRE HYDRANTS SHALL COMPLY WITH ANSI / AWWA STANDARD C502-94.

XVI. UTILITY SEPARATION NOTES

A. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE: (FAC 62-553.3141)(8/2); EXCEPTIONS ALLOWED UNDER FAC 62-553.3141(5))

1. A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.;

2. A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED HORIZONTAL-TYPE SANITARY SEWER (OR SEWER HAVING A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER).

3. A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED WASTEWATER-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND

4. A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM.

B. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT:

1. THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY, OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE, AND

2. THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

C. AT THE UTILITY CROSSINGS DESCRIBED IN PART A, ABOVE:

1. ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE IN THE SAME FRAM ALIGNS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND

2. AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY, OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

Be CLIMBING, INC.

PROJECT DATA:

PARCEL ID: 22-21-28-0000-00-224
EXISTING ZONING: C-C
FUTURE LAND USE DESIGNATION: COMMERCIAL
PROPOSED USE: RECREATIONAL CLIMBING FACILITY
BUILDING HEIGHT: 75 FT
PROPERTY AREA: 6.63 Acres (288,883 SF)
FAR: 0.10 (30,000 SF/288,883 SF)

HOURS OF OPERATION:

MONDAY – THURSDAY: NOON TO 10:00 PM
FRIDAY–SATURDAY: 9:00 AM TO 10:00 PM
SUNDAY: NOON TO 8:00 PM

BUILDING SETBACKS (REQUIRED):

FRONT (CLARCONA ROAD) = 10 FT
SIDE (NORTH) = 10 FT
SIDE (SOUTH) = 10 FT
REAR (WEST) = 10 FT

LANDSCAPE BUFFER:

FRONT (CLARCONA ROAD) = 20 FT
SIDE (NORTH) = 10 FT
SIDE (SOUTH) = 10 FT
REAR (WEST) = 10 FT

REQUIRED PARKING:

6 SPACES/1,000 SF
180 SPACES REQUIRED
143 SPACES PROVIDED

GREEN BUILDING STANDARDS

PER LDC SECTION 5.11.4, THE FOLLOWING ARE TO BE PROVIDED (4 PTS REQUIRED)

ALL CENTRAL CONDITIONERS ARE TO BE ENERGY STAR QUALIFIED (0.5 PTS)
STORMWATER POND SHALL INFILTRATE RUNOFF FROM THE 100 YEAR STORM EVENT (1 PT)
TURF GRASS SHALL BE LIMITED TO 40% OF THE LANDSCAPED AREA (0.5 PT)
SOURCE A MINIMUM OF 25 PERCENT, BY COST, OF CONSTRUCTION MATERIALS FROM RECYCLED PRODUCTS OR PRODUCTS MANUFACTURED, EXTRACTED, HARVESTED, OR RECOVERED WITHIN 250 MILES OF THE SITE (1.5 PTS)
ALL PROPOSED STRUCTURES SHALL BE GREATER THAN 3 FEET ABOVE THE BASE FLOOD ELEVATION (0.5 PT)

TRAFFIC COUNTS

ITE TRIP GENERATION HANDBOOK
CODE 151, 10TH EDITION

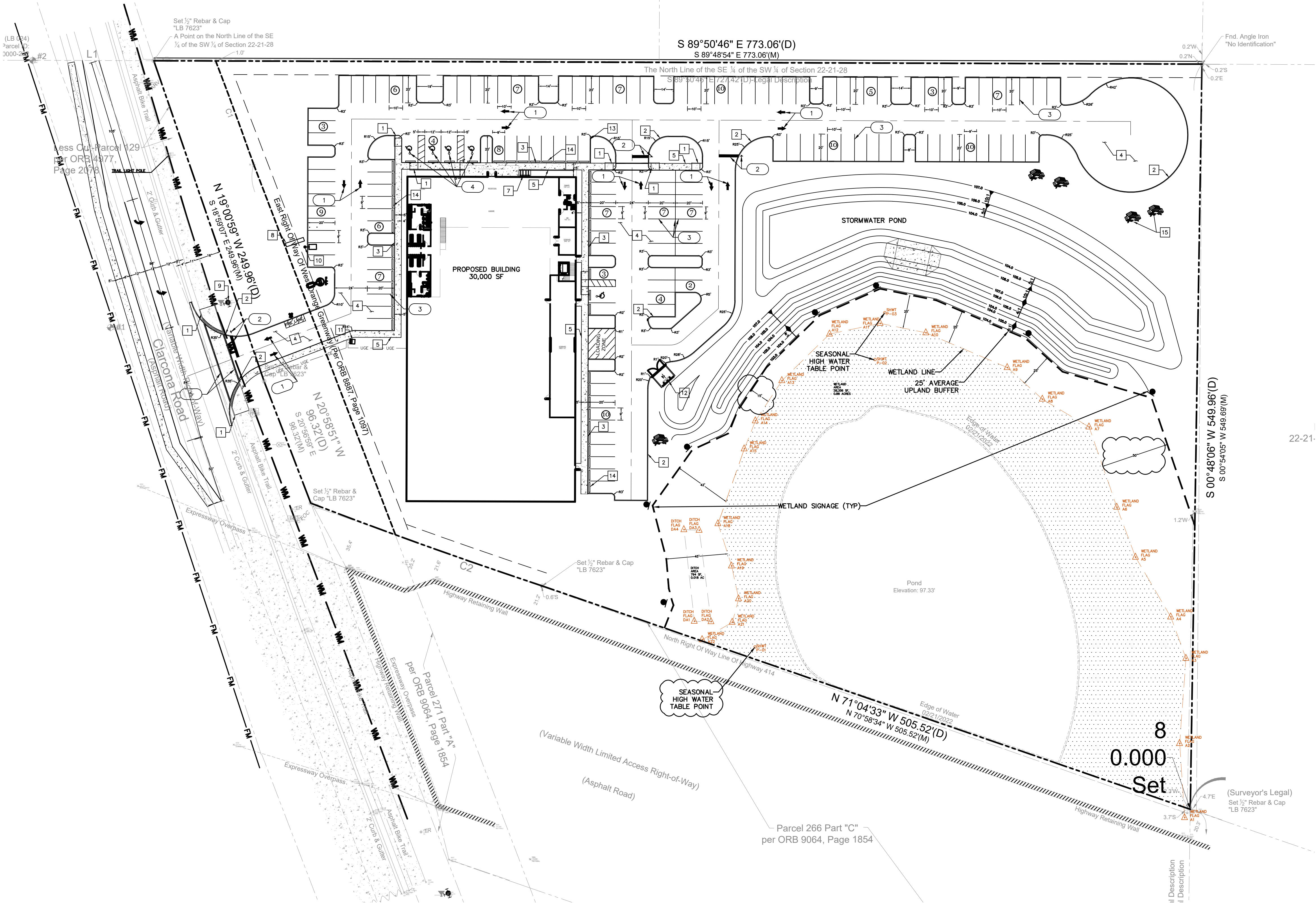
338 TRIPS

*OPEN SPACE SET ASIDE CALCULATION
PER LDC SECTION 5.4.4, 7.5% IS REQUIRED

BUILDING	PAVING	STORMWATER	*WETLAND/BUFFER	*LANDSCAPE	TOTAL
30,000 SF	72,366 SF	24,799 SF	102,322 SF	59,315 SF	288,883 SF

*TOTAL SET ASIDE: 161,637 SF = 56%

PROPOSED PERVIOUS AREA
TOTAL = 141,313 SF OR 3.2 AC. (36%)



PAVEMENT MARKINGS & SIGNAGE

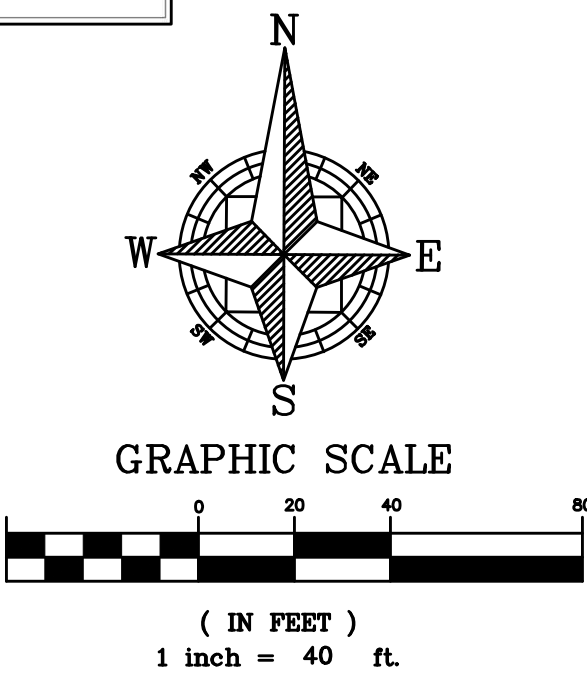
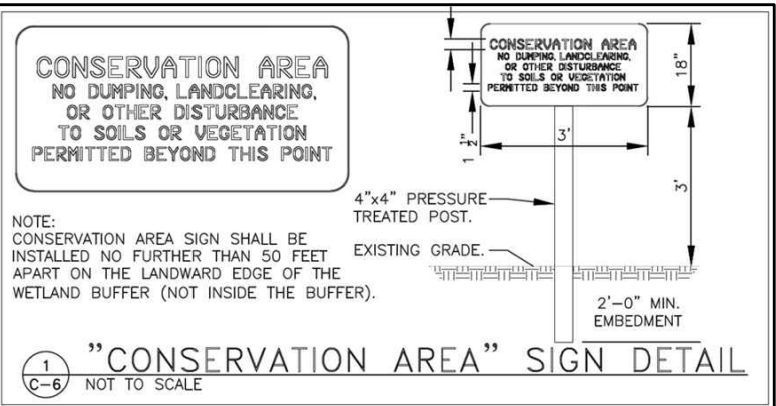
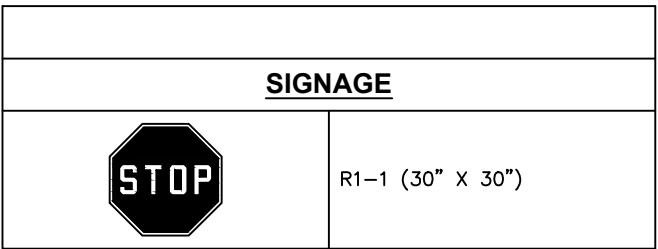
- 1 DIRECTIONAL ARROWS
- 2 24" WIDE WHITE STOP BAR W/ 24" STOP SIGN (R1-1)
- 3 PAVEMENT STRIPING (4" WHITE)
- 4 HANDICAP PAVEMENT SYMBOLS WITH HANDICAP SIGN
- 5 PEDESTRIAN CROSSWALK

SITE NOTES

- 1 SIDEWALK RAMP
- 2 FDOT TYPE D CURB
- 3 MONOLITHIC CURB AND SIDEWALK
- 4 ASPHALT PAVEMENT
- 5 CONCRETE SIDEWALK
- 6 CONCRETE PAVEMENT
- 7 BIKE RACK
- 8 MONUMENT SIGN
- 9 FIRE HYDRANT
- 10 LIGHT POLE
- 11 TRANSFORMER PAD
- 12 RETAIL DUMPSTER ENCLOSURE
- 13 FIRE DEPARTMENT CONNECTION
- 14 WHEEL STOP
- 15 PICNIC TABLE

LEGEND:

- # NUMBER OF PARKING SPACES



Be CLIMBING, INC.
SITE PLAN
APOPKA, FLORIDA 32703

NO.	DATE	REVISION / ISSUE DATE	BY:	LMP	LMP
1	03/15/2023	CITY COMMENTS			
2	09/15/2023	CITY COMMENTS			

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTIMONTE SPRINGS, FL 32701
PHONE NO. 407-453-8633
LARRY@RCECONSULTANTS.NET

ENGINEER OF RECORD
LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

PROJECT #:
23.2022
DRAWN: LMP
CHECKED: LMP
DATE: NOV 2022
SHEET: C-3.0
SCALE: 1"=40'
SITE PLAN

Profile:

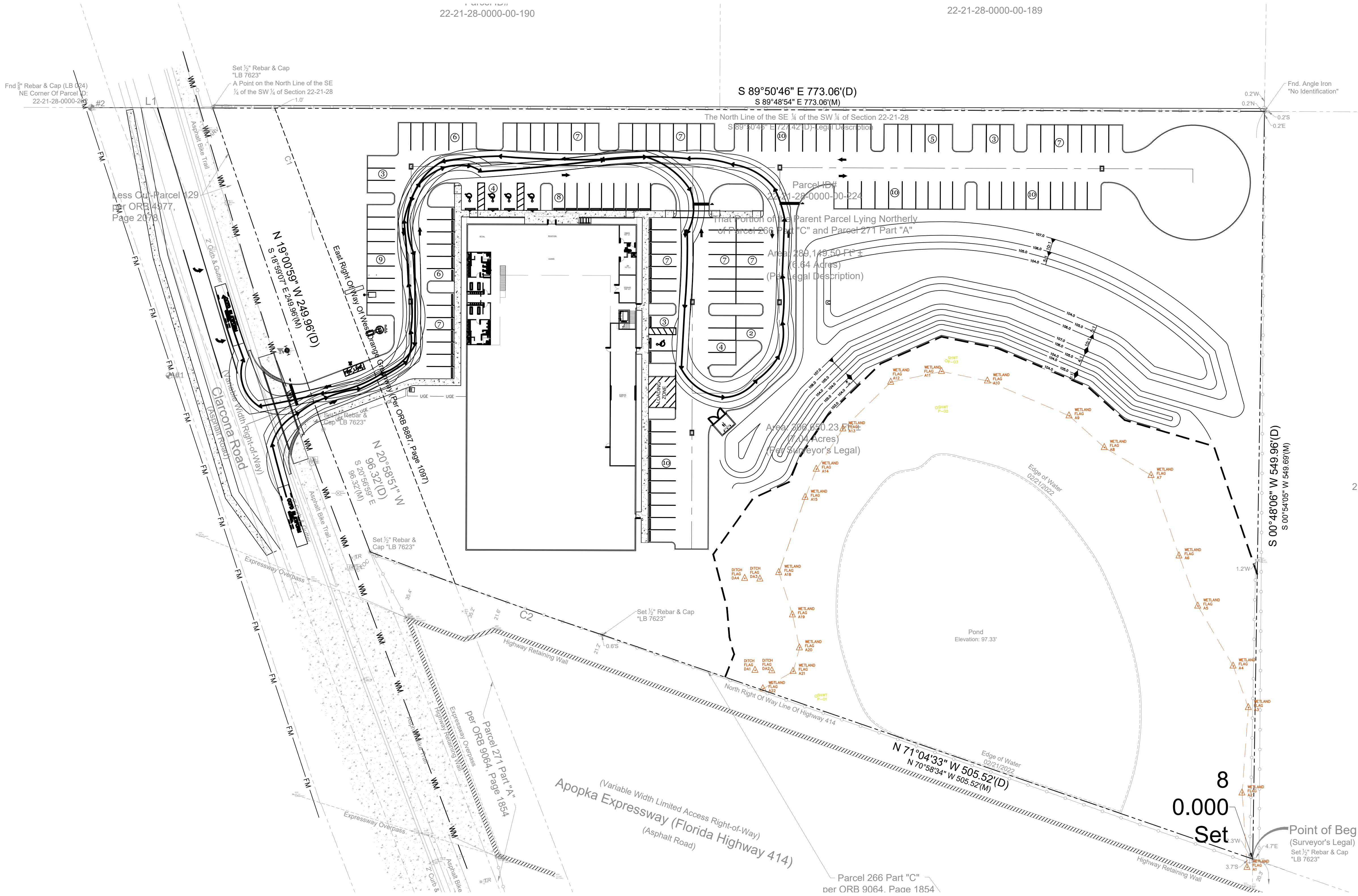
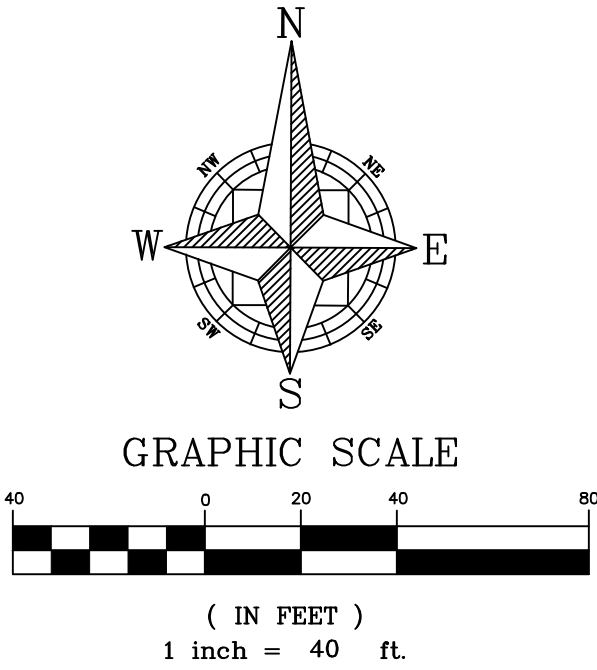
Plan:

General Data:
Name: Small Platform MM 100ft
Library: CITY - EMERGENCY
Region: North America
Country: Global
Profile Type: <none>
Vehicle Profile: <none>
Class: Fire Truck - Aerial
Lock to Lock Time: 6.0 sec
Steering Lock Angle: -45.0 deg
Creation Units: feet

Current Part Data:
Part Profile: <none>
Tractor: Full
Width: 8.33
Steering: Front Only
Front Axle Group:
Axles: 1
Track: 7.92 ft
Rear Axle Group:
Axles: 2
Track: 7.75 ft

Overall Vehicle Length: 48.17 ft
Show Vehicle Body ☐

TRUCK TURN TEMPLATE



Be CLIMBING, INC.
TRUCK TURN ANALYSIS
APOPKA, FLORIDA 32703

NO.	DATE	REVISION / ISSUE DATE	BY:
1	03/15/2023	CITY COMMENTS	LMP

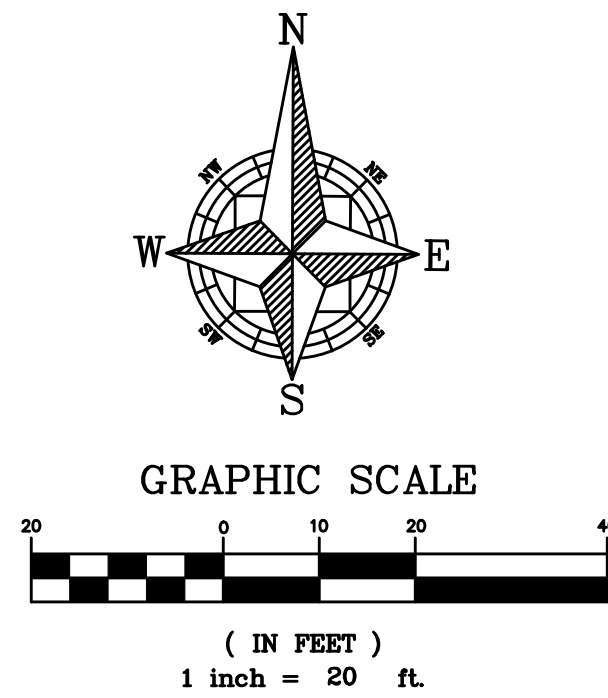
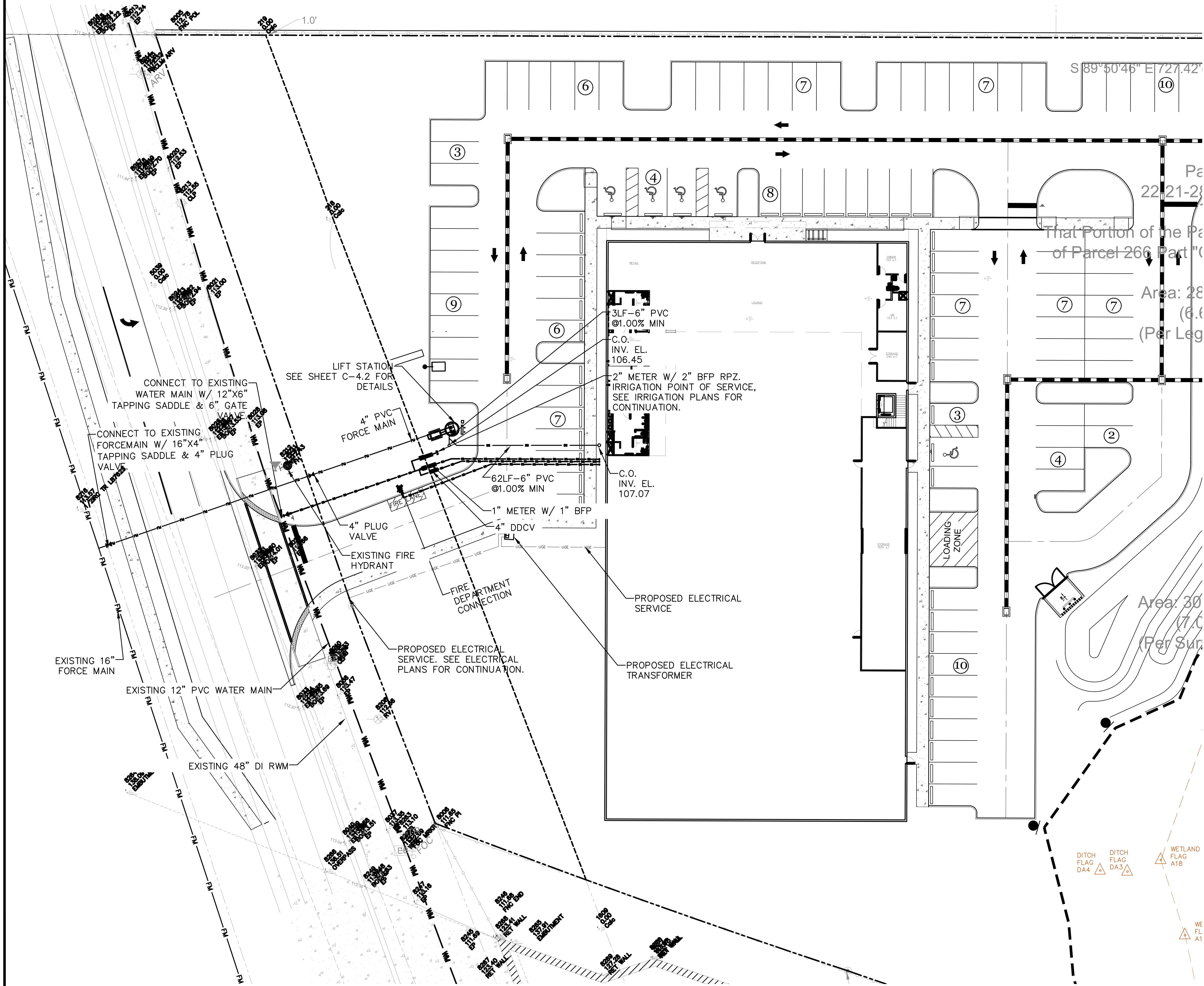
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LARRY@RCECONSULTANTS.NET

ENGINEER OF RECORD

LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

PROJECT #: 23.2022	DRAWN: LMP CHECKED: LMP
DATE: NOV 2022	SHEET: C-3.1
SCALE: 1"=40'	TRUCK TURN ANALYSIS

NOTE: LIFT STATION IS TO REMAIN PRIVATELY OWNED.



FIRE FLOW CALCULATIONS
(REF. NFPA 1, CHAPTER 18 2021 ED.)

BUILDING TYPE	TYPE IIB (000)
BUILDING AREA	30,000 SF
TABLE 18.4.5.1.2 NFF	3,750 G.P.M.
75% REDUCTION FOR AUTOMATIC SPRINKLERS =	938, 1,000 G.P.M MIN
NUM. OF HYDRANTS PER TABLE E.3.	1

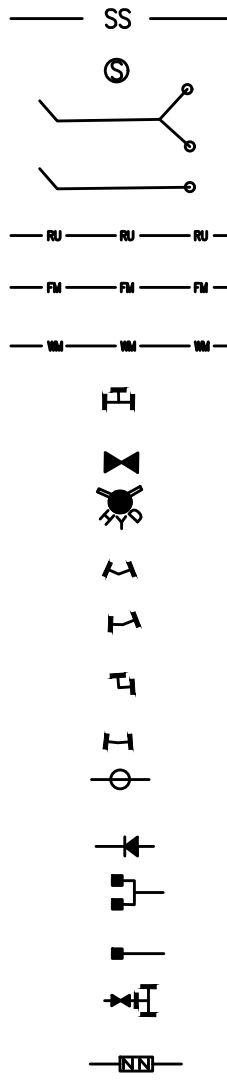
CITY OF APOPKA NOTES:

LIFT STATION SHALL BE PRIVATELY OWNED AND MAINTAINED

SIGNAGE FOR LIFT STATION SHALL BE PER THE CITY OF APOPKA'S UTILITIES DESIGN AND CONSTRUCTION MANUAL, SECTION 22.6.1.

LEGEND

- SANITARY SEWER MAIN
- SANITARY MANHOLE
- SS DOUBLE SERVICE
- SS SINGLE SERVICE
- RECLAIMED WATER MAIN
- FORCE MAIN
- WATER MAIN
- TEE
- GATE VALVE
- FIRE HYDRANT
- BEND - 45°
- BEND - 22.5°
- BEND - 90°
- BEND - 11.25°
- BLOW OFF VALVE
- REDUCER
- DOUBLE SERVICE
- SINGLE SERVICE
- TAPPING SADDLE W/ GATE VALVE
- BACK FLOW PREVENTER



Be CLIMBING, INC.
UTILITY PLAN
APOPKA, FLORIDA 32703

NO.	DATE	REVISION / ISSUE DATE	BY:	REVISION / ISSUE DATE
1	03/15/2023	CITY COMMENTS	LMP	
2	09/15/2023	CITY COMMENTS	LMP	

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
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LARRY@RCECONSULTANTS.NET

ENGINEER OF RECORD
10/25/2023
LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

PROJECT #:
23.2022
DRAWN: LMP CHECKED: LMP
DATE: NOV 2022 SHEET: C-4.0
SCALE: 1"=20'
UTILITY PLAN

NOTE: COMPLETE SYSTEM TO BE SUPPLIED BY:

RILEY & COMPANY, INC.

SANFORD, FL 32773

(407)265-9963

NO SUBSTITUTIONS - NO ALTERNATES

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes a 20 Yr. Warranty. Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible inside wetwell.

PUMPS: (3 YR. WARRANTY)

Submersible grinder pumps shall be LIBERTY Model RCLGV05. The pumps shall be installed in the H-20 GP FRP wetwell utilizing a slide rail system. The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the discharge piping.

Stator winding shall be open type with Class H insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 C., but shall automatically reset when the winding temperature returns to normal. Two heat sensor thermostats shall be used on three phase motors.

The pump motor grinder shaft shall be AISI 430F SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

DUPLEX CONTROL PANEL: (3 YR. WARRANTY)

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minimum of 10 years history in the manufacturing of electrical control panels.

The Enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep fiberglass with 4 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting. The following components shall be mounted through the enclosure:

- 1- ea. Red Alarm Beacon (Light) 4" x 4" Minimum Diameter
- 1- ea. Alarm Horn (minimum 95 DCB)
- 1- ea. Generator Receptacle w/ weatherproof cover(SCM460 -UL 1686)
- 1- ea. Alarm Silence Pushbutton

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to back panel:

- 2- ea. Motor Contactors
- 1- ea. Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
- 1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
- 1- ea. Lightning Arrestor
- 1- ea. Silence Relay Module
- 1- ea. Duplex Alternator w/ Pump Selector Switch
- 1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger For The High Level Alarm System
- 20- ea. Terminals For Field Connections
- 6- ea. Terminals For Motor Connections (Single Phase Only)
- 7- ea. Grounding Lugs
- 1- ea. Seal Failure Relay

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

The following components shall be mounted through the inner door:

- 1- ea. Main Circuit Breaker
- 1- ea. Emergency Circuit Breaker
- 1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
- 2- ea. Short Circuit Protectors w/ Auxiliary Contacts
- 1- ea. Control Circuit Breaker
- 2- ea. Seal Failure Indicator Lights
- 1- ea. Hand-Off-Auto Selector Switches
- 2- ea. Pump Run Pilot Lights
- 1- ea. Power On Pilot Light
- 2- ea. Elapse Time Meters (Non-Resetable)
- 1- ea. GFI Duplex Convenience Outlet

RILEY & Company, Inc. (H-20 GP)

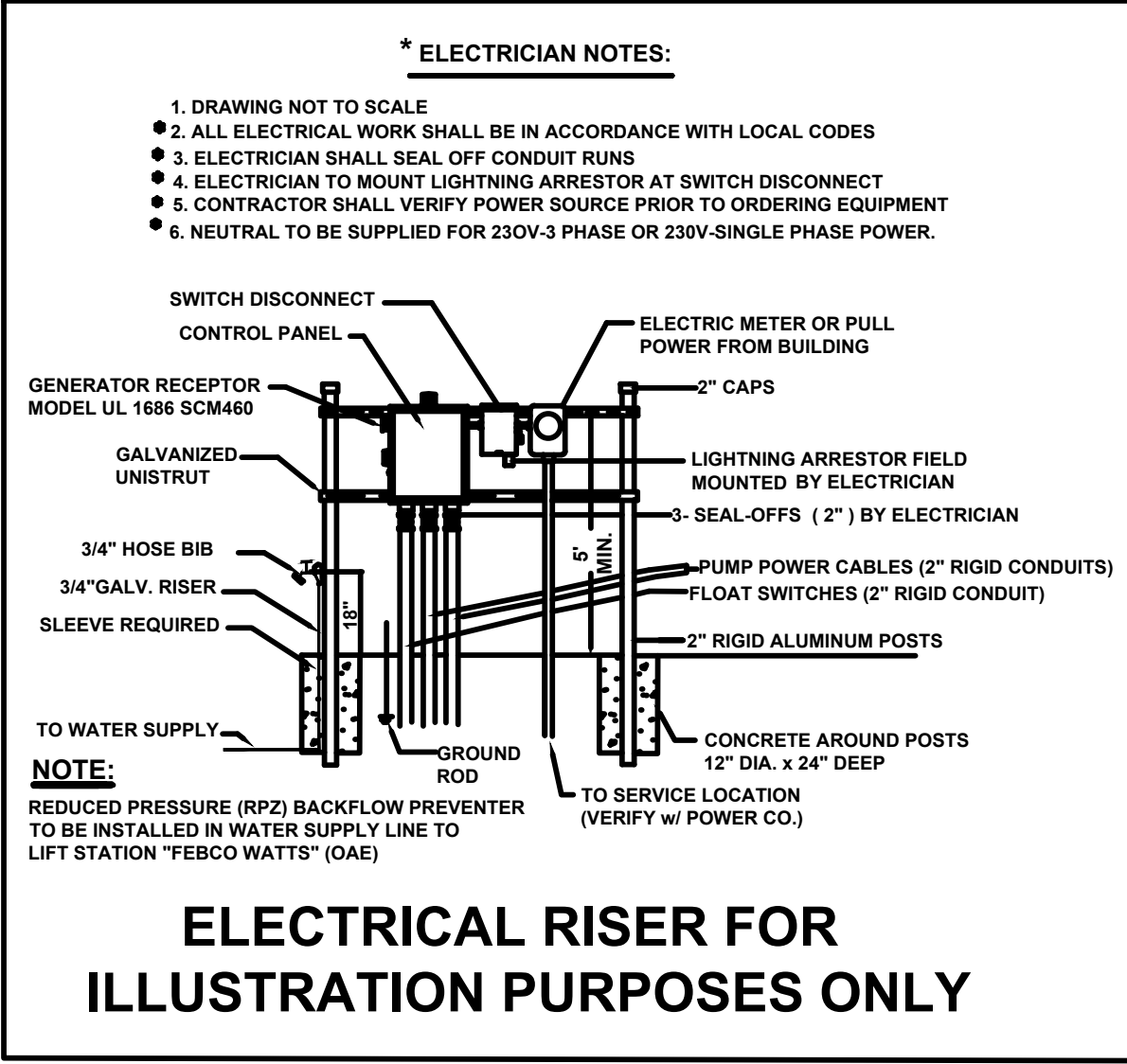
w/ BATTERY BACK-UP FOR AUDIO - VISUAL ALARMS ©

CITY OF APOPKA NOTES:

LIFT STATION SHALL BE PRIVATELY OWNED AND MAINTAINED

SIGNAGE FOR LIFT STATION SHALL BE PER THE CITY OF APOPKA'S UTILITIES DESIGN AND CONSTRUCTION MANUAL, SECTION 22.6.1.

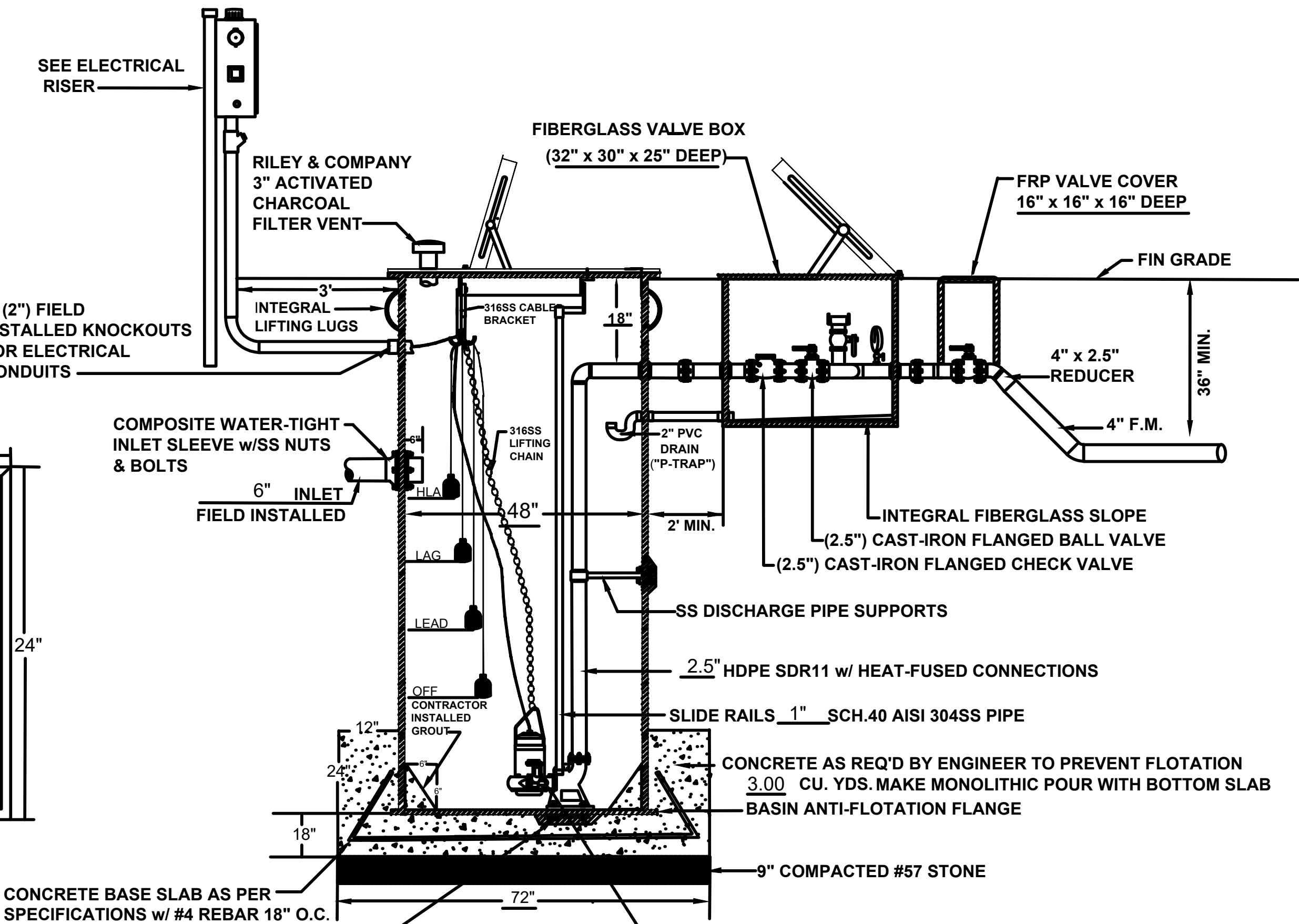
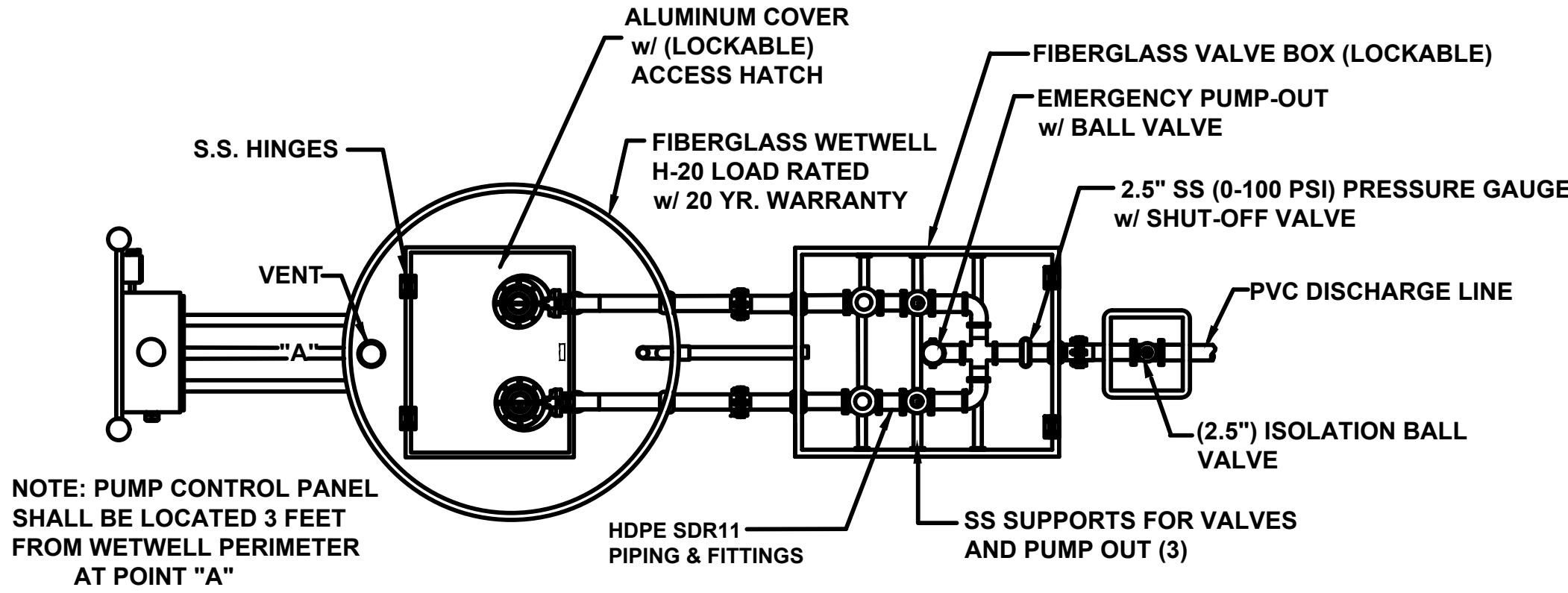
PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	102 GPM	TOP OF WETWELL	110.00
PRIMARY TDH	75 'TDH	INLET INVERT	106.35
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM (HLA)	105.85
PUMP MODEL #	RCLGV05	2nd PUMP ON (LAG)	105.35
R.P.M.	3450	1st PUMP ON (LEAD)	104.85
HORSEPOWER	5.0	PUMPS OFF (OFF)	104.35
IMPELLER DIAMETER	5.4"	BOTTOM OF WETWELL	101.00
ELECTRICAL/ VOLTS / PHASE	230V/3	WETWELL DIAMETER	48"
FULL LOAD AMPS/ PER PUMP	17.50		
PUMP DISCHARGE SIZE	2"		

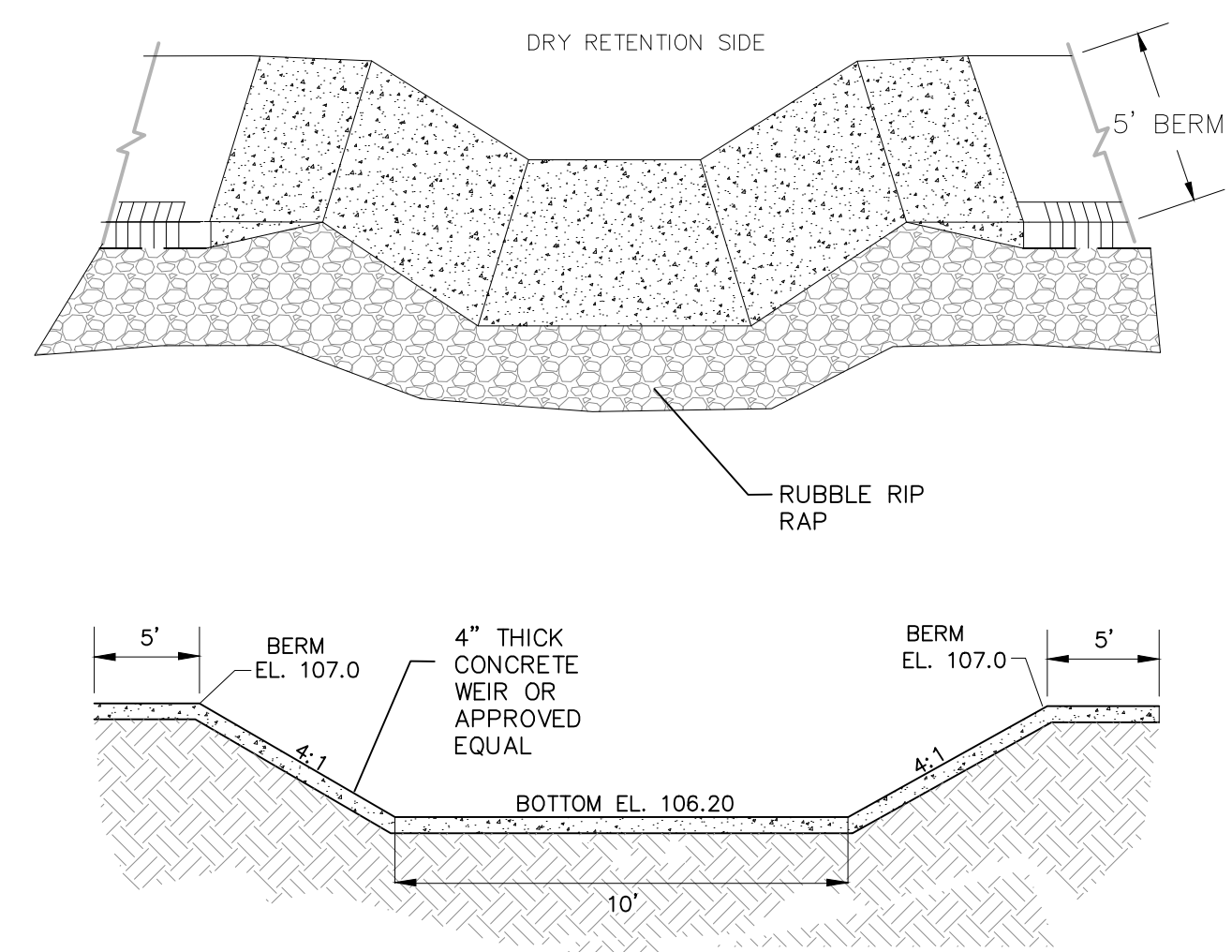
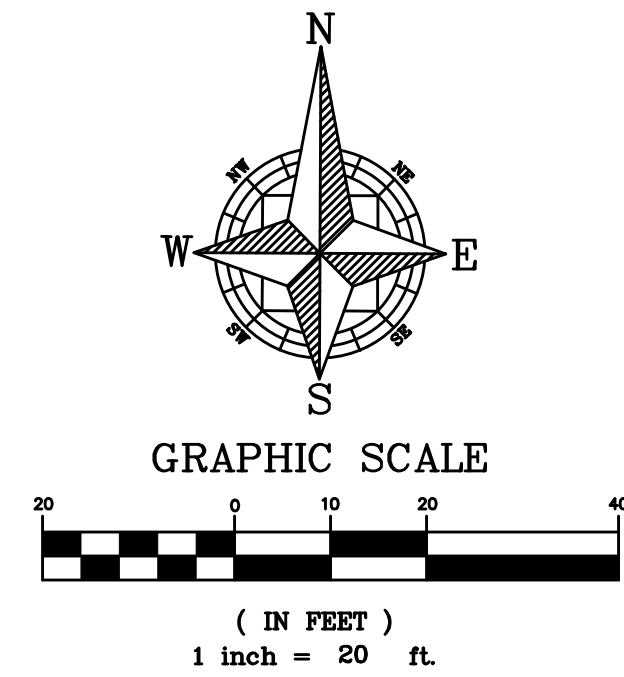
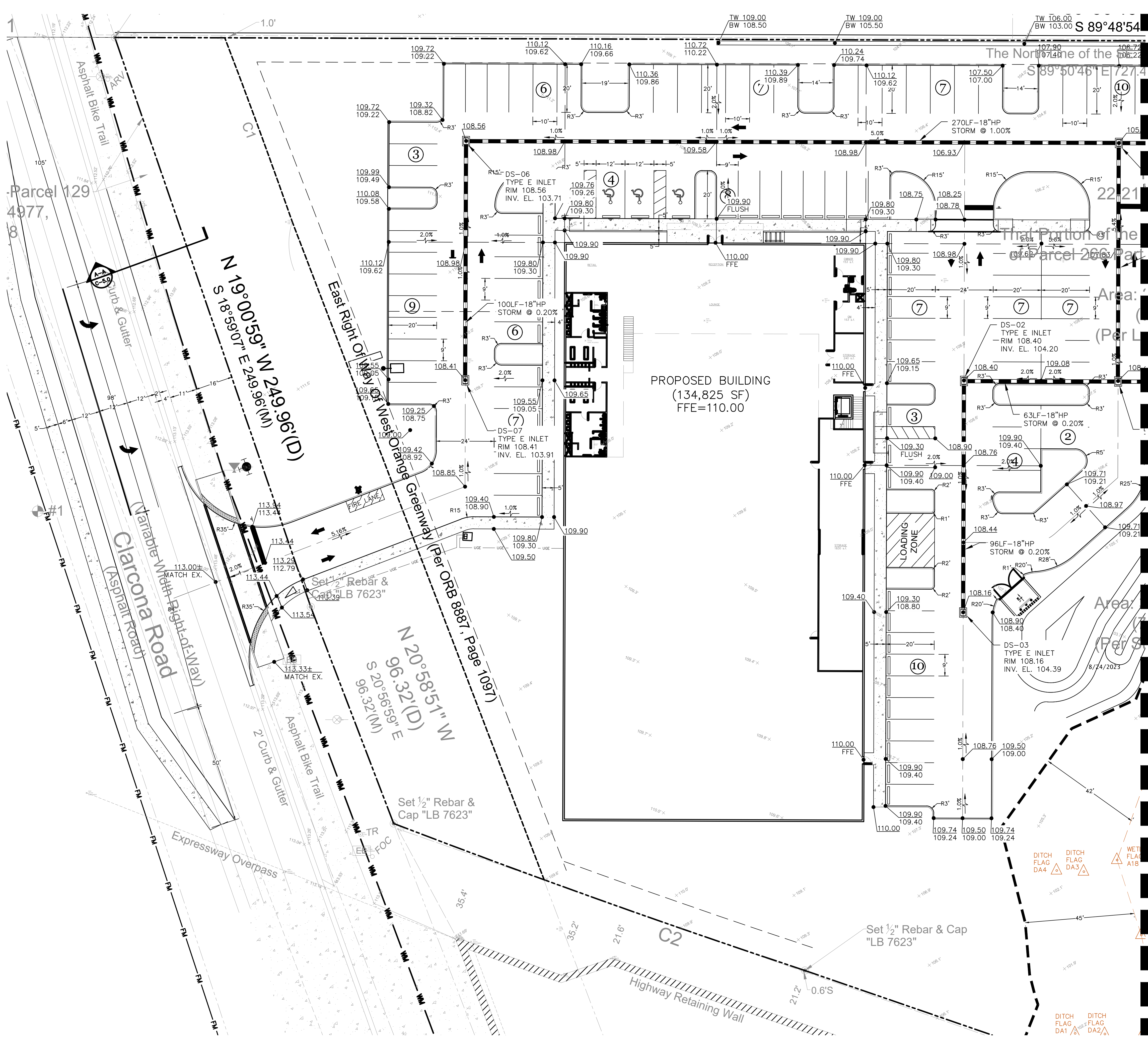


NOTES:

- Water service with hose bibb and reduced pressure backflow preventer to be installed near lift station. (See Electrical Riser Illustration)
- System shall be operated and maintained to provide uninterrupted service as required by DEP Chapter 62-604.500.
- Approved Operation & Maintenance Manual(O&M) shall be kept available for operation and maintenance personnel
- A weather resistant emergency contact sign shall be installed at the lift station and made visible to the public (Lettering shall be min. 2" in height.
- INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance for the complete system.

11-17-2022





POND STAGES:
MEAN ANNUAL - 104.62
25 YEAR - 24 HOUR - 106.20
25 YEAR - 96 HOUR - 106.23

LEGEND

- SANITARY SEWER MAIN
- SANITARY MANHOLE
- SS DOUBLE SERVICE
- SS SINGLE SERVICE
- RECLAIMED WATER MAIN
- FORCE MAIN
- WATER MAIN
- TEE
- GATE VALVE
- FIRE HYDRANT
- BEND - 45°
- BEND - 22.5°
- BEND - 90°
- BEND - 11.25°
- BLOW OFF VALVE
- REDUCER
- DOUBLE SERVICE
- SINGLE SERVICE
- TAPPING SADDLE W/ GATE VALVE
- BACK FLOW PREVENTER
- BORING LOCATIONS

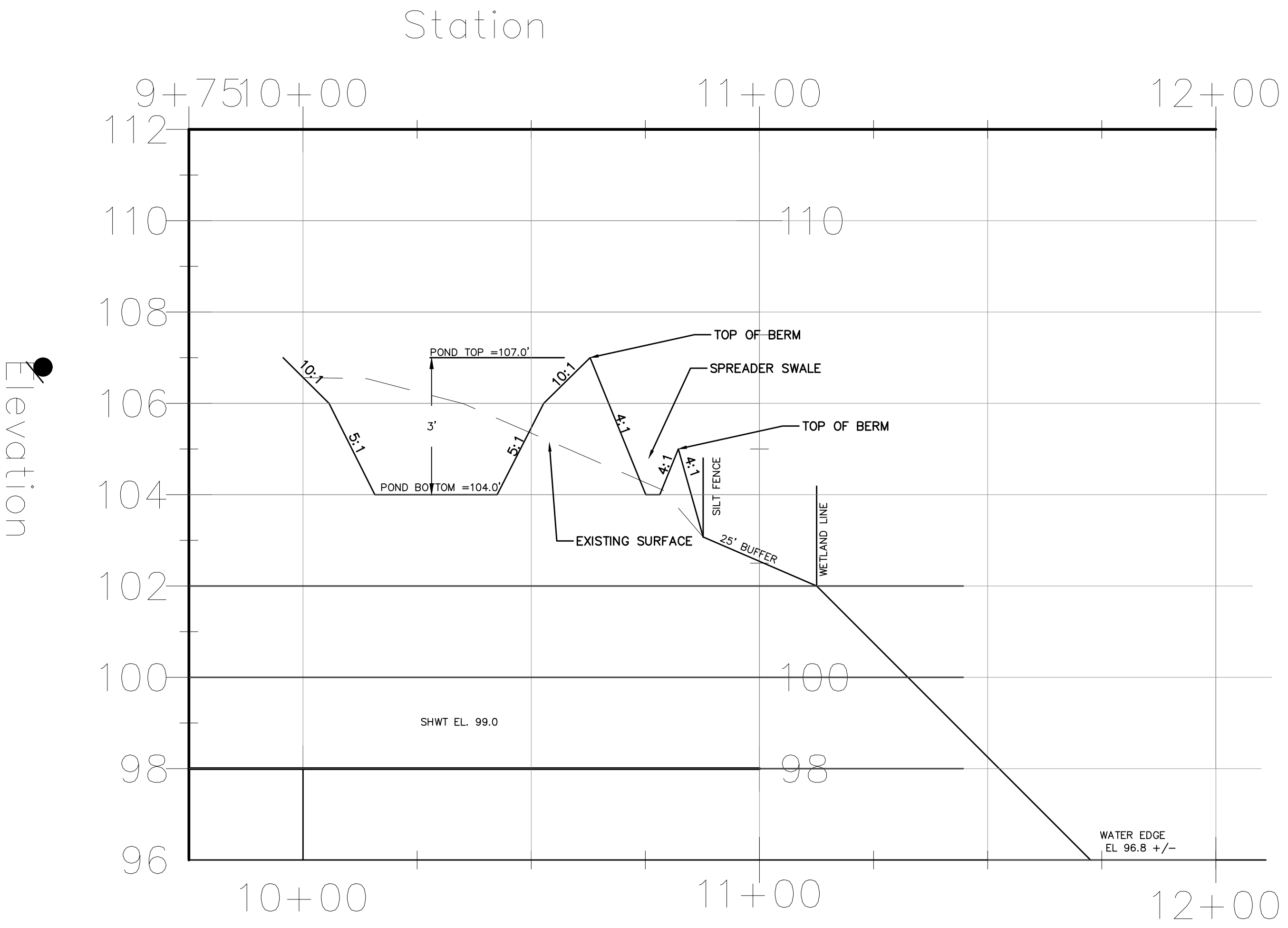
Be CLIMBING, INC. GRADING AND DRAINAGE PLAN APOPKA, FLORIDA 32703

NO.	DATE	REVISION / ISSUE DATE	CITY COMMENTS
1	03/15/2023		

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTA MONTI SPRINGS, FL 32701
PHONE NO. 407-453-8633
LARRY@RCECONSULTANTS.NET

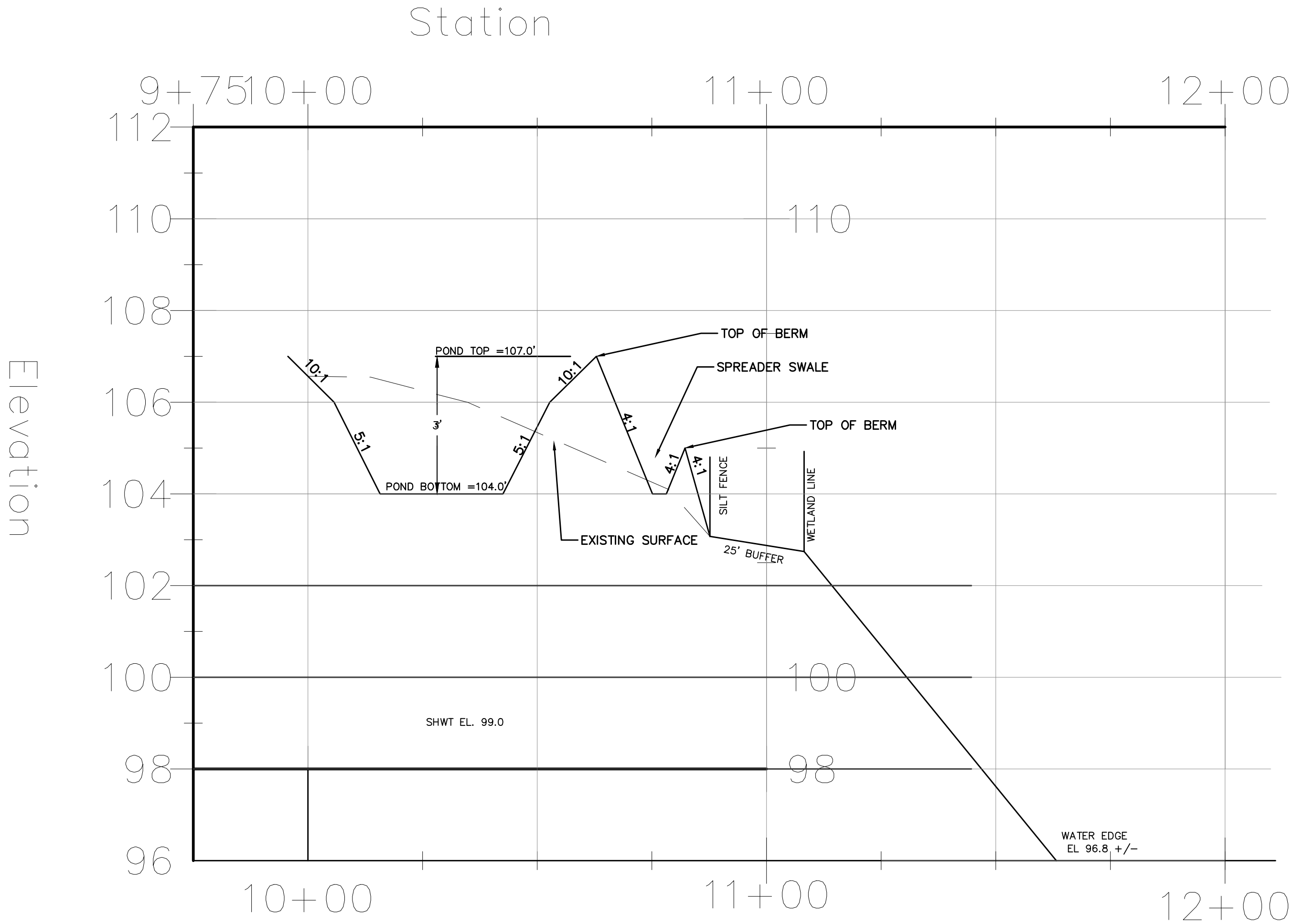
ENGINEER OF RECORD
LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

PROJECT #:
23.2022
DRAWN: LMP
CHECKED: LMP
DATE:
NOV 2022
SHEET:
C-5.0
SCALE:
1"=20'
GRADING AND
DRAINAGE PLAN



CROSS SECTION (A-A)

1 inch = 20ft. (HORIZONTAL)
1 inch = 2ft. (VERTICAL)



CROSS SECTION (B-B)

1 inch = 20ft. (HORIZONTAL)
1 inch = 2ft. (VERTICAL)



Be CLIMBING, INC.
CROSS SECTIONS
APOPKA, FLORIDA 32703

NO.	DATE	REVISION / ISSUE DATE	BY:										
				LMP	LMP								
1	03/15/2023	CITY COMMENTS											
2	09/15/2023	CITY COMMENTS											

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL 32701
PHONE NO. 407-452-8633
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ENGINEER OF RECORD
10/25/2023
LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

PROJECT #: 23.2022	
DRAWN:LMP CHECKED: LMP	
DATE: NOV 2022	SHEET: C-5.2
SCALE: 1"=20'	
CROSS SECTIONS	

GENERAL NOTES

GENERAL EROSION SITES

CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. IF NOT PROVIDED BY THE ENGINEER AND TO PROVIDE ALL REQUIRED MONITORING REPORTS. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.

THE STORMWATER POLLUTION PREVENTION PLAN IS COMPOSED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS AND THE PLAN NARRATIVE INCLUDED IN SPECIFICATIONS PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH THE STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND BECOME FAMILIAR WITH THEIR CONTENTS.

CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS INDICATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BUOYS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

DUST ON THE SITE SHALL BE CONTROLLED BY WATERING. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TONIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 30 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS, REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

ALL MATERIAL SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

ON-SITE AND OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ROCK BAGS, ETC.) TO PREVENT EROSION.

ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

CONTRACTOR SHALL PROVIDE TREE PROTECTION MEASURES AS NEEDED.

DEWATERING IS NOT ANTICIPATED FOR THE INSTALLATION OF UTILITIES.

ALL WORK SHALL BE IN COMPLIANCE WITH NPDES.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED SEDIMENT SHALL BE REMOVED FROM THE FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING ON THE TEMPORARY PARKING AS CONDITIONS

DEMAND.

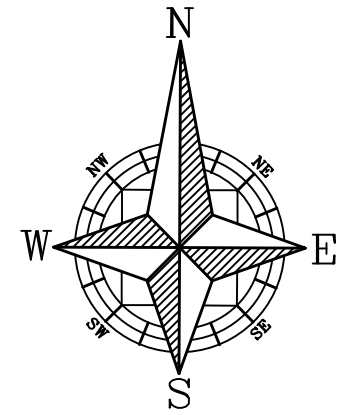
OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

SEQUENCE OF CONSTRUCTION

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. CLEAR AND GRUB THE SITE.
6. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
7. BEGIN GRADING THE SITE.

PHASE II

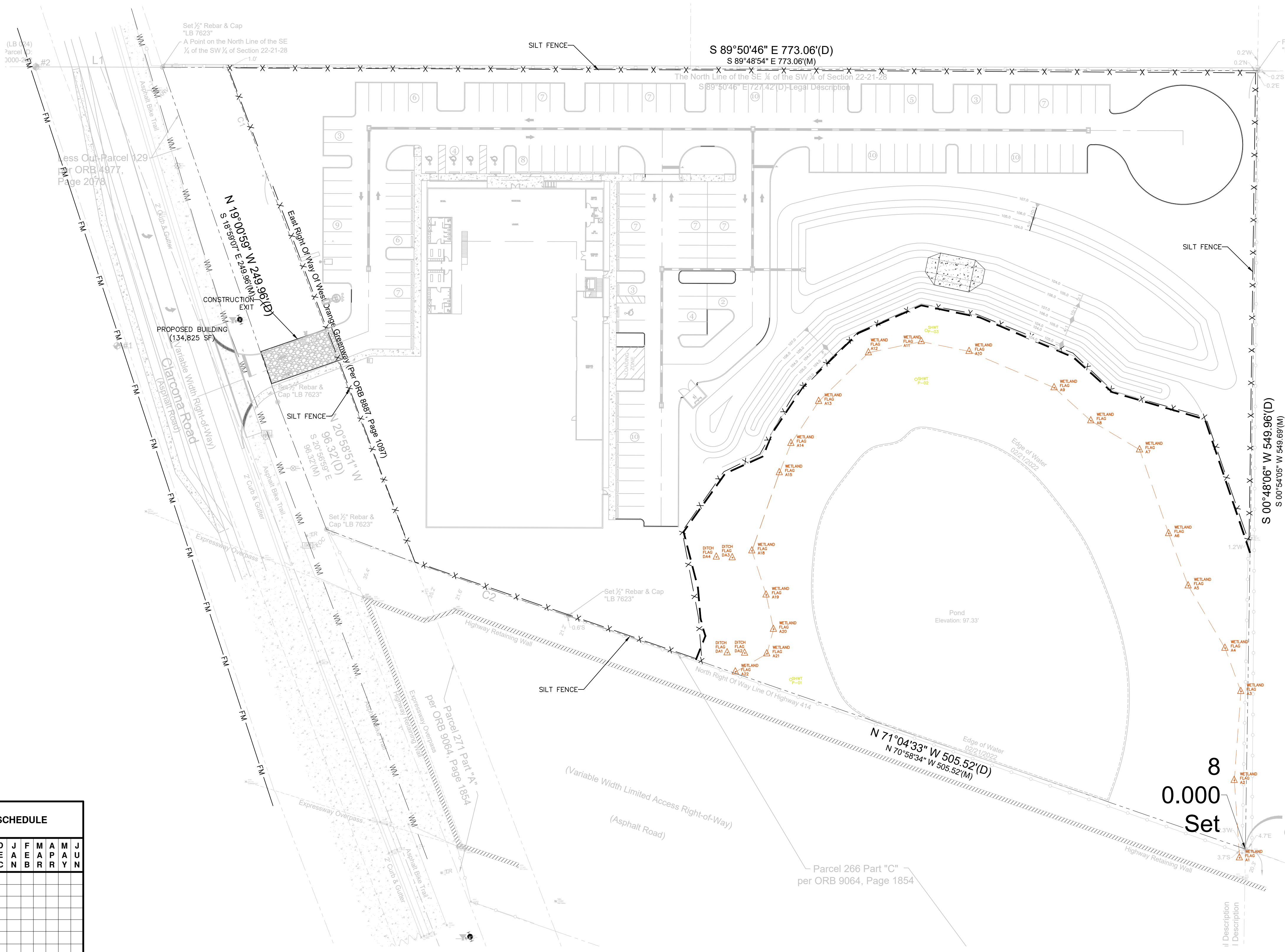
1. TEMPORARY SEED DEMUCKED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



DEVELOPER / OWNER

SITE OPERATOR / GENERAL CONTRACTOR:

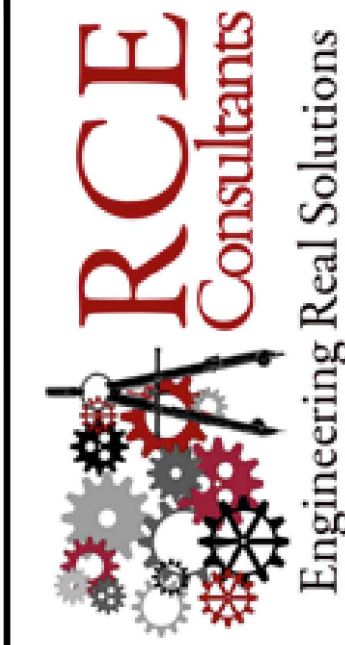
NAME

SUPERINTENDENT:

NAME

SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE											
CONSTRUCTION SEQUENCE	J	F	M	A	M	J	J	A	S	O	N
	A	E	A	P	A	U	U	E	C	O	E
	N	B	R	R	Y	N	L	G	P	T	V
ROUGH GRADE / SEDIMENT CONTROL											
TEMPORARY CONTROL MEASURES											
STRIP & STOCKPILE TOPSOIL											
STORM FACILITIES											
TEMPORARY CONSTRUCTION ROADS											
FOUNDATION / BUILDING CONSTRUCTION											
SITE CONSTRUCTION											
PERMANENT CONTROL STRUCTURES											
FINISH GRADING											
LANDSCAPING / SEED / FINAL STABILIZATION											
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE											

SYMBOLS LEGEND	
	DOUBLE SILT FENCE
	SINGLE SILT FENCE
	SCM-1 ROCK BAGS (USED ON ASPHALT SURFACES)



Be CLIMBING, INC.
SWPP PLAN
APOPKA, FLORIDA 32703

NO.	DATE	REVISION / ISSUE DATE	BY:
1	03/15/2023	LMP COMMENTS	LMP
2	09/15/2023	CITY COMMENTS	LMP

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTIMONTE SPRINGS, FL 32701
PHONE NO. 407-453-8633
LARRY@RCECONSULTANTS.NET

ENGINEER OF RECORD

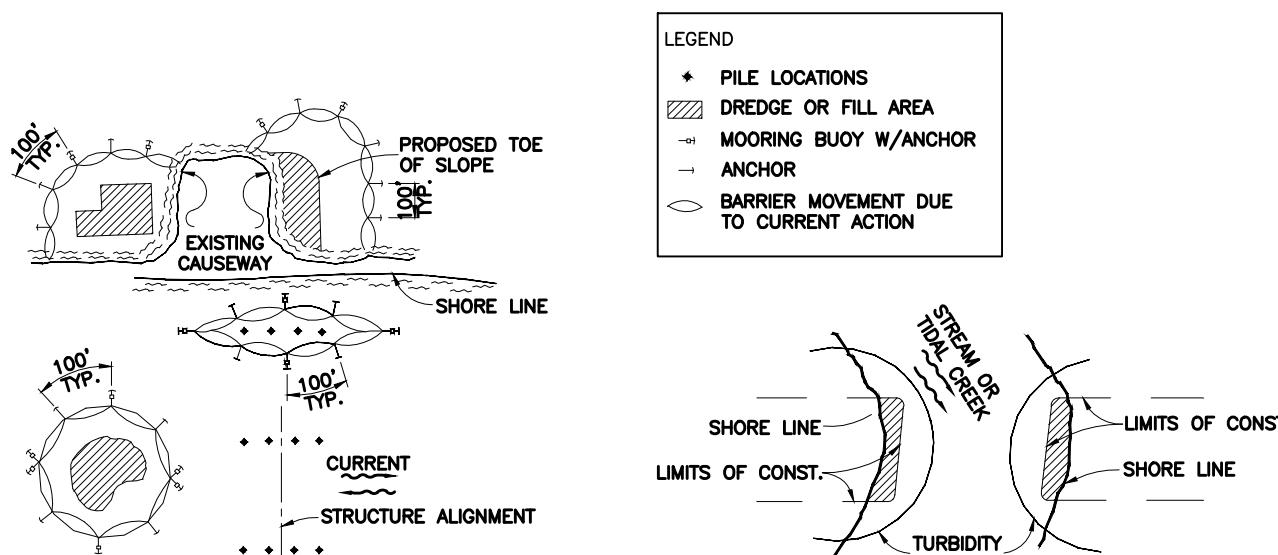
LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

PROJECT #:
23.2022
DRAWN: LMP
CHECKED: LMP
DATE: NOV 2022
SHEET: C-6.0
SCALE: 1"=40'
SWPP PLAN

**BeCLIMBING
EROSION CONTROL DETAILS
APOPKA, FLORIDA 32703**

E. RESPONSIBILITY

1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED. AFTER THAT, THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER COLLECTION AND RETENTION SYSTEM



NOTE:
TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

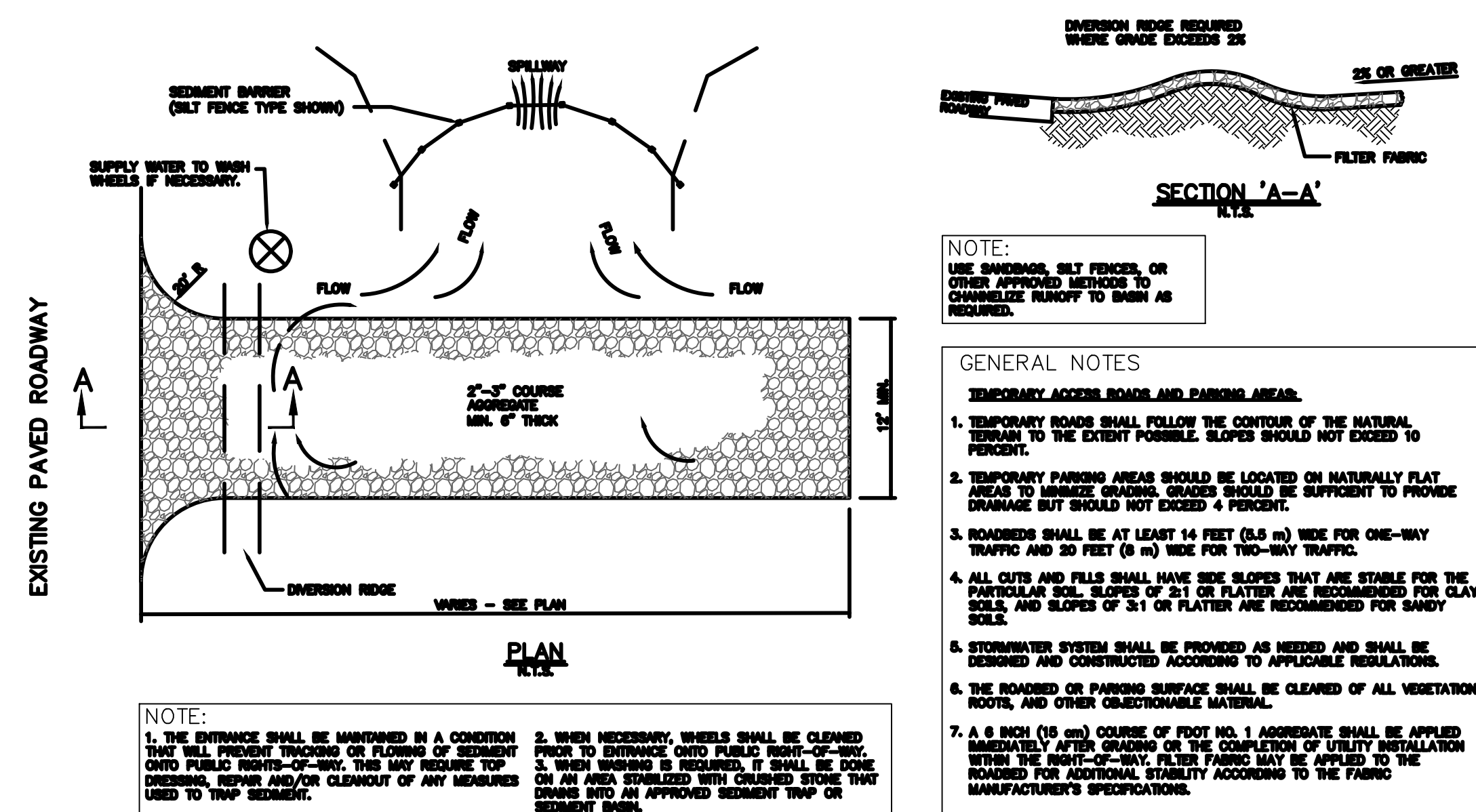
SILT FENCE ATTACHMENT DETAIL

PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE

ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL

DIRECTION OF RUNOFF WATERS

DRIVE BOTH POSTS ABOUT 10 INCHES INTO THE GROUND AND BURY FLAP

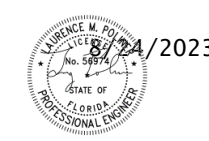


BARRIERS LAYOUT DETAIL

[illegible]

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL. 3270
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NE

ENGINEER OF RECORD



LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

PROJECT #
23 3022

25.2024

DRAWN:LM

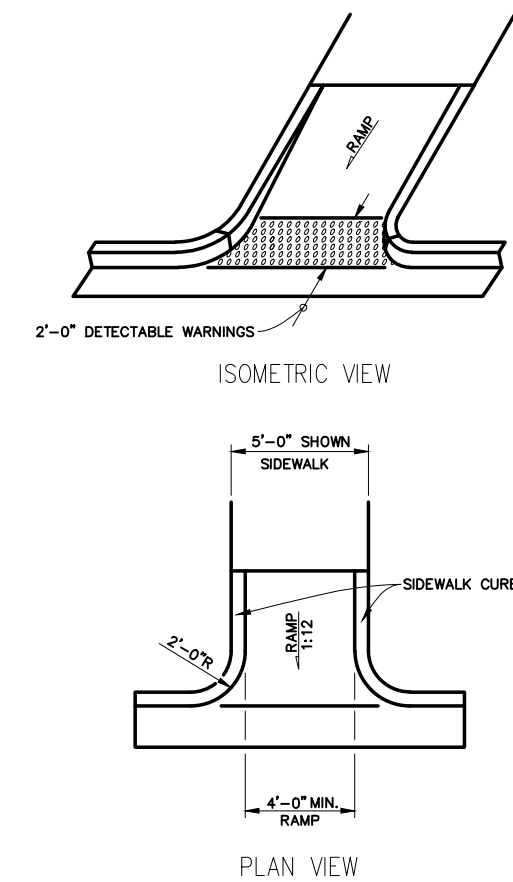
DATE: _____

NOV 2022
SCALE:

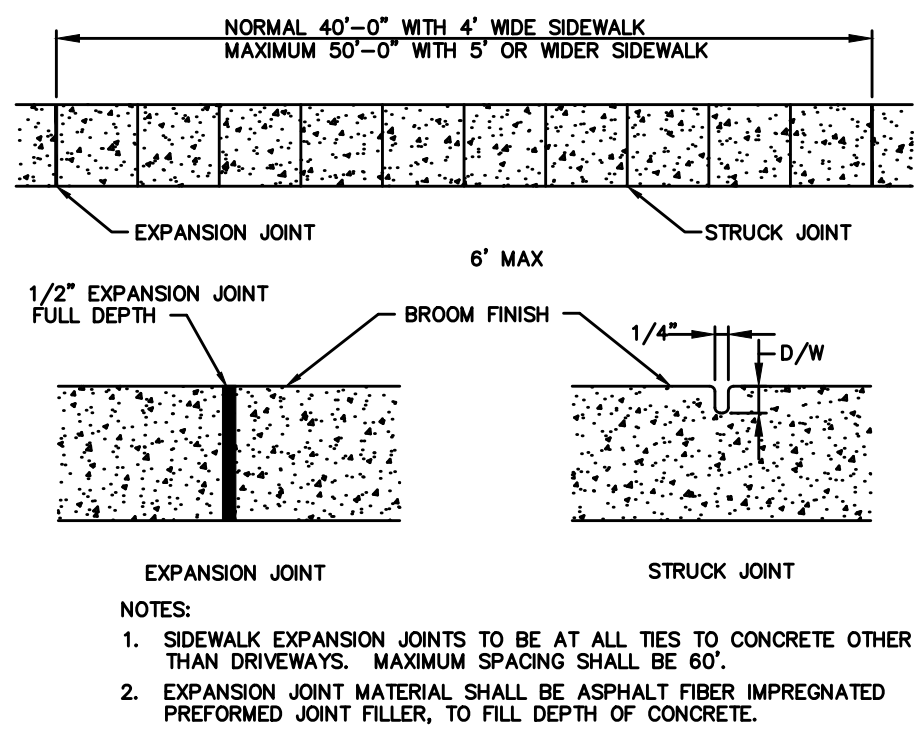
1"=50'

EROSION

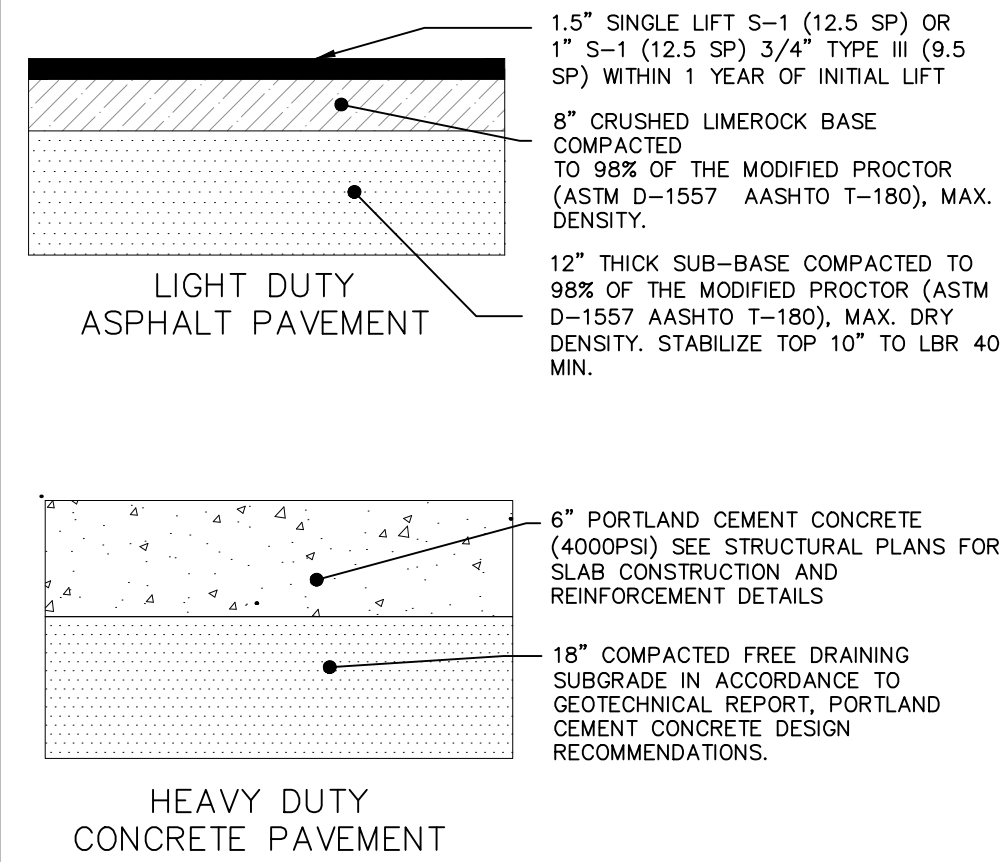
EROSION CONTROL DETAILS



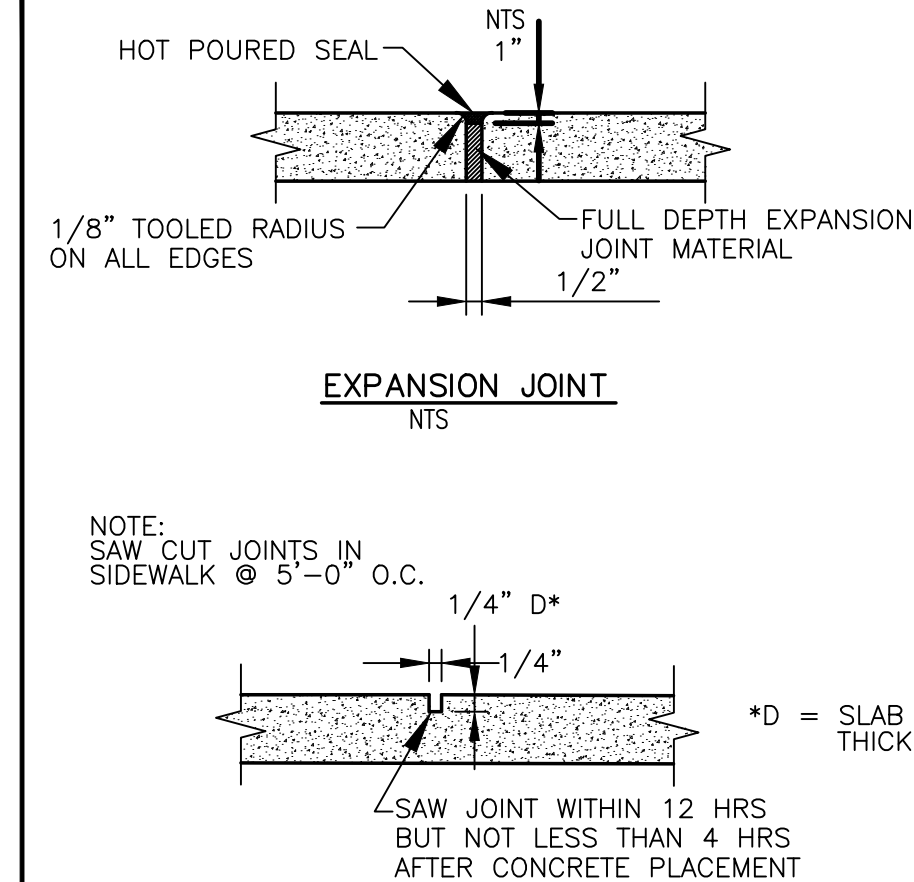
2 CURB RAMP, CR-E
(PER FDOT INDEX 522-002)



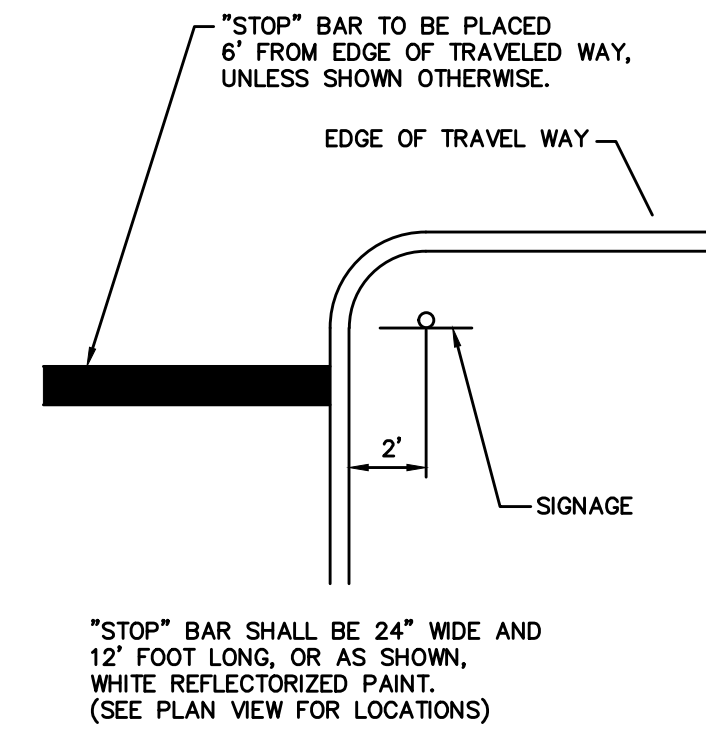
3 CONCRETE SIDEWALK
(3,500 PSI (MIN))



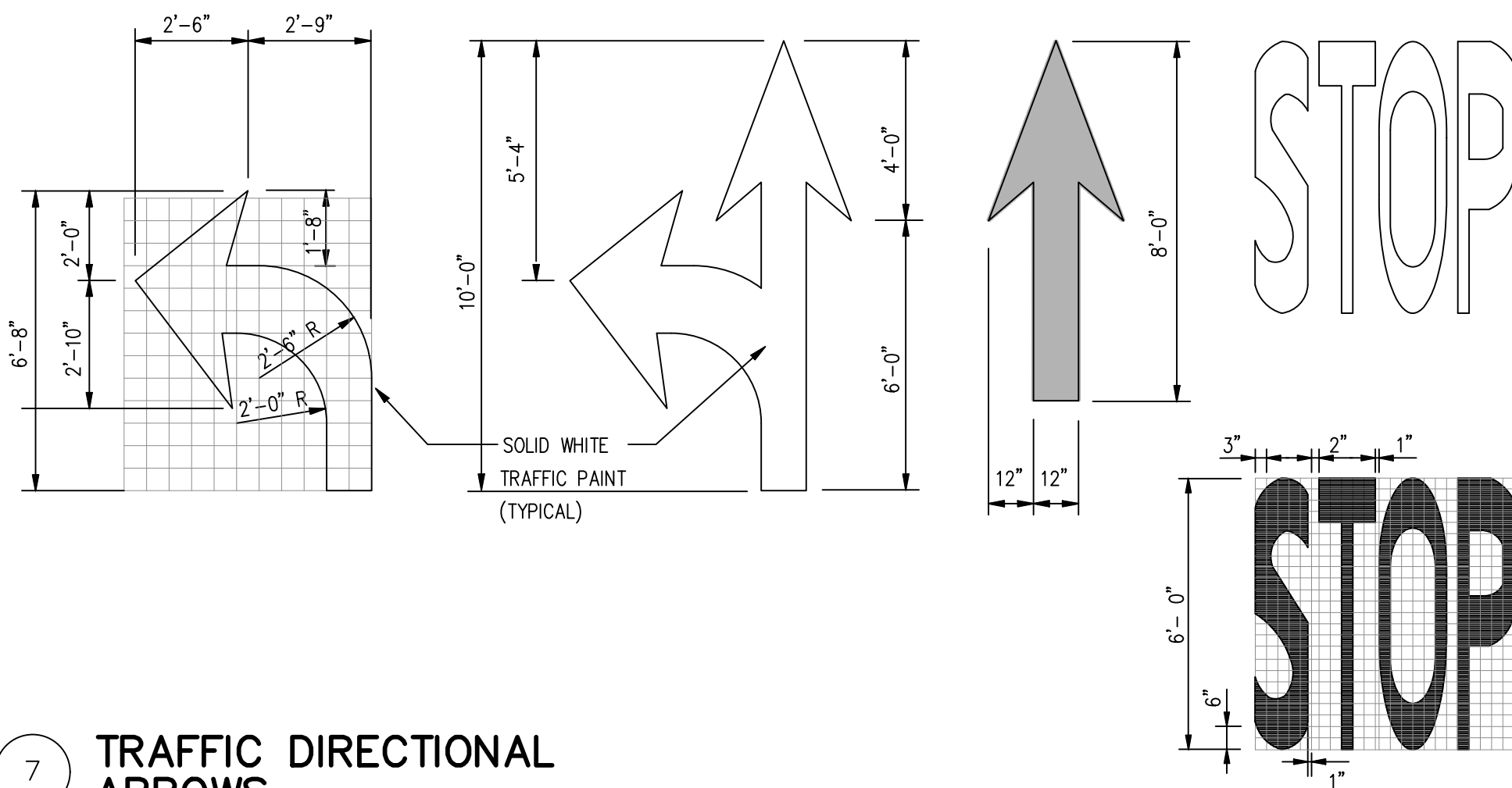
4 PAVEMENT DETAILS



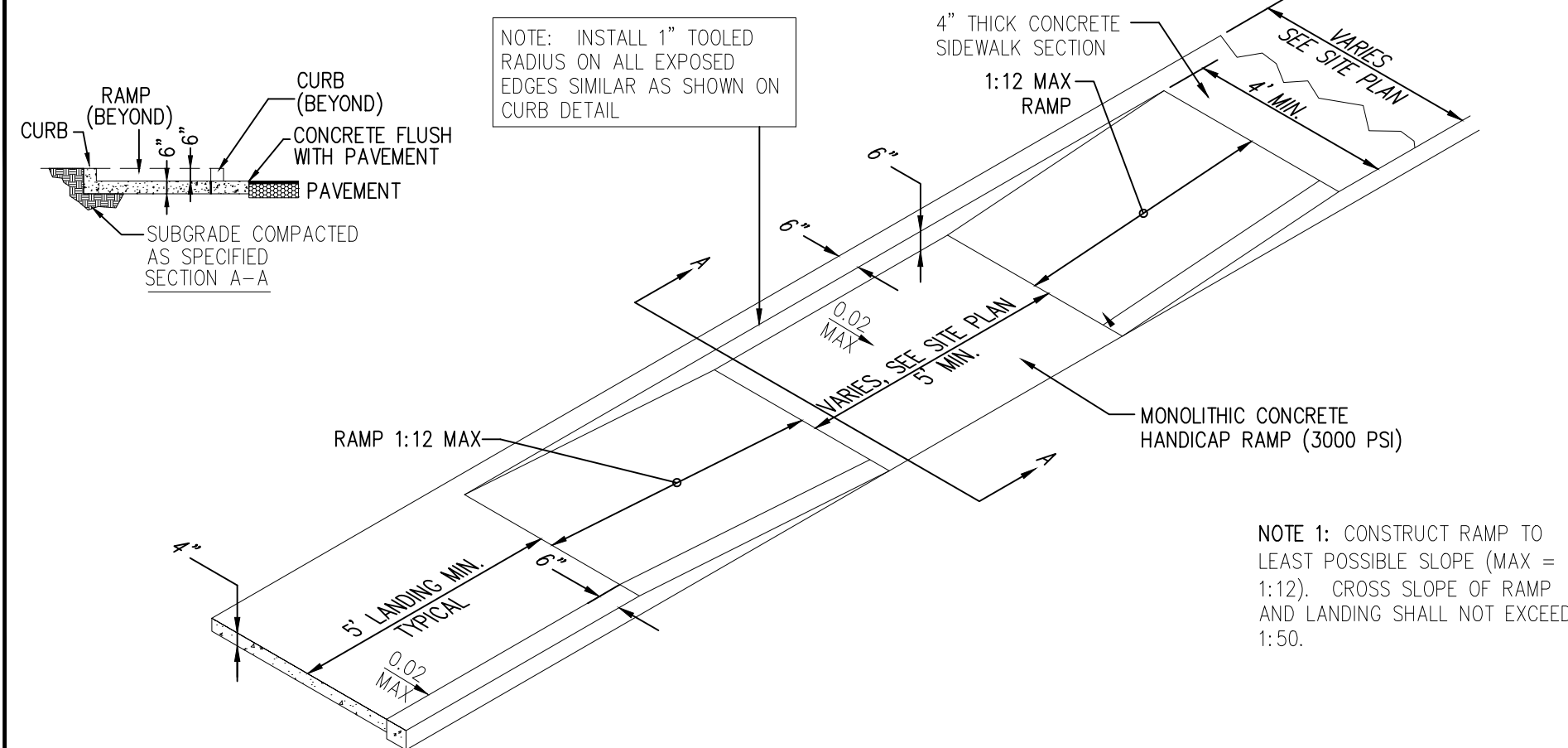
5 SAWED CONSTRUCTION JOINT



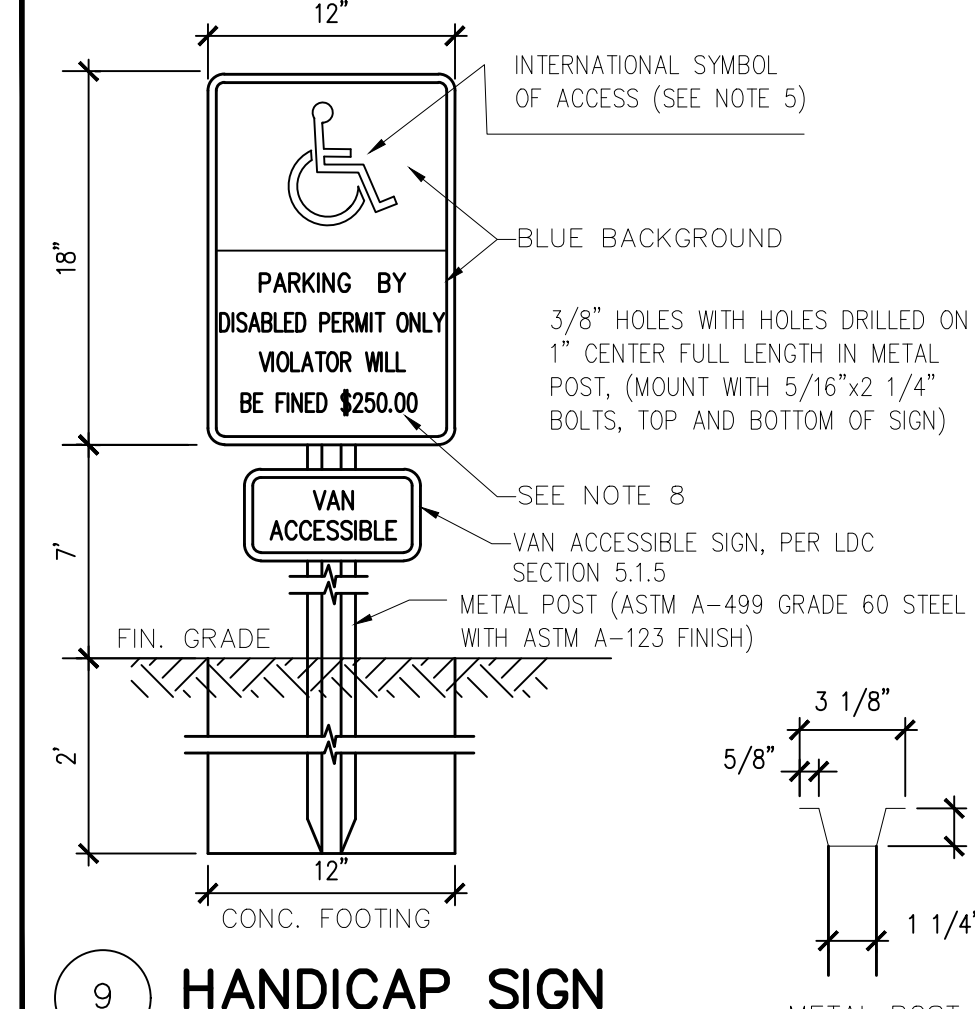
STOP BAR W/ SIGNAGE



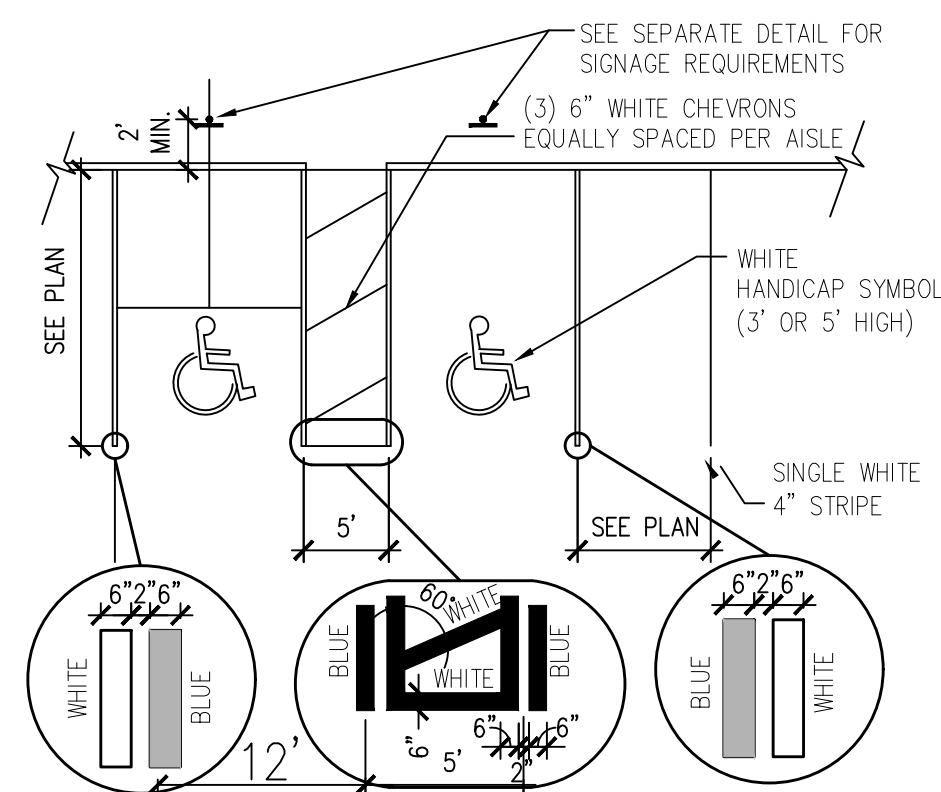
7 TRAFFIC DIRECTIONAL
ARROWS



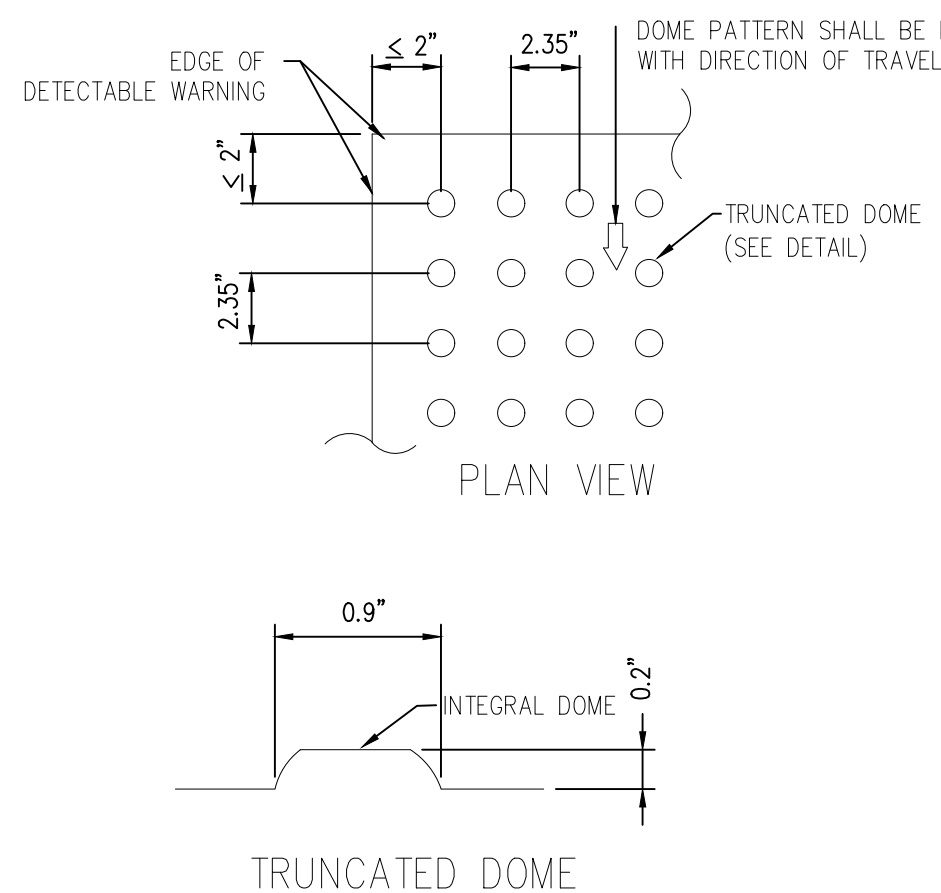
8 SIDE WALK HANDICAP RAMP
3000 PSI (MIN.) CONCRETE



9 HANDICAP SIGN



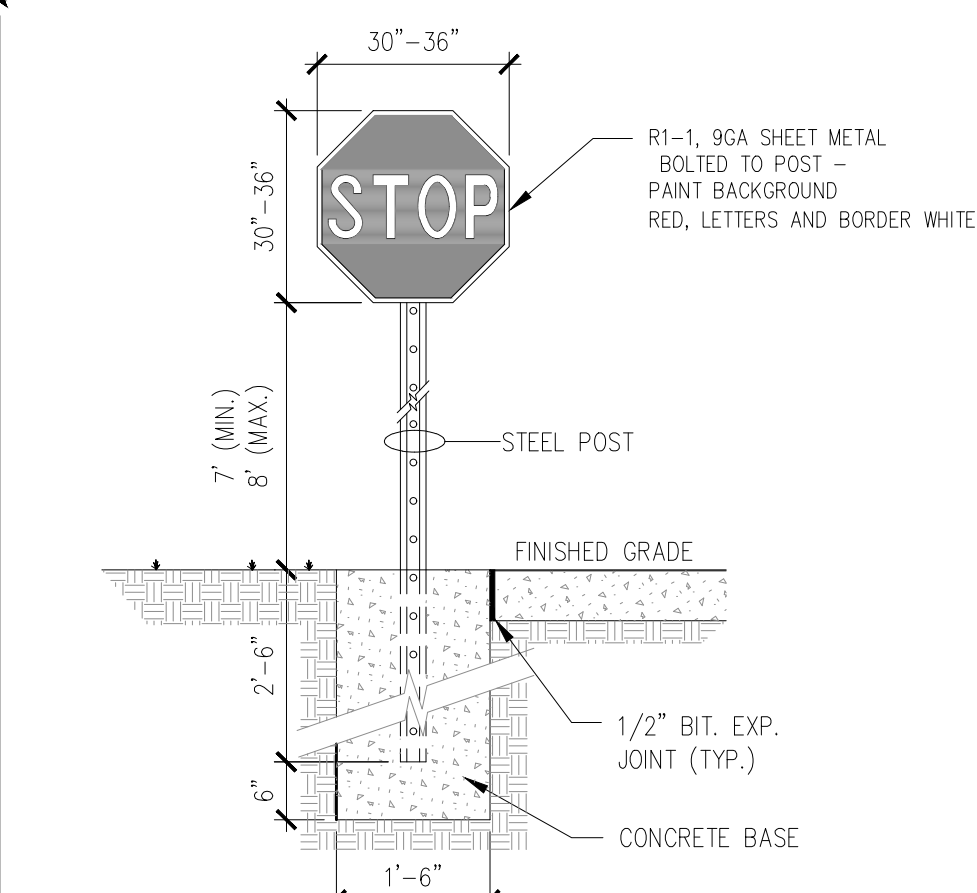
10 HANDICAP STRIPING



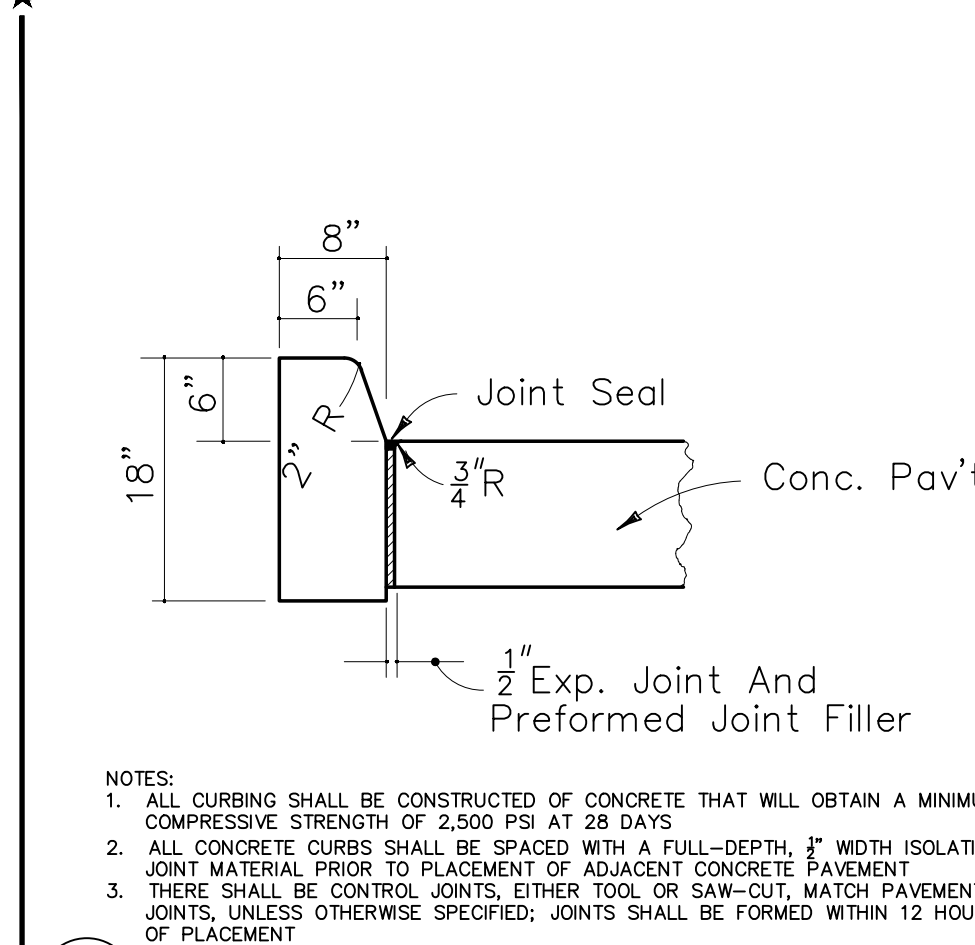
11 CURB RAMP DETECTABLE WARNING
3000 PSI (MIN.) CONCRETE

NOTE:

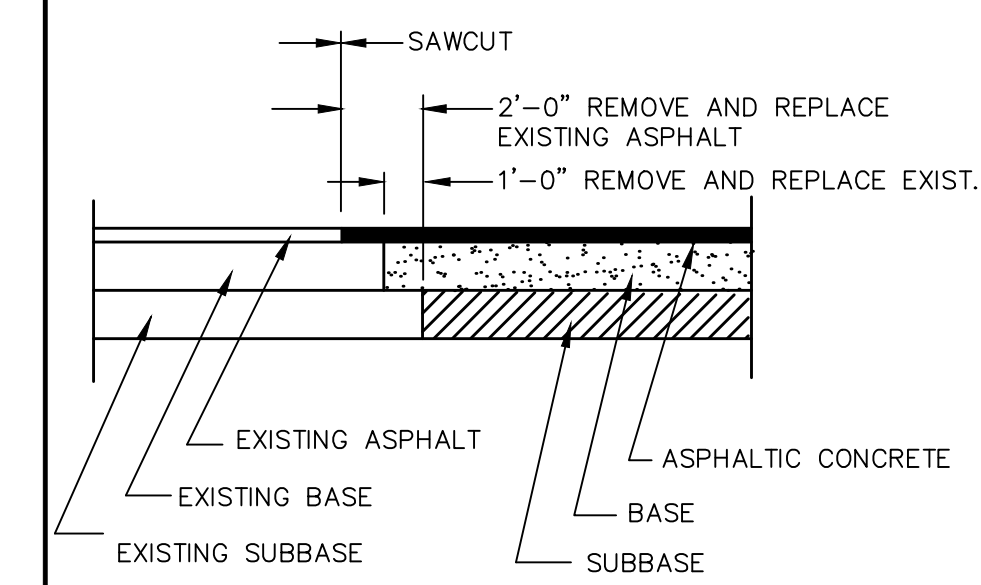
- CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER.
2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
3. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.
4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT OR LIGHT-ON-DARK. (SAFETY YELLOW OR BRICK RED)
5. RECOMMENDED MANUFACTURER: ENGINEERED PLASTICS, INC. (ARMOR TILE)
OLYMPIC TOWNS, 300 PEARL STREET, SUITE 200, BUFFALO, NY 14202. PHONE: (800) 682-2525



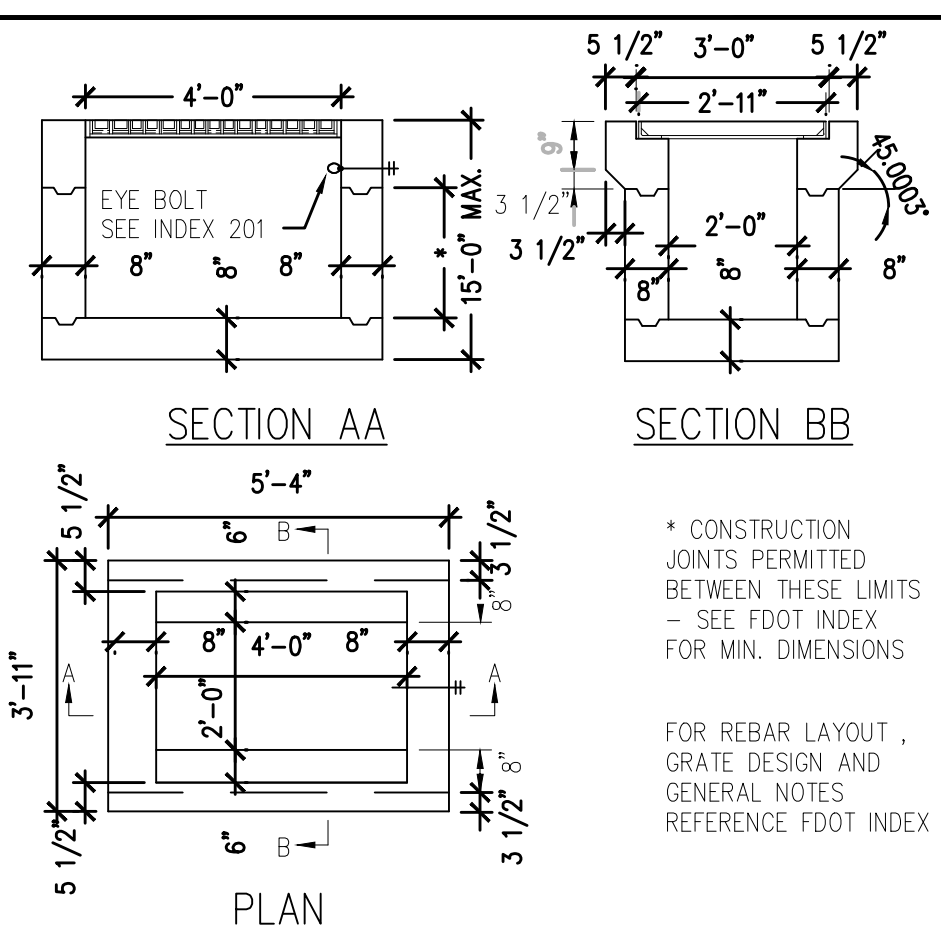
12 STOP SIGN



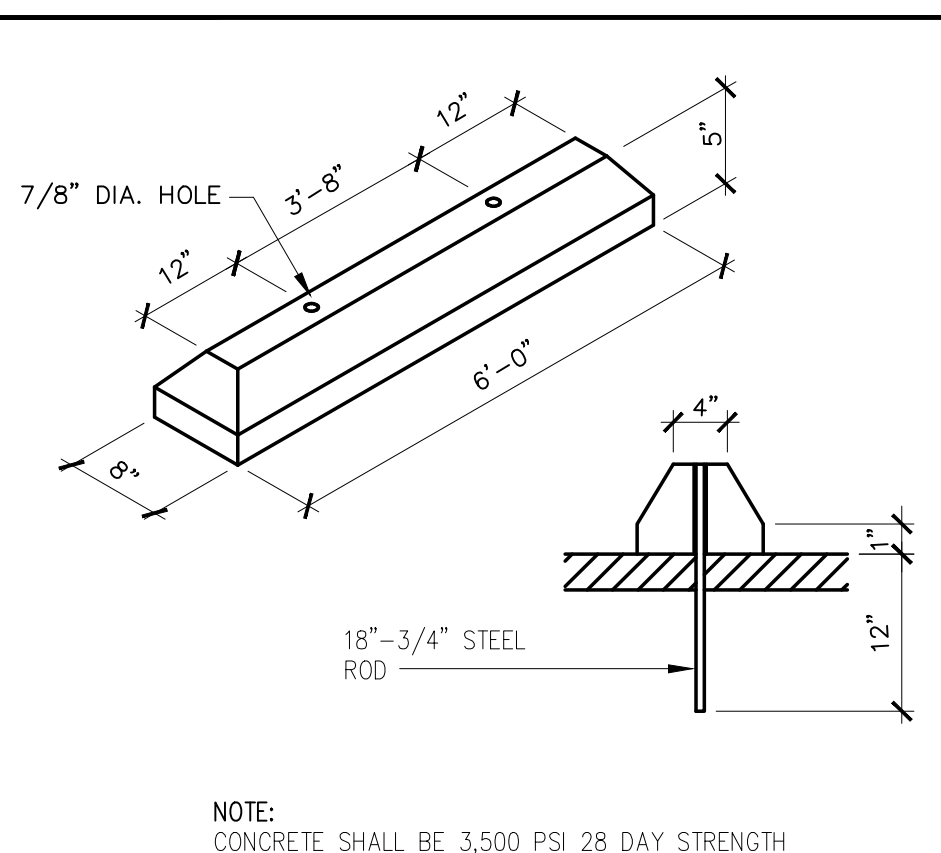
13 FDOT TYPE D CURB
(3,500 PSI (MIN))



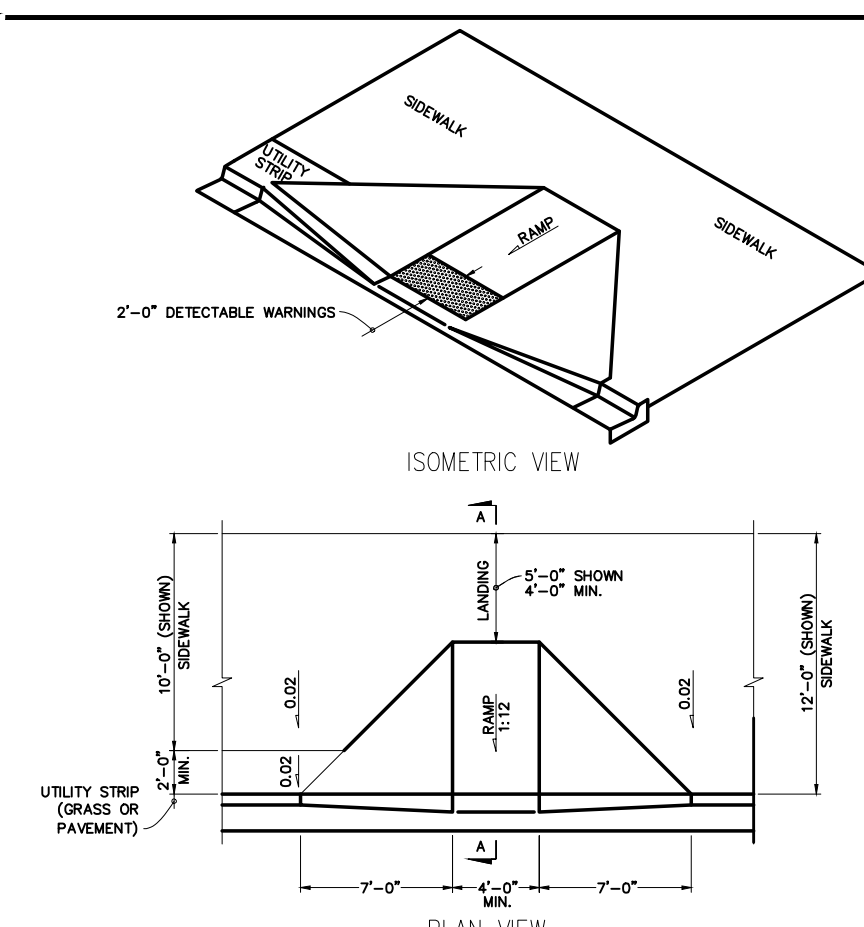
14 SAW CUT DETAIL



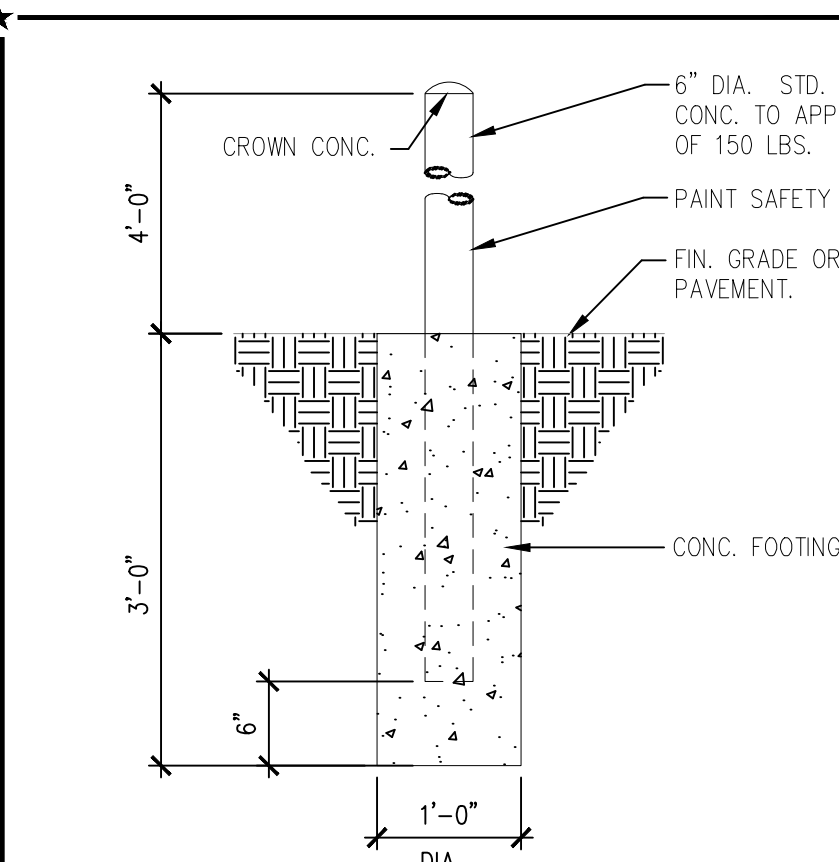
15 TYPE "F" INLET
(REF: FDOT INDEX 425-053)



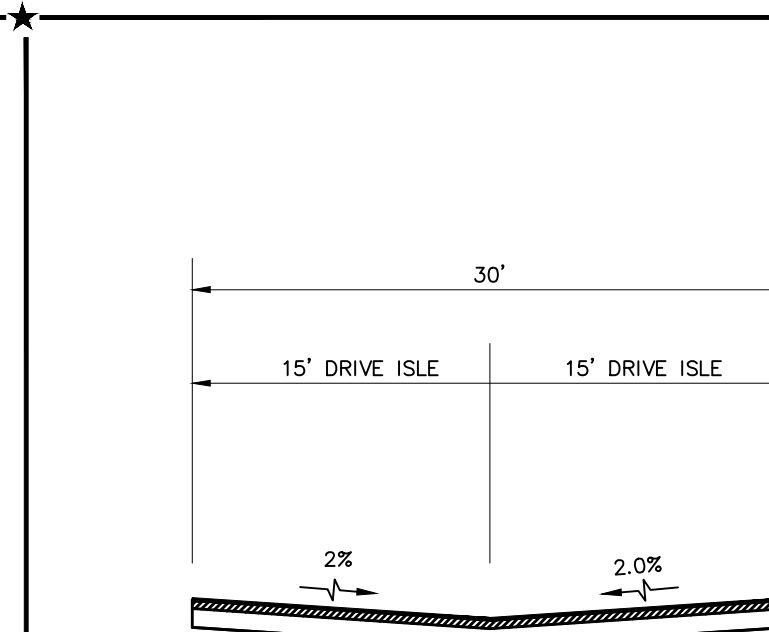
16 CONCRETE
WHEEL STOP



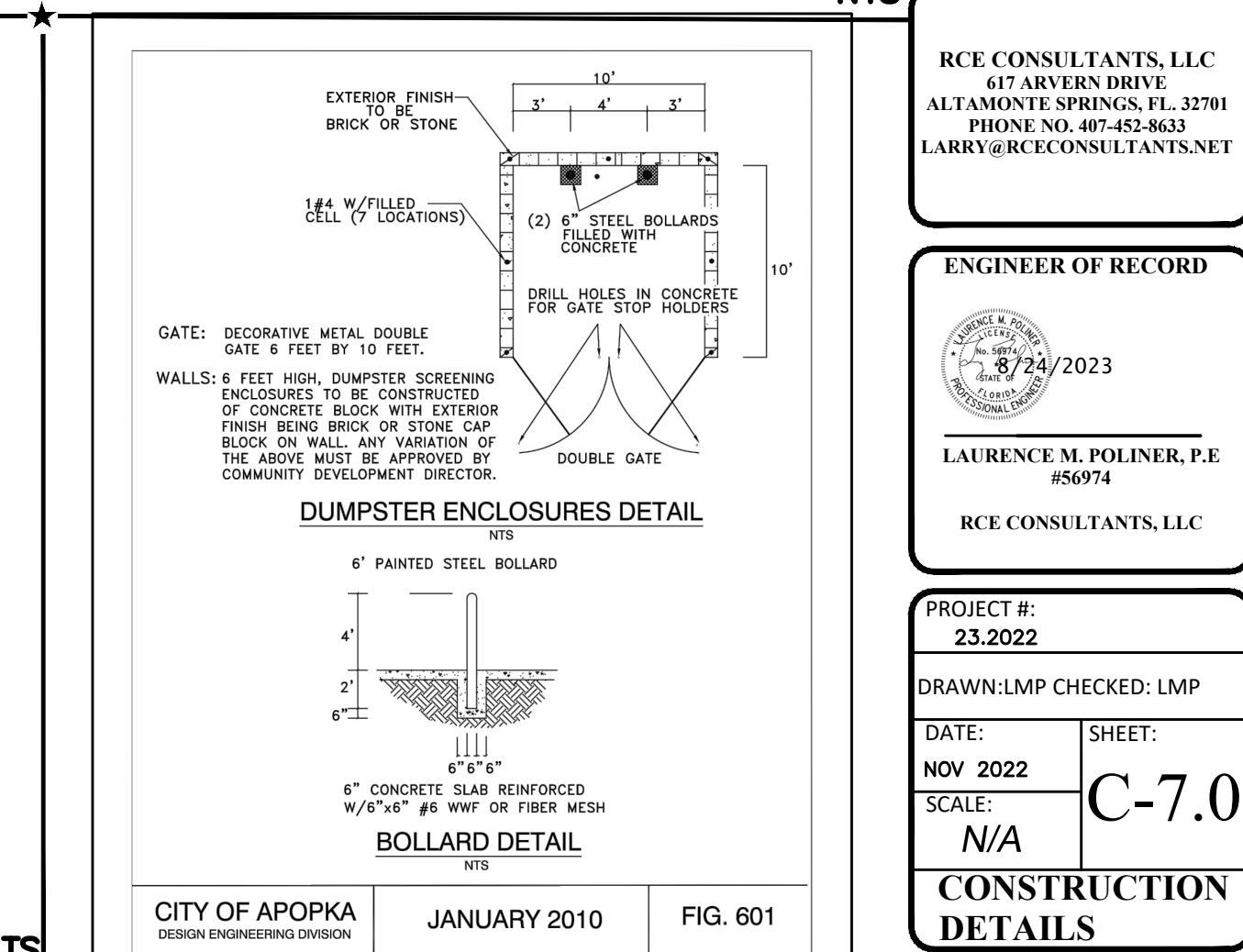
17 CURB RAMP, CR-A
(PER FDOT INDEX 522-002)

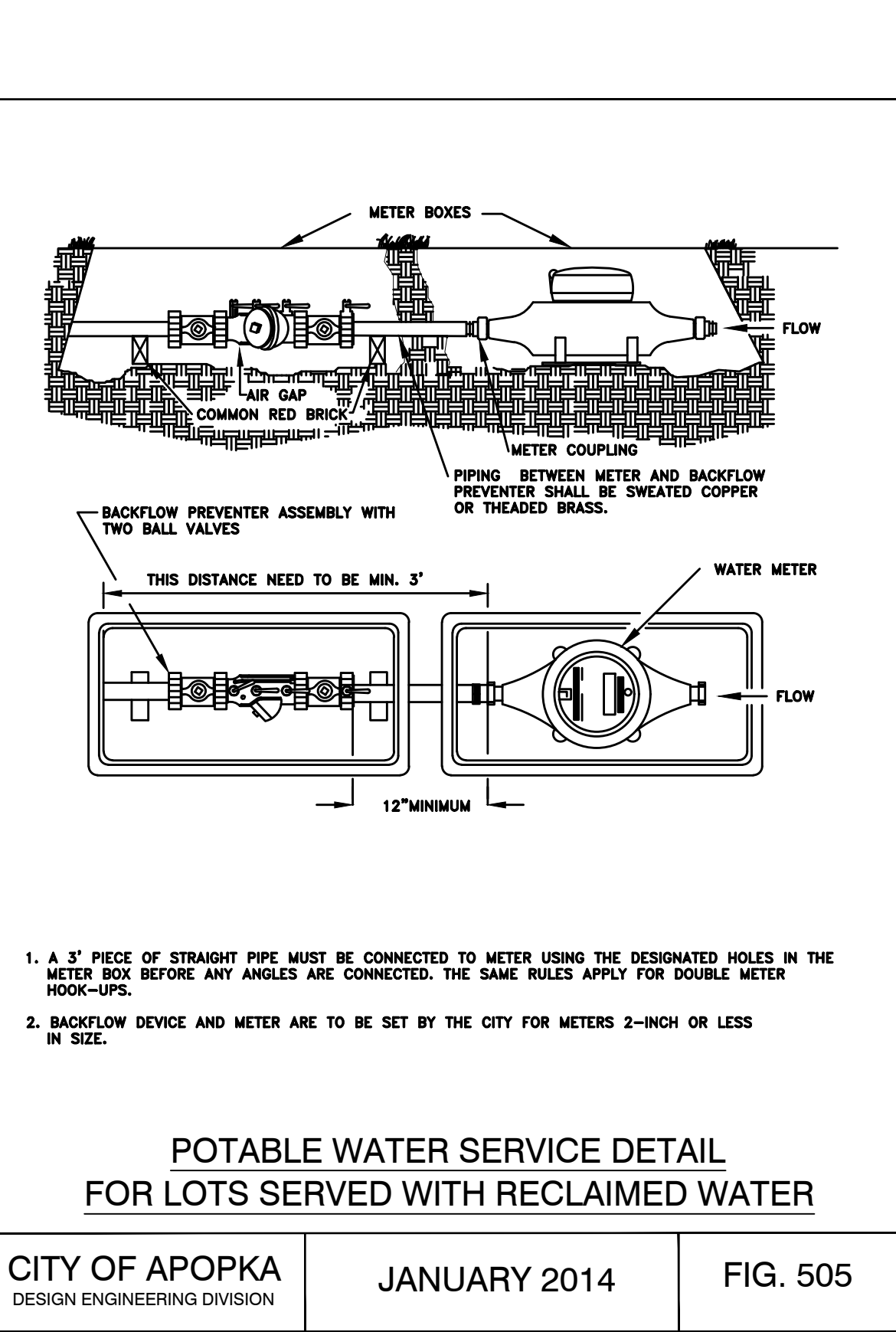
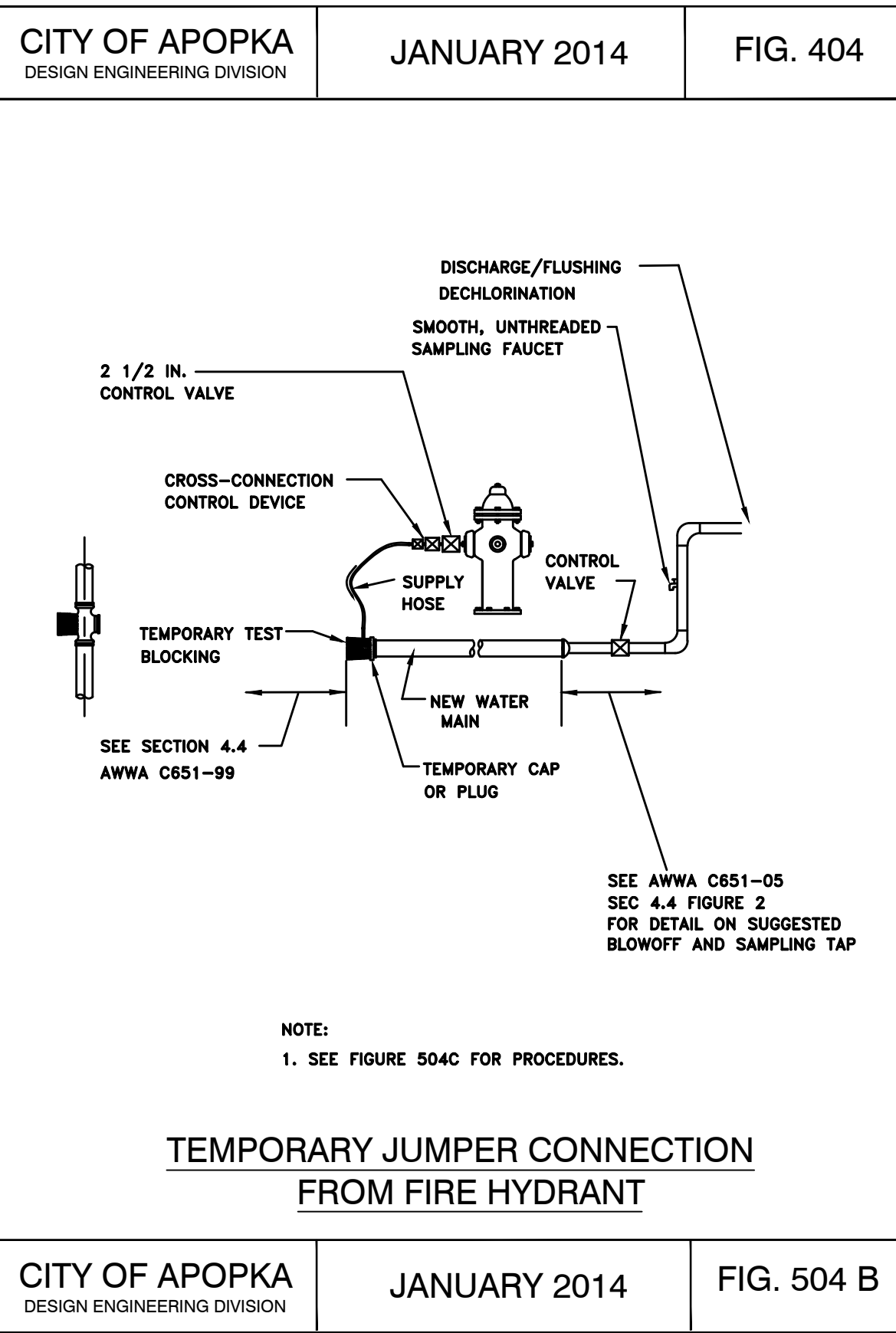
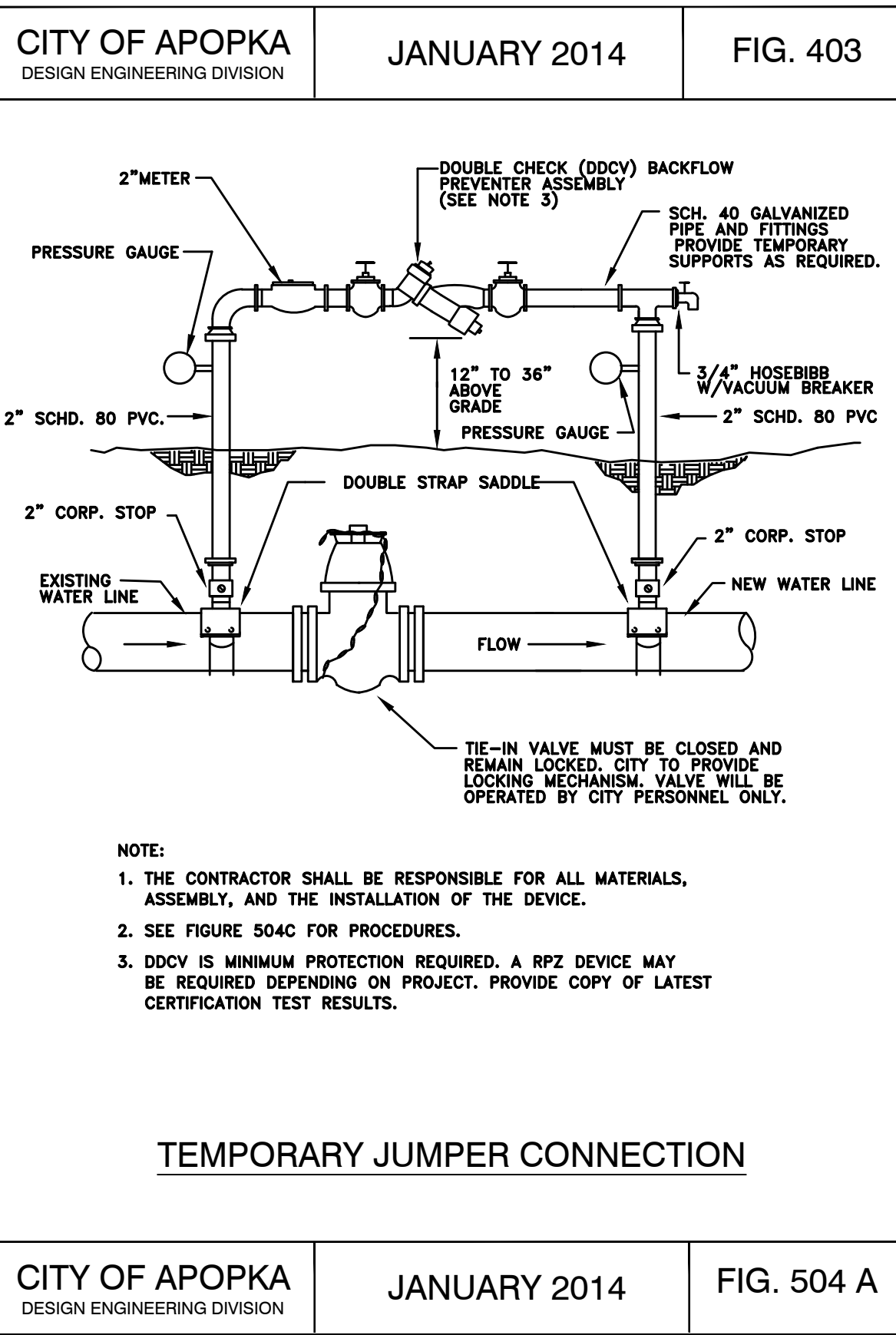
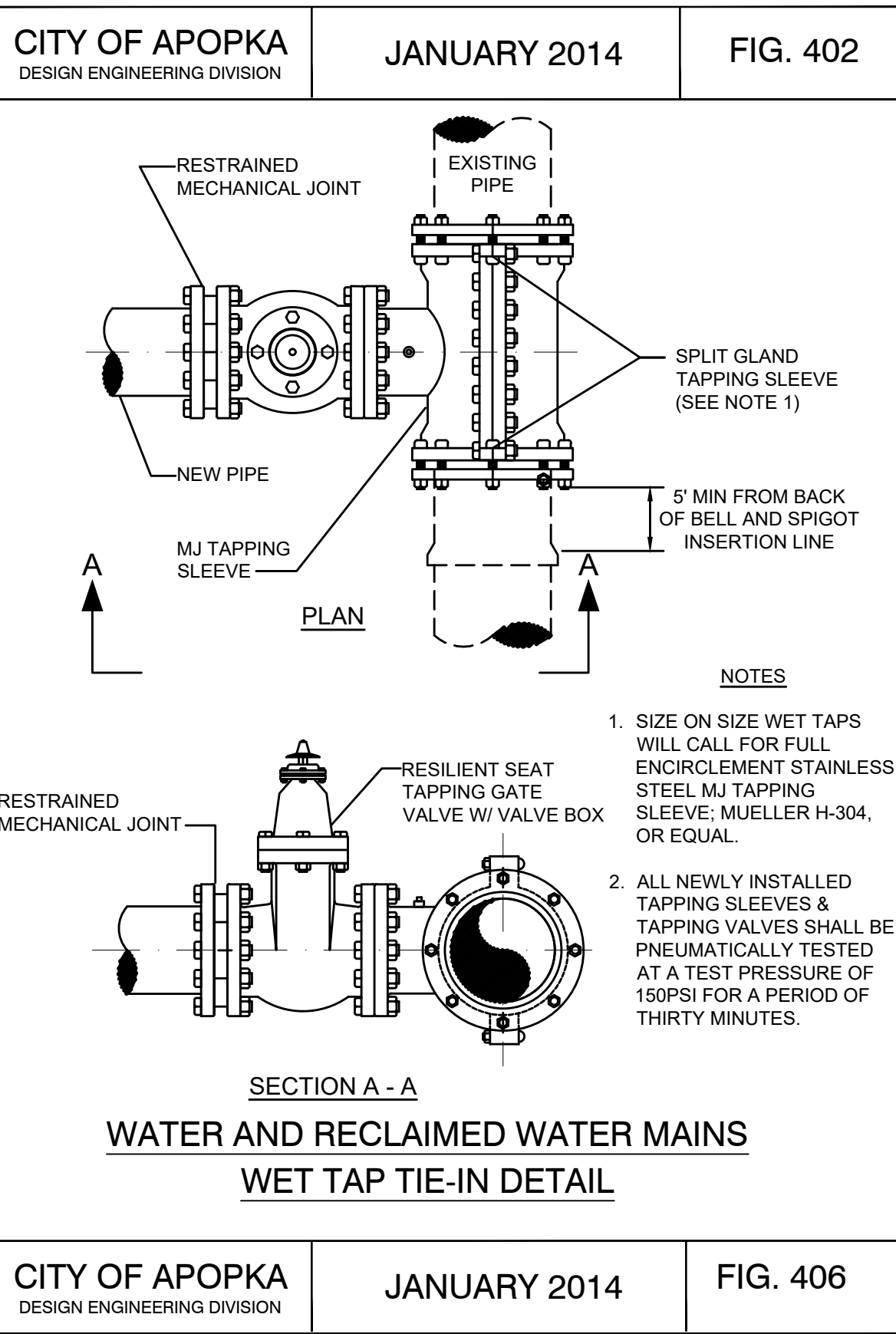
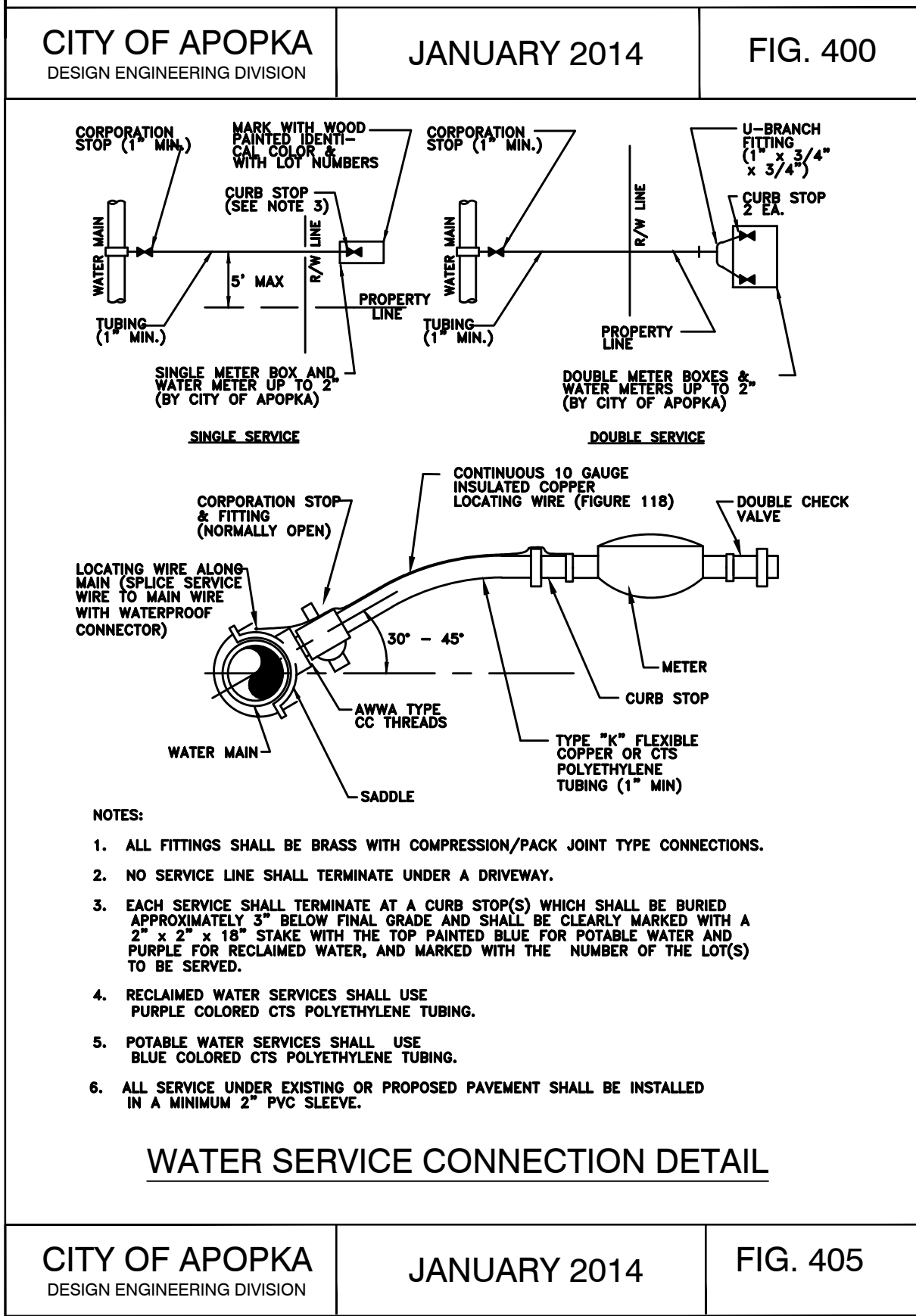
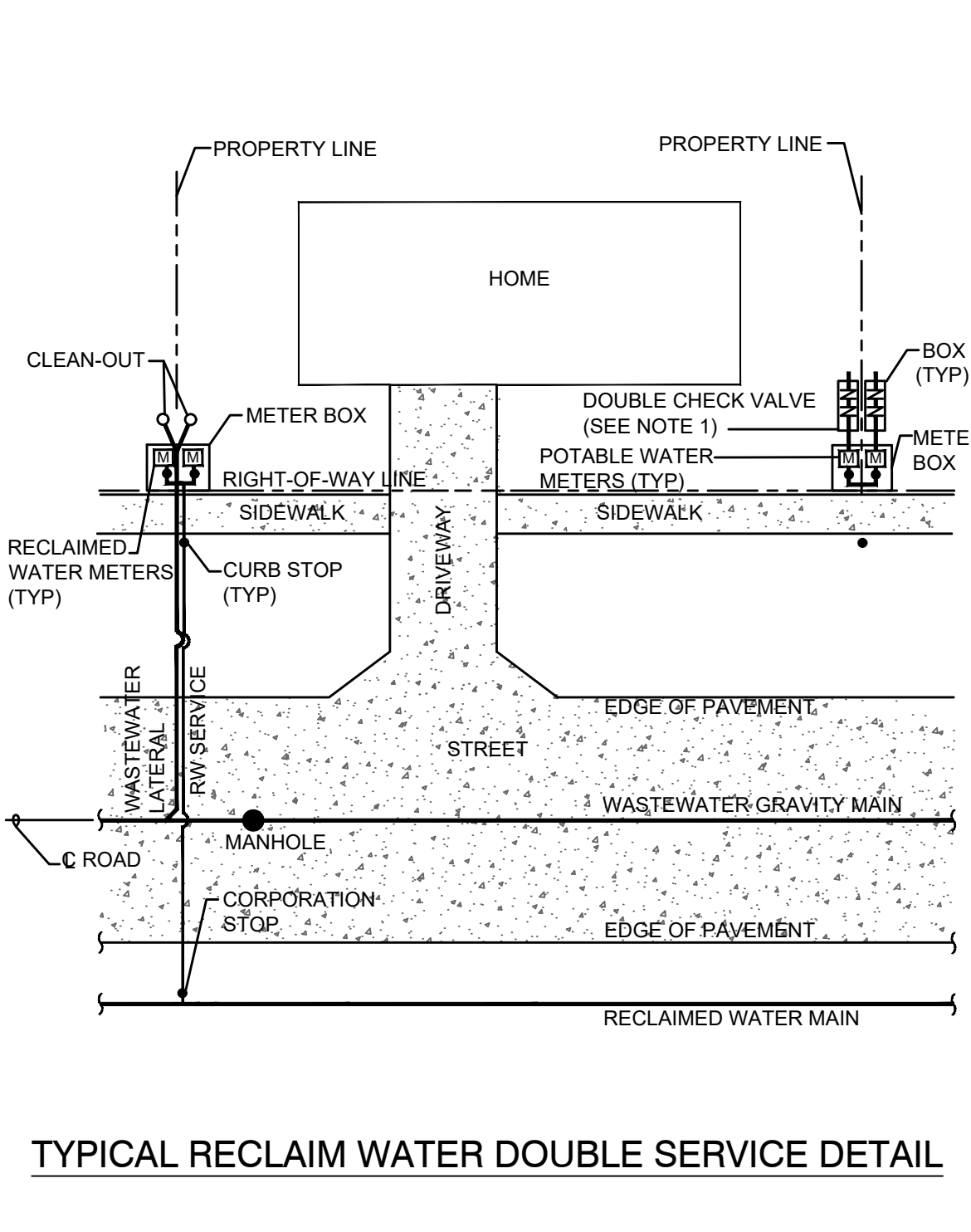
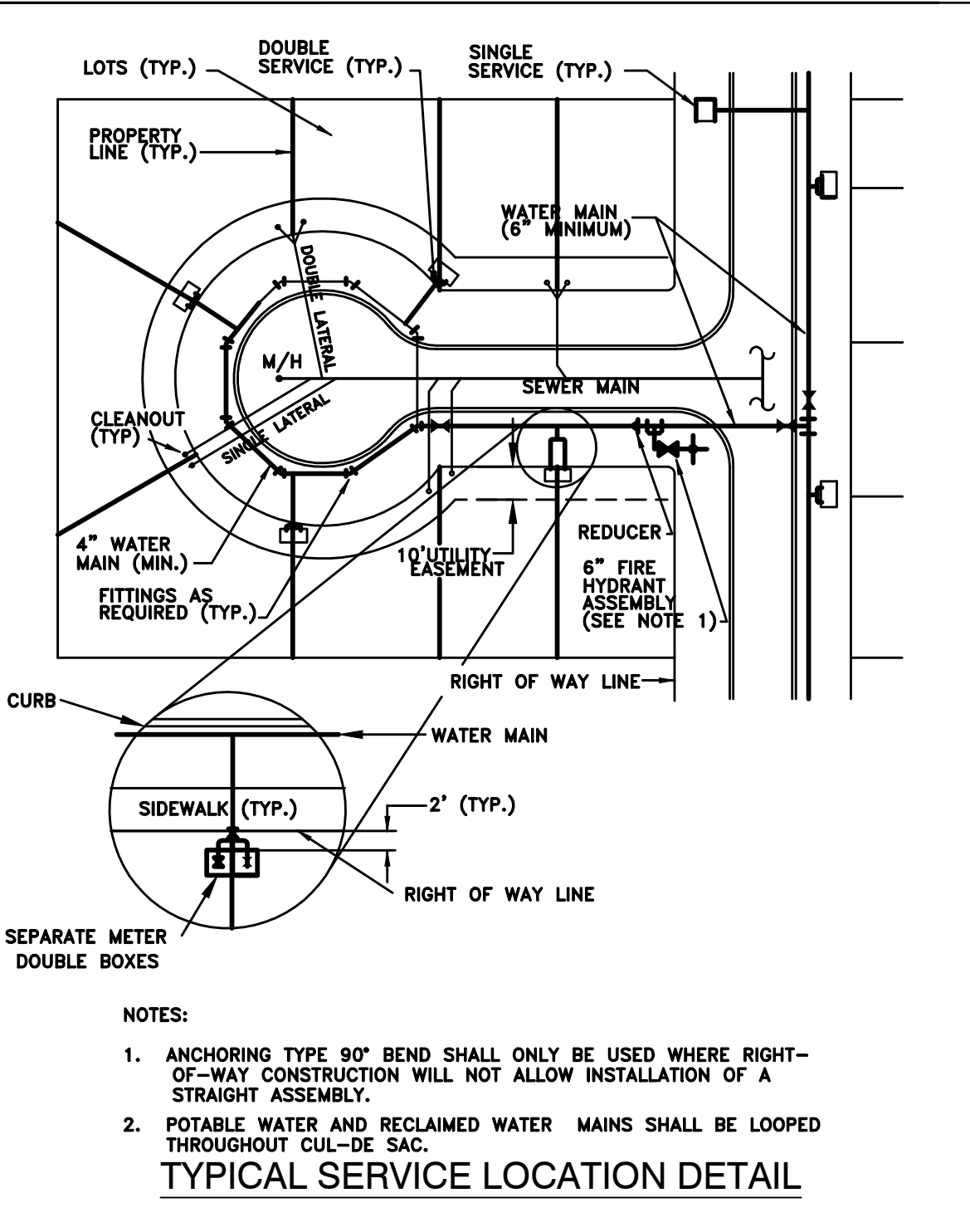
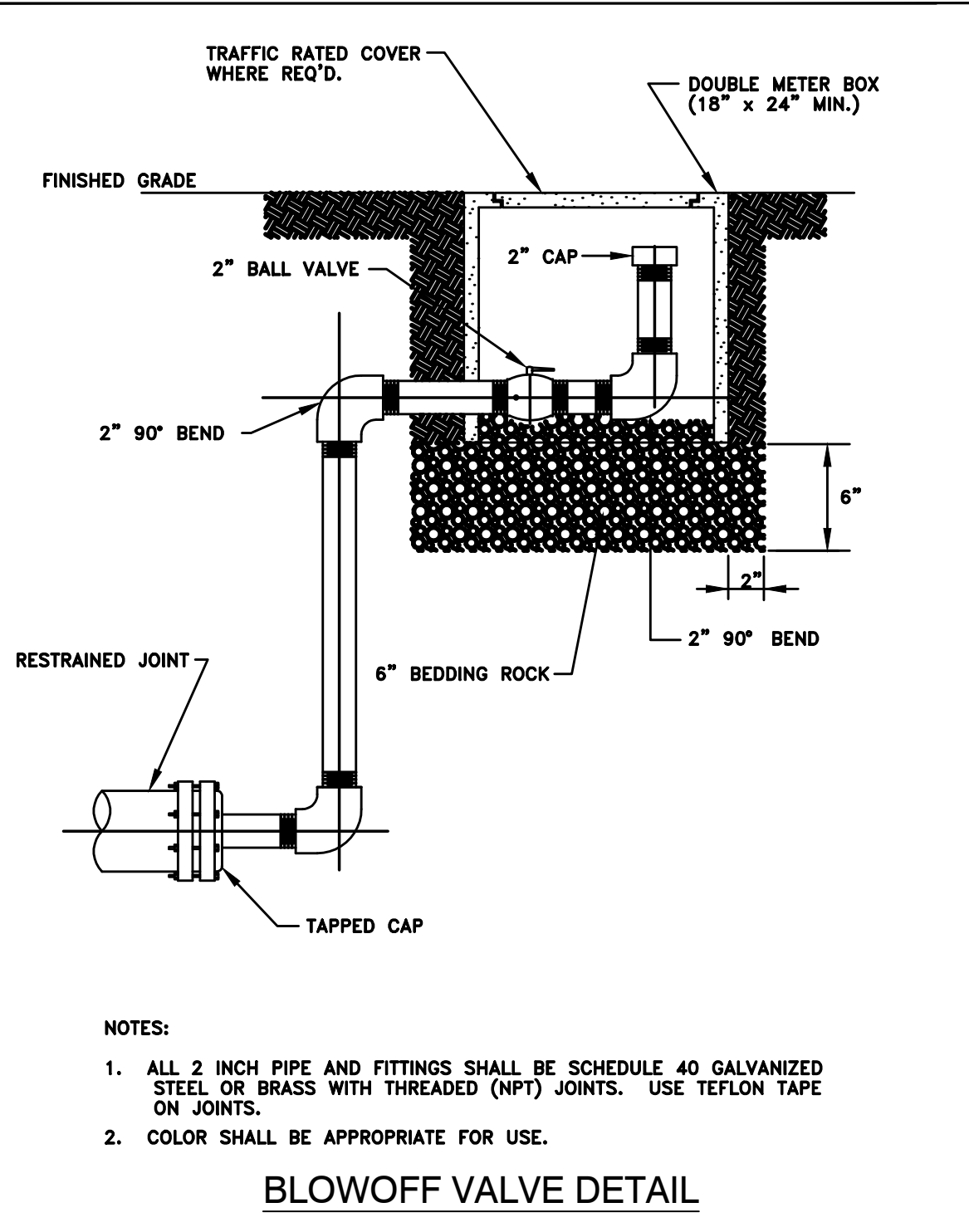
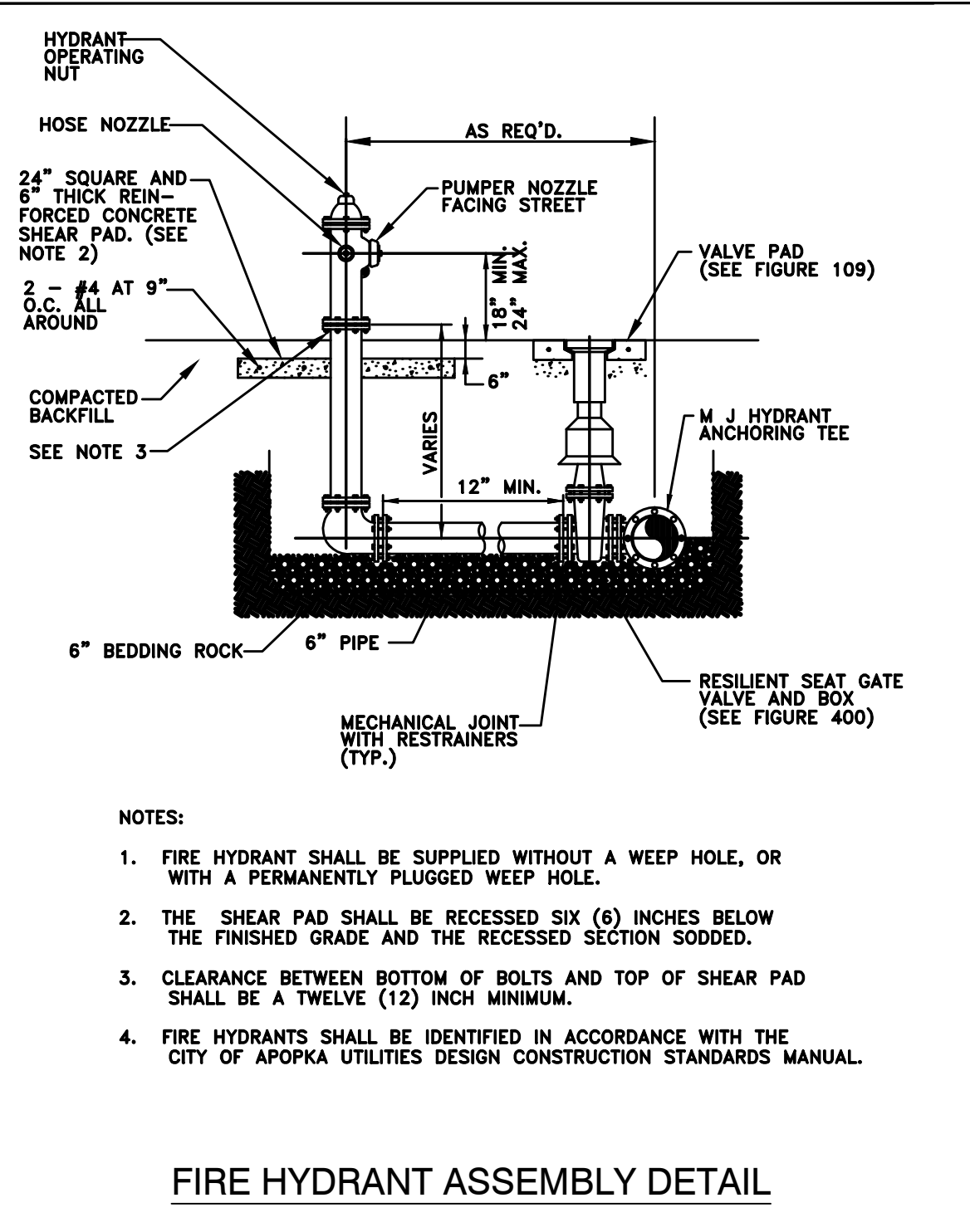
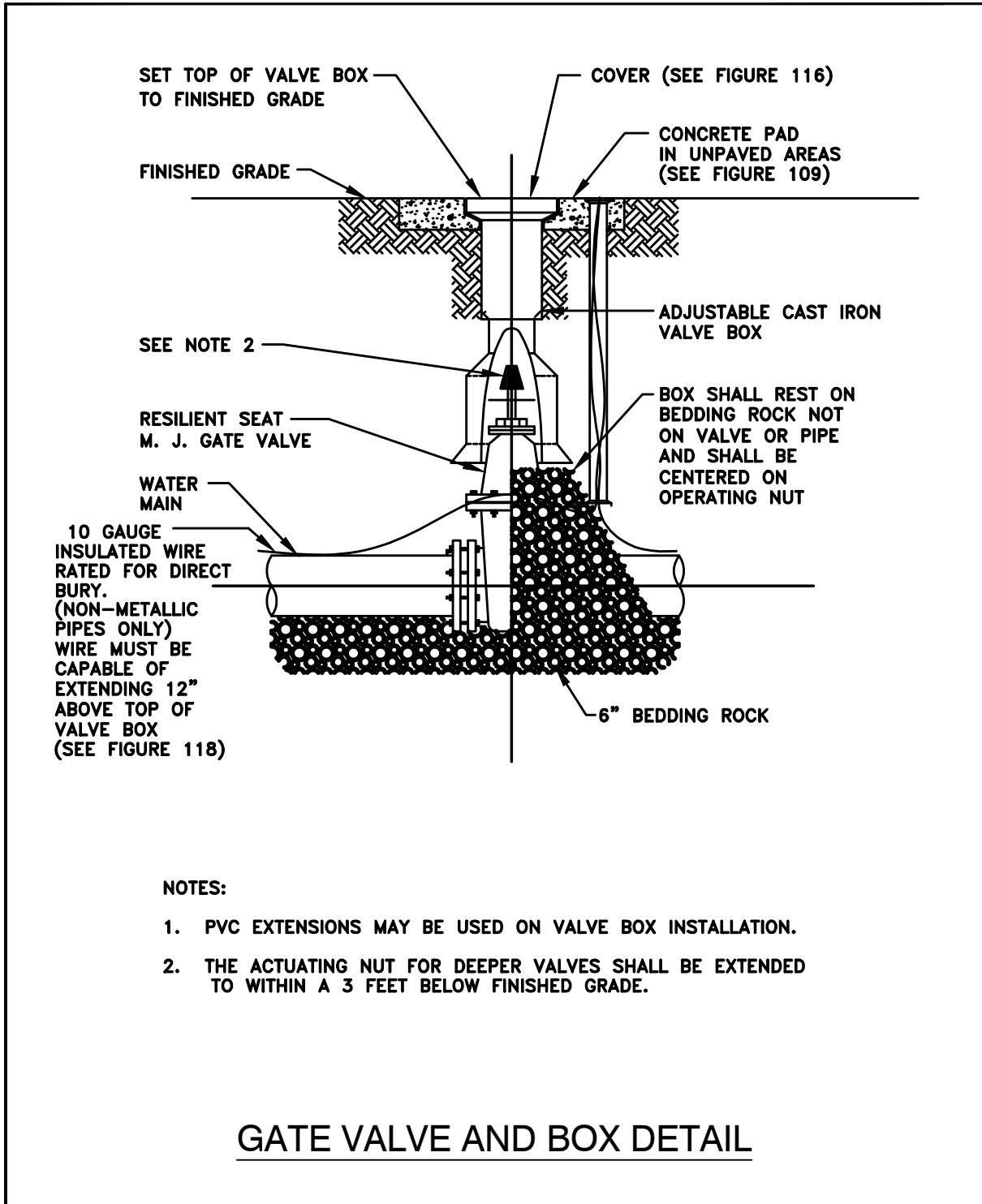


18 BOLLARD



19 DRIVE ISLE DETAIL





RCE

Consultants

Engineering Real Solutions

BeCLIMBING

UTILITY DETAILS

APOPKA, FLORIDA 32703

BY:

REVISION / ISSUE DATE:

DATE:

NO:

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

ENGINEER OF RECORD

8/24/2023

LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

PROJECT #:
23.2022

DRAWN:LMP CHECKED: LMP

DATE: NOV 2022 SHEET: C-7.2

SCALE: N/A

UTILITY DETAILS

Page 86 of 437

**Be CLIMBING, INC.
OFFSITE IMPROVEMENT PLAN
APOPKA, FLORIDA 32703**

[illegible]

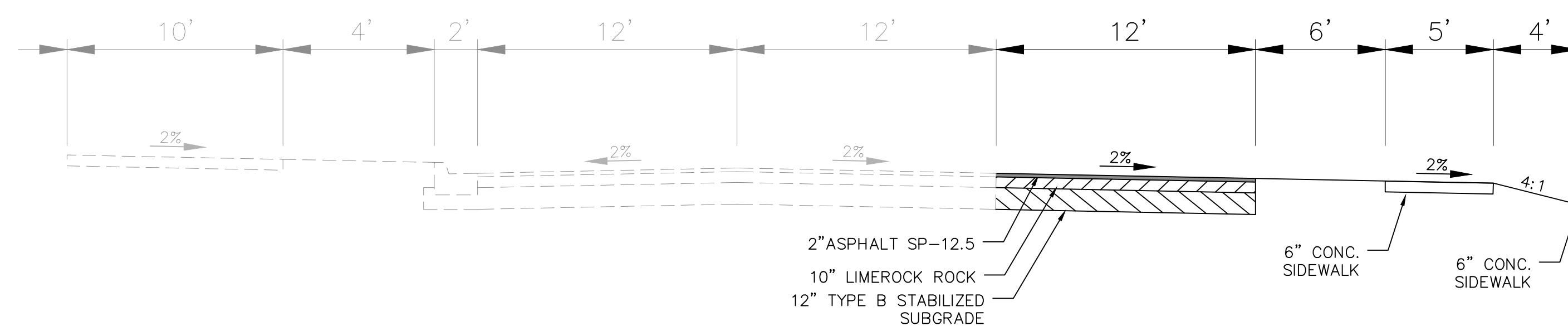
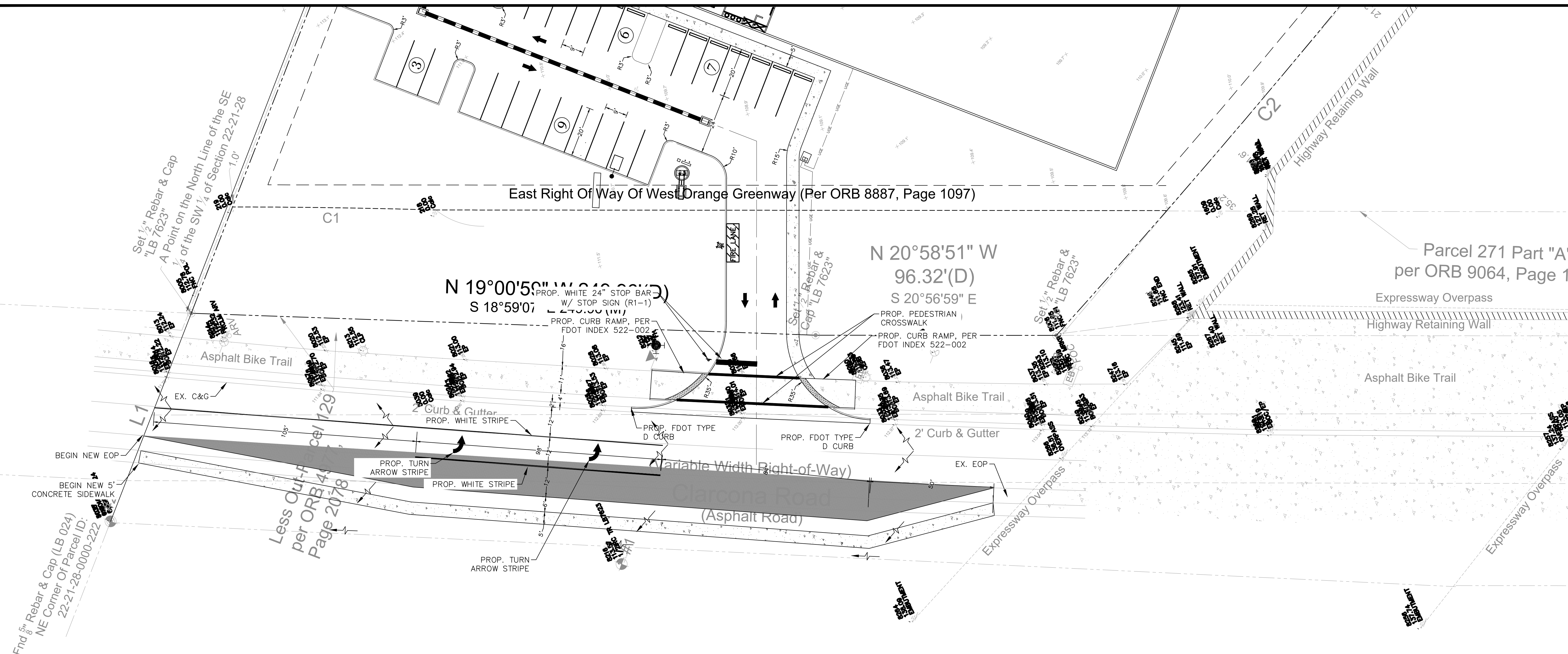
RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL. 3270
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NE

ENGINEER OF RECORD



LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

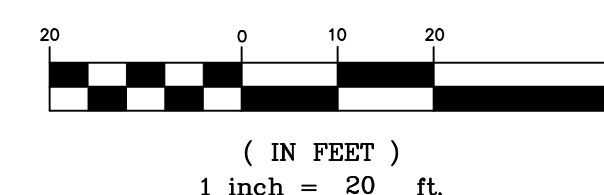
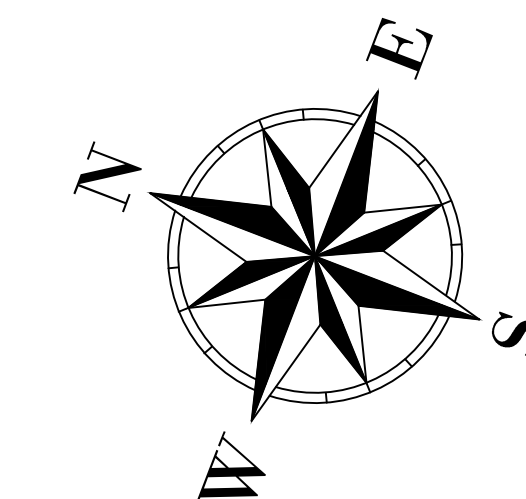
PROJECT #: 23.2022	
DRAWN: LMP CHECKED: LMP	
DATE: NOV 2022	SHEET: C-8.0
SCALE: 1"=20'	
OFFSITE IMPROVEMENT PLAN	



ROADWAY IMPROVEMENT SECTION A-A

POSTED SPEED LIMIT = 25 MPH
DESIGN SPEED LIMIT = 30 MPH

- NOTE:
- ALL STRIPING WITHIN COUNTY R/W SHALL BE THERMOPLASTIC
 - ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS. MAXIMUM CROSS SLOPE IS 2%.
 - ALL WORK PERFORMED WITHIN THE COUNTY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE 2023–2024 EDITIONS OF FDOT STANDARD PLANS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION , AND THE 2017 UTILITY ACCOMMODATION MANUAL
 - THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO UPDATE/ADD/REMOVE ANY SIGNS AND PAVEMENT MARKINGS THAT NEED TO BE UPDATED/ADDED/REMOVED IN THE FIELD WITH THE PROPOSED CHANGES, EVEN IF THE EOR AND/OR COUNTY HAVE NOT SHOWN THE NEEDED CHANGES



LEGEND



PROPOSED NEW PAVEMENT

**Be CLIMBING, INC.
LANDSCAPE PLAN
APOPKA, FLORIDA 32703**

[illegible]

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
larry@rceconsultants.net

**Landscape Architect
of Record**

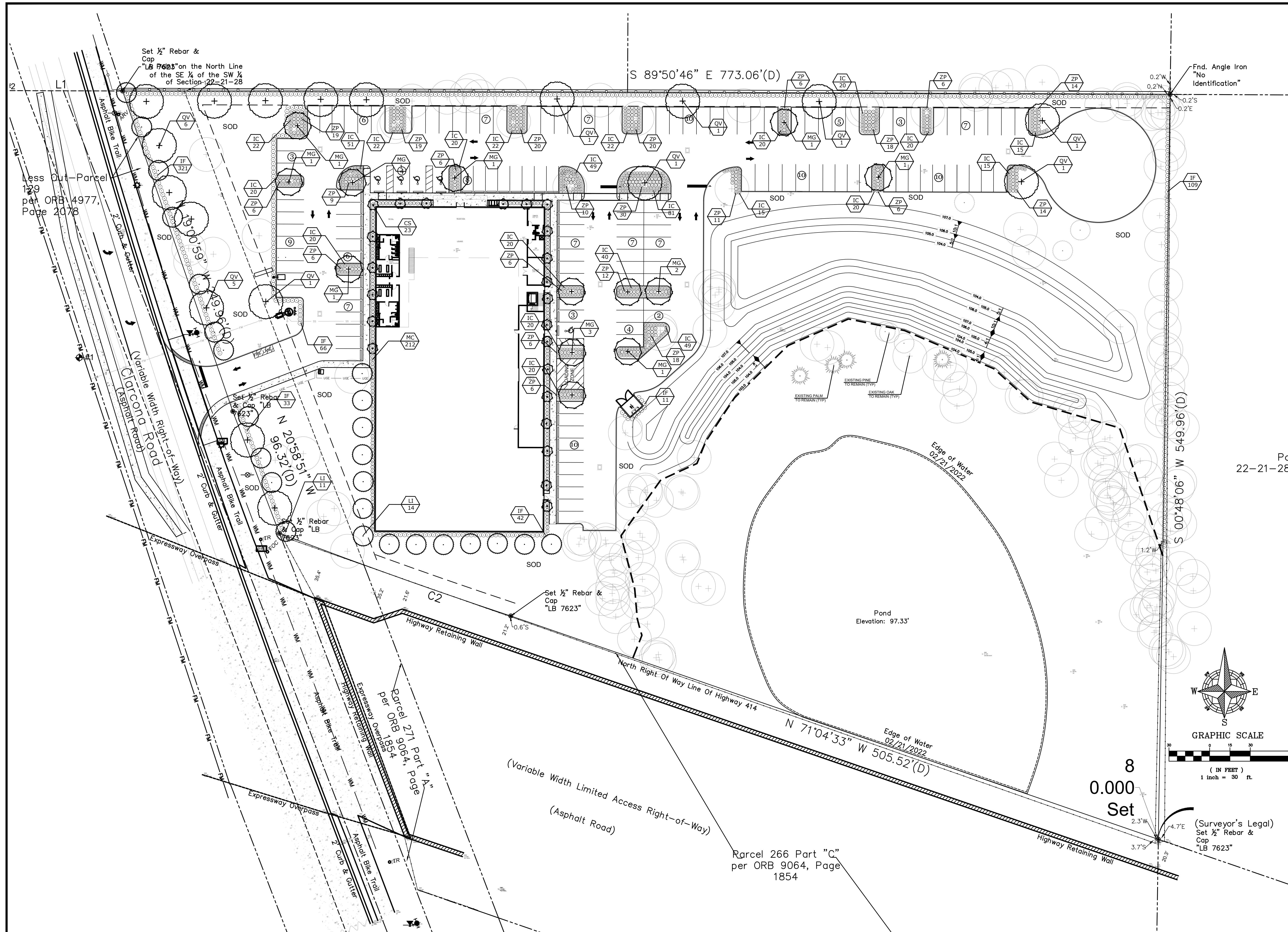
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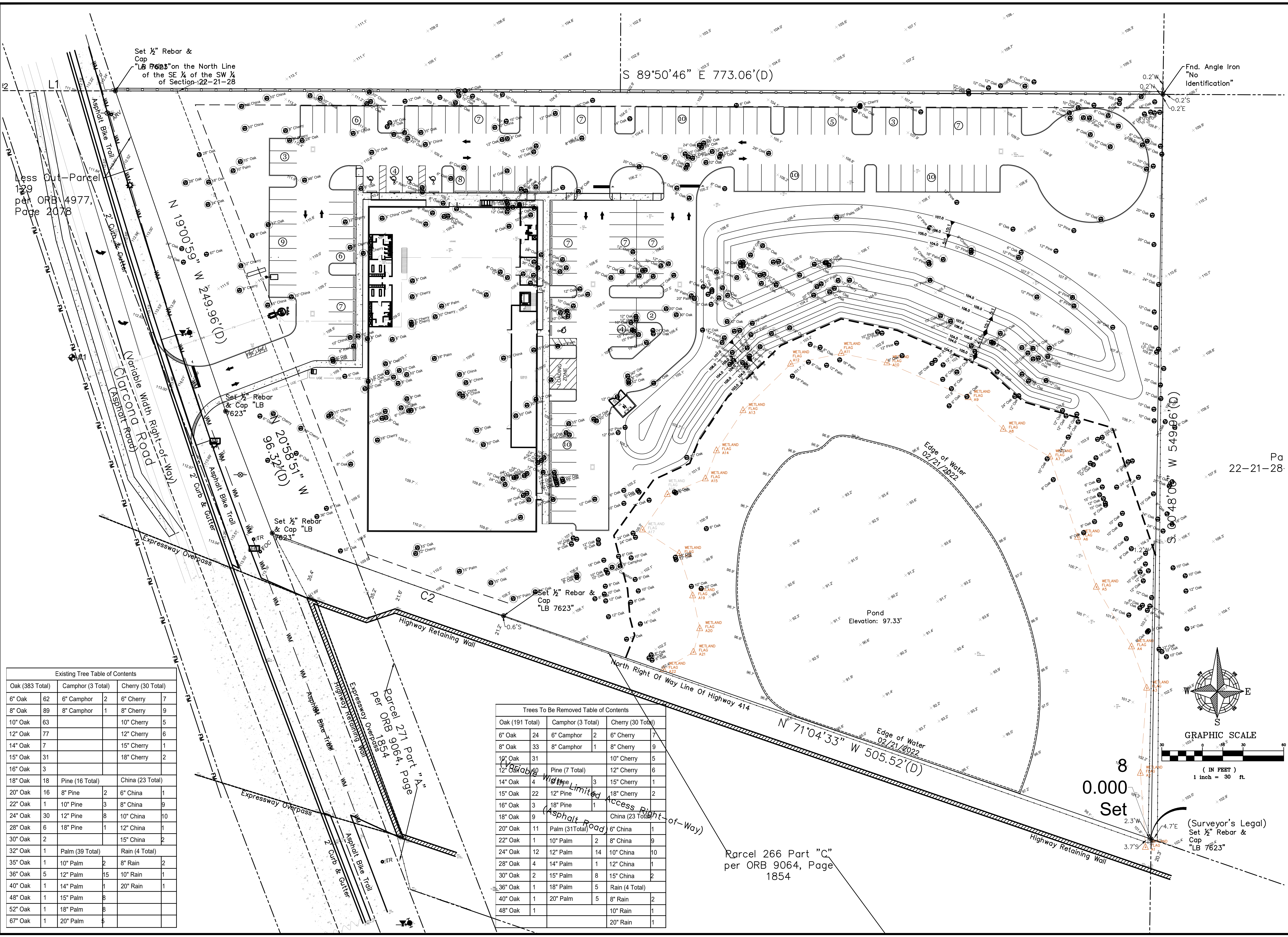
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Christopher M. Kennedy
#666855

RCE CONSULTANTS, LLC
Certificate of Authorization 29307

PROJECT #: 23.2022	
DRAWN:LMP CHECKED: LMP	
NOV. 2022	SHEET:
SCALE: 1"=30'	L1.0
LANDSCAPE PLAN	





Existing Tree Table of Contents					
Oak (383 Total)	Camphor (3 Total)	Cherry (30 Total)			
6" Oak 62	6" Camphor 2	6" Cherry 7			
8" Oak 89	8" Camphor 1	8" Cherry 9			
10" Oak 63		10" Cherry 5			
12" Oak 77		12" Cherry 6			
14" Oak 7		15" Cherry 1			
15" Oak 31		18" Cherry 2			
16" Oak 3					
18" Oak 18	Pine (16 Total)	China (23 Total)			
20" Oak 16	8" Pine 2	6" China 1			
22" Oak 1	10" Pine 3	8" China 9			
24" Oak 30	12" Pine 8	10" China 10			
28" Oak 6	18" Pine 1	12" China 1			
30" Oak 2		15" China 2			
32" Oak 1	Palm (39 Total)	Rain (4 Total)			
35" Oak 1	10" Palm 2	8" Rain 2			
36" Oak 5	12" Palm 15	10" Rain 1			
40" Oak 1	14" Palm 1	20" Rain 1			
48" Oak 1	15" Palm 8				
52" Oak 1	18" Palm 8				
67" Oak 1	20" Palm 5				

Trees To Be Removed Table of Contents					
Oak (191 Total)	Camphor (3 Total)	Cherry (30 Total)			
6" Oak 24	6" Camphor 2	6" Cherry 7			
8" Oak 33	8" Camphor 1	8" Cherry 9			
10" Oak 31		10" Cherry 5			
12" Oak 40	Pine (7 Total)	12" Cherry 6			
14" Oak 4		15" Cherry 1			
15" Oak 22	12" Pine 3	18" Cherry 2			
16" Oak 3	18" Pine 1				
18" Oak 9		China (23 Total)			
20" Oak 11	Palm (31 Total)	6" China 1			
22" Oak 1	10" Palm 2	8" China 9			
24" Oak 12	12" Palm 14	10" China 10			
28" Oak 4	14" Palm 1	12" China 1			
30" Oak 2	15" Palm 8	15" China 2			
36" Oak 1	18" Palm 5	Rain (4 Total)			
40" Oak 1	20" Palm 5	8" Rain 2			
48" Oak 1		10" Rain 1			
		20" Rain 1			



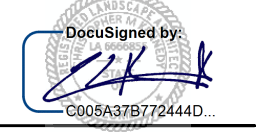
RCE
Consultants
Engineering Real Solutions

Be CLIMBING, INC.
TREE REMOVAL PLAN
APOKA, FLORIDA 32703

NO:	
DATE:	
REVISION / ISSUE DATE:	

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-453-8633
larry@rceconsultants.net

Landscape Architect
of Record



Christopher M. Kennedy
RCE CONSULTANTS, LLC
Certificate of Authorization 29307

PROJECT #:
23.2022

DRAWN:LMP CHECKED: LMP

NOV. 2022

SCALE:
1"=30'

TREE REMOVAL
PLAN

SHEET:
T1.0

[illegible]

ENGINEER OF RECORD

 8/24/2023

LAURENCE M. POLINER, P.E.
#56974

RCE CONSULTANTS, LLC

Landreth Lighting Luminaire Schedule									
Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	Lithonia Lighting	8	SLA-HS	Single	DSX0 LED P6 35K 80CRI TFTM MVOLT RPA NLTAIR2 PIRHN HS FINISH TBD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	137	13209	B1-U0-G3
	Lithonia Lighting	1	SLB2	Back-Back	DSX0 LED P6 35K 80CRI T5W MVOLT RPA NLTAIR2 PIRHN FINISH TBD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	137	16353	B5-U0-G3
	Lithonia Lighting	3	SLF	Single	TFX4 LED 40K MVOLT IS DDBXD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	295.4	40315	B5-U2-G4

Page 92 of 437

 **LITHONIA
LIGHTING**
COMMERCIAL OUTDOOR

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CS08-LED
Rev. 11/13/12
Page 1 of 9

240V¹

DSX50

DSX50 Air Luminare - EPA

¹Includes luminaire and integral mounting kit. Other trimmings, arms, brackets or other accessories are not included in this EPA data.

DSX50 Air Luminare Configuration	Single Arm	2 Arm DSX50	3 Arm DSX50	4 Arm DSX50	5 Arm DSX50
Mounting Type					
DSX with SPH	0.84	0.88	0.76	1.18	—
DSX with SPH, SPH2	1.21	1.02	1.36	1.26	—
DSX with SPH, SPH2	1.01	1.02	1.36	1.26	1.24
DSX with WBL	0.84	0.88	1.21	1.01	1.01

NO	Description	During the	Incident	Incident control	Incident control
160	Field algorithm update deployed outside the business hours or after normal working hours.	During the	Incident	No direct	Controlled by the other control systems that meet the 5-SDN.
161	On-site update deployed by the SDN for business hours.	During the	Incident	Independently deployed	Requires an update package and control. Control is not a 5-SDN.
162	P2P	During the	Incident	No direct	Controlled by the other control systems that meet the 5-SDN.
163	P2P	During the	Incident	Independently deployed	Requires an update package and control. Control is not a 5-SDN.
164	P2P	During the	Incident	No direct	Controlled by the other control systems that meet the 5-SDN.
165	P2P	During the	Incident	Independently deployed	Requires an update package and control. Control is not a 5-SDN.
166	P2P	During the	Incident	No direct	Controlled by the other control systems that meet the 5-SDN.
167	P2P	During the	Incident	Independently deployed	Requires an update package and control. Control is not a 5-SDN.
168	P2P	During the	Incident	No direct	Controlled by the other control systems that meet the 5-SDN.
169	P2P	During the	Incident	Independently deployed	Requires an update package and control. Control is not a 5-SDN.
170	P2P	During the	Incident	No direct	Controlled by the other control systems that meet the 5-SDN.
171	P2P	During the	Incident	Independently deployed	Requires an update package and control. Control is not a 5-SDN.
172	P2P	During the	Incident	No direct	Controlled by the other control systems that meet the 5-SDN.
173	P2P	During the	Incident	Independently deployed	Requires an update package and control. Control is not a 5-SDN.
174	P2P	During the	Incident	No direct	Controlled by the other control systems that meet the 5-SDN.
175	P2P	During the	Incident	Independently deployed	Requires an update package and control. Control is not a 5-SDN.
176	P2P	During the	Incident	No direct	Controlled by the other control systems that meet the 5-SDN.
177	P2P	During the	Incident	Independently deployed	Requires an update package and control. Control is not a 5-SDN.
178	P2P	During the	Incident	No direct	Controlled by the other control systems that meet the 5-SDN.
179	P2P	During the	Incident	Independently deployed	Requires an update package and control. Control is not a 5-SDN.
180	P2P	During the	Incident	No direct	Controlled by the other control systems that meet the 5-SDN.

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ISSUE 4.0
Rev. 1/15/22
Page 6 of 19

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OPTICS
 Lithonia Lighting's proprietary surface lenses are engineered for superior light distribution, uniformity, and pole spacing. LED light engines are available in 3000K, 4000K, and 5000K color temperatures. Recessed and surface mount options are also available. The D-Series Dura One pole optic and wallpacks are a Nightlighting® solution for parking lots and walkways. The Dura One pole optic is designed for eliminating unwanted uplight.

LED LIGHT ENGINE
 Lithonia Lighting's configurations consist of high-efficiency LED technology to metal-halide and metal-halide, high bay and low bay applications and are available in 180/100/60/30 degree beam angles. Class C electronic drivers are designed to meet or exceed the following specifications: 100,000 hours of life, 100,000 cycles, 100,000 on/off cycles, and an expected life of 100,000 hours with a 7% failure rate. Easy, fail-safe 100V power protection device meets a minimum Category CUL or ENEC Class C or ENEC Class C operation.

STANDARD CONTROLS
 The DCSO LED line is available with a number of control options. DCSO DSO 3 comes standard with 0/10V dimming driver. Due to daisy chains can be utilized as optional REMA based on photovoltaic operation. The REMA operation allows for on-board photocell feature. REMA enables programming can be applied for mounting heights up to 40 feet. Current option 0/10V dimming driver allows a second control circuit to switch it light fixture from 30% to 50% light output.

WARRANTY
 Lithonia Lighting warrants that this is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other statements, including those made by third parties, are hereby disavowed. See www.aclulighting.com/warranty/warranty.htm for complete warranty terms and conditions.

NOTES
 Actual performance may differ as a result of end use environment and application. All values are design or typical values, measured under laboratory conditions. Specifications subject to change without notice.

LITHONIA LIGHTING

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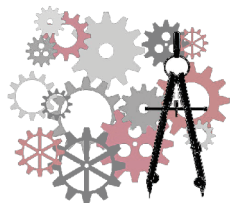
Page 16 of 17
 Rev. 11/2012

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CERTIFIED TO:
BE CLIMBING, INC.





RCE Consultants, LLC

Larry Poliner, P.E.
Civil/Environmental Engineer

617 Arvern Drive
Altamonte Springs, FL 32701
407.452.8633

larry@rceconsultants.net

October 1, 2023

RE: BeClimbing
Apopka, Florida 32703
Parcel 22-21-28-0000-00-224
Parking Study



This report provides justification for the requested parking reduction for the proposed BeClimbing Rock Climbing Facility. The site is located in the City of Apopka, parcel ID 22-21-28-0000-00-224 and more specifically on the south east corner of Clarcona Road and SR 414. The proposed project consist of a 30,000 rock climbing recreational facility

A successful development requires adequate parking supply to meet the project's demand, Overparking a site leads to vacate parking spas that do not provide any benefit to the project or community, but have a negative impact on the build environment and unnecessary high expenses. Using the City's parking ratios per the City of Apopka Land Development Code, 6 spaces per 1,000 sf or 180 spaces area required. Since these ratios apply a default parking requirement for each use and do not take into account the specific characteristics of the project, it is believed that this requirement is overstated.

Research was performed utilizing the parking generation rates published by the Institute of Transportation Engineers (ITE) in the document, Parking Generation, 5th Edition and there is not exact match to this use. Therefor the parking demand for this development was calculated using similar sites within proximity of the site.

This study is to support the proposed 143 spaces or 4.77 spaces per 1,000 sf.

Site investigated:

The Edge Rock Climbing Gym- 200 West Drive, Melbourne, Florida: 11,428 SF/ 52 provided spaces = 4.6 spaces/1,000 sf.

The Edge Rock Climbing Gym -3563 Philips Highway, Jacksonville, Florida: 26,500 Sf/ 122 spaces provided= 4.69 spaces/1,000 sf.

The Edge Rock Climbing Gym -13972 SW 139 CT, Miami, Florida : 14,000 SF/ 54 spaces provided= 3.86 spaces/1,000 sf.

DynoClimb- 528 S Woodland Blvd, DeLand, FL: 9,100 SF / 28 spaces= 3.0 spaces/1,000 sf.

As indicated from this data, the average parking required is 4 spaces /1,000 SF and therefore the amount of parking is adequate for this use.

It should be noted that a facility with this use typically has 15-20% of users that are dropped off by parents and as such would reduce the parking requirement further.

From the owner:

“While I will answer the question directly, I want to add that it isn't just youth climbers being dropped off that help keep the number of cars in the lot down, it is the car pooling of people and families that assist as well. For instance we have one family where both husband and wife climb along with their 4 kids, so we have 6 check-ins from one family and one car. We also have lots and lots of couples as well as friends that ride together. But to answer the question on drop off and no car stays, I'd guess on an average night it is probably around 15-20%. We have around 25 kids on team and only about 4 or 5 parents stay while the others drop off. Of course we have other non-team members on the same evenings but again many of them arrive in pairs or more. On a typical day I'd say almost half arrive with a friend/partner in the same car rather than on their own”



City of Apopka CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)

Item #: 2.

Meeting Date: January 3, 2024

Department: Parks and Recreation

SUBJECT:

Authorize Memorandum of Understanding with Unlimited Capabilities, a Florida not-for-profit organization

REQUEST:

Authorize Memorandum of Understanding with Unlimited Capabilities to accept donation and support for the Northwest Recreation Complex inclusive playground project.

SUMMARY:

The Parks and Recreation Department seeks to enter a Memorandum of Understanding with Unlimited Capabilities, a Florida not-for-profit organization, to accept a financial donation and to work together toward the design and development of the new inclusive playground at the Northwest Recreation Complex. Unlimited Capabilities' mission is, "to provide members of our community with special needs or disabilities opportunities that foster independence and community connection by offering recreational activities, scholarships, and sponsorships." This mission aligns perfectly with the inclusive playground project, as it will bring a new play space to the community for all to enjoy.

Unlimited Capabilities has committed to donate \$110,000 toward the inclusive playground project, with \$100,000 of that donation coming from one of their long-time funding partners, the Halliday Foundation, and the other \$10,000 from Unlimited Capabilities directly. Chris Halliday, from the Halliday Foundation, initially reached out to the Parks and Recreation Department earlier in the year to express the foundation's interest in supporting the inclusive playground project, after seeing a Spectrum News report on the project, and connected staff with Unlimited Capabilities. The project is currently funded with \$500,000 in the Parks and Recreation Department's capital budgets. The additional \$110,00 donation will increase the total project budget to \$610,000 and allow for an overall increase to the size and scope of the inclusive playground project. The Memorandum of Understanding is attached for review and approval.

FUNDING SOURCE:

n/a

RECOMMENDED MOTION:

Staff recommend approval of the Memorandum of Understanding with Unlimited Capabilities.

ATTACHMENTS:

1. Memorandum of Understanding - Unlimited Capabilities - Halliday Foundation

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF APOPKA AND UNLIMITED CAPABILITIES**

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is made and entered into as of this 6th day of December, 2023 (“Effective Date”), by and between the CITY OF APOPKA, a Florida municipal corporation whose address is 120 East Main Street, Apopka, Florida 32703 (the “City”), and UNLIMITED CAPABILITIES, INC., a Florida not-for-profit 501(c)(3) corporation whose address is 25240 Rolling Oak Road, Sorrento, Florida 32776 (“Unlimited”) (collectively, the “Parties”), in support of the Parties’ shared objective of ensuring the successful development of an inclusive public playground that is dedicated to creating a safe and accessible space for children of all abilities.

WITNESSETH:

WHEREAS, the City owns and operates the Northwest Recreation Complex, a public facility located at 3710 Jason Dwelley Parkway, Apopka, Florida, 32712 (the “Property”); and

WHEREAS, the City desires to have various improvements constructed and/or installed at the Property, generally consisting of the purchase and installation of new playground equipment to replace existing play equipment for the benefit and enjoyment of children and families of all abilities, pursuant to plans and specifications approved by the City and in accordance with the terms and conditions of this MOU (the “Project”); and

WHEREAS, Unlimited is a nonprofit organization whose mission is to empower and enrich the lives of those who have special needs or are disabled by advancing the cause for inclusivity and accessibility within local communities and by promoting social integration and community connection through recreational activities, scholarships, and sponsorships; and

WHEREAS, Unlimited cultivates partnerships with local businesses, government agencies, and other charitable organizations to secure resources, funding, and other contributions in support of its mission to help facilitate inclusive projects in the community; and

WHEREAS, the Halliday Foundation, a Florida nonprofit corporation, has agreed to partner with Unlimited to assist with the construction of the City’s new playground by donating funds toward completion of the project; and

WHEREAS, the City desires to accept such donation; and

WHEREAS, the City and Unlimited seek to enter into this MOU to memorialize their respective commitments to constructing an inclusive playground, which includes the provision by Unlimited of a total contribution of one hundred ten thousand dollars (\$110,000.00).

NOW, THEREFORE, in consideration of the foregoing and the terms and conditions set forth herein, the City and Unlimited Capabilities agree to the following:

1. **Incorporation of Recitals.** The Parties agree the above Recitals are true and correct, and hereby incorporate their terms and provisions herein for all purposes.
2. **Term.** This MOU shall be effective upon execution by all Parties and shall expire upon the Project’s completion.

3. **Roles and Responsibilities.**

3.1 Unlimited's Responsibilities.

- 3.1.1 Unlimited shall donate one hundred thousand dollars (\$100,000.00), as received from the Halliday Foundation) (hereinafter, the "Halliday Donation"), to the City to be used to contribute to the costs associated with the construction of an inclusive playground at the City's Northwest Recreation Complex for the use and benefit of local children. The Halliday Donation funds shall be donated by a date to be mutually agreed upon by the Parties.
- 3.1.2 Unlimited shall donate an additional ten thousand dollars (\$10,000.00) (hereinafter, the "Unlimited Donation") for the Project's construction. The Unlimited Donation funds shall be donated by a date to be mutually agreed upon by the Parties but, in any event, on or before _____.
- 3.1.3 Unlimited shall provide guidance on inclusive design principles and accessibility features to ensure that the playground layout and amenities cater to a wide range of abilities. Unlimited shall not be responsible for construction, maintenance, or operation of the Project or the associated Property.

3.2 City's Responsibilities.

- 3.2.1 The City has assigned five hundred thousand dollars (\$500,000.00) in capital funding to the Project's construction. The City shall be responsible for the procurement, design, permitting, and oversight of construction of the Project. The Parties acknowledge that the City shall have final authority over the expenditure of public funds in compliance with all applicable local, state, and federal laws, rules, and regulations.
- 3.2.2 The City agrees to use the funds from the Halliday Donation and the Unlimited Donation solely for expenditures related to the design and construction of the Project unless the City receives prior written consent from Unlimited.

- 4. **Donor Recognition.** In consideration of the monetary donations provided by Unlimited and the Halliday Foundation, the City hereby agrees to recognize both donors for their generosity, including but not limited to: (1) erecting a permanent project dedication plaque at the Project site; (2) acknowledging the donors' contributions on relevant City websites and social media pages; and (3) honoring both donors at the playground's unveiling ceremony following the Project's completion.
- 5. **Ownership.** The Parties expressly acknowledge that the City retains complete and sole ownership of the Property, including but not limited to, all improvements, structures, installations, and additions now existing or constructed in the future pursuant to this MOU. Nothing set forth in this MOU creates or grants Unlimited, Halliday Foundation, or any other party possession of any City property.
- 6. **Indemnification.** Unlimited shall indemnify, defend, and hold harmless the City, its council members, employees, representatives, and agents from and against all claims, damages, losses, and expenses, including but not limited to, economic loss, reasonable attorney's fees and expenses, arising out of, in connection with, or as a result of exercise by the City or any individual or entity claiming by, through, or under the City, of its rights and obligations set forth in this MOU, provided that any such claim, damage, loss, or expense (i) is attributable to any person(s) claiming personal injury, bodily injury, sickness, disease, or death, or damage to tangible property of a third party

including the loss of use; and (ii) is caused or incurred in whole or in part by the City, its invitees, guests, attendees, participants, or any of its subcontractors, agents, or anyone directly or indirectly employed by the City, subcontractors, or agents, regardless if caused in part by the City. This indemnification shall not apply to any claims, damages, losses, and expenses arising from the City's sole gross negligence or intentional misconduct. The Parties agree that this clause shall not waive the benefits or provisions of Section 768.28, Florida Statutes, or any similar provision of law. This provision shall survive the expiration or termination of this MOU.

7. **Assignment.** This MOU may not be assigned except with express written consent from the City. Unlimited's assignees must abide by all conditions of this MOU.
8. **Participation.** All Parties to this MOU have participated fully in the negotiation and preparation hereof; this MOU shall not be construed more strongly for or against any Party regardless of which Party is deemed to have drafted the MOU.
9. **No Liability or Monetary Remedy.** Unlimited acknowledges and agrees that it is sophisticated and prudent in business transactions and proceeds at its own risk under advice of its own counsel and without reliance on the City, and that the City bears no liability for direct, indirect, or consequential damages arising from a breach of this MOU.
10. **Relationship between Parties.** It is hereby acknowledged by the Parties hereto that at all times and for all purposes within the scope of this MOU, Unlimited and the City are independent of one another and neither Unlimited nor any of its officers, directors, employees, or the like, shall be entitled to any of the rights, privileges and/or benefits of a City employee.
11. **Third-Party Relationships.** Except as otherwise set forth herein, no person or entity other than the Parties shall have any rights or privileges under this MOU, whether as a third-party beneficiary or otherwise.
12. **Applicable Law/Venue.** This MOU and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida. The exclusive venue for purpose of litigation in any action to construe or enforce the provisions of this MOU shall be in a court of competent jurisdiction in and for Orange County, Florida.
13. **Entire Agreement; Modification.** This MOU constitutes the entire agreement between the Parties, and supersedes all previous discussions, understandings, and agreements, with respect to the subject matter hereof. Amendments to and waivers of the provisions of this MOU shall be made by the Parties only in writing by formal amendment.
14. **Waiver.** No failure of the City to insist upon the strict performance by Unlimited of any covenant, term, or condition of this MOU, nor any failure to exercise any right or remedy consequent upon a breach of any covenant, term, or condition of this MOU, shall constitute a waiver of any such breach of such covenant, term, or condition. No waiver of any breach shall affect or alter this MOU, and every covenant, condition, and term hereof shall continue in full force and effect to any existing or subsequent breach.
15. **Severability.** Should any portion of this MOU be determined to be illegal or unenforceable, the remainder of the MOU shall continue in full force and effect, and either Party may renegotiate the terms affected by the severance.

16. **Force Majeure.** No Party shall be liable for any breach of this MOU for any delay or failure of performance resulting from any cause beyond such Party's reasonable control, including but not limited to the weather, strikes or labor disputes, adverse rulings in third-party lawsuits, casualty, war, terrorist acts, riots or civil disturbances, pandemics, government regulations, acts of civil or military authorities, or acts of God (individually, a "force majeure") provided the Party affected takes all reasonably necessary steps to resume full performance following the conclusion of the force majeure.
17. **Notice.** Any notice delivered with respect to this MOU shall be in writing and be deemed to be delivered (whether or not actually received) when (i) hand delivered to the other Party at the address below, (ii) delivered by overnight courier, such as Federal Express, or (iii) deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address below, or such other person or address as the Party shall have specified by written notice to the other Party delivered in accordance herewith:

CITY: City of Apopka
120 East Main Street
Apopka, Florida 32703
Attn: Radley Williams
Parks and Recreation Director

UNLIMITED: _____

IN WITNESS WHEREOF, the Parties have entered into this MOU by their duly authorized officers on the date of the last signature below.

City of Apopka, Florida,
a municipal corporation

Unlimited Capabilities,
a Florida not-for-profit corporation,

Bryan Nelson,
Mayor

Signature

Date

Print

Title

Date

ATTEST:

Susan Bone
City Clerk

Approved as to form and legal sufficiency:

Clifford B. Shepard
City Attorney

WITNESS:

Signature

Print

Signature

Print



City of Apopka CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)

Item #: 3.

Meeting Date: January 3, 2024

Department: Community Development

SUBJECT:

Approval of proposal for the Apopka Station Street Project - Standard Investments & Holdings, LLC

REQUEST:

Approve the single proposal from Standard Investments & Holdings, LLC for the Station Street Project and proceed with a Development Agreement.

SUMMARY:

A single proposal was submitted by Standard Investments & Holdings, LLC which is being presented to the Apopka Community Redevelopment Agency (CRA) and City Council today, January 3, 2024. This proposal has been reviewed and is consistent with the request and property disposal requirements previously approved by the Apopka CRA and City Council on October 18, 2023. The request was advertised as approved by the CRA and City Council, requesting the following:

The City and the Apopka Community Redevelopment Agency (CRA) envision a multi-use project including affordable housing, downtown public parking, an extension of the Downtown Apopka Trail, and construction of public event space. The City anticipates that approximately 1 acre of the property noticed for disposal herein may be retained by the City for construction of public event space to be completed by the successful proposer.

This proposal outlines the general design for a 60-unit, 2-building apartment complex and associated parking and event space. The event space would remain wholly owned and operated by the City of Apopka.

This proposal and use of the site is consistent with the Comprehensive Plan which shows the site as commercial, and the Land Development Code for zoning is MU-D, Mixed Use-Downtown. Both Land Use and Zoning permit multifamily developments and adhere to the SB102 Live Local Act to allow for a maximum of 25 dwelling units per acre for the apartment site area.

Once this proposal is accepted, the next step is to review and formally approve a Development Agreement, which would be scheduled for the CRA and City Council at separate meetings on January 17, 2024.

The Major Development Plan (MDP) approvals will be completed in accordance with the City of Apopka's Land Development Code and approved by the Planning Commission and City Council later this year. The Construction Site Plan (CSP) is completed and approved by the DRC in accordance with the LDC.

FUNDING SOURCE:

N/A - within the CRA District.

RECOMMENDED MOTION:

Approve the single proposal from Standard Investments & Holdings, LLC for the Station Street Project and proceed with review and processing of a Development Agreement to be presented and approved by the CRA and City Council.

ATTACHMENTS:

1. RFP Downtown Apopka Station Street Project Public Notice Response
2. Legal Ad - Property Disposal - Station Street Project, with dates

BENGE DEVELOPMENT

RFP # 2022-95 Submittal for



DEVELOPER for DOWNTOWN APOPKA STATION STREET PROJECT

I. OVERALL PLAN & DESIGN OF THE PROPOSED DEVELOPMENT

A. Project Plan

1. Narrative

Description of the overall development project including any special design considerations, details, and/or innovative/sustainable elements proposed.

The City of Apopka owns 3.43 acres of essentially vacant land in the southeast area of Downtown Apopka that currently has active streets (W. Station Street, W. 4th Street, and W 5th Street). The parcels are in a Qualified Opportunity Zone and within the designated Downtown Apopka Community Redevelopment Area (CRA). The goal is to provide up to 60 units of residential units connected to Central Avenue by a civic/plaza space. The space would be used to hold events such as food truck events, farmer's market, movie nights, with a feature to add live music to any of the events. This would activate an area of downtown in a way that currently does not exist. We share the same vision of the City and propose to develop a sustainable plan which truly transforms the area.

We strongly believe that the location of the site and the surrounding residential density is not high enough and will not support a mixed-use model specifically for this site. We discussed this project location with very experienced commercial and retail developers, owners, and brokers. There are several challenges that make the site unpalatable for retail/commercial concepts that pay the rents needed to make the project financially viable.

Firstly, the site is set back from 441 enough to eliminate a lot of retail consideration. They need exposure frontage on roads that have specific levels of traffic volume. 441 has the traffic counts but the site is too far off this well-travelled road.

Secondly, the surrounding industrial and single-family housing density in the immediate area doesn't check the necessary boxes for retailers.

Thirdly, FinFrock was contacted to discuss costs for building a parking garage. The amount of spaces needed for the commercial and residential aren't enough to make a garage cost effective or the amount of spaces needed to get the price per space reasonable is excessive.

Fourthly, the various uses proposed in the RFP along with the density of residential forces a concept over 3 stories which brings in additional costs. Along with the obvious upgrade in the structure, four story buildings require elevators. Elevators are a six figure add per building plus the ongoing operational and maintenance expense. Commercial on the first floor creates added accessibility considerations with no first-floor apartments.

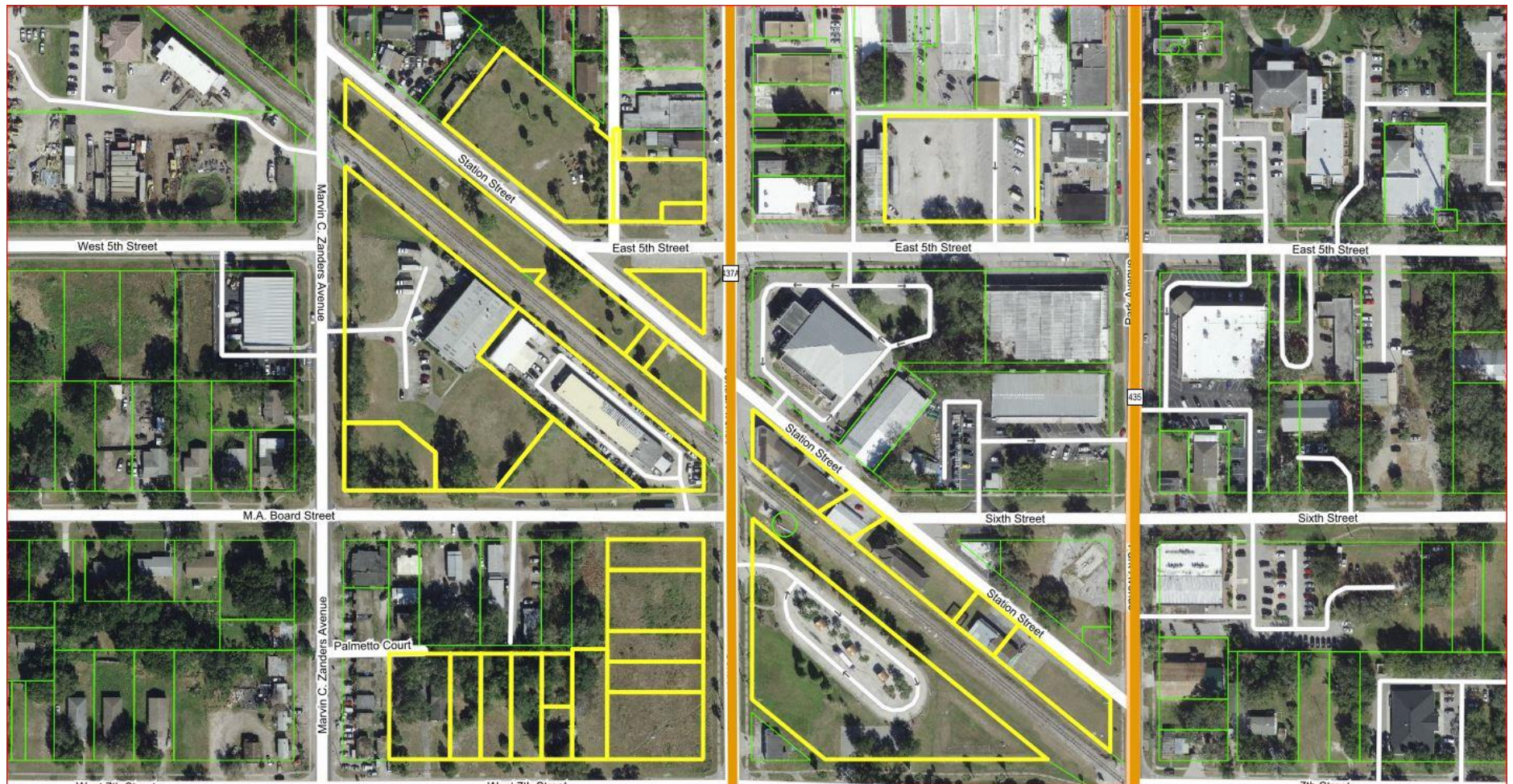
Intuitively, a 3-story residential only alternative should be considered. However, the allowable 60 units on the site per Live Local compliance makes it difficult to work financially. Every development project has fixed costs and needs a certain level of density to be financially viable. A project this size is typically a non-starter due to basic fixed costs associated with any project. This number of units usually doesn't provide the revenue that allows for interesting and attractive returns. This site is no exception and does not provide the needed returns. The project will need some help from the City on Land price, civic space cost support, and impact fees.

The retail leasing risk, additional costs of 4 story structures, building the civic space, and parking to support the commercial, require expanding the area under review to increase the scope of the project area. The Station Street project area needs more people living in the area to bring about transforming the

neighborhood and support the uses noted in the RFP. Expanding the project area to bring in the needed residential will give the project the size and scope to attain the goal of a rejuvenated Downtown area. Our proposed first phase will be the catalyst for further development.

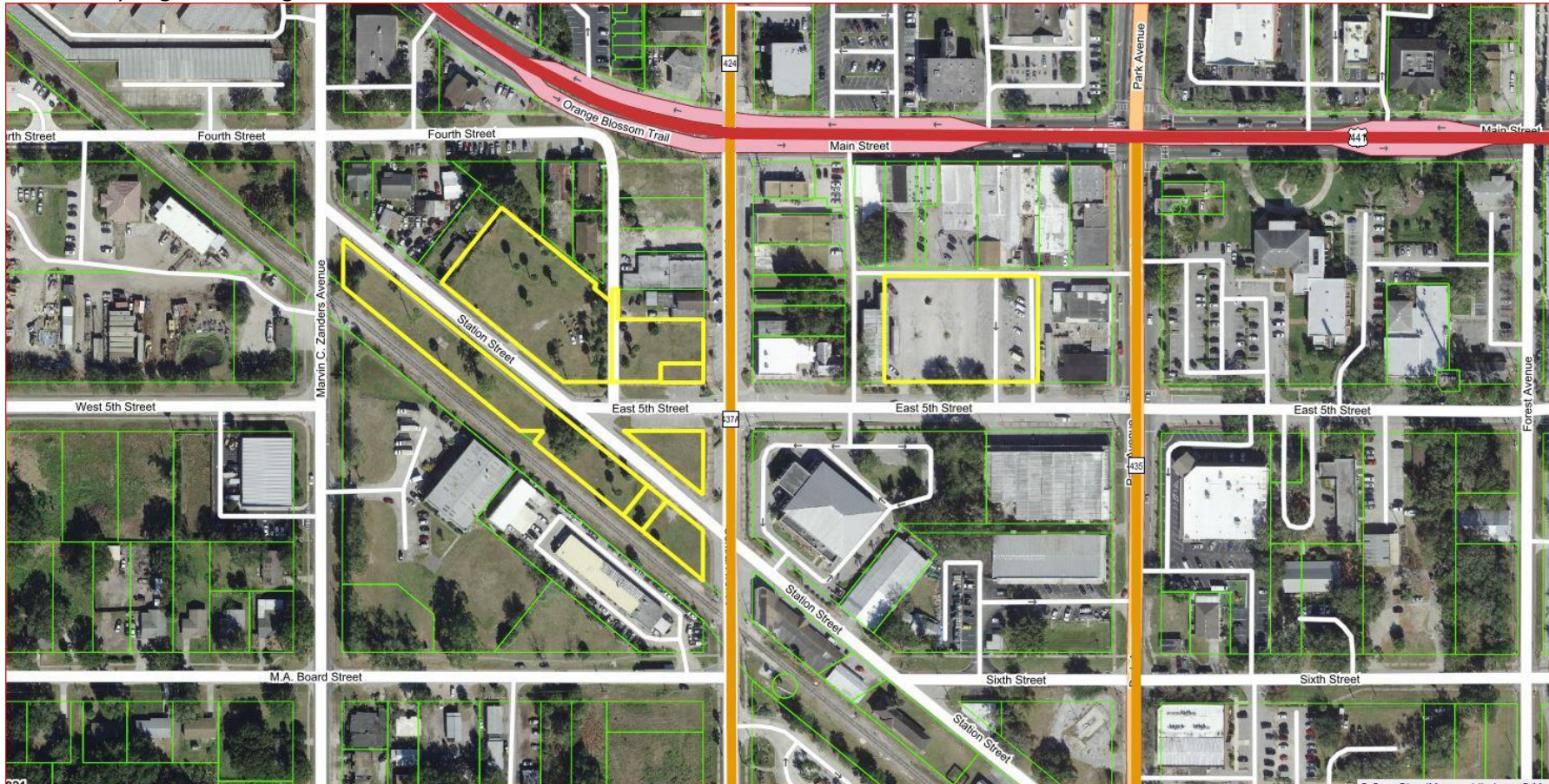
We propose a phased project that would include parcels that are adjacent to the RFP parcels. Our vision for this area would be to eventually rezone the indicated area and beyond into a PD or Planned Development. In an urban core area, a PD gives the variety of uses, flexibility with setbacks, building heights, FAR, and densities to allow for commercial, residential, and retail to coexist. As the residential builds in density, the retail, commercial will follow it into the area. The parcels just south of the community center as well as other surrounding City parcels would be an excellent location once the rooftops are built.

Potential Redevelopment Area



Phase I

We propose to use the indicated site in the RFP to begin the project area transformation. We would deliver up to 60 units in two residential buildings, the City Plaza improvements, and parking as outlined in a Development Agreement. The site plan in this proposal shows the minimum number of units proposed. Our proposal includes constructing the plaza to City specifications and having the city assist in the funding. The affordability of the project must be maintained. Economic conditions have changed, and we propose that the City provide the land for the project while we construct the City Plaza area with funding assistance to be negotiated and determined in an executed development agreement. The Plaza area will include an open event structure, tower/focal element structure, and restrooms as specified in a Development Agreement. We are working with the Small Business Advocates of Central Florida to identify vendors for our work force housing program. We will certainly incorporate that effort into this project should we be awarded and successfully negotiate an agreement.



2. Site Program Analysis

- Total SF of commercial and residential spaces
- Number, size, and configuration of commercial spaces
- Number, size, and bedroom count of residential spaces
- Total number of parking spaces proposed, including vehicular and bicycle
- Height of building is approximately 35 feet or less

Space Type	# of Buildings or Areas	Approx. SF or Number of Each	Approx. Total SF or Number
Residential	2 Buildings	24,000 SF	48,000 SF
Plaza	1 area	52,275	52,275
Parking Spaces	1 Parking lot	140 spaces	140 Spaces*
Bike Racks	3 Racks	10	30 Spaces

*Current estimate. Total spaces for Public Parking will be the difference of total parking minus parking required by LDC for multifamily.

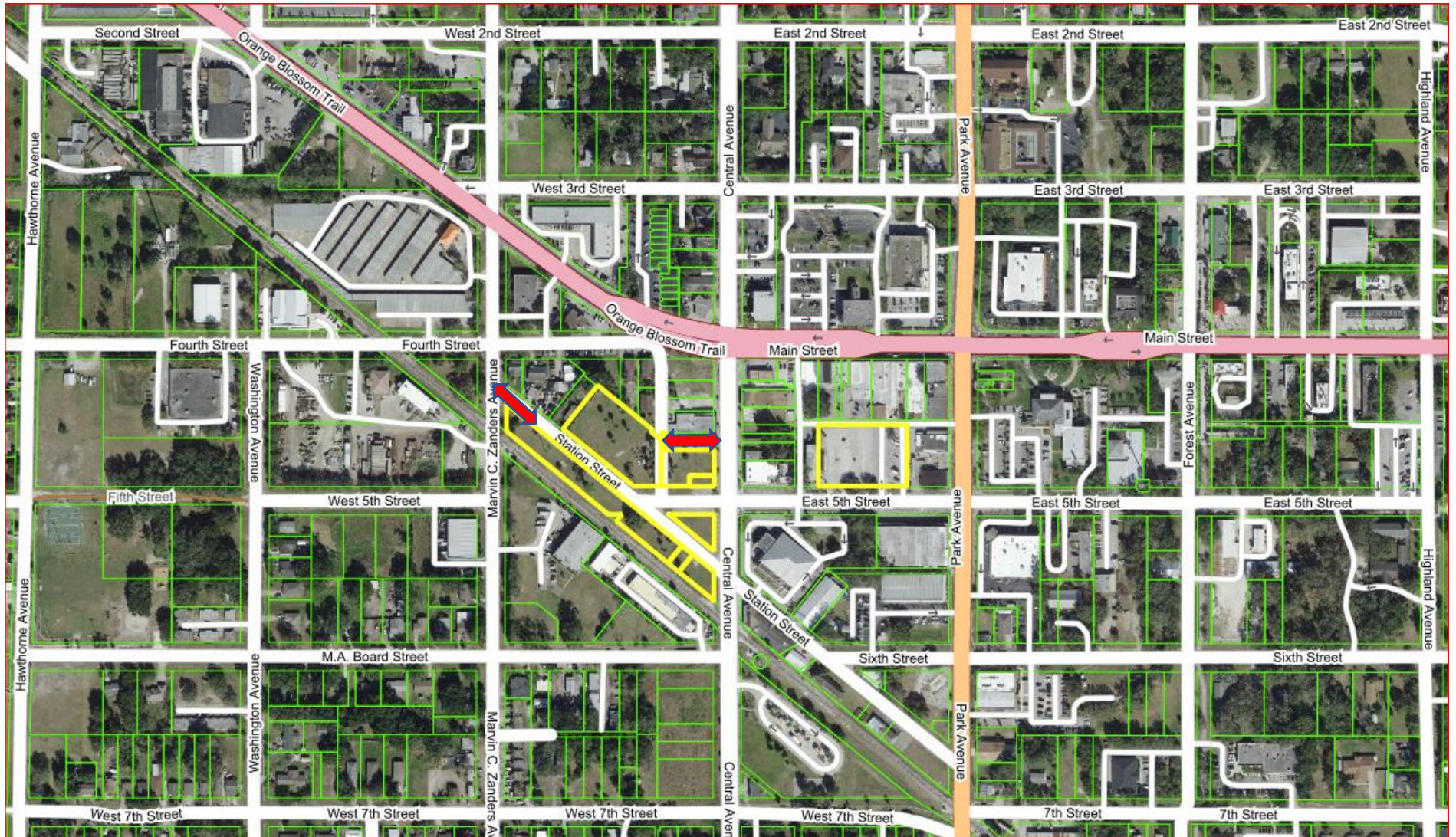
Number and Size of Residential Spaces

Unit Type	Number	SF
1BR1BA	36	744
2BR2BA	12	1,077

Subject to Change throughout the development process. Also, we will be adding 12 more units during the design process

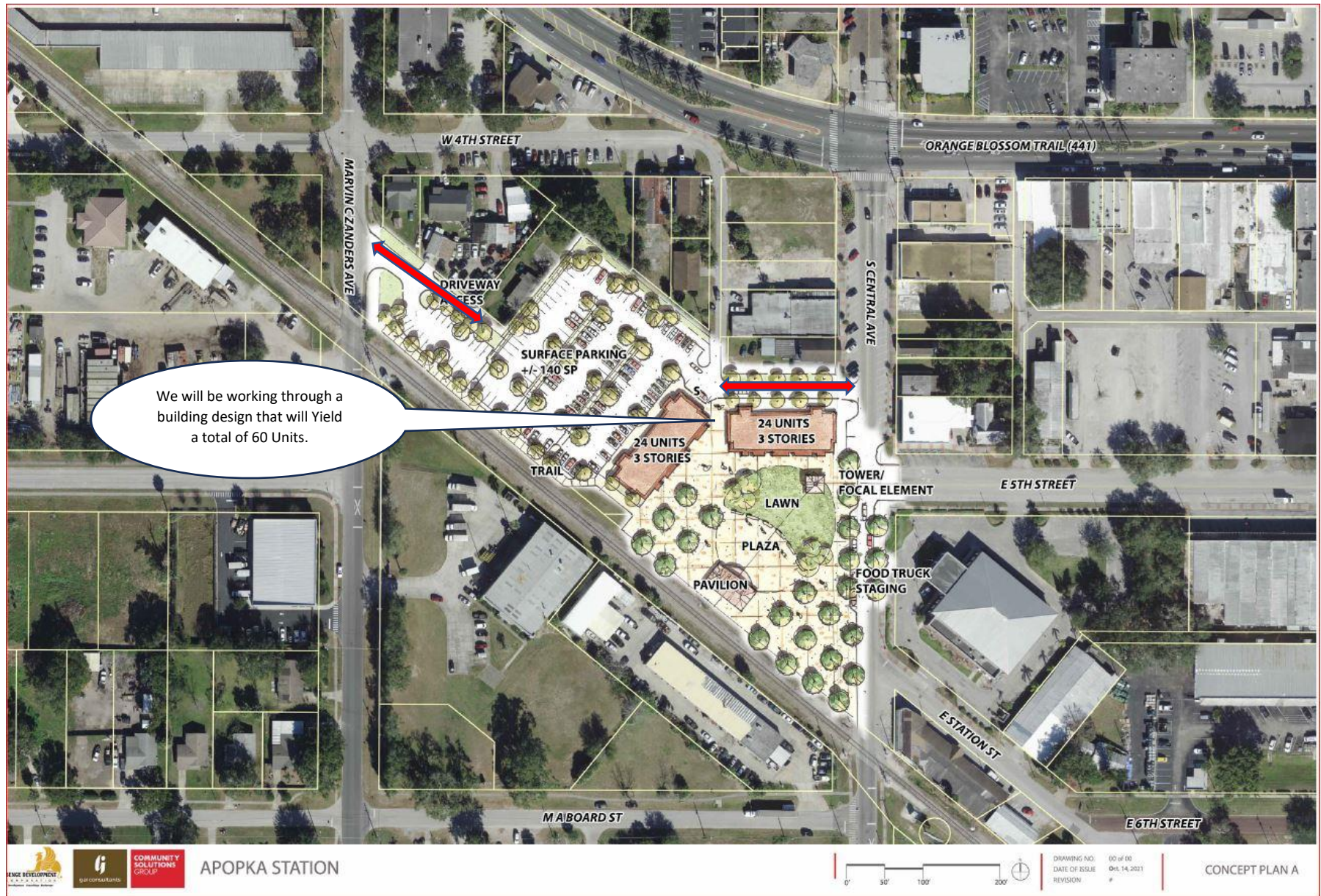
3. Site Context Plan

Plan that shows connectivity and relationship to the surrounding commercial and residential properties



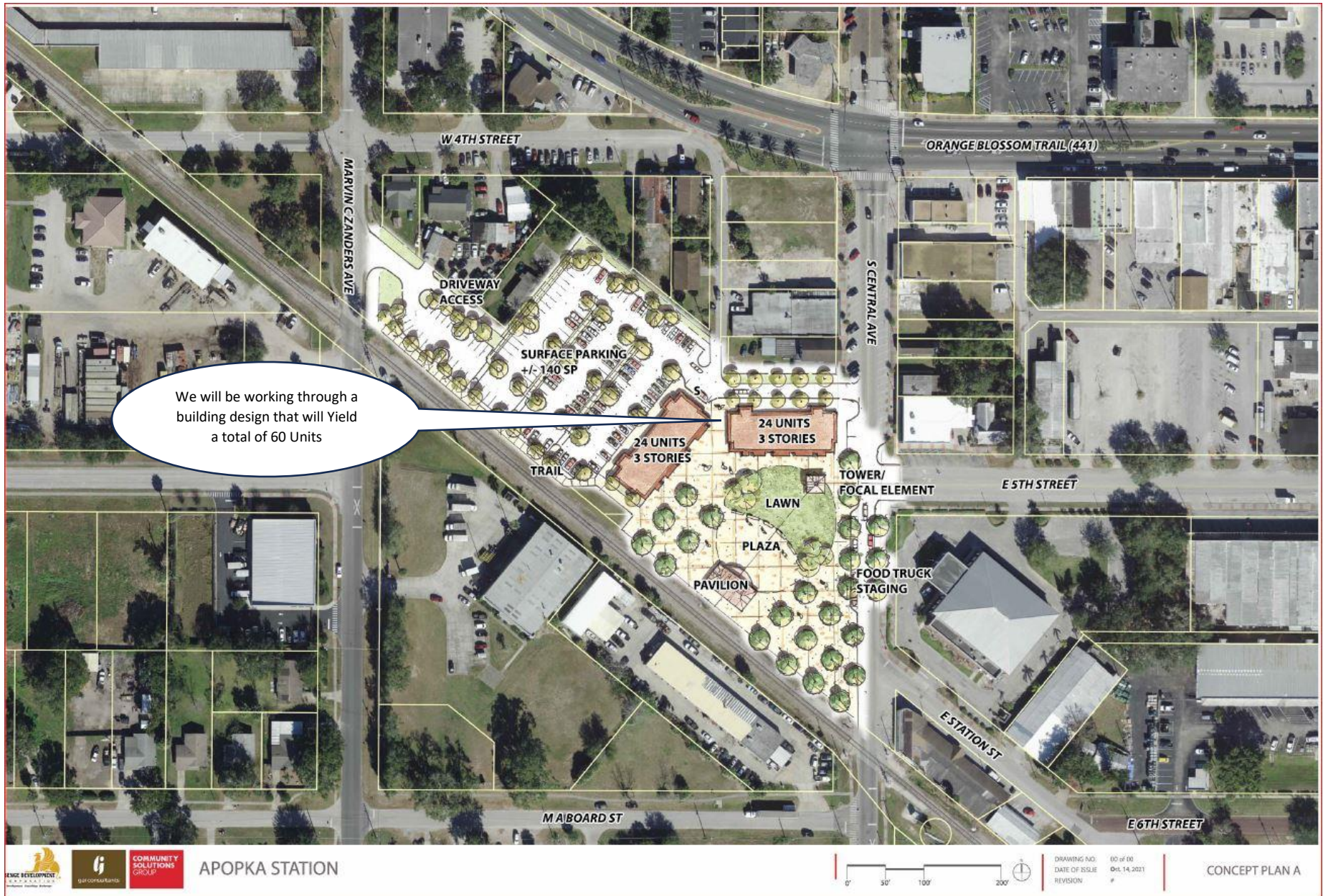
4. Site Plan Diagram

- Building location, View Corridors, Circulation Patterns, Relationship to SOBO (Historic Fire Station) Building & Parking Garage



5. Site Plan Rendering including:

- Building footprint, b. Parking/ingress/egress areas, c. Plazas, pathways, and other formal outdoor spaces, d. Landscape areas & open spaces



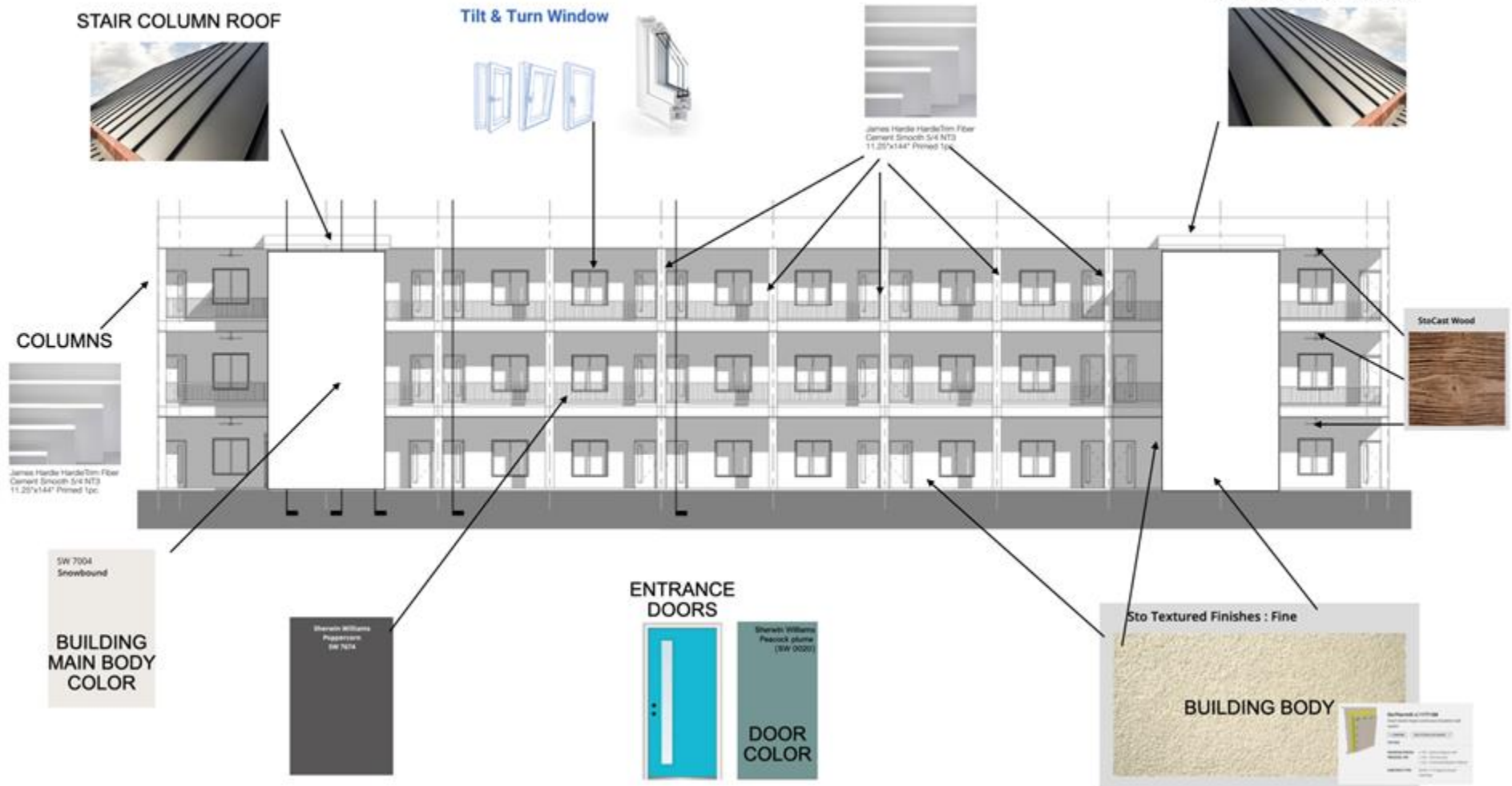
6. Building Elevations

This is an illustration of the type of building we have in mind and is subject to changes as we move to final design and tie in the surrounding neighborhood.

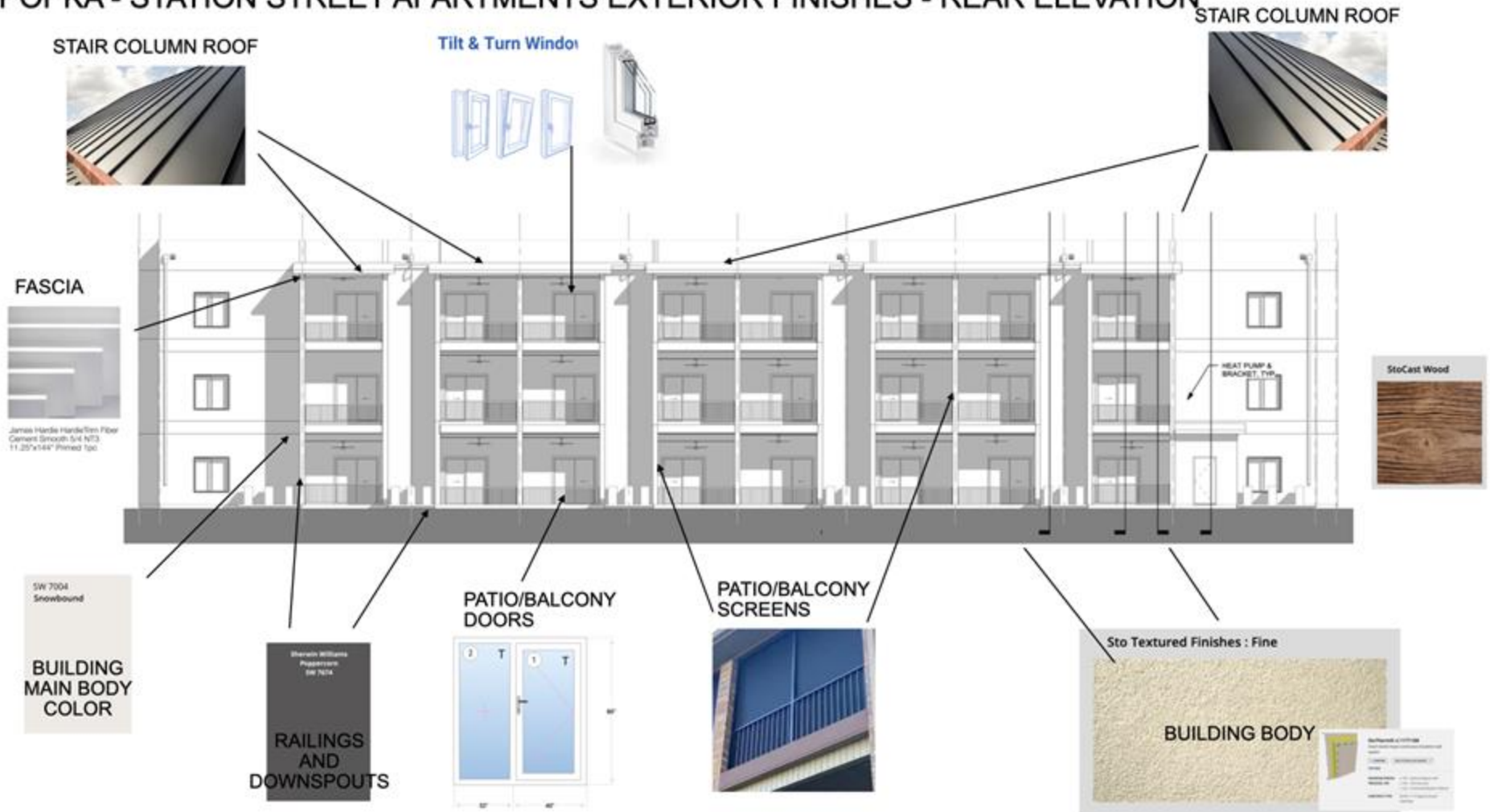


7. Graphic/Illustrative renderings of proposed development

APOPKA - STATION STREET APARTMENTS EXTERIOR FINISHES - FRONT ELEVATION - 30 UNIT



APOPKA - STATION STREET APARTMENTS EXTERIOR FINISHES - REAR ELEVATION



APOPKA - STATION STREET APARTMENTS EXTERIOR FINISHES - SIDE ELEVATION

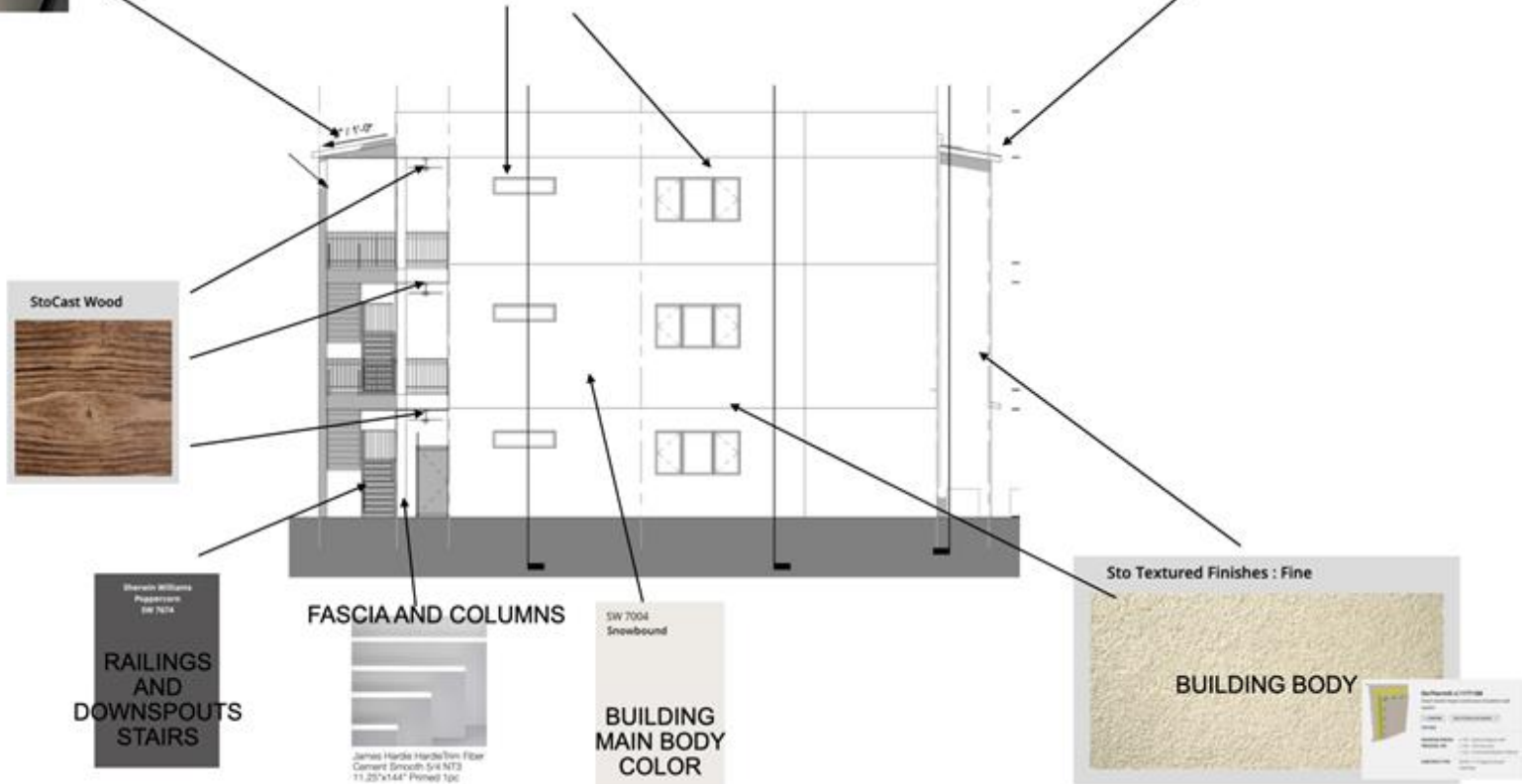
STAIR COLUMN ROOF



Tilt & Turn Window



STAIR COLUMN ROOF



StoCast Wood



RAILINGS
AND
DOWNSPOUTS
STAIRS



FASCIA AND COLUMNS



James Hardie HardieTrim Fiber
Cement Smooth 5/8 NT3
11.25"x144" Primed 1pc

SW 7004
Snowbound

BUILDING
MAIN BODY
COLOR

Sto Textured Finishes : Fine



BUILDING BODY



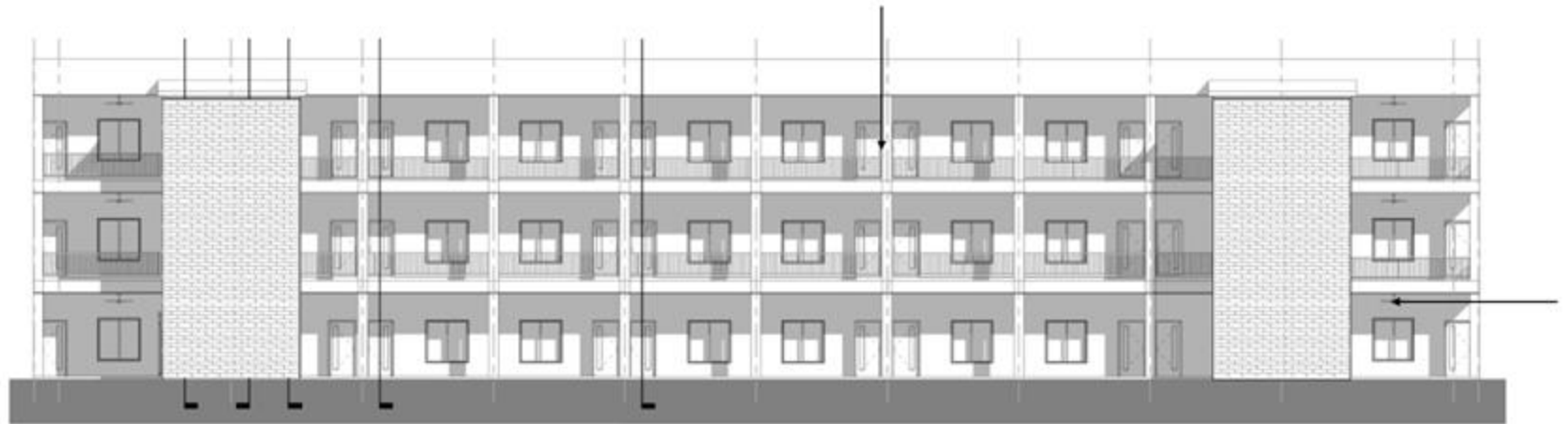
APOPKA - STATION STREET APARTMENTS EXTERIOR FINISHES - FRONT ELEVATION SIDING TOWERS



SIDING



APOPKA - STATION STREET APARTMENTS EXTERIOR FINISHES - FRONT ELEVATION BRICK TOWERS



BRICK



8. Concept Materials Photo Sheets

- a. Proposed building material & façade examples, Materials for outdoor spaces, Concept Plant Materials, Proposed signage



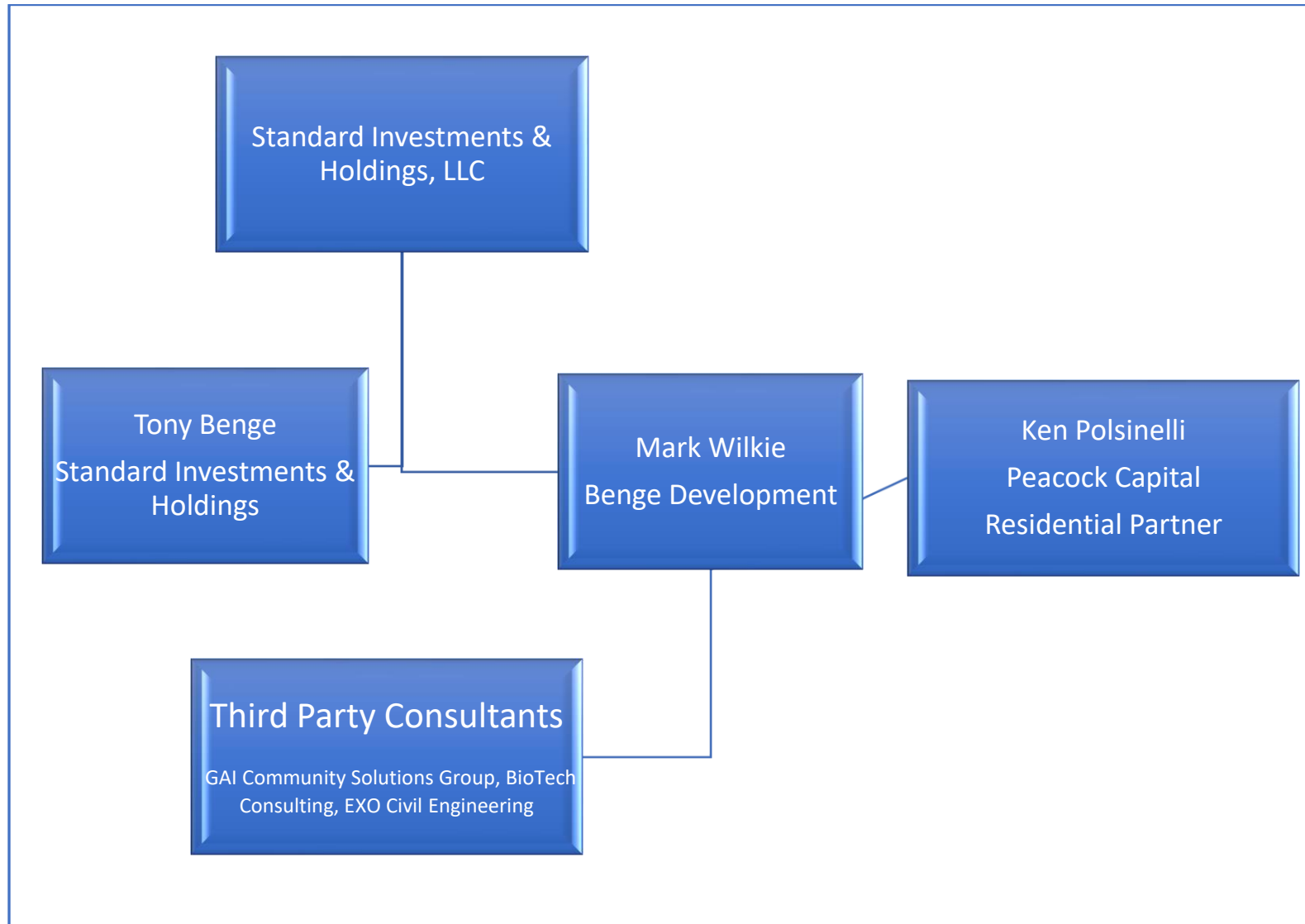
9. Optional Model but not encouraged if it can be expressed in 2 dimensions

We will not be submitting a 3-D model for this proposal.

II. DEVELOPMENT TEAM EXPERIENCE AND CAPABILITY

Development Team

1. Table of Organization – Graphic Representation



Bios of Key Development Team Members

2. Key Development Team Members' Certifications and registration with regulatory agencies, professional organizations

Included in Bio of each team Member.



Tony M. Benge

President

Professional Experience

Tony Benge is President of Benge Development Corporation and has successfully developed over twenty five large-scale projects in the Central Florida market since 1994 with over fifteen thousand residential lots. These projects include mixed-use communities such as EastWood, JB Ranch, and Traditions. BDC has twenty years of experience identifying, planning, permitting and fully developing residential and commercial projects. Commercial projects include Medical Office complexes, Assisted Living Facilities and retail outlets such as Chick-fil-a, Panera Bread, Starbucks, Publix and Marriott Hotels. Mr. Benge has been the Chairman of the Blanchard Park YMCA Board, a current Board member and Chair of the Downtown Orlando YMCA and Junior Achievement of Central Florida

Tony lives in Winter Park, Florida with his wife Robyn and his daughter Anna attends the University of Central Florida

EDUCATION

Westminster Schools—Atlanta, Ga.

Rollins College—BA Economics

University of Central Florida—MBA

PROFESSIONAL AND PHILANTHROPIC AFFILIATIONS

International Council of Shopping Centers—Member

Board of Realtors—Member

Central Florida YMCA—Board Member, Current Chairman

Greater Orlando Builders Association - Member

CURRENT PROJECTS

Floridian Town Center - 110 Acre Mixed-Use Development in Apopka

Engelmann Pointe - 65 acre Mixed-Use with waterfront Development in Apopka

Parkview at Brownwood - 44 acre Mixed-Use Development in The Villages

North Shore - 35 acre parcel Mixed-Use Development in Lake Nona, Florida



Mark Wilkie

Principal

Professional Experience

Mark Wilkie is a 35-year Real Estate Executive with a successful track record of team building, creating operational platforms, executing projects from land acquisition to asset disposition, and developing profitable strategies in geographically diverse multifamily portfolios exceeding \$800,000,000 and over 11,000 units. Mark has served as Vice President of Operations and Asset Management at an international boutique equity firm where he coordinated all aspects of asset management and property management supervision for the existing U.S. portfolio valued at over \$750,000,000. There and at his most recent opportunity Mark oversaw the disposition of assets valued at more than \$300 million. Mark has also held a variety of senior student housing positions. During his tenure with these companies he played an integral role in developing over 20 multi-family properties eight of which were completed in 18 months in 7 states in a public private partnership structure. Mark has personally managed high rise, mid rise, and traditional garden style walk up properties.

Education

B. A., University of South Florida

Designations

CCIM Certified Commercial Investment Member

CPM Certified Property Manager, Institute of Real Estate Management Member IREM Chapter 44

Licenses

FL Real Estate Broker BK3012942

Professional Associations

Past President, North Central Florida Apartment Association

Past Vice President, North Central Florida Apartment Association

Past Florida Delegate, Florida Apartment Association for National Apartment Association



KENNETH P. POLSINELLI

MANAGING PARTNER

Mr. Polsinelli is the Founder and Managing Partner of Peacock Capital, LLC. Peacock Capital is a real estate investment and advisory firm primarily focused on acquiring, operating and owning multifamily communities in central Florida. Since its inception in 2016, the firm and its strategic partners have acquired 22 multifamily communities directly from private owners and in the open market. These communities are located throughout greater central Florida and are all positioned for long-term cash flow. The portfolio has grown at a significant pace as Peacock has been able to leverage over 20 years of relationships with real estate professionals, local owners, third party service providers and lenders. Mr. Polsinelli's direct involvement includes sourcing properties, negotiating contracts, financing, executing on the business plan, asset management and creating value for investors. Ken has been active in central Florida since January 1999. Peacock Capital also provides receivership and asset management services for complex real estate transactions. Prior to launching Peacock Capital, Mr. Polsinelli served as Chief Real Estate Officer for McKinley, Inc., a national real estate investment company, where he was also a shareholder. In his role as CREO, Ken was responsible for all real estate acquisitions, dispositions and financing as well as asset management for a multi-billion dollar portfolio. He began with the firm in 1999 as Assistant to the Chief Operating Officer and gained increasing responsibility over time to become Chief Real Estate Officer. Over the course of this seventeen-year career, Ken also led the creation of a third-party fee management group with a specific focus on distressed real estate and led the redevelopment of numerous multifamily and commercial assets producing hundreds of millions of dollars in value for the company. Mr. Polsinelli also led the construction of several ground up development projects including an 132 unit senior housing project using LIHTC equity and 221(d)(4) HUD debt, the addition of new buildings at existing communities, and newly constructed Class A apartments. His extensive capital markets background includes transacting with Freddie Mac, Fannie Mae, HUD, CMBS, Commercial Banks and Life Insurance Companies. In addition, he has been personally named, or served on behalf of the firm, as a court appointed receiver in over 100 cases. He has acquired, sold, and financed over \$2.2 billion of real estate across 20 states throughout his career. Ken recently served as an adjunct instructor in the Dr. P. Phillips Real Estate Institute at the University of Central Florida where he taught Real Estate Analysis and Finance. He previously served as a co-instructor for the Real Estate Analysis class at the Crummer Graduate School of Business at Rollins College. Ken is a licensed real estate broker in Florida and Georgia. He resides with his family in Winter Park, FL.

Legal Notice – Apopka Community Redevelopment Agency

LEGAL NOTICE

NOTICE OF DISPOSAL OF APPROXIMATELY 3.43 ACRES OF PROPERTY LOCATED IN THE COMMUNITY REDEVELOPMENT AREA BY THE APOPKA COMMUNITY REDEVELOPMENT AGENCY

The City of Apopka (City) hereby gives notice pursuant to Section 163.380(3)(a), *Florida Statutes*, as owner of the named real properties listed by folio numbers at the bottom of this notice and the legal description attached hereto as Exhibit “A,” of its intent to dispose of said properties (or portions thereof) and to invite proposals from qualified developers for the redevelopment of said property. The City and the Apopka Community Redevelopment Agency (CRA) envision a multi-use project including affordable housing, downtown public parking, an extension of the Downtown Apopka Trail, and construction of public event space. The City anticipates that approximately 1 acre of the property noticed for disposal herein may be retained by the City for construction of public event space to be completed by the successful proposer.

Pursuant to Section 163.380(3)(a), *Florida Statutes*, prior to disposition of any real property in a community redevelopment area, the City or CRA shall give public notice of such proposed disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or thereto. The City or CRA shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out. The City or CRA may negotiate with any persons for proposals for the conveyance of any real property acquired by it in the community redevelopment area. The City or CRA may accept such proposals as it deems to be in the public interest and in furtherance of Chapter 163, Part III, *Florida Statutes*.

Section 163.380(2), *Florida Statutes*, requires that such real property be conveyed at a value determined to be in the public interest for uses in accordance with the community redevelopment plan and in accordance with such reasonable disposal procedures as the City or CRA may prescribe. In determining the value of real property is in the public interest and that the proposed use is in compliance with the community redevelopment plan, the City or CRA will take into account and give consideration to:

1. The long-term benefits to be achieved by the City based on the proposed use when compared to any potential short-term losses or costs in the disposal of such real property; and
2. The appraised value; and
3. The uses provided for in the community redevelopment plan and any other pertinent redevelopment or land use plans; and
4. The restrictions upon the property, and any covenants, conditions, and obligations assumed by the purchaser of the property.

In the event the real property is conveyed for less than the fair value, such disposition requires the approval of the governing body of City which approval may only be given following a duly noticed public hearing. Further the City or CRA may provide in any instrument of conveyance to a private grantee that such grantee is without power to sell, lease, or otherwise transfer the real property without the prior written consent of the City or CRA until the purchaser has completed the construction of any or all improvements proposed in the response to this advertisement. The City or CRA may require other covenants as part of the conveyance process.

Any party interested in submitting a proposal for redevelopment of the properties listed below is hereby notified that sealed proposals to acquire said property must be received on or before 4:00 p.m. on December 11, 2023, by the City/CRA, Apopka City Hall, 120 East Main Street, Apopka, Florida, 32703. Proposals received after that date will

not be considered. Any such offer must include a description of the proposed development that would be built on the properties, and documentation of the legal ability of the proposer, and availability of funding, to complete the development. Conditions of acceptance of any such proposals may include a right of repurchase of the properties at the conveyance value. The City or CRA may further negotiate terms and conditions of the purchase of the properties. The City or CRA may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of Chapter 163, Part III, Florida Statutes.

Further information as may be available regarding the foregoing may be reviewed at the Purchasing Division, located at 120 East Main Street, Apopka, Florida, 32703 or by e-mailing Jessica Pugh, Purchasing Administrator, at jpugh@apopka.net.

FOLIO NUMBERS: 09-21-28-0196-50-050, 09-21-28-0196-50-121, 09-21-28-0196-50-122, 09-21-28-0196-50-610, 09-21-28-0196-51-260, 09-21-28-0196-51-390, and 09-21-28-0196-51-400

The approximate value of this property is \$ 900,000. The approximate value of the real property, as determined by the City or its agents, is available at Apopka City Hall, 120 East Main Street, Apopka, Florida, 32703. Anyone for or against this property sale will be given the opportunity to speak at the public hearing.

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE APOPKA CITY COUNCIL AND/OR CRA BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETINGS OR HEARINGS WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

Persons with disabilities requiring accommodation in order to participate should contact the City Clerk at (407) 703-1704 at least five business days prior to the meeting to request such accommodation. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 (voice) or 1-800-955-8771 (TDD).

Exhibit A

Station Street Project area

DESCRIPTION: (BY THIS SURVEYOR) A portion of The Town of Apopka, according to the plat thereof, as recorded in Plat Book A, Page 109, Public Records of Orange County, Florida, lying in Section 9, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows: BEGIN at the Southeast corner of Lot 142, Block E, The Town of Apopka, according to the plat thereof, as recorded in Plat Book A, Page 109, Public Records of Orange County, Florida, said point also lying on the Northeasterly right of way line of the CSX Railroad, per Right-of-Way and Track Map V02083 Seaboard Air Line Railway Co. Lake Charm Branch; thence North 50°42'52" West, a distance of 361.47 feet along said Northeasterly right of way line to the East line of the West 30 feet of Lot 135, Block E, Per Official Record Book 501, Page 357 and Deed Book 205, Page 354, Public Records of Orange County, Florida; thence North 39°19'53" East, a distance of 24.13 feet along said East line; thence departing said East line, North 50°42'52" West, a distance of 63.85 feet; thence North 89°30'23" West, a distance of 38.51 feet to the aforementioned Northeasterly right of way line of the CSX Railroad; thence North 50°42'52" West, a distance of 304.11 feet along said Northeasterly right of way line to the East right of way line of Lake Avenue, per said plat; thence North 00°05'48" East, a distance of 71.87 feet along said East right of way line to the Southerly right of way line of Station Street, per said plat; thence South 50°54'57" East, a distance of 167.42 feet along said Southerly right of way line to the Southerly extension of the West line of Lot 5, Block E, said plat of The Town of Apopka; thence North 39°12'56" East, a distance of 205.25 feet along said Southerly extension and said West line to the centerline of an Unnamed Alley, per said plat; thence South 51°24'27" East, a distance of 200.01 feet along said centerline to the Northerly extension of the West line of Lot 9, Block E, said plat of The Town of Apopka; thence South 39°12'56" West, a distance of 10.00 feet along said Northerly extension to the North line of said Lot 9; thence South 51°24'27" East, a distance of 36.25 feet along said North line to the East right of way line of a 15.00 foot wide alley, per Official Record Book 574, Page 17, Public Records of Orange County, Florida; thence North 00°02'57" East, a distance of 25.43 feet along said East right of way line to the South line of Lot 19, Block E, said plat of The Town of Apopka; thence South 89°47'37" East, a distance of 10.00 feet along said South line to the West line of lands described in Official Record Book 10808, Page 3862, Public Records of Orange County, Florida; thence South 00°02'57" West, a distance of 50.00 feet along said West line to the South line of said lands; thence South 89°47'37" East, a distance of 140.00 feet along said South line to the West right of way line of Central Avenue, per said plat; thence South 00°02'57" West, a distance of 425.97 feet along said West right of way line to the POINT OF BEGINNING.

Total: 3.43 acres



City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 1.

Meeting Date: January 3, 2024

Department: Community Development

SUBJECT:

Ordinance Number 3032 - Second Reading - Small-Scale Future Land Use Amendment – SNP Properties

REQUEST:

Adopt Ordinance Number 3032.

SUMMARY:

Owner(s): SNP Properties, LLC

Applicant(s): Denny Shiver

Parcel Identification Number(s): 07-20-28-0000-00-030 and 07-20-28-0000-00-070

Location: Southeast corner of Plymouth Sorrento Road and Dowman Drive

Existing Future Land Use: Rural Settlement (one dwelling unit per acre)

Proposed Future Land Use: Mixed Use (five dwelling units per acre and 0.5 floor area ratio)

Zoning District: T (Transitional)

Existing Use(s): Single-family residence and agricultural uses

Tract Size: 5 +/- Acres

PROJECT SUMMARY:

The parcels are located on the southeast corner of Plymouth Sorrento Road and Dowman Drive within the Wekiva Parkway Interchange Vision Plan Area. The City's Comprehensive Plan, Future Land Use Element Policy 20.9 and the Kelly Park Interchange (KPI) Form-Based Code require the subject property to have a Mixed-Use future land use designation. Because the subject parcels are located within the Wekiva Parkway Interchange Vision Plan Area and the one-mile radius of the intersection of SR 429 and Kelly Park Road, it is required to adhere to the KPI Form-Based Code. Therefore, the property must comply with Objectives 18 – 20 and related policies within the Future Land Use Element of the Comprehensive Plan and the KPI Form-Based Code. The applicant's request is consistent with the Mixed-Use future land use designation and the Overlay District covering the property within the Vision Plan.

Per Land Development Code (LDC) Section 2.5.1.D, in determining whether to adopt or deny a proposed Comprehensive Plan or Map and the zoning map amendment, the Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - I. Applicant Response: Yes
 - II. Staff Response: Based on the Kelly Park Interchange - Form-Based Code Regulating Plan, these properties are within the form-based Code area.
2. Is not in conflict with any provisions of the LDC;
 - i. Applicant Response: Yes
 - ii. Staff Response: No objection.

3. Addresses a demonstrated community need;
 - i. Applicant Response: Yes.
 - ii. Staff Response: No objection.
4. Is required by changed conditions;
 - i. Applicant Response: Yes.
 - ii. Staff Response: No objection.
5. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - i. Applicant Response: Yes.
 - ii. Staff Response: No objection.
6. Would result in a logical and orderly development pattern;
 - i. Applicant Response: Yes.
 - ii. Staff Response: No objection.
7. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
 - i. Applicant Response: Yes.
 - ii. Staff Response: No objection.
8. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities)
 - i. Applicant Response: Yes.
 - ii. Staff Response: No objection.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on June 19, 2023.

PUBLIC HEARING SCHEDULE:

November 14, 2023 – Planning Commission (5:30 P.M.)

December 6, 2023 – City Council (5:30 P.M.), First Reading

January 3, 2023 – City Council (1:30 P.M.), Second Reading and Adoption

DULY ADVERTISED:

October 6, 2023 – Apopka Chief

October 25, 2023 – Placards posted on property; mailed notices to adjacent property owners

Note: This item is considered legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of the change in future land use designation from Rural Settlement to Mixed Use and finds the proposed amendment compatible with the character of the surrounding areas, recommending approval of the future land use amendment, subject to the findings and facts presented in the staff report and exhibits.

Planning Commission:

At its meeting on November 14, 2023, the Planning Commission found the proposed change in future land use designation from Rural Settlement to Mixed Use compatible with the character of the surrounding areas, and unanimously recommended approval of the future land use amendment, subject to the findings and facts presented in the staff report and exhibits.

City Council:

At its meeting on December 6, 2023, the City Council accepted the first reading of Ordinance Number 3032 and held it over for second reading and adoption on January 3, 2024 or soon thereafter.

Recommended Motion – City Council:

Adopt Ordinance Number 3032.

ATTACHMENTS:

1. SNP Properties - Land Use Report
2. Maps
3. Ordinance Number 3032



City of Apopka

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1 (Citrus Rural)	Single-family residences
East	County Rural	County A-1	Single-family residences
South	County Rural	T (Transitional)	Single-family residences
West	Mixed-Use	KPI-MU (Kelly Park Interchange – Mixed-Use)	Windrose Residential Subdivision

II. LAND USE ANALYSIS

The subject properties are in the western portion of the Joint Planning Area. Single-family residences are located to the north, east, west, and south. Development must comply with the Mixed-Use future land use designation and be consistent with the Comprehensive Plan policies and Development Design Guidelines and Kelly Park Interchange – Form-Based Code of the Land Development Code. The properties are approximately five acres in size. The parcel is not located in the following areas:

Wekiva Parkway Interchange Vision Plan Area: Yes

Wekiva River Protection Area: No

Area of Critical State Concern: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The proposed FLUM Amendment request for a change from Rural Settlement to Mixed Use is consistent with the terms of the JPA.

City of Apopka Comprehensive Plan Policies

Future Land Use Element:

The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed use categories.

The Land Development Code will establish zoning districts and/or zoning overlay areas with standards that define the appropriate location for various intensities/densities. The following maximum gross

intensity/density standards shall not be exceeded.

In order to encourage innovative land use techniques, creative urban design, environmental protection and the use of sustainable development principles and practices, designation of new mixed-use categories on the FLUM shall only be allowed for land located within the following areas:

1. Areas within the Expressway, Plymouth, West, and Northwest small area plans as shown on their respective master plans;
2. The CRA Overlay District depicted on the adopted FLUM;
3. Land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan to be adopted by December 2010; and
4. Areas that have been subject to a Small Area Study.

Transportation Element:

Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area. The properties currently have access on Plymouth Sorrento Road.

Infrastructure Element:

Policies 1.1.1, 2.1.1 and 5.1.2 state the minimum levels of service for the City's wastewater and water systems as well as the City's solid waste collection service. The property has access to City water and wastewater.

Conservation Element:

Policy 4.1 states that a habitat study is required for developments ten (10) acres or more in size. As these properties total to over ten acres in size, a habitat study will be required for development.

Land Use Calculations:

CURRENT: Rural Settlement (1 dwelling unit per acre)
1 x 5 acres = 5 residential units

PROPOSED: Mixed-Use (5 dwelling units per acre and 0.5 floor area ratio)
5 du/acre x 5 acres = 25 residential units
0.5 x 217,800 square feet = 10,890 square feet of non-residential uses

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

Vicinity



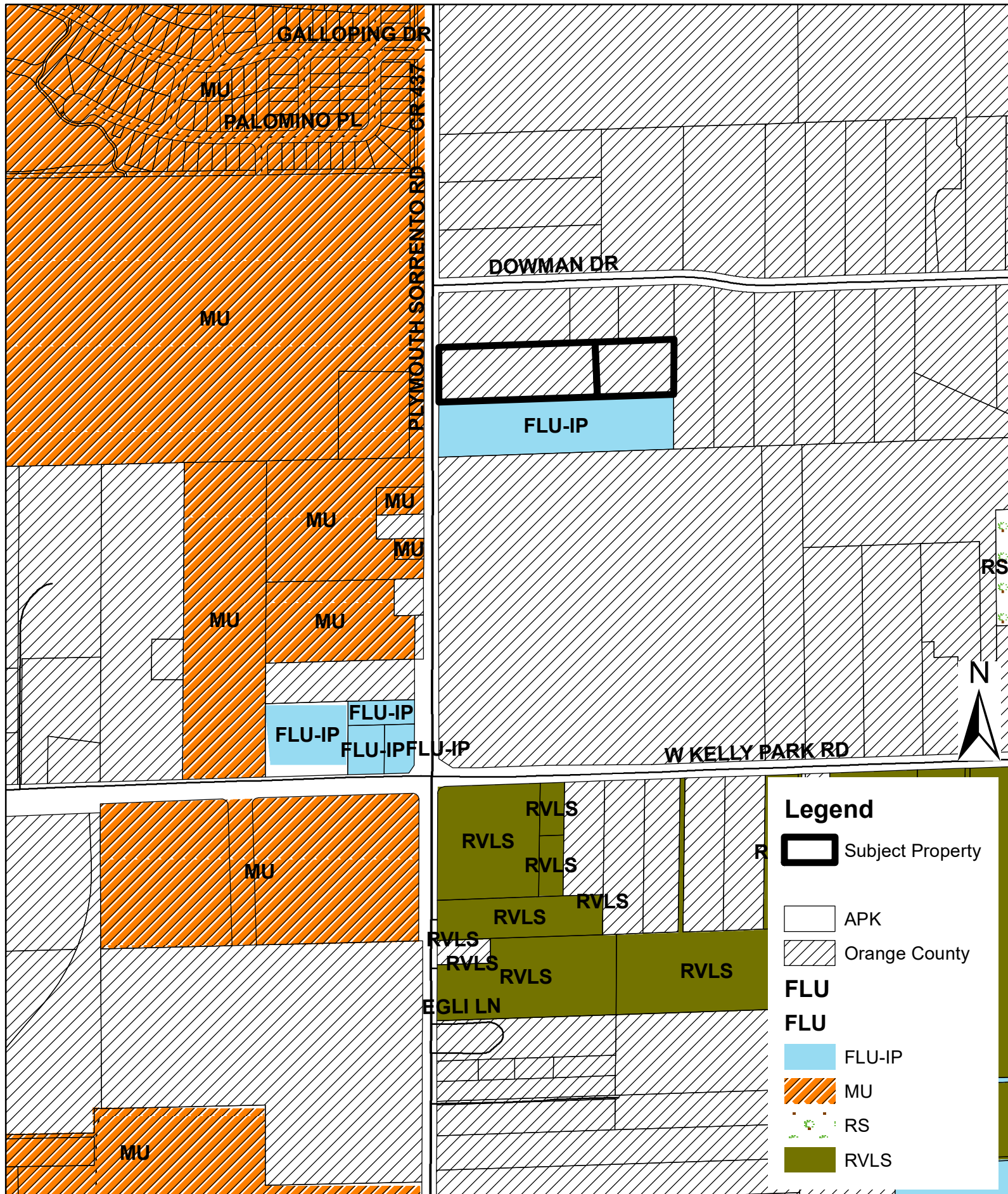
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Aerial



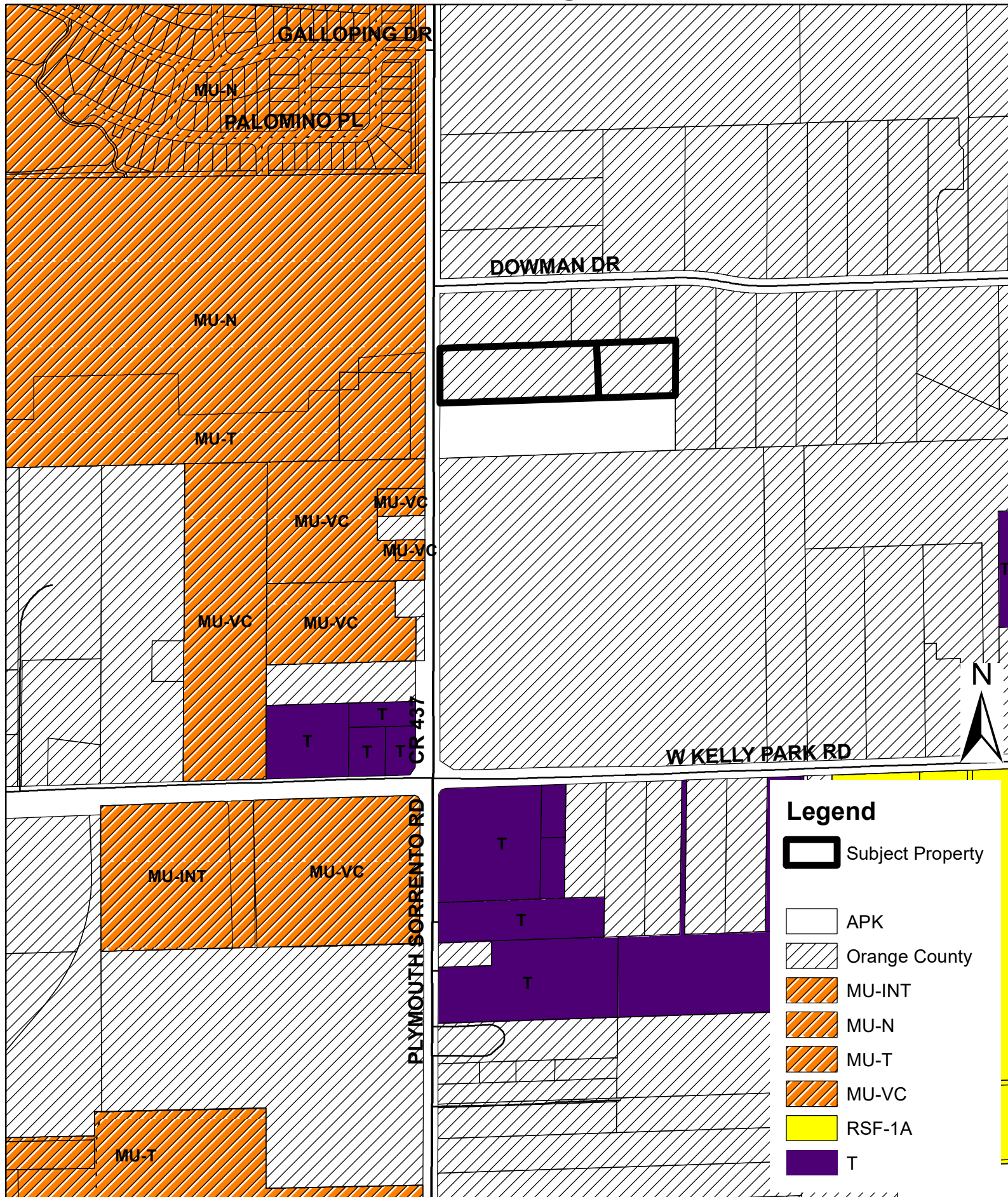
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Future Land Use



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Zoning



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

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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. 3019 on September 20, 2023; and

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 1-32 (Map 1-6) of the Future Land Use Element of the City of Apopka Comprehensive Plan, as most recently amended by Ordinance No. 3019 is amended in its entirety to change the land use from Rural Settlement (one dwelling unit per acre) to Mixed-Use (5 dwelling units per acre and 0.5 floor area ratio) for certain real property generally located southeast corner of Plymouth Sorrento Road and Dowman Drive, comprising 5 acres more or less; as further described in Exhibit “A” attached hereto.

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.

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. Director Authorization. The Community Development Director is hereby authorized to amend the Future Land Use to comply with this ordinance.

Section VI. Effective Date. This Ordinance shall become effective thirty-one (31) days

ORDINANCE NO. 3032

PAGE 2

1 after adoption. If challenged within thirty (30) days after adoption, the Ordinance shall become
2 effective after the state land planning agency or the Administration Commission, respectively,
3 issues a final order determining that the adopted small-scale development amendment is in
4 compliance.

5
6 ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
7 _____ day of _____, 2023.

READ FIRST TIME: November 15, 2023

READ SECOND TIME AND
ADOPTED: January 3, 2024

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

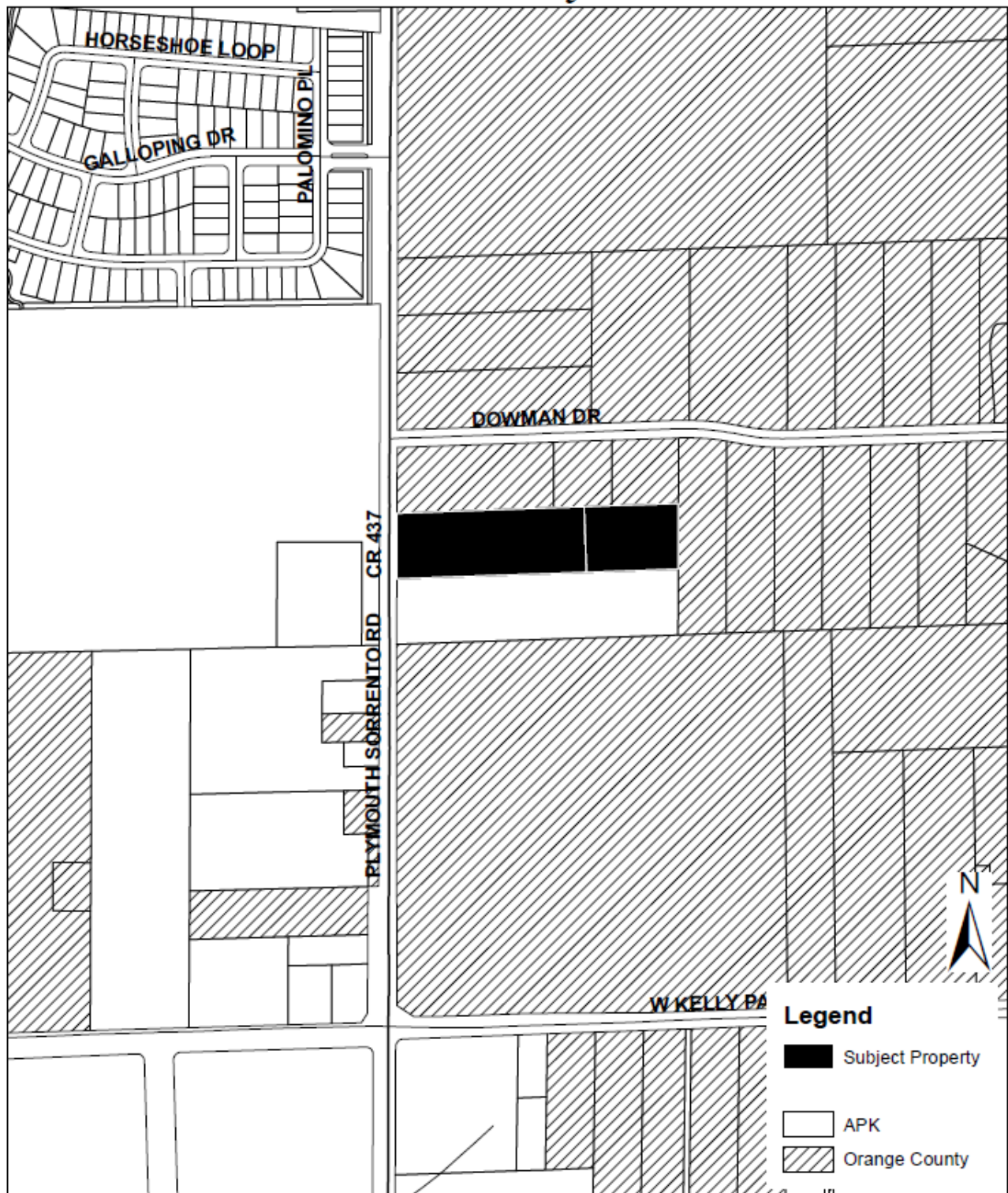
Approved as to form and legal sufficiency:

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: October 6, 2023

EXHIBIT "A"

Parcel Identification Number(s): 07-20-28-0000-00-030 and 07-20-28-0000-00-070





City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 2.

Meeting Date: January 3, 2024

Department: Community Development

SUBJECT:

Ordinance Number 3038 - Second Reading - PD (Planned Development) Rezoning, Master Plan and PD Agreement - Plymouth Sorrento Apartments

REQUEST:

Adopt Ordinance Number 3038; approve the Plymouth Sorrento Apartments Master Plan; and approve the PD Agreement.

SUMMARY:

Owner(s): Peggy G Charlton Living Trust 1/2 Int, Gary D Charlton Living Trust 1/2 Int, and Gary D Charlton Living Trust

Applicant(s): Appian Engineering, LLC c/o Luke Classon, P.E.

Location: 750 and 922 Plymouth Sorrento Road

Project: 242 multifamily units; 13.04 acres

Density: 18.56 dwelling units per acre

Project Manager: Jean Sanchez

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Commercial and County Rural	C-N (Neighborhood Commercial) and County A-1 (Citrus Rural)	Single Family Residence and Vacant (Floridian Town Center Parcel)
East	Residential Low	RTF (Residential Two-Family)	Single Family Residence and Plymouth Landing Residential Subdivision
South	Industrial and County Commercial	I-L (Light Industrial, County C-2 (General Commercial District and County PD (Planned Development)	Automobile Service Station and Repair Facility
West	Commercial and Mixed Use	MU-ES-GT (Mixed-Use – East Shore – Gateway)	SR 429 and Retention Pond

PROJECT SUMMARY:

The Plymouth Sorrento Apartments PD (Planned Development) is a consolidation of two parcels, totaling approximately 13.04 acres. The properties have current zoning designations of T (Transitional) and C-C (Community Commercial) have a future land use designation of HDR-25 (High Density Residential), permitting up to 25 dwelling units per acre. The future land use designation was adopted based on the ongoing development

trends and market demands for multi-family development. The Plymouth Sorrento Apartments PD is located west of Plymouth Sorrento road, north of U.S. 441 and east of SR 429.

The PD proposes to construct 242 multifamily units with a density of 18.55 dwelling units per acre. The applicant has worked with staff to design the site to locate the buildings and amenity/recreation/open space areas to ensure its compatibility with existing adjacent uses. This proposed multifamily development serves as a transition from the commercially intensive uses along U.S. 441 and adjacent to SR 429 to the existing single-family uses east of Plymouth Sorrento Road. Proposed ingress and egress for the project are located on Plymouth Sorrento Road and on the southwestern portion of the proposed development, on the intersection of Orange Avenue and U.S. 441. Applicant has been coordinating with Florida Department of Transportation and Central Florida Expressway Authority in reference to designing the access on the Orange Avenue/U.S. 441 intersection.

The applicant also proposes enhanced landscaping, building buffer of approximately 100 feet and a decorative fence from Plymouth Sorrento Road. A dedication of a 30-foot wide right-of-way to the public is also provided along the project frontage on Plymouth Sorrento Road. The amenity package includes a pool, deck, clubroom, recreation lawn, fitness center, pet spa and outdoor grills in the centralized open space/amenity area. Additional amenities of a dog park, as well as, a six-foot wide recreation trail surrounding the stormwater pond with benches and other amenity equipment are also proposed by the applicant.

Per Section 3.7.F.2 of the Land Development Code, the applicant is required to enter into a Planned Development Agreement. This agreement addresses how public facilities will be provided to the development, maintenance of amenities, provisions related to environmental protection, identification of community benefits and permitted uses.

Based on the review of the proposed Master Plan and PD Agreement, Staff has the following findings of the proposed change of zoning in accordance with LDC Section 2.5.1.D.3:

- a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
- b. Is in conflict with any provisions of the LDC;
- c. Addresses a demonstrated community need;
- d. Is required by changed conditions;
- e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- f. Would result in a logical and orderly development pattern;
- g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
- h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

COMPREHENSIVE PLAN COMPLIANCE:

The proposed use of the property, as depicted on the Master Plan, is consistent with the HDR-25 Land Use designation, established on the subject properties on October 4, 2023 and detailed within the Future Land Use Element of the Comprehensive Plan.

SCHOOL CAPACITY REPORT:

Orange County Public Schools (OCPS) has indicated that capacity for the proposed development is not available at the elementary, middle and high school levels. Capacity for this development is deficient by 34.968, 16.120 and 19.840 seats at the elementary, middle and high school level, respectively. The project, based on its location, is served by Wolf Lake Elementary, Wolf Lake Middle, and Apopka High School.

ORANGE COUNTY NOTIFICATION:

Pursuant to Section 7 of the Joint Planning Area agreement, Orange County was notified of the Comprehensive Plan Amendment on April 10, 2023 and Change of Zoning on October 20, 2023.

PUBLIC HEARING SCHEDULE:

November 14, 2023 – Planning Commission (5:30 P.M.)
December 6, 2023 – City Council (1:30 P.M.) – 1st Reading
January 3, 2023 – City Council (1:30 P.M.) – 2nd Reading/Adoption

DULY ADVERTISED:

October 26, 2023 – Placards posted on property
October 27, 2023 – Apopka Chief and mailed notices to adjacent property owners
November 10, 2023, December 22, 2023 – Apopka Chief

FUNDING SOURCE:

Not applicable

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of the proposed Plymouth Sorrento Apartments – Change of Zoning, from T (Transitional) and C-C- to PD (Planned Development), and its accompanying Master Plan, finding it consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas.

Planning Commission:

At its meeting on November 14, 2023, the Planning Commission found the proposed Plymouth Sorrento Apartments – Change of Zoning, from T (Transitional) and C-C- to PD (Planned Development) and its accompanying Master Plan consistent with the Comprehensive Plan and Land Development Code, compatible with the character of the surrounding areas. The Planning Commission, on a 3 to 2 vote, recommended approval of the rezoning and Master Plan, based on the findings and facts presented in the staff report and exhibits.

City Council:

At its meeting on December 12, 2023, the City Council accepted the first reading of Ordinance Number 3038 and held it over for second reading and adoption on January 3, 2024 or soon thereafter.

Recommended Motion - City Council:

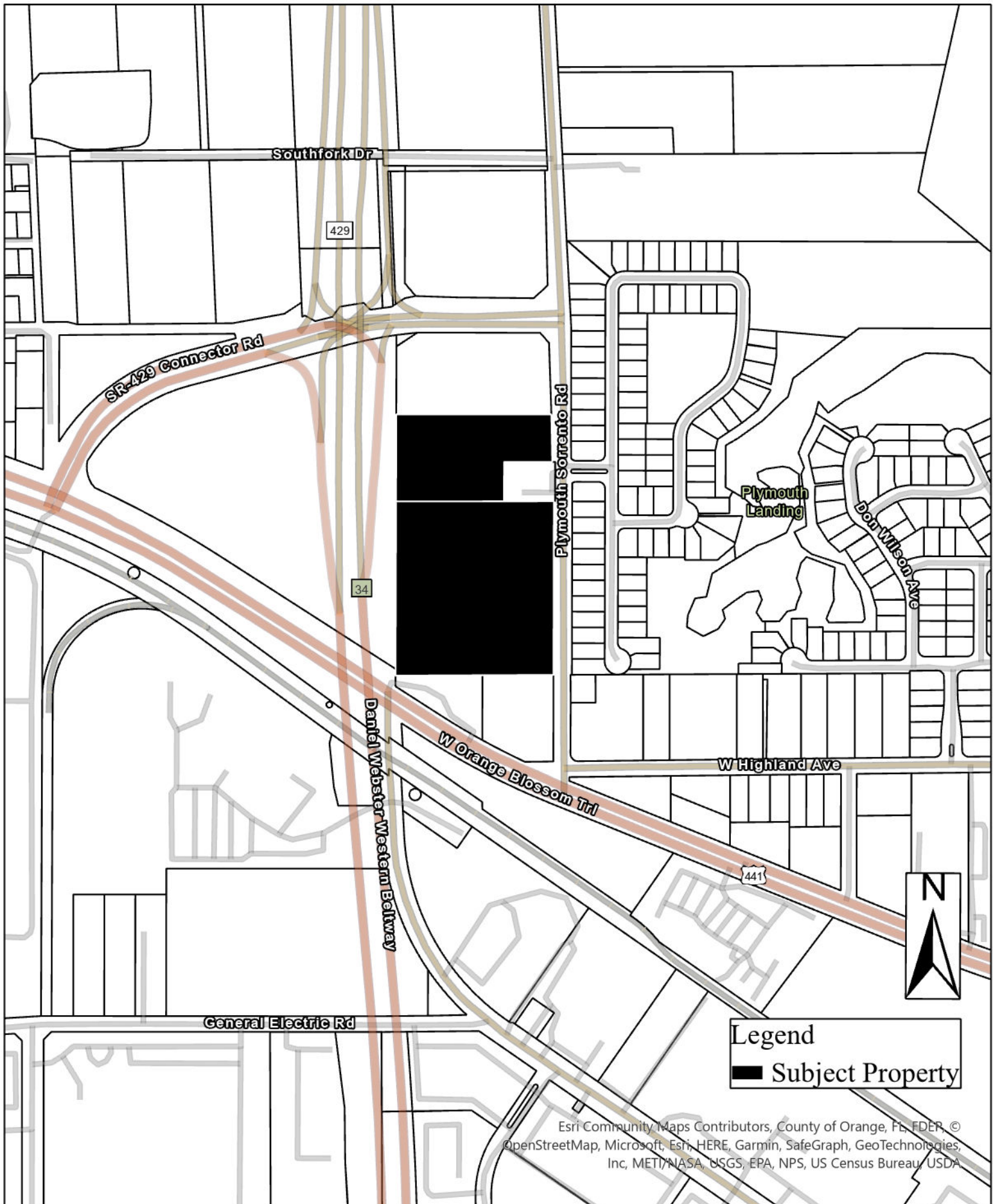
Adopt Ordinance Number 3038; approve the Plymouth Sorrento Apartments Master Plan; and approve the PD Agreement.

ATTACHMENTS:

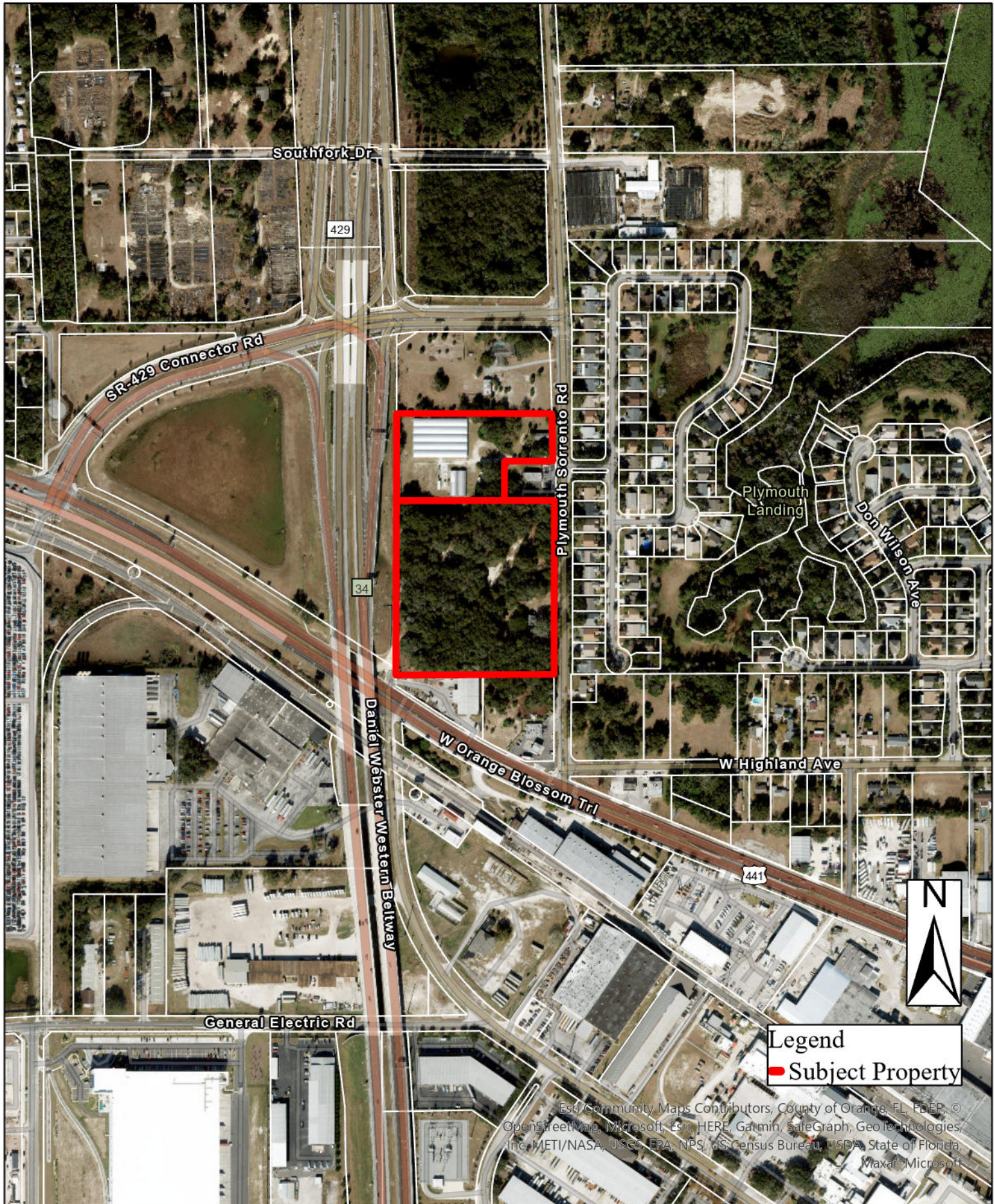
1. Maps

2. Plymouth Sorrento Apartments PD - Master Plan
3. Ordinance Number 3038
4. Plymouth Sorrento Apartments PD - DA
5. Plymouth Sorrento Apartments PD - OCPS School Capacity

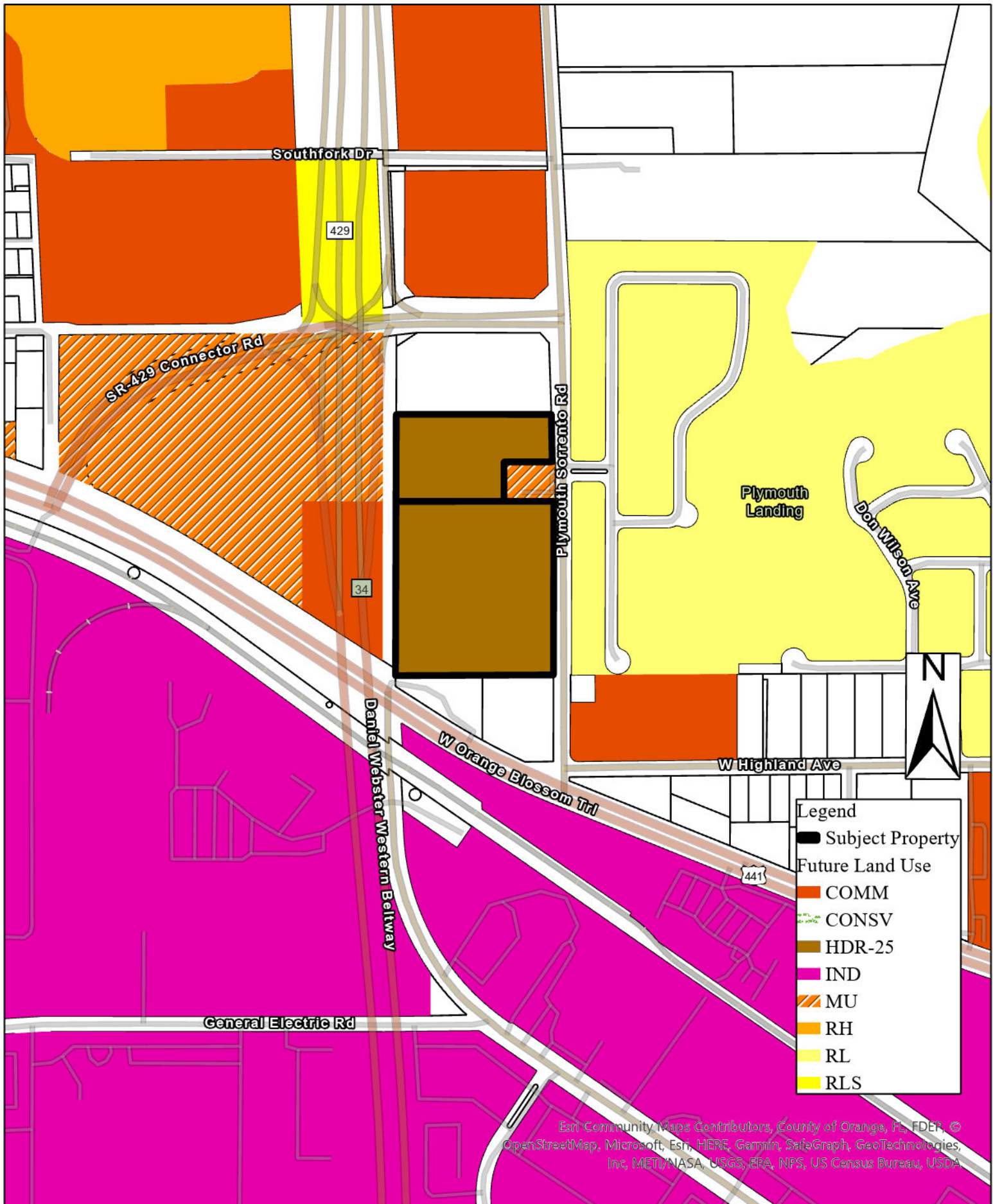
Vicinity



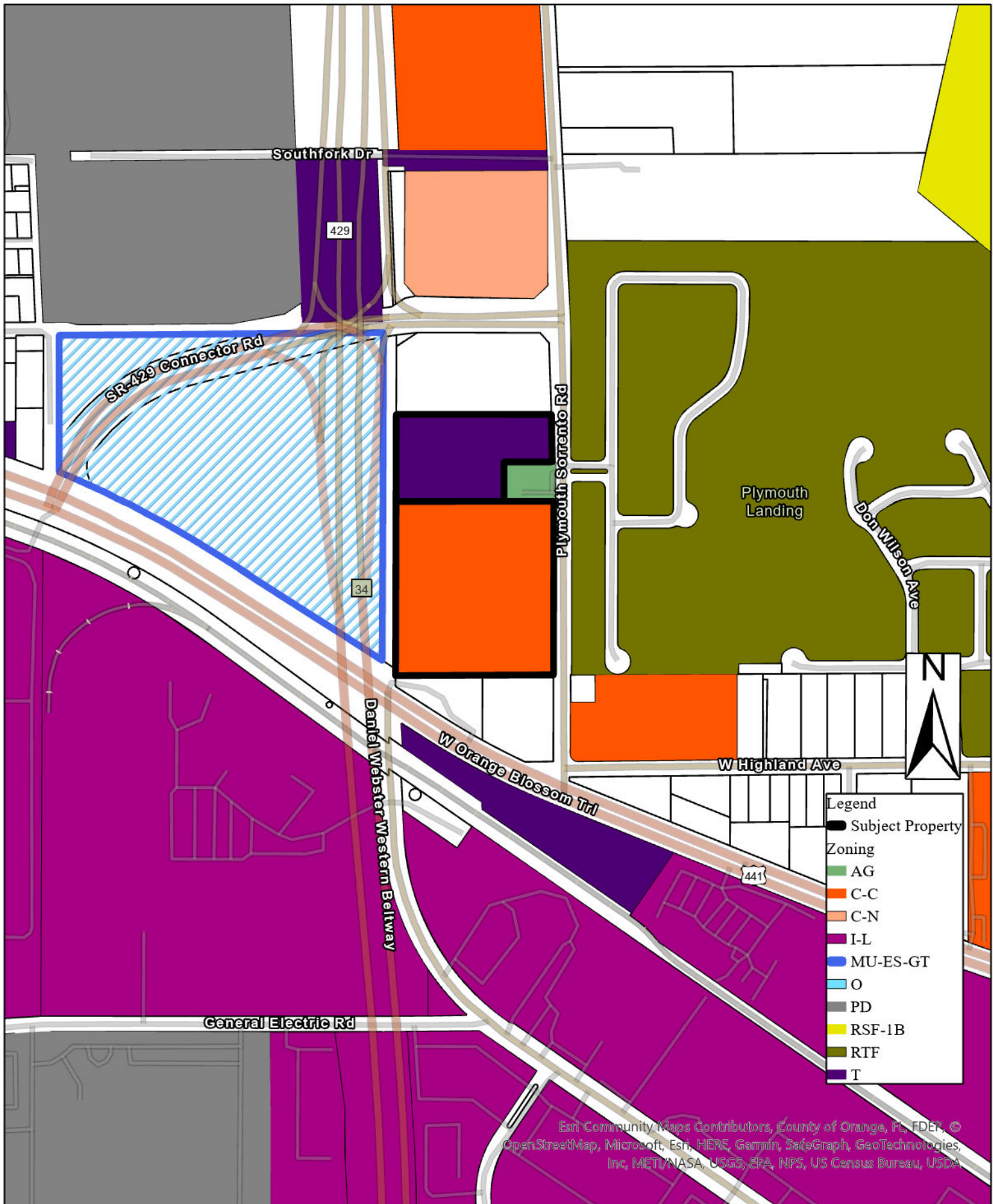
Zoning

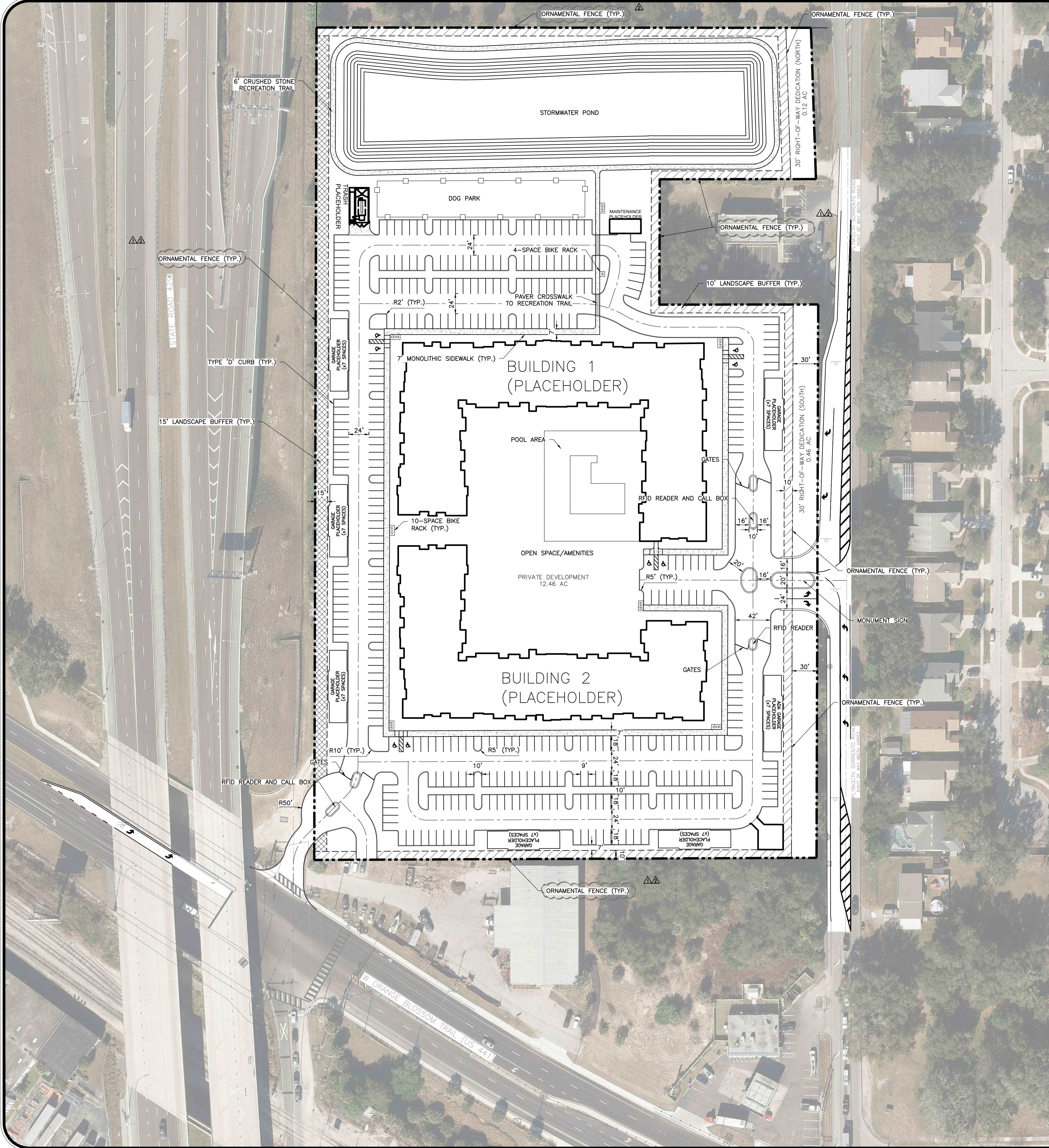


Future Land Use



Zoning





- LEGEND**
- PROPERTY BOUNDARY
 - 10' LANDSCAPE BUFFER
 - 15' LANDSCAPE BUFFER

SITE DATA:

- OCPA - PARCEL ID #: 06-21-28-7172-08-040, 06-21-28-7172-08-050
- PROPERTY ADDRESS: 750 & 922 PLYMOUTH SORRENTO ROAD APOPKA, FLORIDA 34712
- TOTAL PROPERTY AREA: 13.04 AC
- RIGHT-OF-WAY DEDICATION: 0.58 AC
- DEVELOPABLE AREA: 12.46 AC
- FEMA FIRM MAP FLOOD ZONE: X
FIRM PANEL #1209SC01001 DATED SEPTEMBER, 24, 2021.
- EXISTING FUTURE LAND USE: AG, COMM
- PROPOSED FUTURE LAND USE: HDR-25
- ADJACENT FUTURE LAND USE:
NORTH R (COUNTY)
SOUTH C (COUNTY), PD (COUNTY)
EAST RL (COUNTY)
WEST COMM (CITY), MU (CITY)
- EXISTING ZONING: T, C-C
- PROPOSED ZONING: PD
- ADJACENT ZONING:
NORTH A-1 (COUNTY)
SOUTH RSTD CD-2 (COUNTY), PD (COUNTY)
EAST RTF (CITY)
WEST MU-ES-GT (CITY)
- DEVELOPMENT PROGRAM: 242 UNITS
- ALLOWED DENSITY (HDR-25): 25.00 DU/AC
- PROPOSED DENSITY: 18.56 DU/AC
- MAXIMUM BUILDING HEIGHT*: 49 ft.

*BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE FROM FINISHED GRADE TO THE MEAN HEIGHT LEVEL BETWEEN THE EAVES PER THE CITY OF APOPKA LAND DEVELOPMENT CODE SECTION 10.2.1.

- MINIMUM LIVING AREA:
1 BEDROOM 690 SF
2 BEDROOM 1,110 SF
3 BEDROOM 1,400 SF

- PARKING SPACES REQUIRED: 533 SPACES

PER SECTION 5.1.6. OF THE CITY OF APOPKA 2019 LAND DEVELOPMENT CODE.
(242 DWELLING UNITS x 2 RESIDENT SPACES PER UNIT = 484 SPACES)
(484 RESIDENT SPACES x 0.1 VISITOR SPACE PER RESIDENT SPACE = 49 SPACES)

- PARKING SPACES PROPOSED:
9' X 18' STANDARD SPACES 367
12' X 18' ADA SPACES 8
GARAGE SPACES 48
TOTAL 424 (1.75 SPACES/DU)**

**REFER TO ALTERNATIVE PARKING ANALYSIS BY TRAFFIC & MOBILITY CONSULTANTS, LLC.

- BICYCLE PARKING REQUIRED:
SHORT TERM (1 PER 20 UNITS) 13 SPACES
LONG TERM (1 PER 4 UNITS) 61 SPACES
TOTAL 74 SPACES

- BICYCLE PARKING PROPOSED:
1x 4-SPACE BIKE RACK 4 SPACES
7x 10-SPACE BIKE RACK 70 SPACES
TOTAL 74 SPACES

- SETBACKS:
FRONT 25ft. 100 ft***
REAR 25 ft. 100 ft.
SIDE 15 ft. 45 ft.
STRUCTURES****
CORNER 25 ft. N/A

***MINIMUM FRONT SETBACK MEASURED FROM EDGE OF BUILDING TO WESTERN BOUNDARY OF DEDICATED RIGHT-OF-WAY.

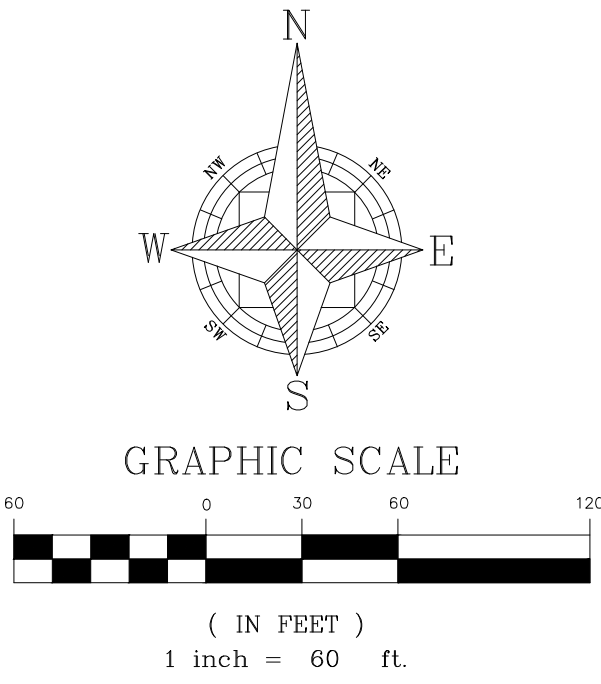
****ACCESSORY STRUCTURES SHALL HAVE A MINIMUM SEPARATION OF 10'.

- OPEN SPACE REQUIRED: 30% (3.91 AC)

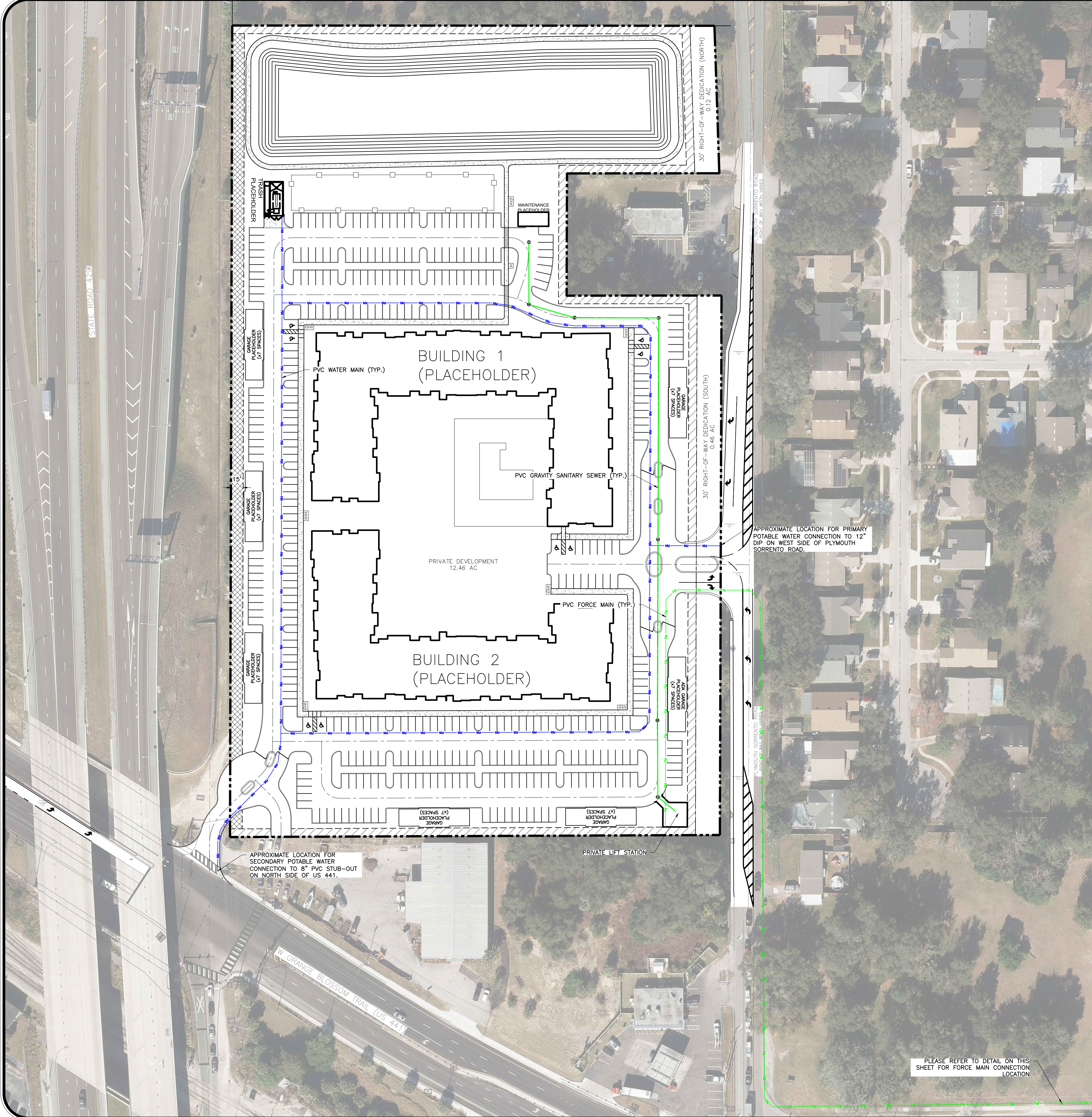
- OPEN SPACE PROPOSED:
LANDSCAPE BUFFERS: ±0.65 AC
POOL/AMENITY: ±1.40 AC
DOG PARK/TRAIL: ±0.79 AC
STORMWATER POND (75%): ±1.29 AC
TOTAL ±4.13 AC (±43.4%)

- PROPOSED AMENITIES:
ON-SITE LEASING OFFICE
CLUBROOM
RESORT-STYLE SALTWATER POOL
AMENITY DECK
POOL CABANA/PAVILION
RECREATION LAWN
CONFERENCE ROOM
CO-WORKING SPACE
FITNESS CENTER
YOGA LAWN
DOG PARK
PET SPA
OUTDOOR GRILLS
WALKING TRAIL

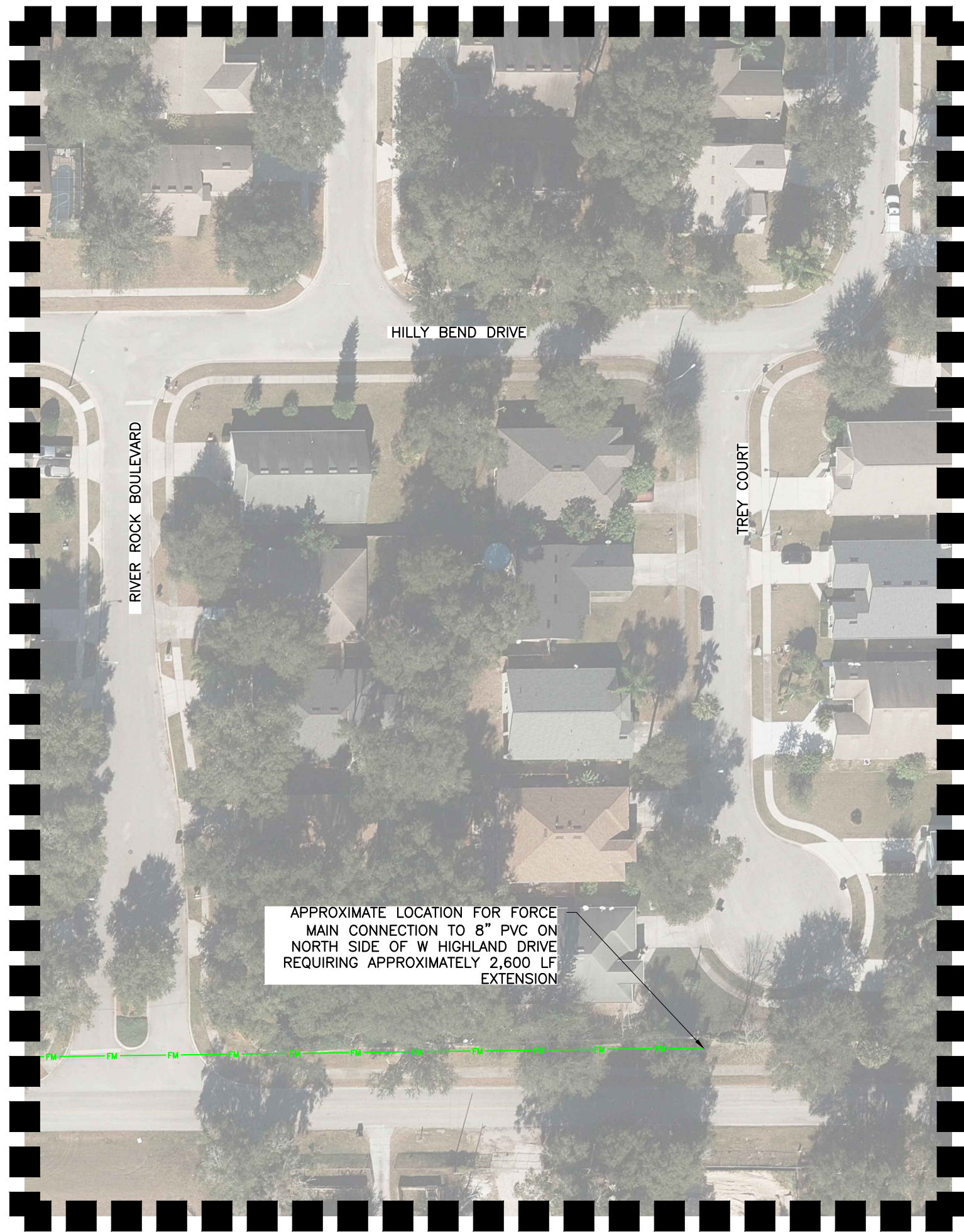
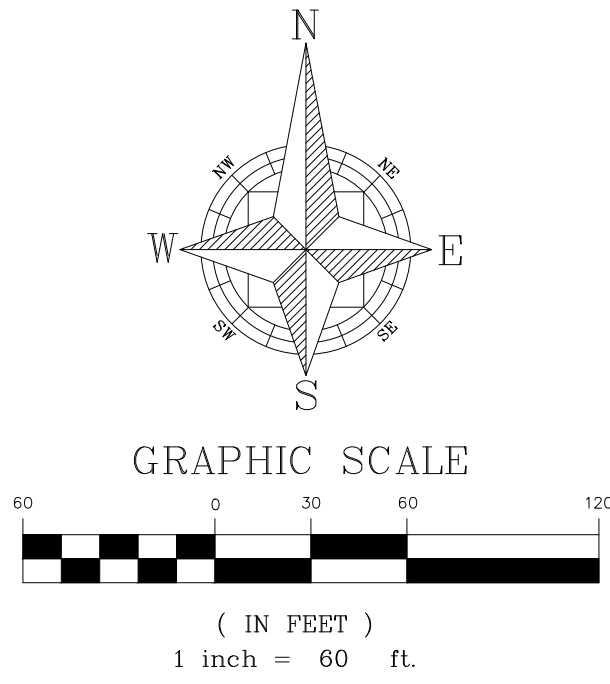
- GREEN BUILDING STANDARDS:
-ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION 4.00+ pt.



CIVIL ENGINEERING I LAND PLANNING				APPIAN ENGINEERING LLC.				APPIANFL.COM • 407.960.5868				10/18/23				CITY OF APOPKA COMMENTS RECEIVED 10/16/2023				AF			
PD MASTER PLAN				PLYMOUTH SORRENTO APARTMENTS				CITY OF APOPKA, FLORIDA				10/19/23				CITY OF APOPKA COMMENTS RECEIVED 09/05/2023				AF			
SCALE: 1" = 60'				DRAWN: A. FRANCIS				DESIGNED: S. SIERRA-GIL				CHECKED: L. CLASSEN				DATE: 10/18/2023				BY			
PROJECT: OER-001				SHEET: 1 OF 4				NOT FOR CONSTRUCTION				10/19/23											



- LEGEND**
- WM PROPOSED POTABLE WATER MAIN
 - FM PROPOSED FORCE MAIN
 - GSSW PROPOSED GRAVITY SANITARY SEWER



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WHEREAS, to manage growth, the City of Apopka, Florida, finds it in the best interest of public health, safety and welfare of its citizens to establish zoning classifications within the City and

WHEREAS, the proposed Planned Development (PD) 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, as follows:

SECTION I: That the zoning classification of the following described property be changed as Planned Development (PD), as defined in the Apopka Land Development Code, and to conform to the following development standards and provisions, and subject to the following zoning provisions:

- Page 153 of 437

ORDINANCE NO. 3038

PAGE 2

1. Permit a single six-month extension for submittal of the required Minor or Major Development Plan;
2. Allow the PD zoning designation to remain on the property pending resubmittal of new Master Plan provisions and any conditions of approval; or
3. Rezone the property to an appropriate zoning classification.

SECTION II: That the zoning classification of the following described Property, attached hereto as Exhibit A and incorporated herein, being situated in the City of Apopka, Florida, is hereby PD as defined in the Apopka Land Development Code.

SECTION III: AUTHORITY OF COMMUNITY DEVELOPMENT DIRECTOR. 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 IV: SEVERABILITY. 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 V: That this Ordinance shall take effect upon the effective date of Ordinance No. 2992.

READ FIRST TIME: _____

READ SECOND TIME
AND ADOPTED: _____

Bryan Nelson, Mayor

ATTEST:

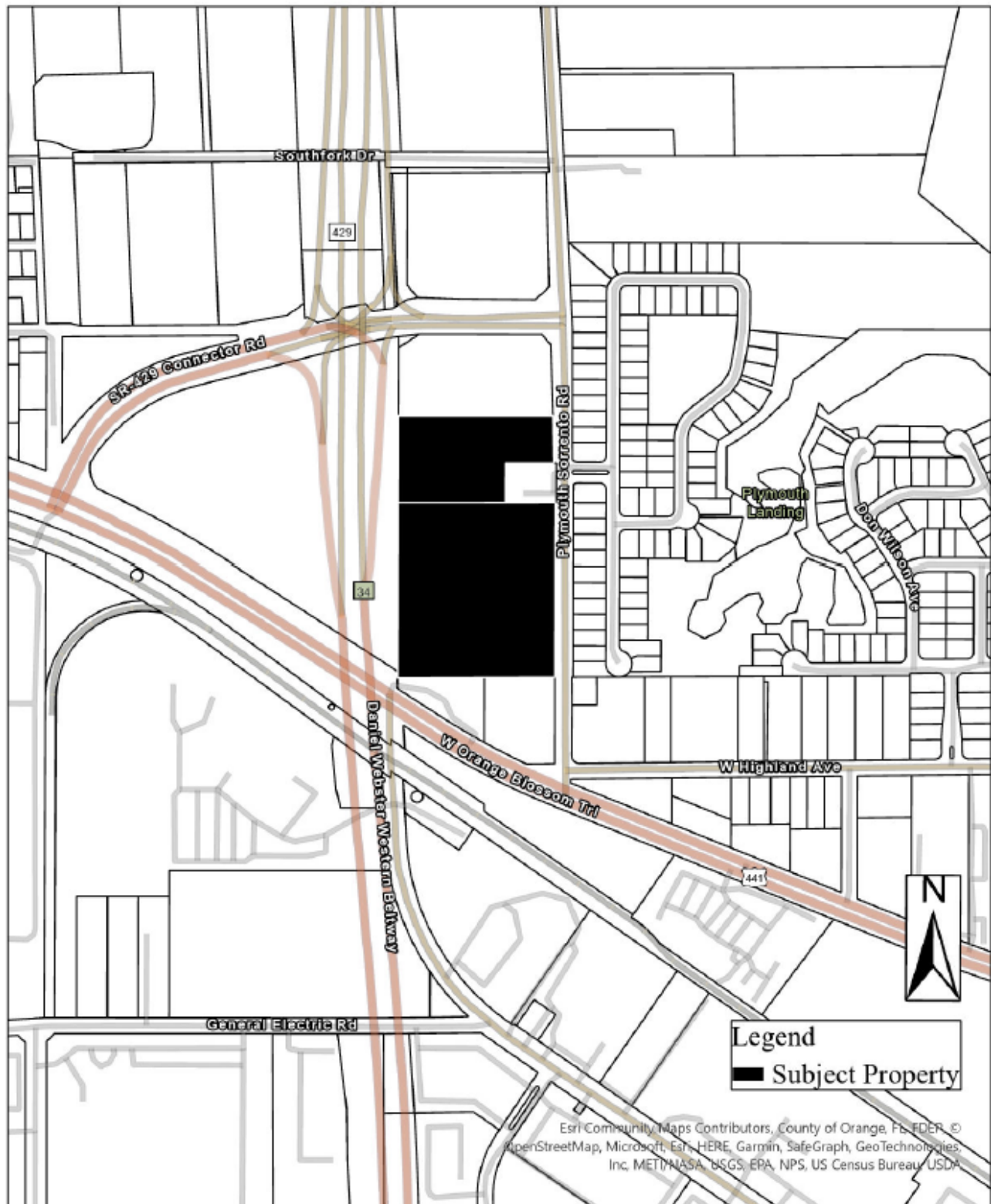
Susan M. Bone, City Clerk

APPROVED AS TO FORM

CLIFFORD B. SHEPARD, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: October 27, 2023

EXHIBIT "A"



This instrument prepared by and after
recording return to:

Jonathan P. Huels
Lowndes
215 N. Eola Drive
Orlando, Florida 32801

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

PLANNED DEVELOPMENT AGREEMENT

THIS PLANNED DEVELOPMENT AGREEMENT (“Agreement”) is made this ____ day of _____, 20__, by and between **Gary D. Charlton as Trustee for the Gardy D. Charlton Living Trust**, whose address is 1236 Lavanham Court, Apopka, FL 32712-3069, and **Peggy G. Charlton as Trustee for the Peggy G. Charlton Living Trust**, whose address is 1236 Lavanham Court, Apopka, FL 32712-3069 (“**Owner**”), **111 Pursuit LLC**, a Florida limited liability company, whose address is 2400 Apopka Blvd., Apopka, FL 32703 (“**Developer**”), and the **CITY OF APOPKA, FLORIDA**, a municipality organized and existing under the laws of the State of Florida, whose address is 120 E. Main Street, Apopka, FL 32703 (“**City**”). Owner, Developer, and the City are sometimes together referred to herein as the “Parties” or separately as a “Party.”

RECITALS:

A. Owner is the fee simple owner of that certain real property more particularly described in **Exhibit “A”** attached hereto and incorporated herein (“**Property**”) (for purposes of this Agreement, the aforesaid Property is also herein referred to as the “**Development**”).

B. Developer is under contract to purchase the Property from Owner for the purpose of developing the Property pursuant to that certain Planned Development / Master Plan for Plymouth Sorrento Apartments (the “**PD Plan**”) prepared by Appian Engineering LLC (the “**Engineer**”), and this Agreement.

C. The Developer desires to develop the Property as a two hundred forty-two (242) unit apartment complex, together with related amenities as more particularly set forth in the PD Plan (“**Intended Improvements**”).

D. State law and the City require that Developer develop the Property in accordance with the City’s Comprehensive Plan (“**Comprehensive Plan**”), its Land Development Code (“**LDC**”), and the terms and conditions of this Agreement.

E. Pursuant to the City’s Land Development Code (“**LDC**”) Section 3.7.2.F.2, this Agreement is a required component for the establishment of a PD district to, *inter alia*, establish the conditions related to the approval of the PD Plan, the provision of public facilities in the Development, the environmental protection of the Property, the community benefits and amenities

in the Development, and all other provisions determined by the City to be relevant and necessary to the development of the Property.

F. The current zoning classification of the Property is Community Commercial and Transitional (T), and the Owner and Developer desire to change the zoning classification of the Property to Planned Development (PD) pursuant to the PD Plan, the LDC and the Comprehensive Plan.

G. The Owner, Developer, and City desire to enter into this Agreement to facilitate development of the Property in accordance with the PD Plan in a mutually agreeable manner, resolve any inconsistencies in applicable provisions of the LDC with the PD Plan, and set forth the agreements and conditions that shall be applicable throughout the Development.

H. The terms and conditions set forth in this Agreement are consistent with and further the goals, objectives, and policies of the Comprehensive Plan, and construction of the Development pursuant to the PD Plan and Standards, and this Agreement will provide the City and its residents with a quality residential development which meets or exceeds the requirements of the LDC, and which will provide recreational / open spaces for resident use, and preserve natural habitat and wetland areas.

I. The Development is approved for development pursuant to the PD Plan, a copy of which is attached hereto as **Exhibit "B"** and is incorporated herein, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the premises and mutual covenants contained herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the parties hereto, the parties hereto, intending to be legally bound, hereby covenant and agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. Development Specifications. The Development consists of the following:

- a) Gross Acreage: 13.04 acres +/-
- b) Net Developable Acreage (gross acreage less surface waters, wetlands and upland floodplains): 13.04 acres +/-
- c) Net Residential Density: 18.56 d.u./ac
- d) Maximum Number of Dwelling Units Allowed: 326
- e) Total Number of Dwelling Units Proposed: 242
- f) Phasing: The Development will be developed and constructed concurrently but the individual sections of buildings will be phased for final inspections and certificates

of Occupancy. The internal site phasing schedule will be defined during the Major Development Plan and Construction Site Plan for the Development.

3. Provision of Public Facilities.:

a) Right of Way:

- i. Developer will convey to City a 30-foot strip adjacent to existing right-of-way in conjunction with future expansion of Plymouth Sorrento Road prior to final certificate of occupancy.

b) Utilities:

- i. Potable water, reclaimed water, and wastewater services shall be provided by the City. Developer shall be responsible for the design and installation of on-site potable water, reclaimed water, and wastewater facilities in compliance with applicable City, State of Florida, and federal regulations. Easements necessary for the construction, installation, and maintenance of the City Owned on-site potable water, reclaimed water, and wastewater facilities shall be granted to the City prior to issuance of final certificate of occupancy.
- ii. Electric services shall be provided by Duke Energy. Easements necessary for the construction, installation, and maintenance of the on-site electric facilities shall be granted to the provider prior to issuance of final certificate of occupancy.
- iii. Cable television / telecommunications services shall be provided by Charter Communications (aka Spectrum) or Century Link (aka Lumen). Easements necessary for the construction, installation, and maintenance of the onsite cable television / telecommunications facilities shall be granted to the provider prior to issuance of final certificate of occupancy.
- iv. Fire protection services shall be provided by the City. Developer shall be responsible for the design and installation of on-site fire protection facilities in compliance with applicable City, State of Florida, and federal regulation. Easements necessary for the construction, installation, and maintenance of the City Owned on-site fire protection facilities shall be granted to the City prior to issuance of final certificate of occupancy.
- v. Solid waste / trash collection services shall be provided by the City of Apopka.

c) Stormwater:

- i. Stormwater for the proposed development is proposed to utilize a traditional excavated stormwater management facility.

4. Community Benefits and Amenities.

a) Open Space Set Aside Area Requirements. Pursuant to LDC Section 5.4, Table 5.4.4, Required Open Space Set Aside Area is 30% of Net Developable Acreage for residential PD Districts. Based upon a Net Developable Acreage of 13.04 acres, the Required Open Space Set Aside Area for the Development is 3.91 acres. The PD Plan contemplates a total Open Space Set Aside Area of 4.13 acres, which is 32% of Net Developable Acreage in the Development, exceeding the Open Space Set Aside requirements of the LDC.

b) Active Recreation Area Requirements. Pursuant to LDC Section 5.4, Table 5.4.5, Active Recreation Area is included within the Open Space Set Aside Area. The PD Plan contemplates a total Active Recreation Area of 2.19 acres, which is 53% of the required Open Space Set Aside Area.

c) Amenities. The following amenities will be provided within the Development:

- On-site Leasing Office
- Clubroom
- Resort-Style Saltwater Pool
- Amenity Deck
- Pool Cabana/Pavilion
- Recreation Lawn
- Conference Room
- Co-Working Space
- Fitness Center
- Yoga Lawn
- Dog Park
- Pet Spa
- Outdoor Grills
- Walking Trail

5. Development of Subject Property. Except as otherwise set forth herein as the responsibility of the City, Developer shall design, permit and construct, at its own cost and expense, all Intended Improvements related to the Development. If applicable, the City and Developer shall enter into an Improvement Agreement consistent with the provisions set forth in Section 5.15, LDC, prior to commencement of construction of the Development.

a) Improved Architectural Design. The Intended Improvements shall comply Section 3.2.2 - Multi-family Architecture, City of Apopka Design Guidelines (the “**Design Guidelines**”). Pursuant to the Design Guidelines, the buildings shall have a recognizable top including roof overhangs, richly textured materials and/or differently colored materials. All support structures shall be of a similar style, color, design, and materials as used for the

principal structure. Mechanical equipment on the ground shall have associated landscape screening.

b) Green Building. The Development shall comply with Section 5.11, LDC, and incorporate at least four (4) points from the options set forth in Table 5.11.4.B, LDC. Subject to final design requirements, the Property will be developed utilizing the following Green Building Standards:

- i. Resiliency to Natural Hazards: Elevate structures more than 3 feet above base flood elevation (BFE) (4.0 points based on proposed FFE minimum of 122 feet which is 55.1 feet above BFE which is at elevation 66.9 feet).

Notwithstanding the foregoing, Developer shall be permitted to use alternative Green Building Standards or additional Green Building Standards to comply with Section 5.11, LDC, which may be addressed during the Construction Plan approval process.

c) Construction Plans. The Intended Improvements shall be constructed in accordance with the construction plans approved by City through its standard plans review process.

d) Impact Fees. At the time of issuance of any building permits for the Development, Developer shall pay all applicable impact fees in amounts which are in effect at the time of building permit issuance.

6. Consistency with Comprehensive Plan. City hereby finds that this Agreement is consistent with the Comprehensive Plan and other City governing documents, including but not limited to the LDC, and is a legislative act of the City Council. City further finds that this Agreement promotes the public health, safety, and welfare, and is consistent with, and a proper exercise of, City's powers under the Municipal Home Rule Powers Act, as provided in Section 2(b), Article VIII of the Florida Constitution, Chapter 166.021, Florida Statutes, and City's police powers.

7. Justifications for Residential Development Standards. The purpose of the Planned Development district, per Section 3.7.2.A, LDC, is to encourage innovative, integrated, and efficient land planning and physical design concepts to achieve a high quality of development, environmental sensitivity, energy efficiency, and adequate public facilities and services by, *inter alia*:

- a) reducing in the inflexibility of zoning district standards;
- b) allowing greater flexibility in the form and design of development, pedestrian and traffic circulation, respecting natural features of the land and protecting the environment, and the location and integration of open space and civic space into the development;
- c) allowing more efficient use of land, with smaller networks of streets and utilities;

d) providing pedestrian connections within the site and the public right-of-way; and

e) promoting development forms and patterns that respect the character of established surrounding neighborhoods.

8. Minor Amendments and Adjustments to Approved PD Plan. The Parties agree that a Development of this type requires ongoing day-to-day decisions that may result in minor or insignificant changes to the Development (in addition to administrative adjustments). Such “Minor Adjustments” are those which do not materially affect or modify the Development and are typical of developments of this type. No such Minor Adjustment may modify or otherwise adversely impact the criteria outlined in the approved PD Plan. Developer is authorized to make such Minor Adjustments as are necessary in its professional discretion and in the ordinary course of business with prior approval of City or the City Designee. If Developer is in doubt as to whether a matter is a Minor Adjustment, Developer may from time to time request the concurrence of the City Designee that a particular matter involves a Minor Adjustment, which request for concurrence shall be in writing, and which concurrence shall also be in writing, and shall be binding upon City and the Developer.

9. Obligation to Adhere to Requirements of Law. Owner, Developer and City agree that each Party and its respective successors and assigns will be bound by the provisions of this Agreement, as well as all applicable Federal, State, and local laws, as the same may be amended or created from time to time. No clause or provision of this Agreement shall be construed or excuse the observance of any requirement of any law by Owner, Developer or City. Failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner, Developer or City of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

10. Binding Effect. All terms and provisions of this Agreement are binding upon the parties hereto and their respective successors and assigns and all rights, privileges, benefits, and burdens created hereunder are covenants running with the Property, binding upon, and inuring to the benefit of the parties hereto and their respective successors and assigns. Each Party acknowledges and agrees that the other shall have the right to assign its rights and obligations under this Agreement to any of its successors or assigns.

Notwithstanding anything in the foregoing, or elsewhere in this Agreement, to the contrary, this Agreement, and all covenants created hereunder, shall be released from, and shall no longer encumber title to, any portion of the Property that is conveyed, by plat or otherwise, to the City, County, or other applicable local government.

Within fifteen (15) days following the written request of Owner or Developer, City shall execute an instrument in recordable form acknowledging that any and all obligations under and pursuant to this Agreement have been fully satisfied and performed, or specifying which, if any, obligations under this Agreement remain unsatisfied or unperformed, and Owner or Developer may record any such instrument in the Public Records of Orange County, Florida.

11. Entire Agreement and Amendment. This Agreement sets forth the entire agreement between Owner, Developer, and City relating to the subject matter herein and supersedes all prior and contemporaneous negotiations, understanding and agreements, written or oral, between the parties. Any amendment to this Agreement shall only be effective if in writing, executed by Owner, Developer, and City, and recorded in the Public Records of Orange County.

12. Default. Failure by any Party to perform any of its obligations hereunder, shall constitute a default, entitling any non-defaulting Party to pursue such remedies as may be available to it under Florida law or equity, including, without limitation, an action for specific performance and/or injunctive relief, writ of mandamus, or termination hereof. Prior to termination of this Agreement or either Party filing an action as a result of a default under this Agreement, the non-defaulting Party shall first provide the defaulting Party with written notice of said default. Upon receipt of said notice, the defaulting Party shall be provided a thirty (30) day opportunity in which to cure the default, except where otherwise provided herein.

13. Attorneys' Fees. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the prevailing party shall be entitled to recover its reasonable costs, fees and expenses, including, but not limited to, witness fees, expert fees, consultant fees, attorney (in-house and outside counsel), paralegal and legal assistant fees, costs and expenses and other professional fees, costs and expenses whether suit be brought or not, and whether in settlement, in any declaratory action, in any bankruptcy case or proceeding, at trial or on appeal or at any rehearing.

14. Force Majeure. Except as otherwise expressly provided in this Agreement, no Party shall be liable for any breach of this Agreement for any delay or failure of performance resulting from any cause beyond such Party's reasonable control, including but not limited to the weather, strikes or labor disputes, adverse rulings in third-party lawsuits, casualty, war, terrorist acts, riots or civil disturbances, acts of civil or military authorities, pandemics, or acts of God, or governmental action in response to such causes (individually, a "**force majeure**") provided the Party affected takes all reasonably necessary steps to resume full performance.

15. Construction. Each party hereto hereby acknowledges that all parties hereto participated equally in the drafting of this Agreement and that, accordingly, no court construing this Agreement shall construe it more stringently against one party than the other. As used in this Agreement, the plural includes the singular, and the singular includes the plural. Use of one gender includes all genders. Subtitles of Paragraphs used in this Agreement are for convenient reference only and shall not limit, define, or otherwise affect the substance or construction of provisions of this Agreement.

16. Execution and Counterparts. To facilitate execution, the parties hereto agree that this Agreement may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party, or that the signatures of all persons required to bind any party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party, or that the signatures of the persons required to bind any party, appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

17. Governing Law/Venue. This Agreement shall be governed by and construed under the laws of the State of Florida. Venue for any action arising out of this Agreement shall be Orange County, Florida.

18. Notices. Any notice, request, demand, instruction or other communication to be given to either party hereunder shall be in writing and shall be (i) hand delivered, or (ii) sent by Federal Express or a comparable overnight mail service, or (iii) mailed by U.S. registered or certified mail, return receipt requested, postage prepaid, or (iv) transmitted by e-mail, facsimile or telecopier with a copy of such notice promptly delivered by one of the other approved methods specified herein, to the Parties at their respective addresses set forth below. Any notice delivered as aforesaid shall be deemed to have been given upon actual delivery of said notice at the appropriate address set forth below or upon refusal by the addressee to accept delivery of such notice. Each party's counsel is expressly permitted to execute and deliver notices for its respective client. The addressees and addresses for the purpose of this Paragraph 20 may be changed by giving notice of such change in compliance with this Paragraph 20. Unless and until such written notice is delivered, the last addressee and address stated herein shall be deemed to continue in effect for all purposes hereunder.

If to City:

City of Apopka
Attn: City Administrator
120 E. Main Street
Apopka, Florida 32703

If to Owners:

Gary D. Charlton as Trustee for the Gardy D.
Charlton Living Trust
1236 Lavanham Court
Apopka, FL 32712-3069

Peggy G. Charlton as Trustee for the Peggy G.
Charlton Living Trust
1236 Lavanham Court
Apopka, FL 32712-3069

If to Developer:

111 Pursuit LLC
Attn: Erik Halverson
2400 Apopka Blvd.
Apopka, FL 32703

With copy to:

Lowndes
Attn: Jonathan P. Huels
215 N. Eola Drive
Orlando Florida 32801

19. Recording in Public Records. A memorandum of this Agreement, executed by both Parties shall be recorded in the Public Records of Orange County, Florida. The City Clerk shall ensure the proper recording is accomplished within fourteen (14) days after the execution of this Agreement by the Parties.

20. Sovereign Immunity. Nothing contained in this Agreement shall be construed as a waiver of City's right to sovereign immunity for tort claims under and subject to §768.28, Florida Statutes.

21. Severability. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules, and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

22. Effective Date. The "Effective Date" of this Agreement is the date when this Agreement is duly recorded in the Public Records of Orange County, Florida.

[Intentionally Blank-Signatures Begin on Following Page]

IN WITNESS WHEREOF, the Parties have executed this Agreement and affixed their seals the day and year first above written.

“OWNER”

Print Name: _____

By: _____
Print Name: Gary D. Charlton as Trustee for
the Gary D. Charlton Living Trust

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization, on this _____ day of _____, 2023, by Gary D. Charlton as Trustee for the Gary D. Charlton Living Trust He/she appeared by (*check one*) ☐ physical appearance or ☐ online notarization, and (*check one*) ☐ is personally known to me or ☐ has produced _____ as identification.

Print Name: _____
Notary Public
My Commission Expires: _____
Commission Number: _____

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

Witnesses:

“OWNER”

Print Name: _____

By: _____
Print Name: Peggy G. Charlton as Trustee for
the Peggy G. Charlton Living Trust

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, on this _____ day of _____, 2023, by Peggy G. Charlton as Trustee for the Peggy G. Charlton Living Trust. He/she appeared by (*check one*) ☐ physical appearance or ☐ online notarization, and (*check one*) ☐ is personally known to me or ☐ has produced _____ as identification.

Print Name: _____
Notary Public
My Commission Expires: _____
Commission Number: _____

Witnesses:

“DEVELOPER”

111 Pursuit LLC, a Florida limited liability company

Print Name: _____

By: _____

Print Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____, as _____ of 111 Pursuit LLC, a Florida limited liability company, on behalf of the company. He/she appeared by *(check one)* ☐ physical appearance or ☐ online notarization, and *(check one)* ☐ is personally known to me or ☐ has produced _____ as identification.

Print Name: _____

Notary Public

My Commission Expires: _____

Commission Number: _____

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

CITY OF APOPKA

By: _____
Bryan Nelson, Mayor

ATTEST:

Susan Bone, City Clerk

Approved as to Form:

Cliff Shepard, City Attorney

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____, as _____ of City of Apopka, Florida, a municipal corporation of the State of Florida, on behalf of the City of Apopka. He/she appeared by (*check one*) ☐ physical appearance or ☐ online notarization, and (*check one*) ☐ is personally known to me or ☐ has produced _____ as identification.

Print Name: _____
Notary Public
My Commission Expires: _____
Commission Number: _____

EXHIBIT "A"
(Property)

LEGAL DESCRIPTION:

Parcel 1

Lot 4, Block H, LESS the South 150 feet of the East 200 feet, Map of Plymouth, according to the plat thereof as recorded in Plat Book B, Pages 17 and 18, Public Records of Orange County, Florida.

ALSO, LESS AND EXCEPT that portion of said Lot 4 lying within lands conveyed to Orange County by virtue of the Deed recorded February 7, 1930 in Deed Book 385, Page 509, Public Records of Orange County, Florida.

ALSO, LESS AND EXCEPT any portion of said Lot 4 lying within lands as set forth and contained in that certain Stipulated Order of Taking (Parcel 110) recorded April 2, 2009 in Official Records Book 9852, Page 7723, Public Records of Orange County, Florida.

Parcel 2

Lots 5 and 6, BLOCK H, Map of Plymouth, according to the plat thereof as recorded in Plat Book B, Pages 17 and 18, Public Records of Orange County, Florida, LESS AND EXCEPT the East 10 feet of said Lots 5 and 6 conveyed to Orange County by virtue of the Deed recorded February 7, 1930 in Deed Book 402, Page 90, Public Records of Orange County, Florida.

EXHIBIT “B”
(PD Plan)



6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

May 4, 2023

JONATHAN.HUELS@LOWNDESLAW.COM

Jonathan P. Huels
Lowndes Law Firm
215 N. Eola Dr
Orlando, FL 32801

Application APK-23-010 750 & 922 Plymouth Sorrento Rd

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	☒ FLUM ☐ Rezoning ☐ Amendment or Extension
Development Application #:	TBD
Project Name:	Plymouth Sorrento Rd
OCPS Completed Application Date:	4/26/2023
Parcel #(s):	28-21-06-7172-08-050; 28-21-06-7172-08-040
Requested New Units (#):	SF: MF: 248 TH:
Vested Unit(s):	SF: MF: 2 TH:
Total Project Units:	250
School Board District:	#7

In accordance with Section 8 of the Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Wolf Lake ES	Wolf Lake MS	Apopka HS
Jurisdictional Analysis	Apopka-86.13% Orange County-13.50%	Apopka-58.70% Orange County-40.85%	Apopka-66.67% Orange County-31.67%

Given the above analysis, this project meets the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from City of Apopka

This determination expires on October 30, 2023 OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from City of Apopka by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of Orange County adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at christopher.mills@ocps.net with any questions.

Sincerely,



Christopher C. Mills, AICP
Senior Administrator, Facilities Planning

SK/cm

Attachments – Attachment A: Detailed Capacity Analysis

CC: Jean Sanchez, City of Apopka (via e-mail)
Sue Watson, Orange County (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



School Capacity Determination

User ID SVK May 3, 2023 11:31:07

Project ID: CEA – APK – 23 – 010 Valid Until: October 30, 2023

Project Name: 750 & 922 PLYMOUTH SORRENTO ROAD					
Unvested Units	Single Family Units:	0	Vested Units	Single Family Units:	0
	Multi Family Units:	248		Multi Family Units:	2
	Multi Family High Rise Units:	0		Multi Family High Rise Units:	0
	Town Homes Units:	0		Town Homes Units:	0
	Mobile Home Units:	0		Mobile Home Units:	0

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	WOLF LAKE ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2021-2022)	828	1,152	3,020
	Enrollment (2021-2022)	735	1,195	3,509
	Utilization (2021-2022)	118.0%	122.0%	110.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	176	0	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	379	270	289
	Reserved Capacity	137	166	82
	Adjusted Utilization	151.1%	141.6%	128.5%
	Adjusted Available Seats	0	0	0
	Analysis of Proposed Development			
	Students Generated	34.968	16.120	19.840
	Adjusted Utilization	155.3%	143.0%	129.1%
	AVAILABLE/NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	34.968	16.120	19.840

WOLF LAKE ES	
WOLF LAKE MS	
APOPKA HS	



City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 3.

Meeting Date: January 3, 2024

Department: Community Development

SUBJECT:

Ordinance Number 3041 - Second Reading - Establishment of the Golden Gem (Wyld Oaks) Community Development District

REQUEST:

Establishment of a Community Development District (CDD), pursuant to the "Uniform Community Development District Act of 1980", Chapter 190, Florida Statutes.

SUMMARY:

Pursuant to Florida Statute 190, the Petitioner seeks to establish a Community Development District (CDD) in connection with the development of the Wyld Oaks project, which is a multi-use project planned for an approximately 199.869 acre parcel of land located south of Kelly Park Road, west of SR 429, north of the Park View Preserve Development and east of Golden Gem Road. The development is planned for up to 3,823 residential units and 15,602,500 square feet of non-residential uses. In summary, a CDD is a special taxing district whose purposes are to plan, finance, construct, operate and maintain community-wide infrastructure and services specifically for the benefit of its residents and property owners.

By requesting the establishment of the Golden Gem CDD, the Petitioner has identified the following benefits to the City and District landowners: The District will assist with the financing of the public infrastructure for this critical piece of property, which once developed, will provide an opportunity for the future development of the City, and future expansion of that area. In connection with the development of the project, the City has required substantial off-site improvements, as set forth in the Master Development Approval, including offsite roadway, intersection, and utility improvements. The estimated cost of all public improvements necessary for the project is over \$70 million. The District, because it has access to tax-exempt municipal financing, is the least expensive means by which to finance and deliver the substantial off-site improvements described above. Using the District to finance these improvements will mean that the public infrastructure will simply cost less for everyone. This will result in lower home prices, lower costs for commercial and industrial landowners, and savings for all future landowners of the District. Because the District will fund the infrastructure, the project will not overburden the City, County or other taxpayers, and instead will allow growth to pay for itself. The District's bond issuances will result in construction dollars being held in a qualified, trustee bank, where the proceeds can only be accessed through a strict requisition process. As such, there will be monies on hand to develop the project, and in the unlikely event of an economic downturn and default, such monies may be used to continue construction, pay foreclosure fees, and/or maintain the property until it can be placed back into productive use. As compared to a traditional property owner's association or homeowner's association, the District is a superior long-term maintenance entity, and the District: Will save landowners money, both when the project is first built as well as when the infrastructure is later refurbished or replaced after years of use;

- o Will be a more accountable and transparent entity, due to the fact that the District is subject to Florida's Sunshine Laws and Public Records laws, and due to the District's numerous disclosure and reporting requirements;
- o Will enjoy sovereign immunity protection against frivolous lawsuits;
- o Will have a more stable revenue stream, due to its ability to collect assessments on the tax roll;
- o Will have a relatively faster turnover to control by end-users due to its statutorily required timeframe for elections;
- o Is more likely to have access to FEMA and other emergency funding;
- o Will serve as a superior long-term maintenance entity, resulting in higher, and more stable, property values. As

stated in Chapter 190, Florida Statutes, no debt or obligation of the District will be a burden on the City, or any other local general-purpose government. Pursuant to Florida Statute 190, this item was advertised on November 10, 2023, November 17, 2023, November 24, 2023 and December 1, 2023.

Development Review Committee:

On November 8, 2023, the Development Review Committee recommended approval of the Petitioner's request to establish the Golden Gem CDD, pursuant to Florida Statute 190.

City Council:

On December 6, 2023, the City Council unanimously accepted First Reading of Ordinance No. 3041 and held it over for Second Reading and Adoption on January 3, 2024.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Adopt Ordinance No. 3041.

ATTACHMENTS:

1. Supporting documentation

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WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development;

WHEREAS, Petitioner currently owns all of the property located within the boundaries of the proposed District and has provided written consent to the establishment of the District as the entity owning one hundred (100%) percent of the real property to be included in the District;

WHEREAS, upon consideration of the record established at that hearing, the City Council determined that the statements within the Petition were true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the City's comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area served by the District, that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area to be served by the District is amenable to separate special-district governance; and

1
2 **WHEREAS**, the establishment of the District will constitute a timely, efficient, effective,
3 responsive, and economic way to deliver community development services in the area described,
4 thereby providing a solution to the City's planning, management, and financing needs for delivery
5 of capital infrastructure therein without overburdening the city and its taxpayers.
6

7 **NOW, THEREFORE, BE IT ORDAINED BY CITY COUNCIL OF THE CITY OF**
8 **APOPKA, FLORIDA, AS FOLLOWS:**
9

10 **SECTION I. AUTHORITY.** This Ordinance is enacted in compliance with and pursuant
11 to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as
12 amended from time to time.
13

14 **SECTION II. FINDINGS.** The foregoing recitals and findings are true and correct and
15 are incorporated herein, adopted, and made a part hereof.
16

17 **SECTION III. GRANT OF PETITION.** The Petition, which was filed with the
18 Community Development Department of the City on October 18, 2023, and a copy of which is
19 attached hereto as Exhibit A and incorporated herein, is hereby granted.
20

21 **SECTION IV. DISTRICT NAME.** There is hereby created a community development
22 district situated within the incorporated boundaries of the City of Apopka, Florida named “Golden
23 Gem Community Development District.”
24

25 **SECTION V. EXTERNAL BOUNDARIES OF THE DISTRICT.** The external
26 boundaries of the District are described in Exhibit 2.A. of the Petition. The District, overall,
27 contains 199.869 acres, more or less.
28

29 **SECTION VI. FUNCTIONS AND POWERS.** The powers and functions of the District
30 are described in Sections 190.011, 190.012(1), 190.012(2)(a), 190.012(2)(d), and 190.012(3),
31 Florida Statutes.
32

33 **SECTION VII. BOARD OF SUPERVISORS.** The five persons designed to serve as
34 initial members of the District's Board of Supervisors are as follows:
35

<u>Name</u>	<u>Address</u>
Duane “Rocky” Owen	5585 Alligator Lake Road St. Cloud, Florida 34772
Taylor J. Edwards	660 Beachland Boulevard, Suite 301 Vero Beach, Florida 32963
H. M. Ridgely, III	660 Beachland Boulevard, Suite 301 Vero Beach, Florida 32963
Craig Linton	660 Beachland Boulevard, Suite 301

Vero Beach, Florida 32963

George F. Hammer, Jr.

660 Beachland Boulevard, Suite 301
Vero Beach, Florida 32963

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION VIII. OBLIGATIONS OF THE DISTRICT. No bond, debt, or other obligation of the District, nor any default thereon, shall constitute a debt or obligation or burden of the City.

SECTION IX. SEVERABILITY. Should any word, phrase, sentence, subsection or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection or section so held shall be severed from this ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

SECTION X. CONFLICTING ORDINANCES. All ordinances or part thereof, in conflict herewith are, to the extent of such conflict, repealed

SECTION XI. EFFECTIVE DATE. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately upon its passage and adoption.

PASSED UPON at the first reading of the City Council, this 6th day of December, 2023.

PASSED UPON at the second and final reading of the City Council, this 3rd day of January, 2024.

BRYAN NELSON
Mayor

ATTEST:

SUSAN M. BONE
City Clerk

APPROVED as to legal sufficiency and form:

CLIFF SHEPARD
City Attorney

1 DULY ADVERTISED FOR PUBLIC HEARING:
2
3 November 10, November 17, November 24, December 1, December 8, December 15, December
4 22 and December 29, 2023
5 As Per Section 190.005, F.S.

PETITION TO ESTABLISH GOLDEN GEM COMMUNITY DEVELOPMENT DISTRICT

Submitted by:
Alyssa Willson
Florida Bar No. 91352
Alyssa.Willson@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)

**BEFORE THE CITY COMMISSION OF
THE CITY OF APOPKA, FLORIDA**

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Double B Development, LLC, ("Petitioner"), hereby petitions the City Commission for the City of Apopka, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District ("District") with respect to the land described herein.

Background Statement

By way of background, the Petitioner seeks to establish a community development district in connection with the development of the Wyld Oaks project, which is a multi-use project planned for an approximately 199.869 acre parcel of land located south of Kelly Park Road, west of Florida 429 Tollway, north of Park View Preserve Development and east of Golden Gem Road. A location map is shown in the attached draft petition. The development is planned for up to 3,823 residential units and 15,602,500 square feet of non-residential uses. Consistent with the Florida Legislature's intent expressed in Section 190.002, Florida Statutes, the District would be the most timely, efficient, effective, responsive and economic way to deliver basic community development services for the development without overburdening other governments and taxpayers.

The future District would have numerous benefits to the City and District landowners:

- The District will assist with the financing of the public infrastructure for this critical piece of property, which once developed, will provide an opportunity for the future development of the City, and future expansion of that area.
- In connection with the development of the project, the City has required substantial off-site improvements, as set forth in Master Development Approval, including offsite roadway, intersection, and utility improvements. The estimated cost of all public improvements necessary for the project is over \$70 million.
- The District, because it has access to tax-exempt municipal financing, is the least expensive means by which to finance and deliver the substantial off-site improvements described above. Using the District to finance these improvements will mean that the public infrastructure will simply cost less for everyone. This will result in lower home prices, lower costs for commercial and industrial landowners, and savings for all future landowners of the District.
- Because the District will fund the infrastructure, the project will not overburden the City, County or other taxpayers, and instead will allow growth to pay for itself.

- The District's bond issuances will result in construction dollars being held in a qualified, trustee bank, where the proceeds can only be accessed through a strict requisition process. As such, there will be monies on hand to develop the project, and in the unlikely event of an economic downturn and default, such monies may be used to continue construction, pay foreclosure fees, and/or maintain the property until it can be placed back into productive use.
- As compared to a traditional property owner's association or homeowner's association, the District is a superior long-term maintenance entity, and the District:
 - o Will save landowners money, both when the project is first built as well as when the infrastructure is later refurbished or replaced after years of use;
 - o Will be a more accountable and transparent entity, due to the fact that the District is subject to Florida's Sunshine Laws and Public Records laws, and due to the District's numerous disclosure and reporting requirements;
 - o Will enjoy sovereign immunity protection against frivolous lawsuits;
 - o Will have a more stable revenue stream, due to its ability to collect assessments on the tax roll;
 - o Will have a relatively faster turnover to control by end-users due to its statutorily-required time-frames for elections;
 - o Is more likely to have access to FEMA and other emergency funding;
 - o Will serve as a superior long-term maintenance entity, resulting in higher, and more stable, property values.
- As stated in Chapter 190, Florida Statutes, no debt or obligation of the District will be a burden on the City, or any other local general-purpose government.

Petition Elements

Not only will the District provide numerous benefits for the City and District landowners, but also this Petition includes all of the information necessary for the City Council to determine that the statutory requirements for establishment have been met under Chapter 190 of the Florida Statutes. In support thereof, Petitioners state:

1. Location and Size. The proposed District is located entirely within the City of Apopka, Florida. **Exhibit 1** depicts the general location of the project. The proposed District covers approximately 199.869 acres of land. The site is located south of Kelly Park Road, west of Florida 429 Tollway, north of Park View Preserve Development and east of Golden Gem Road. The metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2.A**.

2. Excluded Parcels. There are no parcels within the boundaries of the proposed District which are to be excluded from the District. However, the District will consist of two parcels currently separated by the below-identified future expansion parcel.

3. Future Expansion Parcels. Pursuant to Section 190.046(1)(h), *Florida Statutes*, the **Exhibit 2.B.** identifies certain “Expansion Parcels” that may be added to the boundaries of the district within 10 years after establishment. The Expansion Parcel ID number is 13-20-27-4300-02-000. The Expansion Parcel consists of 15.024 acres of land and is classified as vacant/undeveloped. The current landowner is LIT Cadence West Kelly Phase I, LLC. A general location map and a metes and bounds description of the proposed Expansion Parcels is also set forth in **Exhibit 2.B.**

4. Landowner Consent. Petitioner has obtained the written consent to establish the District of one hundred percent (100%) of the landowners of the real property located within the District in accordance with Section 190.005, *Florida Statutes*. **Exhibit 3.A.** includes documentation of this consent. Pursuant to Section 190.046(1)(h), *Florida Statutes*, consent from the owners of the Expansion Parcels is not required until the District or landowner files a petition to amend the District boundaries to add one or more of the Expansion Parcels. The inclusion of the Expansion Parcels in this Petition is not landowner consent

5. Authorization of Agent. **Exhibit 3.B** also includes authorization for Alyssa Willson to act on behalf of Petitioner in connection with the establishment of the District. Their contact information is as follows:

Alyssa Willson
Alyssa.Willson@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)

6. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Duane “Rocky” Owen
5585 Alligator Lake Road
St. Cloud, Florida 34772

Taylor J. Edwards
660 Beachland Boulevard, Suite 301
Vero Beach, Florida 32963

H. M. Ridgely, III
660 Beachland Boulevard, Suite 301

Vero Beach, Florida 32963

Craig Linton
660 Beachland Boulevard, Suite 301
Vero Beach, Florida 32963

George F. Hamner, Jr.
660 Beachland Boulevard, Suite 301
Vero Beach, Florida 32963

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

7. Name. The proposed name of the District is Golden Gem Community Development District.

8. Existing and Future Land Uses; Zoning. The existing and future general distribution, location, and extent of the public and private land uses proposed within the District are generally depicted on **Exhibit 4**.

9. Major Water and Wastewater Facilities. **Exhibit 5** shows the existing trunk water mains and sewer interceptors and outfalls, if any.

10. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioners presently expect the District to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. As noted, these facilities will serve the development within the District, which development is planned for up to 3,823 residential units and 15,602,500 square feet of non-residential uses which may consist of commercial, hotel and office use. The estimated costs of constructing the infrastructure serving land within the proposed District are also identified in **Exhibit 6**. At present, these improvements are estimated to be made, acquired, constructed, and/or installed beginning in 2023 and with anticipated completion in 2028. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

11. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data.

12. This petition to establish Golden Gem Community Development District should be granted for the following reasons:

- a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the City Comprehensive Plan.
- b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community. As required by Section 190.005(1)(e)(3.), *Florida Statutes*, and as depicted on **Exhibit 5**, the infrastructure to be completed by the District has been designed and will be constructed and operated as a common system of master infrastructure. All lands within the proposed District will connect to the same stormwater management system, water system, and sewer system and are intended to be provided by the District upon establishment. Furthermore, an easement will be in place to construct the infrastructure necessary to connect infrastructure between the areas.
- c. The establishment of the District will prevent the general body of taxpayers in the City from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.
- d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.
- e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioners respectfully request the City Council of the City of Apopka, Florida to:

- a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), *Florida Statutes*;
- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes*; and
- c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate,

and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural, and educational uses, and (2) for security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, each as authorized and described by Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes.

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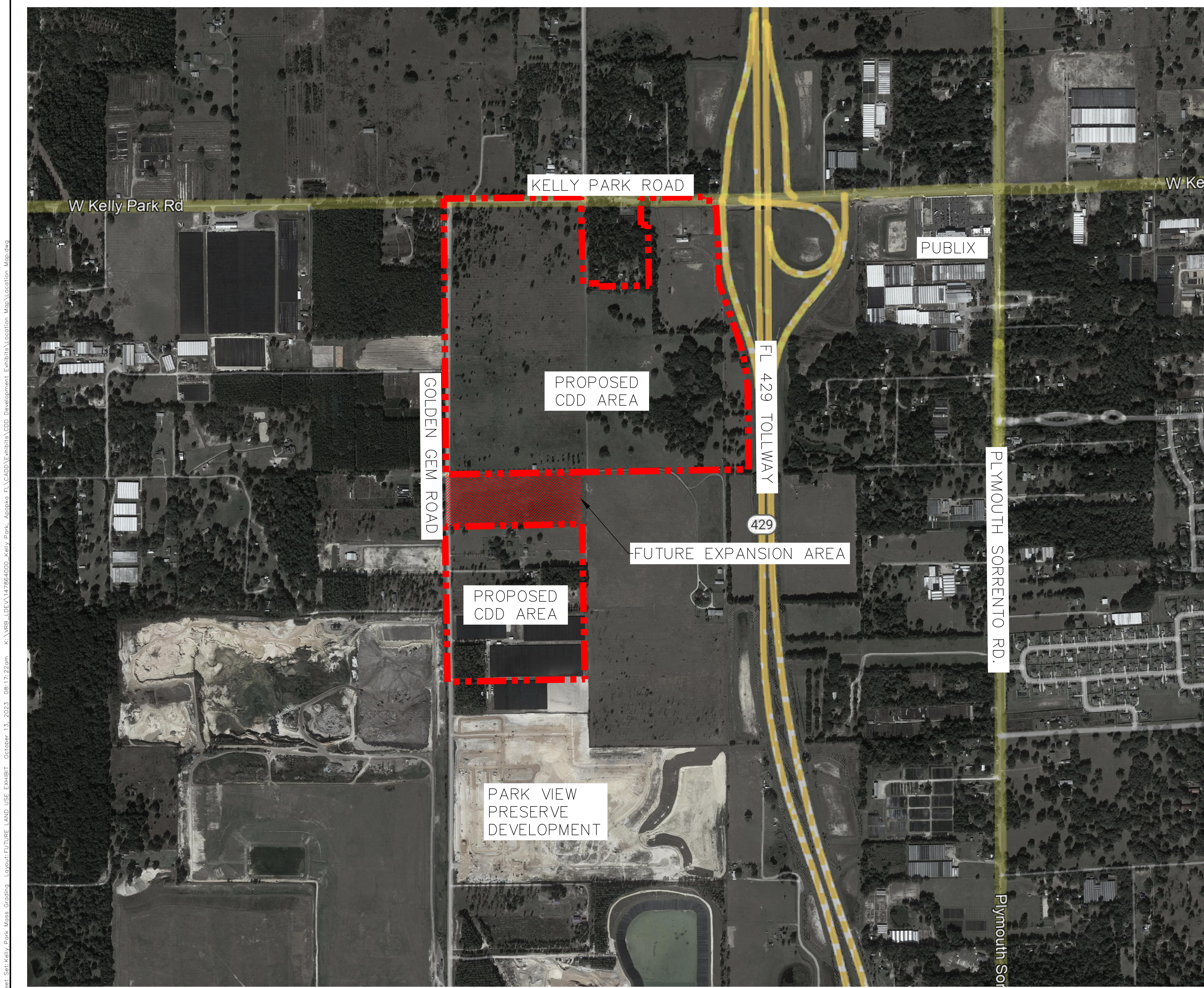
RESPECTFULLY SUBMITTED, this 18th day of October, 2023.

KUTAK ROCK LLP

/s/ Alyssa Willson

Alyssa Willson
Florida Bar No. 91352
Alyssa.Willson@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)

Authorized Agent



LEGEND

- PROPOSED CDD BOUNDARY
- FUTURE EXPANSION AREA

Kimley»Horn

445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

GOLDEN GEM CDD

GENERAL LOCATION MAP

SHEET NUMBER

EX.-1

SKETCH OF DESCRIPTION

PROJECT NAME: WYLD OAKS
PURPOSE: NOT PLATTED PORTION

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT SHEET 2

DESCRIPTION:

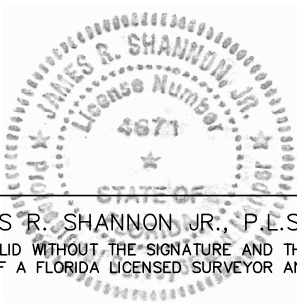
That part of Section 13, Township 20 South, Range 27 East, Orange County, Florida, more particularly described as follows:

Beginning at the Southwest corner of Lot 2, Kelly Park Crossings, according to the plat thereof as recorded in Plat Book 111, Pages 122 and 123, Public Records of Orange County, Florida; thence run N89°23'24"E along the South line of said Lot 2, a distance of 1321.42 feet; thence run S00°29'47"E along the West line of said Lot 2, a distance of 1474.03 feet; thence run S89°23'24"W, a distance of 1325.16 feet; thence run N00°21'03"W along the East right of way line of Golden Gem Road, a distance of 1474.05 feet to the Point of Beginning.

Contains 1,950,575 square feet or 44.780 acres, more or less.

SURVEYORS NOTES

1. Bearings based on the South line of the Southwest 1/4 of Section 13, Township 20 South, Range 27 East, Orange County, Florida as being S89°31'40"W.
2. I hereby certify that the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying set forth in Florida Administrative Code Rule 5J-17.05 requirements.
3. Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.
4. The electronic signature hereon is in compliance with the Florida Administrative Code (FAC) 5J-17.062(3)
5. The seal appearing on this document was authorized by James R. Shannon, PLS 4671 on 08/29/2023 per 5J17-062(2).



JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 08/29/2023

DRAWN BY: BP SCALE: 1" = 500'

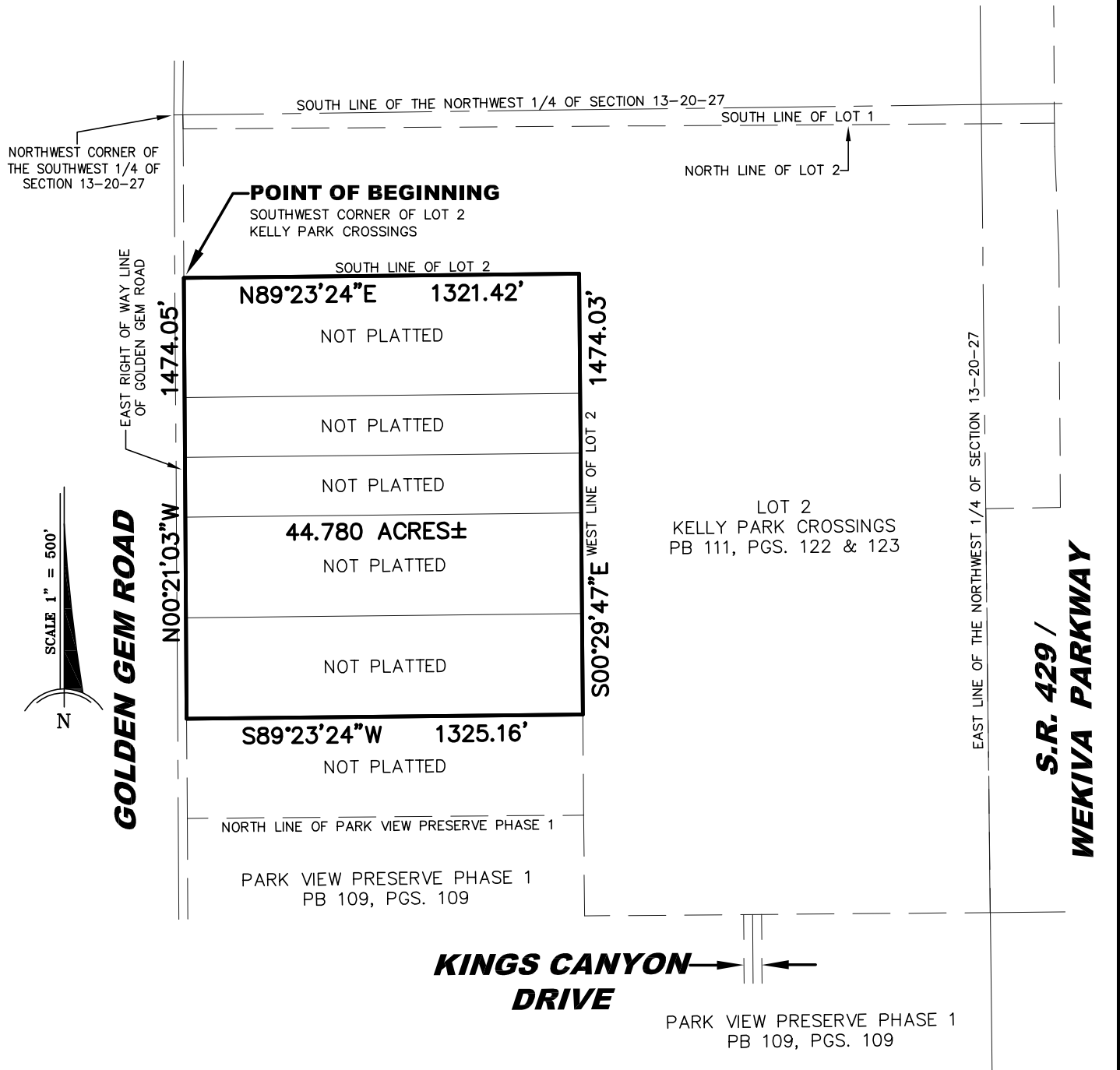
13-20-27 GOLDEN GEM RD-NOT PLATTED SKETCH

SHEET 1 OF 2

SKETCH OF DESCRIPTION

PROJECT NAME: WYLD OAKS
PURPOSE: NOT PLATTED PORTION

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT SHEET 1



SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 08/29/2023

DRAWN BY: BP SCALE: 1" = 500'

13-20-27 GOLDEN GEM RD-NOT PLATTED SKETCH

SHEET 2 OF 2

SKETCH OF DESCRIPTION

PROJECT NAME: WYLD OAKS
PURPOSE: REPLAT OF LOT 1

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT SHEET 2

DESCRIPTION:

All of Lot 1, Kelly Park Crossings, according to the plat thereof as recorded in Plat Book 111, Pages 122 and 123, Public Records of Orange County, Florida and that part of Section 13, Township 20 South, Range 27 East, more particularly described as follows:

Beginning at the Southeast corner of said Lot 1; thence the next 21 courses and distances run along the perimeter of said Lot 1: run S89°37'48"W, a distance of 2914.36 feet; thence run N00°21'03"W, a distance of 46.69 feet; thence run N00°29'36"E, a distance of 2603.70 feet; thence run N89°53'52"E, a distance of 1324.32 feet; thence run S00°04'14"E, a distance of 853.16 feet; thence run N89°34'17"E, a distance of 160.19 feet; thence run S00°25'43"E, a distance of 30.00 feet; thence run N89°34'17"E, a distance of 476.16 feet; thence run N00°21'18"W, a distance of 579.54 feet; thence run S89°53'52"W, a distance of 66.00 feet; thence run N00°21'18"W, a distance of 256.00 feet; thence run N89°53'52"E, a distance of 588.40; thence run S00°29'13"E, a distance of 35.75 feet; thence run N89°17'56"E, a distance of 90.86 feet; thence run S47°15'37"E, a distance of 44.44 feet; thence run S03°35'05"E, a distance of 266.15 feet; thence run S00°49'55"E, a distance of 485.06 feet to a point on a non-tangent curve concave to the Northeast, having a radius of 2003.86 feet; thence from a radial bearing of N74°50'57"E, run Southeasterly along the arc of said curve through a central angle of 04°20'51", an arc distance of 152.05 feet, having a chord bearing of S17°19'29"E and a chord distance of 152.02 feet; thence run S19°30'03"E, a distance of 334.38 feet to a point on a non-tangent curve concave to the West, having a radius of 1815.86 feet; thence from a radial bearing of S70°29'56"W run Southeasterly along the arc of said curve through a central angle of 19°08'34", an arc distance of 606.68 feet, having a chord bearing of S09°55'47"E and a chord distance of 603.87 feet; thence run S00°21'30"E, a distance of 721.34 feet to the Point of Beginning.

Contains 6,755,674 square feet or 155.089 acres, more or less.

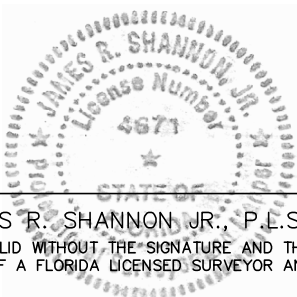
SURVEYORS NOTES

1. Bearings based on the South line of the Southwest 1/4 of Section 13, Township 20 South, Range 27 East, Orange County, Florida as being S89°31'40"W.
2. I hereby certify that the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying set forth in Florida Administrative Code Rule 5J-17.05 requirements.
3. Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.
4. The electronic signature hereon is in compliance with the Florida Administrative Code (FAC) 5J-17.062(3)
5. The seal appearing on this document was authorized by James R. Shannon, PLS 4671 on 08/18/2023 per 5J17-062(2).

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C1	2003.86'	04°20'51"	152.05'	S17°19'29"E	152.02'
C2	1815.86'	19°08'34"	606.68'	S09°55'47"E	603.87'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°21'03"W	46.69'
L2	S00°04'14"E	853.16'
L3	N89°34'17"E	160.19'
L4	S00°25'43"E	30.00'
L5	N89°34'17"E	476.16'
L6	N00°21'18"W	579.54'
L7	S89°53'52"W	66.00'
L8	N00°21'18"W	256.00'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N89°53'52"E	588.40'
L10	S00°29'13"E	35.75'
L11	N89°17'56"E	90.86'
L12	S47°15'37"E	44.44'
L13	S03°35'05"E	266.15'
L14	S00°49'55"E	485.06'
L15	S19°30'03"E	334.38'
L16	S00°21'30"E	721.34'



JAMES R. SHANNON, JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 08/18/2023

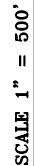
DRAWN BY: BP SCALE: 1" = 500'

13-20-27 GOLDEN GEM RD-LOT1-REPLAT SKETCH

SHEET 1 OF 2

PROJECT NAME: WYLD OAKS
PURPOSE: REPLAT OF LOT 1

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT SHEET 1



DRAWN BY: BP SCALE: 1" = 500'
13-20-27 GOLDEN GEM RD-LOT1-REPLAT SKETCH
SHEET 2 OF 2

SKETCH OF DESCRIPTION

PROJECT NAME: WYLD OAKS
PURPOSE: RECONVEYED PROPERTY

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT SHEET 2

DESCRIPTION:

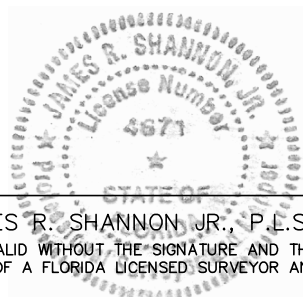
That part of Lot 2, Kelly Park Crossings, according to the plat thereof as recorded in Plat Book 111, Pages 122 and 123, Public Records of Orange County, Florida, more particularly described as follows:

Begin at the Northwest corner of said Lot 2; thence run N89°37'48"E along the North line of said Lot 2, a distance of 1321.24 feet; thence run S00°22'12"E, a distance of 492.54 feet; thence run S89°23'24"W along the South line of said Lot 2, a distance of 1321.42 feet; thence run N00°21'03"W along the West line of said Lot 2, a distance of 498.08 feet to the Point of Beginning.

Contains 654,468 square feet or 15.024 acres, more or less.

SURVEYORS NOTES

1. Bearings based on the South line of the Southwest 1/4 of Section 13, Township 20 South, Range 27 East, Orange County, Florida as being S89°31'40"W.
2. I hereby certify that the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying set forth in Florida Administrative Code Rule 5J-17.05 requirements.
3. Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.
4. The electronic signature hereon is in compliance with the Florida Administrative Code (FAC) 5J-17.062(3)
5. The seal appearing on this document was authorized by James R. Shannon, PLS 4671 on 06/14/2023 per 5J17-062(2).



JAMES R. SHANNON, JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 06/14/2023

DRAWN BY: BP SCALE: 1" = 500'

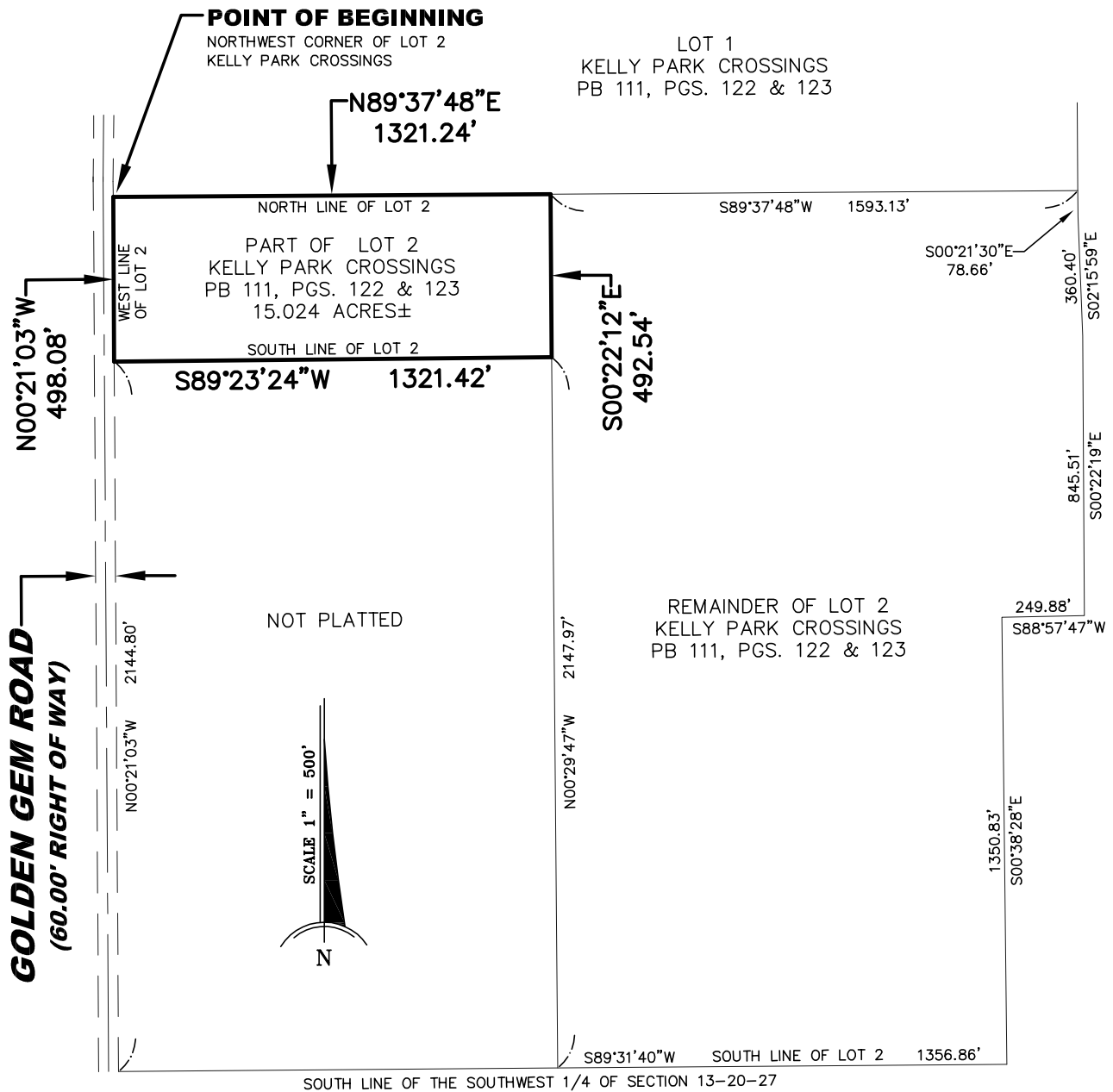
13-20-27 GOLDEN GEM RD-15 AC SKETCH

SHEET 1 OF 2

SKETCH OF DESCRIPTION

PROJECT NAME: WYLD OAKS
PURPOSE: RECONVEYED PROPERTY

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT SHEET 1



SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 06/14/2023

DRAWN BY: BP SCALE: 1" = 500'

13-20-27 GOLDEN GEM RD-15 AC SKETCH

SHEET 2 OF 2

**CONSENT AND JOINDER OF LANDOWNER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands portions of which are more fully described in **Exhibit A**, attached hereto (the "Property").

The undersigned understands and acknowledges that Petitioner intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190, *Florida Statutes*.

As a landowner (as defined by Section 190.003(14), F.S.) of lands which are intended to constitute the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the landowners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[signatures on following page]

This Consent to Establishment of the Community Development District, as detailed more fully on the preceding page, is executed this 22nd day of September, 2023.

Brenedette Hardy-Holt

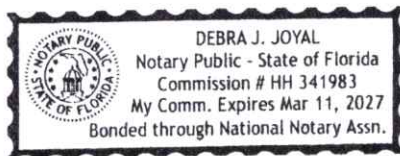
Witnessed:

Print Name:

Print Name:

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of September, 2023, by Brenedette Hardy-Holt, who is ☐ personally known to me or ☒ produced FL Drivers License as identification.



(Official Notary Signature & Seal)

Print Name: Debra J. Joyal
Notary Public, State of Florida

Soloman Earl Holt

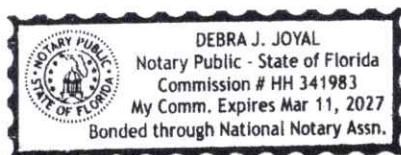
Witnessed:

Print Name:

Print Name:

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of September, 2023, by Soloman Earl Holt, who is ☐ personally known to me or ☒ produced FL Drivers License as identification.



(Official Notary Signature & Seal)

Print Name: Debra J. Joyal
Notary Public, State of Florida

Exhibit A: Property Description

Exhibit A

The North 400 feet of the South 800 feet of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 20 South, Range 27 East, Orange County, Florida, less the west 30 feet thereof for road purposes.

**CONSENT AND JOINDER OF LANDOWNER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands portions of which are more fully described in **Exhibit A**, attached hereto (the "Property").

The undersigned understands and acknowledges that Petitioner intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190, *Florida Statutes*.

As a landowner (as defined by Section 190.003(14), F.S.) of lands which are intended to constitute the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the landowners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[signatures on following page]

This Consent to Establishment of the Community Development District, as detailed more fully on the preceding page, is executed this 22nd day of September, 2023.

Joyce A. Heck

Witnessed:

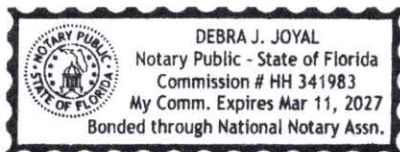
Debra J. Joyal
Print Name: Debra J. Joyal

Brandon Jose
Print Name: Brandon Jose

Joyce A. Heck

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of September, 2023, by Joyce A. Heck, who is ☐ personally known to me or ☒ produced FL Drivers License as identification.



Debra J. Joyal
(Official Notary Signature & Seal)

Print Name: Debra J. Joyal
Notary Public, State of Florida

Exhibit A: Property Description

Exhibit A

The South 200 feet of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 20 South, Range 27 East, Less 30 feet along the West side for road, Public Records of Orange County, Florida.

**CONSENT AND JOINDER OF LANDOWNER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

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[signatures on following page]

This Consent to Establishment of the Community Development District, as detailed more fully on the preceding page, is executed this 22nd day of September, 2023.

Danna L. Hoffman

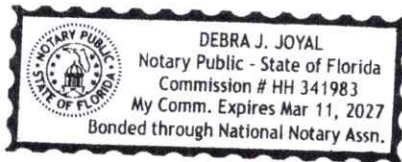
Witnessed:

Debra J. Joyal
Print Name: Debra J. Joyal
Brandon Jose
Print Name: Brandon Jose

Danna L. Hoffman

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of September, 2023, by Danna L. Hoffman, who is ☐ personally known to me or ☒ produced FL Drivers License as identification.



Debra J. Joyal
(Official Notary Signature & Seal)
Print Name: Debra J. Joyal
Notary Public, State of Florida

Carol A. Hoffman

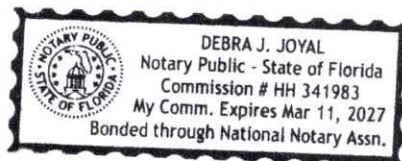
Witnessed:

Debra J. Joyal
Print Name: Debra J. Joyal
Brandon Jose
Print Name: Brandon Jose

Carol A. Hoffman

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22nd day of September, 2023, by Carol A. Hoffman, who is ☐ personally known to me or ☒ produced FL Drivers License as identification.



Debra J. Joyal
(Official Notary Signature & Seal)
Print Name: Debra J. Joyal
Notary Public, State of Florida

Exhibit A: Property Description

Exhibit A

The North 200 feet of the South 400 feet of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 20 South, Range 27 East, Orange County, Florida, less the west 30 feet thereof for road.

**CONSENT AND JOINDER OF LANDOWNER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

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The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[signatures on following page]

This Consent to Establishment of the Community Development District, as detailed more fully on the preceding page, is executed this 27th day of SEPTEMBER, 2023.

Francois P. Breney

Witnessed:

Yolanda Sareda
Print Name: Yolanda Sareda

Oscar Devora
Print Name: Oscar Devora

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27 day of SEPTEMBER, 2023, by Francois P. Breney, who is ☐ personally known to me or ☒ produced FLA. DR. LICENSE as identification.

Monte R. Blews
(Official Notary Signature & Seal)

Print Name: MONTÉ BLEWS
Notary Public, State of Florida

Exhibit A: Property Description



MONTÉ R. BLEWS
Notary Public
State of Florida
Comm# HH187659
Expires 11/11/2025



MONTÉ R. BLEWS
Notary Public
State of Florida
Comm# HH187659
Expires 11/11/2025

Exhibit A

The North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 20 South, Range 27 East, Less right of way on West, Orange County, Florida..

**CONSENT AND JOINDER OF LANDOWNER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands portions of which are more fully described in **Exhibit A**, attached hereto (the "Property").

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The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[signatures on following page]

This Consent to Establishment of the Community Development District, as detailed more fully on the preceding page, is executed this 25th day of September, 2023.

Witnessed:

[Signature]
Print Name: Sherri Mincey

[Signature]
Print Name: SANDRA A KING

KELLY PARK VB DEVELOPMENT, LLC,
a Delaware limited liability company

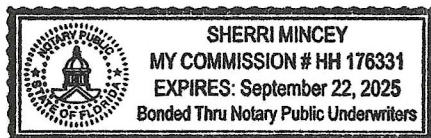
By: KPVB Acquisition, LLC, a Delaware
limited liability company, its Member

By: WO Assignment, LLC, a Florida
limited liability company, its Member

By: [Signature]
Name: Kevin M. Barry
Title: Manager

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 26th day of September, 2023, by Kevin M. Barry, as Manager
of Kelly Park VB Development, LLC, who is ☒ personally known to me or ☐ produced
as identification.



[Signature]

(Official Notary Signature & Seal)

Print Name: Sherri Mincey
Notary Public, State of Florida

Exhibit A: Property Description

SKETCH OF DESCRIPTION

PROJECT NAME: WYLD OAKS
PURPOSE: REPLAT OF LOT 1

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT SHEET 2

DESCRIPTION:

All of Lot 1, Kelly Park Crossings, according to the plat thereof as recorded in Plat Book 111, Pages 122 and 123, Public Records of Orange County, Florida and that part of Section 13, Township 20 South, Range 27 East, more particularly described as follows:

Beginning at the Southeast corner of said Lot 1; thence the next 21 courses and distances run along the perimeter of said Lot 1: run S89°37'48"W, a distance of 2914.36 feet; thence run N00°21'03"W, a distance of 46.69 feet; thence run N00°29'36"E, a distance of 2603.70 feet; thence run N89°53'52"E, a distance of 1324.32 feet; thence run S00°04'14"E, a distance of 853.16 feet; thence run N89°34'17"E, a distance of 160.19 feet; thence run S00°25'43"E, a distance of 30.00 feet; thence run N89°34'17"E, a distance of 476.16 feet; thence run N00°21'18"W, a distance of 579.54 feet; thence run S89°53'52"W, a distance of 66.00 feet; thence run N00°21'18"W, a distance of 256.00 feet; thence run N89°53'52"E, a distance of 588.40; thence run S00°29'13"E, a distance of 35.75 feet; thence run N89°17'56"E, a distance of 90.86 feet; thence run S47°15'37"E, a distance of 44.44 feet; thence run S03°35'05"E, a distance of 266.15 feet; thence run S00°49'55"E, a distance of 485.06 feet to a point on a non-tangent curve concave to the Northeast, having a radius of 2003.86 feet; thence from a radial bearing of N74°50'57"E, run Southeasterly along the arc of said curve through a central angle of 04°20'51", an arc distance of 152.05 feet, having a chord bearing of S17°19'29"E and a chord distance of 152.02 feet; thence run S19°30'03"E, a distance of 334.38 feet to a point on a non-tangent curve concave to the West, having a radius of 1815.86 feet; thence from a radial bearing of S70°29'56"W run Southeasterly along the arc of said curve through a central angle of 19°08'34", an arc distance of 606.68 feet, having a chord bearing of S09°55'47"E and a chord distance of 603.87 feet; thence run S00°21'30"E, a distance of 721.34 feet to the Point of Beginning.

Contains 6,755,674 square feet or 155.089 acres, more or less.

SURVEYORS NOTES

- Bearings based on the South line of the Southwest 1/4 of Section 13, Township 20 South, Range 27 East, Orange County, Florida as being S89°31'40"W.
- I hereby certify that the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying set forth in Florida Administrative Code Rule 5J-17.05 requirements.
- Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.
- The electronic signature hereon is in compliance with the Florida Administrative Code (FAC) 5J-17.062(3)
- The seal appearing on this document was authorized by James R. Shannon, PLS 4671 on 08/18/2023 per 5J17-062(2).

Digitally signed

James R Shannon
by James R Shannon
Date: 2023.08.18
15:53:24 -04'00'

JAMES R. SHANNON, JR., P.E.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C1	2003.86'	04°20'51"	152.05'	S17°19'29"E	152.02'
C2	1815.86'	19°08'34"	606.68'	S09°55'47"E	603.87'

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°21'03"W	46.69'
L2	S00°04'14"E	853.16'
L3	N89°34'17"E	160.19'
L4	S00°25'43"E	30.00'
L5	N89°34'17"E	476.16'
L6	N00°21'18"W	579.54'
L7	S89°53'52"W	66.00'
L8	N00°21'18"W	256.00'

LINE TABLE

LINE	BEARING	LENGTH
L9	N89°53'52"E	588.40'
L10	S00°29'13"E	35.75'
L11	N89°17'56"E	90.86'
L12	S47°15'37"E	44.44'
L13	S03°35'05"E	266.15'
L14	S00°49'55"E	485.06'
L15	S19°30'03"E	334.38'
L16	S00°21'30"E	721.34'

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 08/18/2023

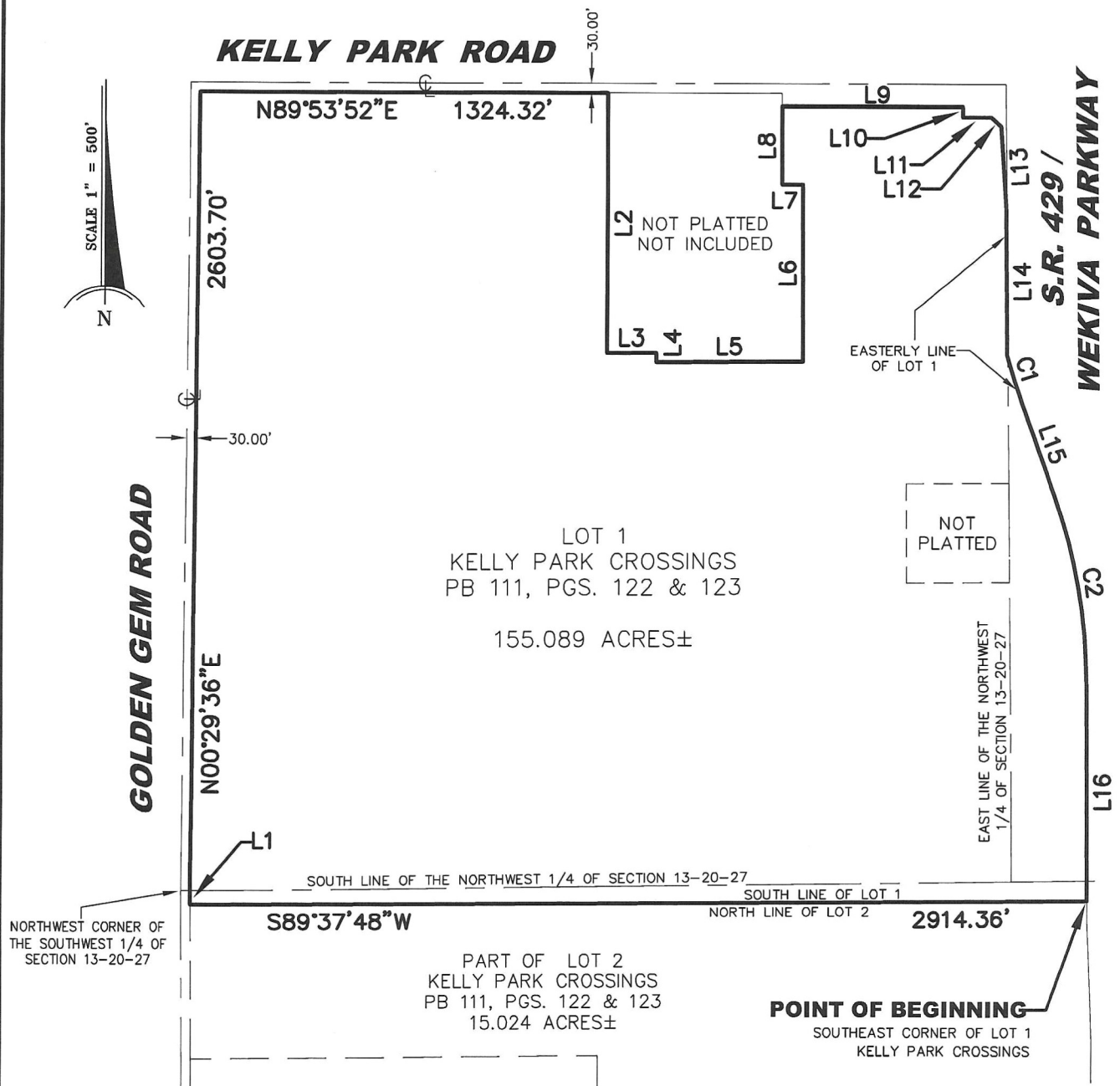
DRAWN BY: BP SCALE: 1" = 500'

13-20-27 GOLDEN GEM RD-LOT1-REPLAT SKETCH

SHEET 1 OF 2

PROJECT NAME: WYLD OAKS
PURPOSE: REPLAT OF LOT 1

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT SHEET 1



SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 08/18/2023
 DRAWN BY: BP SCALE: 1" = 500'
 13-20-27 GOLDEN GEM RD-LOT1-REPLAT SKETCH
 SHEET 2 OF 2

AUTHORIZATION OF AGENT

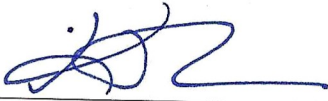
This letter shall serve as a designation of Alyssa Willson of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent with regard to any and all matters pertaining to the Petition to the City Commission of the City of Apopka, Florida, to establish a Community Development District pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnessed:

DOUBLE B DEVELOPMENT, LLC, a
Florida limited liability company



Print Name: Sherri Mincey



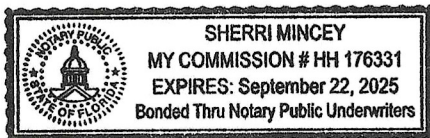
By: KEVIN M BARRY
Title: Manager



Print Name: SANDRA A. KINS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

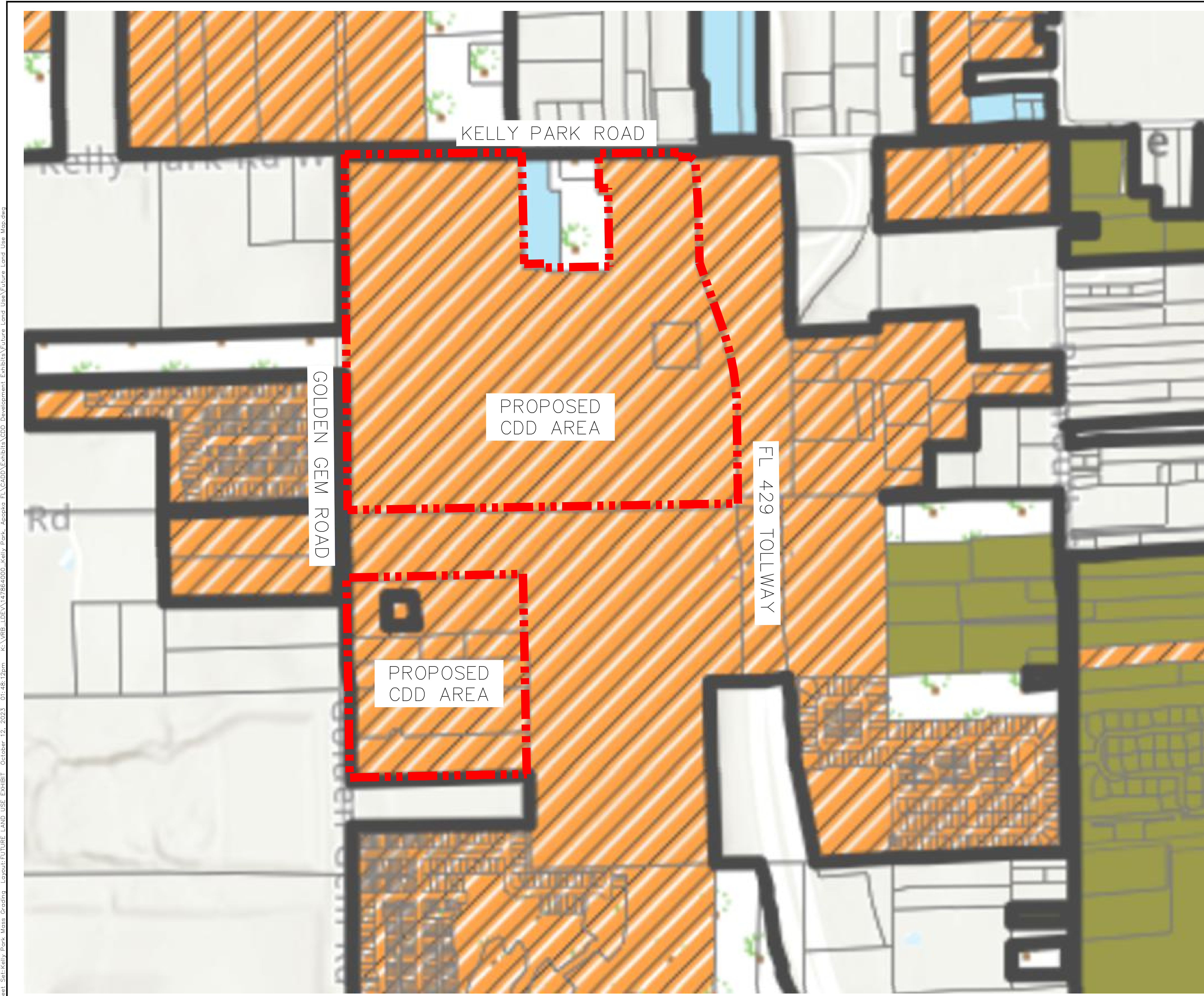
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26th day of September, 2023, by KEVIN M BARRY, as Manager of Double B Development, LLC, who is ☒ personally known to me or ☐ produced _____ as identification.



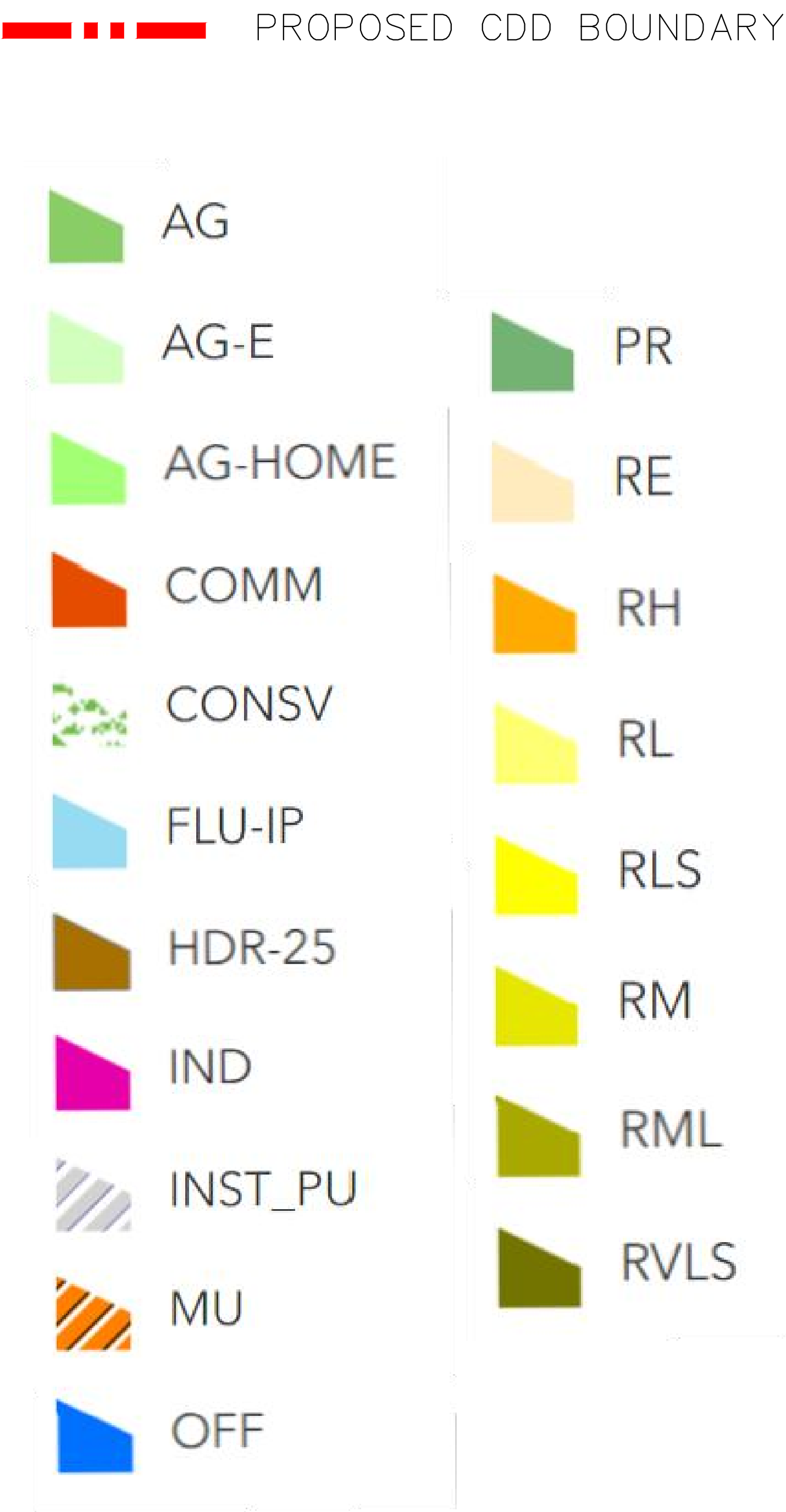


(Official Notary Signature & Seal)

Print Name: Sherri Mincey
Notary Public, State of Florida



LEGEND



NOTES

1. DETAILS FOR FUTURE PLANNED LAND USES CAN BE FOUND IN PART III, ARTICLE 1 OF THE CITY OF APOKA LAND DEVELOPMENT CODE
2. THE ENTIRE CDD AREA RESIDES IN MU ZONE, INDICATING MIXED-USE

Kimley»Horn

445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

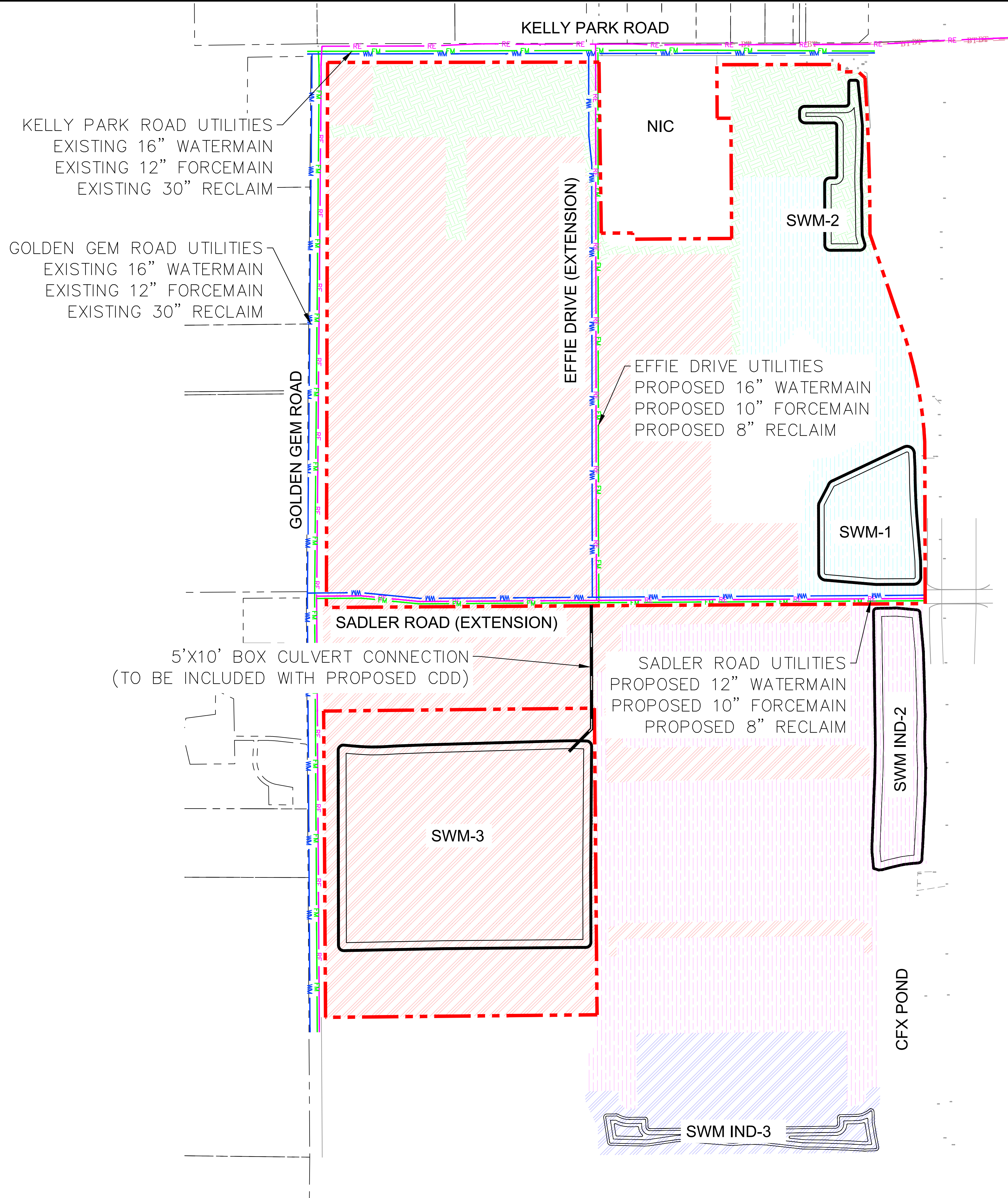
GOLDEN GEM CDD

FUTURE LAND USE MAP

SHEET NUMBER

EX.-4

Plotted By: Settle, Correl. Sheet Set: 147864000-Kelly Park, Appoka FL CADD Exhibits\000 Development Exhibits\Ex 5 - Ex Sewer & Water, drainage\Infrastructure Map.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- STORMWATER BASIN 1 (CYAN)
- STORMWATER BASIN 2 (GREEN)
- STORMWATER BASIN 3 (RED)
- STORMWATER BASIN IND-2 (MAGENTA)
- STORMWATER BASIN IND-3 (BLUE)
- WM WATERMAIN
- FM FORCEMAIN
- RE RECLAIM MAIN
- PROPOSED CDD BOUNDARY
- PROPOSED 5'X10' BOX CULVERT (TO BE INCLUDED WITH PROPOSED CDD)

NOTES

- UTILITIES SHOWN OUTSIDE OF THE RED 'PROPOSED CDD BOUNDARY' ARE EXISTING AND NOT ASSOCIATED WITH THE PROPOSED CDD. THE 5'X10' BOX CULVERT IS AN EXCEPTION TO THIS AND SERVES AS A DRAINAGE CONNECTION FROM THE NORTH PORTION TO THE SOUTH PORTION WITH SWM-3.
- THE AREAS INDICATED AS 'SWM-#' ARE PROPOSED STORM WATER PONDS ASSOCIATED WITH THE APPROPRIATELY NUMBERED STORM WATER BASIN.

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

GOLDEN GEM CDD

INFRASTRUCTURE EXHIBIT

SHEET NUMBER

EX.-5

Facilities Cost and Ownership / Operations Exhibit

Improvement	Estimated Cost	Financing Entity	Operations Entity
Master Development			
Mass Grading For Stormwater ponds and ROW only	\$ 1,500,000.00	CDD	CDD
Stormwater Infrastructure	\$ 1,600,000.00	CDD	CDD
Entry Features, Decorative Features	\$ 9,900,000.00	CDD	CDD
Village Center	\$ 15,000,000.00	CDD	CDD
Large Park Open Space	\$ 2,900,000.00	CDD	CDD
Land Acquisition Costs	\$ 6,510,558.00	CDD	CDD
Pioneering Agreement	\$ 6,750,000.00	CDD	N/A
sub-total	\$ 44,160,558.00		
Effie Blvd and Sadler Road			
General Conditions and Earthwork	\$ 950,000.00	CDD	CDD / City
Force main	\$ 770,000.00	CDD	CDD / City
Drainage	\$ 3,600,000.00	CDD	CDD / City
Water	\$ 1,500,000.00	CDD	CDD / City
Reuse Water	\$ 600,000.00	CDD	CDD / City
Concrete	\$ 1,200,000.00	CDD	CDD / City
Paving	\$ 2,100,000.00	CDD	CDD / City
Dry Utilities	\$ 3,290,000.00	CDD	CDD / City
Lighting	\$ 575,000.00	CDD	CDD / City
Code req landscape / Irrigation	\$ 1,300,000.00	CDD	CDD
Enhanced Landscape	\$ 1,700,000.00	CDD	CDD
sub-total	\$ 17,585,000.00		
Interior Infrastructure			
Interior Road A Construction	\$ 200,000.00	CDD	CDD
Interior Road B Construction	\$ 125,000.00	CDD	CDD
Interior Road C Construction	\$ 750,000.00	CDD	CDD
Interior Road D Construction	\$ 310,000.00	CDD	CDD
Interior Road E Construction	\$ 950,000.00	CDD	CDD
Interior Road F Construction	\$ 490,000.00	CDD	CDD
Interior Road G Construction	\$ 650,000.00	CDD	CDD
Interior Road H Construction	\$ 650,000.00	CDD	CDD
Interior Road I Construction	\$ 650,000.00	CDD	CDD
Interior Road J Construction	\$ 650,000.00	CDD	CDD
Enhanced Landscape	\$ 1,300,000.00	CDD	CDD
sub-total	\$ 6,725,000.00		
Soft Costs			
Design and Professional Fees	\$ 2,025,000.00	N/A	N/A
sub-total	\$ 2,025,000.00		
Grand Total	\$ 70,495,558.00		

Schedule: The construction of the mass grading and stormwater infrastructure for the entire site is projected to start in November 2023 and complete in August 2024. Infrastructure construction of Effie Drive and Sadler Road is projected to start in February 2024 and complete in January 2025. Construction of the interior roads A thru J are expected to be staggered over a 3 year period starting in July 2024. Construction of the Village Center is anticipated to begin in May 2027

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to form the **Golden Gem Community Development District** (the “District”). The proposed District comprises approximately 199.869 acres of land located within the City of Apopka, Florida (hereafter “City”). The project, referred to as Wyld Oaks, is planned for approximately 3,823 residential units and 15,602,500 square feet of non-residential. An expansion parcel of 15.024 acres has been designated with the option to be added to the district at a future date. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

1.2 Overview of the Golden Gem Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District. The District will encompass approximately 199.869 acres.

The Development plan for the proposed lands within the District includes up to 3,823 residential units to be constructed and 15,602,500 square feet of non-residential. Such uses are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. Per Section 190.002(1)(a), Florida Statutes, CDD’s provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers”.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City/County in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as Wyld Oaks. The scope of this SERC is limited to evaluating the consequences of approving the petition to establish the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity,

or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency¹, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 of this SERC.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

As noted above, the Golden Gem Community Development District is a community designed for up to 3,823 residential units and 15,602,500 square feet of non-residential. Formation of the District would put all of these units under the jurisdiction of the District. Prior to sale of any units, all of the land owned by the primary landowner and any other landowner will also be under the jurisdiction of the District.

¹ For the purposes of this SERC, the term “agency” means City of Apopka, the term “state” or “State” means State of Florida and the term “rule” means the ordinance(s) which the City of Apopka would enact in connection with the creation of the District.

4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed will encompass under 2500 acres, therefore the City is the establishing entity under sections 190.005(2), (2)(e), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the proposed District must pay an annual fee to the State of Florida's Department of Economic Opportunity, which offsets such costs.

City of Apopka

The City and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, the filing fee required by Chapter 190, Florida Statutes, is anticipated to cover the costs for review of the petition for establishment.

These costs to the City are modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new or additional staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning changes that are far more complex than is the petition to establish a community development district.

The annual costs to the City because of the establishment of the District are minimal. The proposed District is an independent unit of special-purpose local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City. Furthermore, the City will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from the City and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District and its landowners.

4.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct

infrastructure or facilities, or for any other reason, are not debts of the State of Florida or the City. In accordance with Florida law, debts of the District are strictly the District's own responsibility.

5.0 A good faith estimate of the transactional costs that are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various costs, facilities, and services the proposed District may provide.

**Table 1.
Golden Gem CDD Proposed Facilities Cost and Ownership/Operations**

Improvement	Estimated Cost	Financing Entity	Operations Entity
Master Development			
Mass Grading For Stormwater ponds and ROW only	\$ 1,500,000.00	CDD	CDD
Stormwater Infrastructure	\$ 1,600,000.00	CDD	CDD
Entry Features, Decorative Features	\$ 9,900,000.00	CDD	CDD
Village Center	\$ 15,000,000.00	CDD	CDD
Large Park Open Space	\$ 2,900,000.00	CDD	CDD
Land Acquisition Costs	\$ 6,510,558.00	CDD	CDD
Pioneering Agreement	\$ 6,750,000.00	CDD	N/A
sub-total	\$ 44,160,558.00		
Effie Blvd and Sadler Road			
General Conditions and Earthwork	\$ 950,000.00	CDD	CDD / City
Force main	\$ 770,000.00	CDD	CDD / City
Drainage	\$ 3,600,000.00	CDD	CDD / City
Water	\$ 1,500,000.00	CDD	CDD / City
Reuse Water	\$ 600,000.00	CDD	CDD / City
Concrete	\$ 1,200,000.00	CDD	CDD / City
Paving	\$ 2,100,000.00	CDD	CDD / City
Dry Utilities	\$ 3,290,000.00	CDD	CDD / City
Lighting	\$ 575,000.00	CDD	CDD / City
Code req landscape / Irrigation	\$ 1,300,000.00	CDD	CDD
Enhanced Landscape	\$ 1,700,000.00	CDD	CDD
sub-total	\$ 17,585,000.00		
Interior Infrastructure			
Interior Road A Construction	\$ 200,000.00	CDD	CDD
Interior Road B Construction	\$ 125,000.00	CDD	CDD
Interior Road C Construction	\$ 750,000.00	CDD	CDD
Interior Road D Construction	\$ 310,000.00	CDD	CDD
Interior Road E Construction	\$ 950,000.00	CDD	CDD
Interior Road F Construction	\$ 490,000.00	CDD	CDD
Interior Road G Construction	\$ 650,000.00	CDD	CDD
Interior Road H Construction	\$ 650,000.00	CDD	CDD
Interior Road I Construction	\$ 650,000.00	CDD	CDD
Interior Road J Construction	\$ 650,000.00	CDD	CDD
Enhanced Landscape	\$ 1,300,000.00	CDD	CDD
sub-total	\$ 6,725,000.00		
Soft Costs			
Design and Professional Fees	\$ 2,025,000.00	N/A	N/A
sub-total	\$ 2,025,000.00		
Grand Total	\$ 70,495,558.00		

Schedule: The construction of the mass grading and stormwater infrastructure for the entire site is projected to start in November 2023 and complete in August 2024. Infrastructure construction of Effie Drive and Sadler Road is projected to start in February 2024 and complete in January 2025. Construction of the interior roads A thru J are expected to be staggered over a 3 year period starting in July 2024. Construction of the Village Center is anticipated to begin in May 2027

*Costs not funded by bonds will be funded by the primary landowner.

The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are shown in Table 1 on page 4 of this SERC. Total development costs for these facilities are estimated to be approximately \$70,495,558.00. The District may issue special assessment bonds or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all developable properties in the District that benefit from the District's capital improvement program.

Landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose non-ad valorem assessments to fund the operation and maintenance of the District and its facilities and services.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of property within the District choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having a higher level of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community facilities and services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer equity and/or bank loans.

In considering these costs it shall be noted that the lands to be included within the District will receive four major classes of benefits.

First, the property in the District will receive a higher level of public services sooner than would otherwise be the case.

Second, a district is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a district is the sole form of governance which allows district landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the City's overall requirements.

Fourth, a district has the ability to maintain infrastructure better than a Homeowners' Association ("HOA") because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to section 197.3632, Florida Statutes.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida

Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.

There will be no adverse impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts, affording small businesses the opportunity to bid on District work, and may also result in a need for additional retail and commercial services that afford small businesses and opportunity for growth.

The City has an estimated un-incarcerated population that is greater than 10,000 according to the 2020 U.S. Census. Therefore, the City is not defined as a “small city” according to section 120.52(18), Florida Statutes. Orange County (“County”) has an estimated un-incarcerated population that is greater than 75,000 according to the 2020 U.S. Census. Therefore, the County is not defined as a “small county” according to section 120.52(19), Florida Statutes.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner’s Engineer and other professionals associated with the petitioner.

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

There have been no good faith written proposals submitted to the agency as described in section 120.541(1)(a), Florida Statutes.

*Prepared by:
Governmental Management Services - Central Florida, LLC
October 13th, 2023*



City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 4.

Meeting Date: January 3, 2024

Department: Community Development

SUBJECT:

Ordinance Number 3042 - Second Reading - Amendment to the Kelly Park Community Development District

REQUEST:

Amendment to Ordinance No. 2924, which established the Kelly Park Community Development District.

SUMMARY:

On May 18, 2022, the City Council adopted Ordinance No. 2924 which established the Kelly Park Community Development District (CDD). Currently the Kelly Park CDD covers approximately 213.409 acres and is located south of Ondich Road, west of Effie Drive, east of Round Lake Road and north of W. Kelly Park Road in the area where the Crossroads at Kelly Park development is being constructed. The petitioner has submitted a request to the City Council to adopt an amendment to Ordinance No. 2924 to remove approximately 2.328 acres from the CDD to reflect the updated development plans proposed by the developer.

The proposed amendment is being requested pursuant to the "Uniform Community Development District Act of 1980", Chapter 190, Florida Statutes.

Development Review Committee:

The Development Review Committee recommends approval of the proposed amendment to Ordinance No. 2924, which established the Kelly Park Community Development District.

City Council:

At the December 6, 2023 meeting, the City Council unanimously accepted First Reading of Ordinance No. 3042 and held it over for Second Reading and Adoption on January 3, 2024.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Adopt Ordinance No. 3042.

ATTACHMENTS:

1. Supporting documentation

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**AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA,
AMENDING THE BOUNDARIES OF THE KELLY PARK
COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED
PURSUANT TO ORDINANCE NO. 2924; PROVIDING A
SEVERABILITY CLAUSE; ADDRESSING CONFLICTS;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development;

WHEREAS, effective May 18, 2022, and pursuant to Chapter 190, Florida Statutes, the City Council for the City of Apopka, Florida, previously adopted Ordinance No. 2924 establishing the Kelly Park Community Development District ("District");

WHEREAS, on August 17, 2023, the District filed its *Petition to Amend the Boundaries of Kelly Park Community Development District* ("Petition"), attached hereto as **EXHIBIT A**, seeking to remove approximately 2.328 acres ("Contraction Parcel") of land from the District ("Boundary Amendment");

WHEREAS, as set forth in the Petition, the landowners of the Contraction Parcel have provided their consent to the Boundary Amendment;

WHEREAS, public hearings have been conducted by the City on December 6, 2023 and December 20, 2023, in accordance with the requirements and procedures of Section 190.046, Florida Statutes, and the applicable requirements of the City's Charter and Code of Ordinances, and all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at said duly noticed public hearing;

WHEREAS, upon consideration of the record established at that hearing, the City Council determined that the statements within the Petition were true and correct, that the removal of the Contraction Parcel from the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the City's comprehensive plan, that the land within the District, as amended, is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District, as amended, is the best alternative available for delivering community development services and facilities to the area served by the District, that the community development services and facilities of the District, as amended, will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area to be served by the District, as amended, is amenable to separate special-district governance; and

WHEREAS, the District, as amended, will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area described,

1 thereby providing a solution to the City's planning, management, and financing needs for delivery
2 of capital infrastructure therein without overburdening the city and its taxpayers.

3
4 **NOW, THEREFORE, BE IT ORDAINED BY CITY COUNCIL OF THE CITY OF**
5 **APOPKA, FLORIDA, AS FOLLOWS:**

6
7 **SECTION I. AUTHORITY.** This Ordinance is enacted in compliance with and pursuant
8 to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as
9 amended from time to time.

10
11 **SECTION II. FINDINGS.** The foregoing recitals and findings are true and correct and
12 are incorporated herein, adopted, and made a part hereof.

13
14 **SECTION III. AMENDMENT TO EXTERNAL BOUNDARIES OF THE**
15 **DISTRICT.** Section V. of Ordinance No. 2924 is hereby replaced by the following language:

16
17 The external boundaries of the District are described in Exhibit 3 of the Petition.
18 The District, overall, contains 211.081 acres, more or less.

19
20 **SECTION IV. SEVERABILITY.** Should any word, phrase, sentence, subsection or
21 section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or
22 unconstitutional, then that word, phrase, sentence, subsection or section so held shall be severed
23 from this ordinance and all other words, phrases, sentences, subsections, or sections shall remain
24 in full force and effect.

25
26 **SECTION V. CONFLICTING ORDINANCES.** Except to the extent expressly stated
27 herein, Ordinance No. 2924 remains in full force and effect. All other ordinances or part thereof,
28 in conflict herewith are, to the extent of such conflict, repealed.

29
30 **SECTION VI: EFFECTIVE DATE.** That this ordinance and the rules, regulations,
31 provisions, requirements, orders and matters established and adopted hereby shall take effect and
32 be in full force and effect immediately upon its passage and adoption.

33
34 **PASSED UPON** at the first reading of the City Council, this ____ day of _____,
35 2023.

36
37 **PASSED UPON** at the second and final reading of the City Council, this ____ day of
38 _____, 2024.

39
40
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42 _____
43 BRYAN NELSON
44 Mayor
45
46

1 ATTEST:
2
3

4 _____
5 SUSAN M. BONE
6 City Clerk
7
8

9 APPROVED as to legal sufficiency and form:
10
11

12 _____
13 CLIFFORD SHEPARD, City Attorney
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UPDATED PETITION TO AMEND THE BOUNDARIES OF KELLY PARK COMMUNITY DEVELOPMENT DISTRICT

Submitted by: Jere Earlywine, Esq.
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

BEFORE THE CITY COUNCIL FOR THE CITY OF APOPKA, FLORIDA

**PETITION TO AMEND THE BOUNDARIES OF
KELLY PARK COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Kelly Park Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Ordinance No. 2924, and located entirely within the boundaries of the City of Apopka, Florida (“District”), hereby petitions the City Council for the City of Apopka, Florida, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, and specifically Sections 190.046 and 190.005, Florida Statutes, to adopt an amendment to Ordinance No. 2924 to remove approximately 2.328 acres to the District. In support of this petition, the District states:

1. Location and Size. The District is located entirely within the City of Apopka, Orange County, Florida (“County”). **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 213.409 acres of land and is located south of Ondich Road, west of Effie Drive, east of Round Lake Road and north of West Kelly Park Road. The current metes and bounds description of the external boundary of the District is set forth in **Exhibit 2**. The District seeks to contract the boundaries of the District to remove lands to reflect the updated development plans proposed by the developer of the lands. Subsequent to the proposed amendment of the District, the District will encompass approximately 211.081 acres in total. **Exhibit 3** contains the metes and bounds description of the District boundary, as amended (“Amended District”).

2. Excluded Parcels. There are no parcels within the external boundary of the Expansion Parcel which are to be excluded.

3. Landowner Consent. Petitioner has obtained written consent to amend the boundary of the District from the owners of one hundred percent of property subject to the proposed amendment. Documentation of this consent is contained in **Exhibit 4**. The favorable action by the Board of Supervisors of the District, as reflected in Resolution 2023-04 at **Exhibit 5**, constitutes consent for all other lands pursuant to Section 190.046(1)(f), Florida Statutes.

4. Board Members. The five persons designated by the Ordinance as the original Board of Supervisors met and scheduled an election of the landowners as required by Section 190.006, Florida Statutes. The current members of the Board of Supervisors of the District are Seth Bennet, Quint Noordstar, Taryn Galvin, Lou Aveli and Alex Gross.

5. Future Land Uses. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Exhibit 6**. Amendment of the District in the manner proposed is consistent with the adopted local government comprehensive plan.

6. District Facilities and Services. **Exhibit 7**¹ describes the type of facilities District presently expects to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. The estimated costs of constructing the infrastructure serving lands within the Amended District are also identified in **Exhibit 7**. Currently, these improvements are estimated to be made, acquired, constructed, and/or in two (2) phases from 2023 to 2024. Actual construction timetables and expenditures will likely vary, due in part to the

¹ Due to the minor change in the Boundary Amendment, Exhibit 7 has not changed and remains the same as was provided in the original *Petition to Establish the Kelly Park Community Development District*.

effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

7. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Agent Authorization. **Exhibit 9** is an authorization of agent authorizing Jere Earlywine to act as the District's agents in all matters related to the Petition. Copies of all correspondence should be sent to:

Jere Earlywine, Esq.
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

9. Chapter 190, Florida Statutes Requirements Are Met. This petition to amend the boundary of the District should be granted for the following reasons:

a. Amendment of the District's boundary and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted state comprehensive plan or the effective local government comprehensive plan.

b. The area of land within the Amended District is part of a planned community. The Amended District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. Existence of the Amended District will prevent the general body of taxpayers in the County from bearing the burden for installation of the infrastructure and the maintenance of

certain facilities within the development encompassed by the Amended District. The Amended District is the best alternative for delivering community development services and facilities to the Amended District without imposing an additional burden on the general population of the County. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the Amended District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

e. The area to be served by the Amended District is amenable to separate special-district government.

WHEREFORE, the District respectfully requests that the City Council of the City of Apopka, Florida:

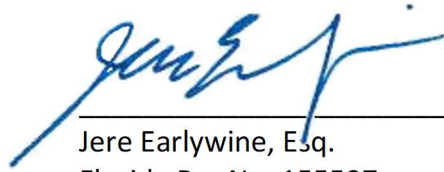
a. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(f), Florida Statutes; and

b. Grant the petition and amend Ordinance No. 2924 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

[CONTINUED ON FOLLOWING PAGE]

RESPECTFULLY SUBMITTED, this 17th day of August, 2023.

KUTAK ROCK LLP



Jere Earlywine, Esq.

Florida Bar No. 155527

Jere.Earlywine@KutakRock.com

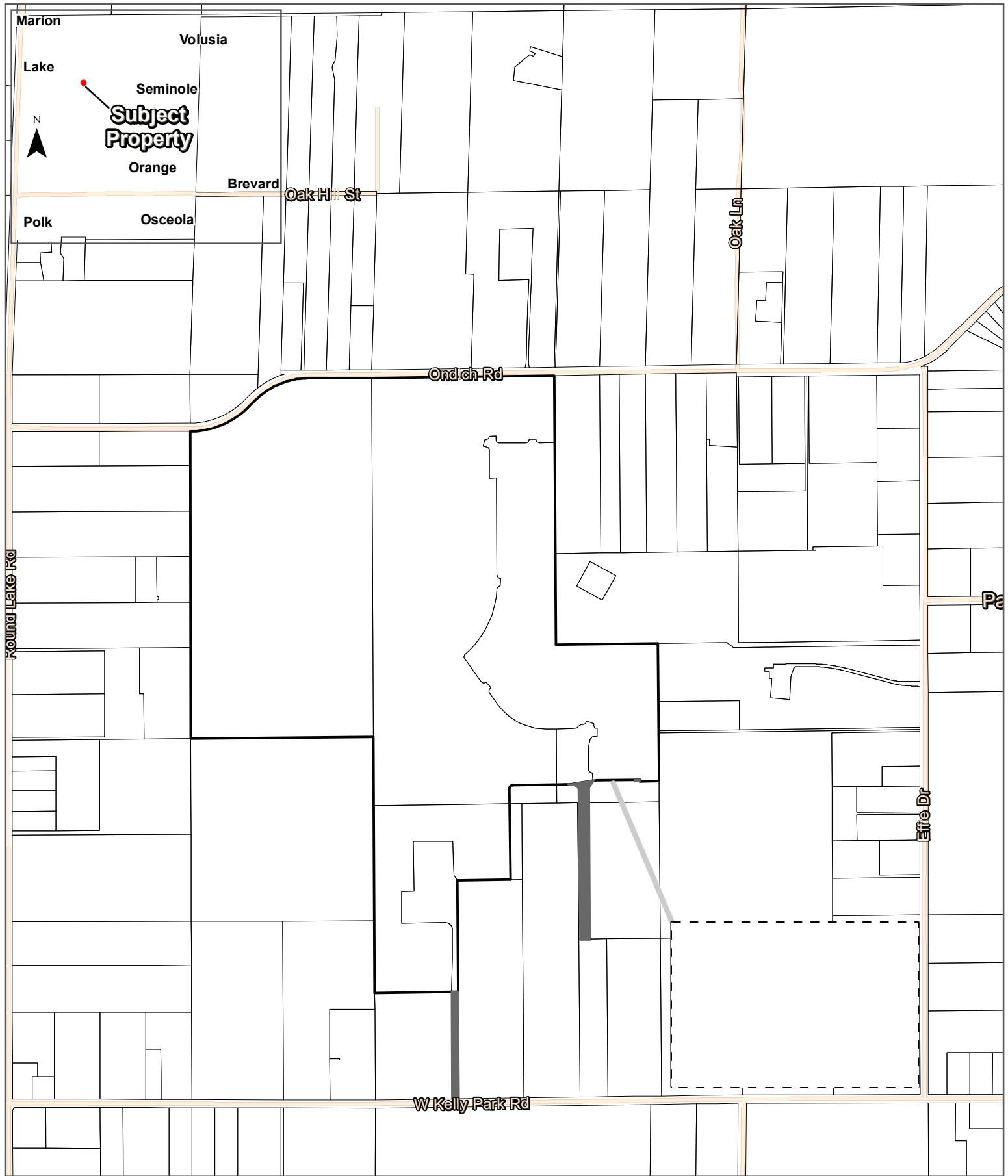
KUTAK ROCK LLP

107 West College Avenue

Tallahassee, Florida 32301

Ph: (850) 528-6152

EXHIBIT 1



Map Source: Esri, Orange County

-  Proposed Subject Property
-  Contraction Parcel Property
-  Parcels
-  Inset

Location Map

Kelly Park Property

POULOS & BENNETT

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

www.poulosandbennett.com
Certificate of Authorization No. 28567



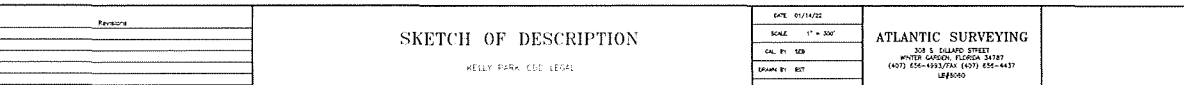
EXHIBIT 2

That part of Section 11, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida; thence run North 89°30'00" East along the South line of said Northwest 1/4 of Section 11, a distance of 1330.40 feet to the Southwest corner of the Southeast 1/4 of said Northwest 1/4 for the POINT OF BEGINNING; thence North 00°07'37" West along the West line of the East 1/2 of said Northwest 1/4, a distance of 2240.16 feet to the South right of way line of Ondich Road as described in Deed Book 948, Page 314, Public Records of Orange County, Florida, said point also being on a non-tangent curve concave Northerly having a radius of 603.70 feet, a chord bearing of North 67°23'18" East, a chord length of 462.04 feet; thence run along said South right of way line and the arc of said curve through a central angle of 44°59'57" an arc length of 474.14 feet to a point of tangency; thence continue along said South right of way line North 44°53'19" East, 69.23 feet to the beginning of a tangent curve concave Southerly having a radius of 543.70 feet, a chord bearing of North 67°23'19" East, a chord length of 416.13 feet; thence run along the arc of said curve through a central angle of 45°00'00" an arc length of 427.02 feet to a point lying 30.00 feet South of the North line of said Northwest 1/4 of Section 11; thence North 89°53'15" East parallel with and 30.00 feet South of said Northwest 1/4, a distance of 462.83 feet to the West line of the Northeast 1/4 of said Section 11; thence continue along the South right of way line of Ondich Road North 89°08'46" East parallel with and 30.00 feet south of said Northeast 1/4, 1328.87 feet to the East line of the West 1/2 of said Northeast 1/4; thence South 00°22'32" East along said East line, 1960.50 feet to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 11; thence North 89°24'58" East along the South line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 11, a distance of 742.86 feet to a point 589.09 feet West of the Southeast corner of said North 1/2 of the Southeast 1/4 of the Northeast 1/4; thence South 00°27'59" East parallel with the East line of the Northeast 1/4 of said Section 11, a distance of 664.66 feet to the South line of the Northeast 1/4 of said Section 11; thence South 00°27'57" East parallel with the East line of the Southeast 1/4 of said Section 11, a distance of 335.81 feet; thence South 89°37'22" West, 136.57 feet; thence North 00°22'38" West, 12.60 feet; thence South 89°37'22" West, 271.43 feet to the beginning of a tangent curve concave Southerly a radius of 471.50 feet, a chord bearing of South 88°02'43" West, a chord length of 25.96 feet; thence run along the arc of said curve through a central angel of 03°09'17", an arc length of 25.96 feet; thence South 44°37'22" West, 109.74 feet; thence South 00°22'38" East, 90.79 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 00°21'14" East, 993.41 feet to the South line of the North 993.38 feet of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 89°12'15" West along said South line, 80.00 feet to a point lying 1182.82 feet West of the East line of the Southeast 1/4 of said Section 11; thence North 00°27'57" West parallel with and 1182.82 feet West of the said East line of the Southeast 1/4, a distance of 993.40 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence North 89°12'15" East along said North line, 11.94 feet; thence North 00°22'38" West, 69.89 feet; thence

North 45°22'38" West, 93.99 feet to the beginning of a non-tangent curve concave Northerly a radius of 528.50 feet, a chord bearing of South 87°00'22" West, a chord length of 41.32 feet; thence run along the arc of said curve through a central angel of 04°28'49", an arc length of 41.33 feet to a point of tangency; thence South 89°14'46" West, 377.38 feet to the beginning of a tangent curve concave Southeasterly a radius of 25.00 feet, a chord bearing of South 44°14'46" West, a chord length of 35.36 feet; thence run along the arc of said curve through a central angel of 90°00'00", an arc length of 39.27 feet to a point of tangency; thence South 00°45'14" East, 110.14 feet to the North line of Lot 1, OCB ACRES, as recorded in Plat Book 58, Page 38, Public Records of Orange County, Florida; thence South 89°15'34" West along said North line, 987.49 feet to the Northwest corner of said Lot 1; thence North 00°17'03" West, 496.88 feet to a 4"x4" concrete monument being the monumented Southeast corner of Northwest 1/4 of said Section 11; thence South 89°32'00" West along the South line of said Northwest 1/4, a distance of 1330.41 feet to the POINT OF BEGINNING.

Containing 189.339 acres, more or less.



LEGAL DESCRIPTION

(THIS IS NOT A SURVEY)

TOGETHER WITH:

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD (60' WIDE COUNTY RIGHT-OF-WAY); THENCE RUN NORTH 89°12'25" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 00°23'15" WEST, 780.35 FEET; THENCE RUN SOUTH 89°12'25" WEST, 558.59 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1365.46 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°15'33" EAST, 930.37 FEET; THENCE RUN SOUTH 00°44'27" EAST, 553.23 FEET; THENCE RUN SOUTH 89°13'13" WEST, 327.64 FEET; THENCE RUN SOUTH 00°23'15" EAST, 1591.78 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD; THENCE SOUTH 89°12'25" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND, LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 24.070 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING NORTH 00°17'05" WEST.
- (4) THE LEGAL DESCRIPTION, HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.



Digitally signed
by David A
White
Date:
2022.02.09
15:43:52 -05'00'

SHEET 1 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: FEBRUARY 8, 2022

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-019

(THIS IS NOT A SURVEY)



NOT PLATTED

NOT PLATTED

P.O.C.
S. 1/4 CORNER
SEC. 11-20-27

WEST LINE, SE. 1/4, SEC. 11-20-27

N00°17'05"W 30.00'

N00°17'05"W 1365.46'

N89°15'33"E 930.37'

N. LINE LOT 1
(P.B. 53, PG. 82)

**PORTION OF LOT 1
O C B ACRES**
(P.B. 53, PG. 82)

24.070 ACRES ±

327.64'

S89°13'13"W

10' DISTRIBUTION EASEMENT
(O.R.B. 6654, PG. 4969)

1591.78'

**LOT 1
O C B ACRES**
(P.B. 53, PG. 82)

S00°44'27"E 553.23'

S00°23'15"E

780.35'

N00°23'15"W

P.O.B.

N00°17'05"W 560.00'

N89°12'25"E (C)

KELLY PARK ROAD
(60' WIDE RIGHT-OF-WAY)

50.00'

S89°12'25"W

P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PG.....PAGE

SHEET 2 OF 2

PEC

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SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: FEBRUARY 8, 2022

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-019

00: | 22-019 Kelly Park Land Description | 22-019 KELLY PARK DESC.dwg Feb 09, 2022 - 3:35pm

EXHIBIT 3

LEGAL DESCRIPTION CROSSROADS KELLY PARK CDD

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING A PORTION OF LOT 1, OCB ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO A PORTION OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°17'05" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°08'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1328.91 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11. THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°22'34" EAST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1960.23 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 89°24'56" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 742.90 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°28'01" EAST, 664.56 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN SOUTH 00°27'50" EAST, 339.32 FEET; THENCE RUN SOUTH 89°31'59" WEST, 139.06 FEET; THENCE RUN NORTH 00°28'01" WEST, 10.59 FEET; THENCE RUN SOUTH 89°31'59" WEST, 296.99 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 470.50 FEET, A CENTRAL ANGLE OF 10°06'03", AN ARC LENGTH OF 82.95 FEET, A CHORD LENGTH OF 82.84 FEET AND A CHORD BEARING OF SOUTH 84°28'58" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 79°25'56" WEST, 76.26 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 529.50 FEET, A CENTRAL ANGLE OF 09°49'36", AN ARC LENGTH OF 90.81 FEET, A CHORD LENGTH OF 90.70 FEET AND A CHORD BEARING OF SOUTH 84°20'44" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°15'33" WEST, 380.87 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 44°15'33" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°44'27" EAST, 663.19 FEET; THENCE RUN SOUTH 89°13'13" WEST, 386.64 FEET; THENCE RUN SOUTH 00°23'15" EAST, 811.43 FEET; THENCE RUN SOUTH 89°12'25" WEST, 608.59 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1863.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE RUN SOUTH 89°30'17" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 1330.44 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 00°07'41" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 2239.19 FEET TO A POINT LYING ON AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD, SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 603.70 FEET, A CENTRAL ANGLE OF 44°59'58", AN ARC LENGTH OF 474.14 FEET, A CHORD LENGTH OF 462.05 FEET AND A CHORD BEARING OF NORTH 67°23'06" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 44°53'07" EAST, 69.20 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 543.70 FEET, A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 427.02 FEET, A CHORD LENGTH OF 416.13 FEET AND A CHORD BEARING OF NORTH 67°23'07" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°53'07" EAST, 462.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 211.081 ACRES MORE OR LESS.

(THIS IS NOT A SURVEY)

SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTION



Digitally signed
by David A
White
Date:
2023.07.10
13:33:02 -04'00'
SHEET 1 OF 4

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-118

*LEGAL DESCRIPTION
CROSSROADS KELLY PARK CDD*

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST. BEING NORTH 89°08'52" EAST
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 2 OF 4

PEC

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SECTION II, TOWNSHIP 20 SOUTH, RANGE 27 EAST

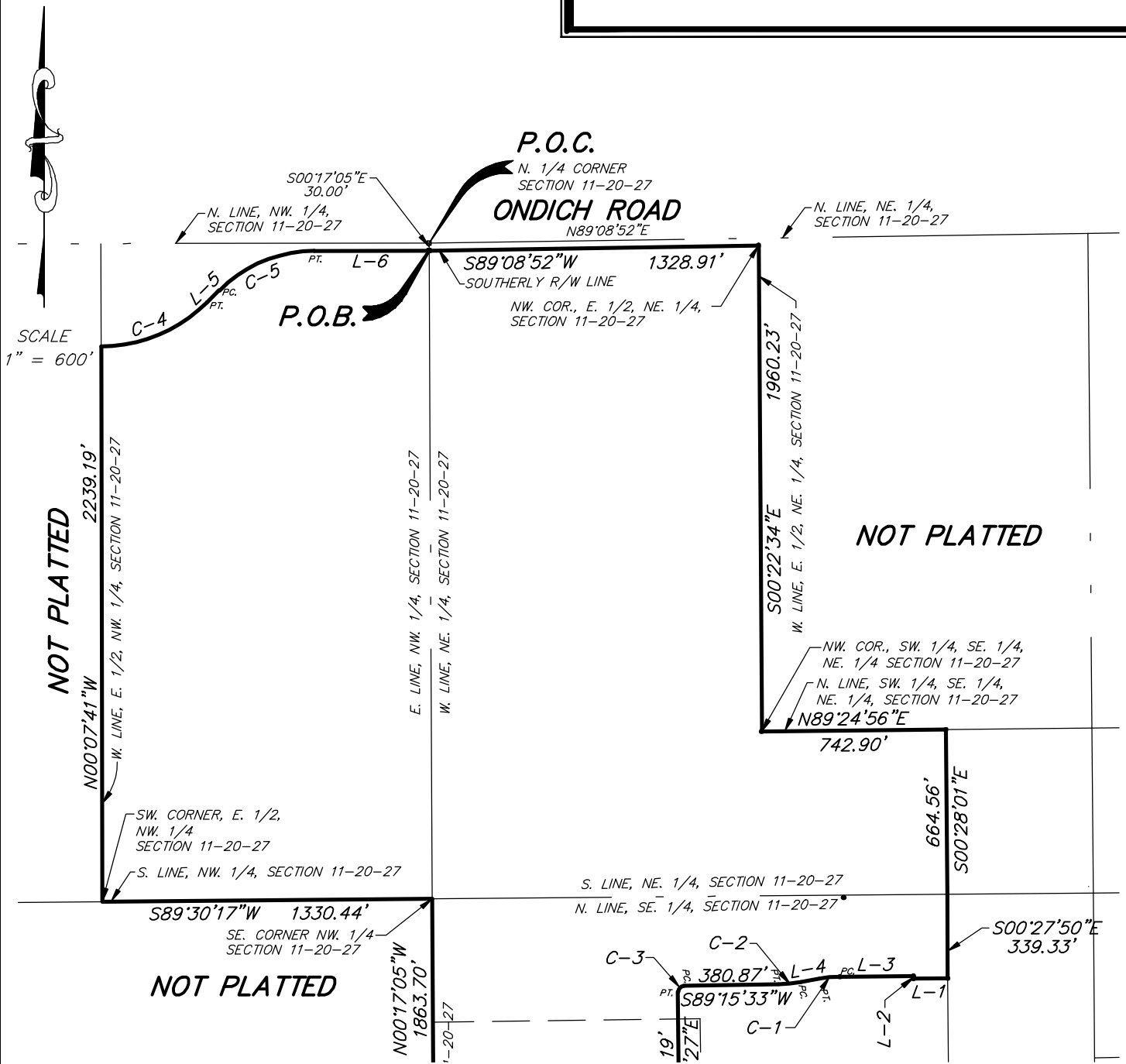
DATE: JULY 10, 2023

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-118

LEGAL DESCRIPTION CROSSROADS KELLY PARK CDD



SEE SHEET 4 OF 4

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 3 OF 4

PEC

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SECTION II, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-118

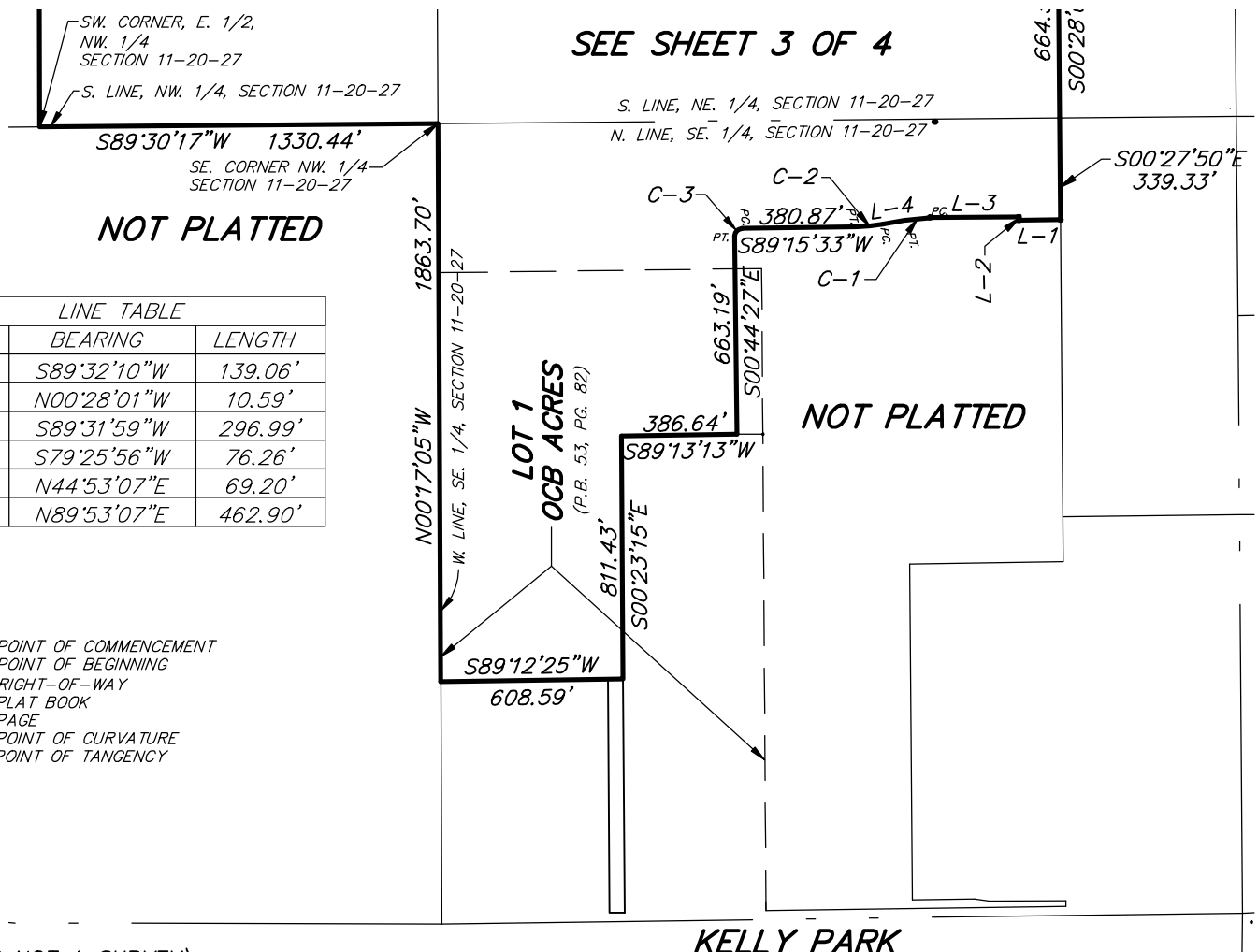
O:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:31pm

LEGAL DESCRIPTION CROSSROADS KELLY PARK CDD



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	470.50'	10°06'03"	82.95'	82.84'	S84°28'58"W
C-2	529.50'	9°49'36"	90.81'	90.70'	S84°20'44"W
C-3	25.00'	90°00'00"	39.27'	35.36'	S44°15'33"W
C-4	603.70'	44°59'58"	474.14'	462.05'	N67°23'06"E
C-5	543.70'	45°00'00"	427.02'	416.13'	N67°23'07"E

SCALE
1" = 600'



LINE TABLE		
LINE	BEARING	LENGTH
L-1	S89°32'10"W	139.06'
L-2	N00°28'01"W	10.59'
L-3	S89°31'59"W	296.99'
L-4	S79°25'56"W	76.26'
L-5	N44°53'07"E	69.20'
L-6	N89°53'07"E	462.90'

LEGEND

P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PG.....PAGE
PC.....POINT OF CURVATURE
PT.....POINT OF TANGENCY

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 4 OF 4

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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WWW.PECONLINE.COM

SECTION II, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-118

O:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:31pm

EXHIBIT 4

**CONSENT AND JOINDER OF LANDOWNER FOR THE
AMENDMENT OF THE BOUNDARIES OF THE
KELLY PARK COMMUNITY DEVELOPMENT DISTRICT
[CONTRACTION PARCEL]**

The undersigned are the owners of, or may be successors in interests, in a portion of certain lands which are more fully described as the "Contraction Parcels" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges, to the extent of the undersigned's respective interests in the Property, if any, that the Board of Supervisors of the Kelly Park Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owners of lands that are intended to constitute lands to be removed from the District, the undersigned understand and acknowledge that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be removed from the District.

The undersigned hereby request and consent to removal of the Property from the District and agree to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledge that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agree that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represent and warrant that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[signatures on following page]

Executed this 20 day of July, 2023.

WITNESS

KELLY PARK LAND INVESTMENTS, LLC

By: Seth Bennett
Name: Seth Bennett

Mike Galvin
By: MIKE GALVIN
Its: MANAGER

By: Robert Nardostian
Name: ROBERT NARDOSTIAN

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 20 day of July, 2023, by Mike Galvin, as Manager of Kelly Park Land Investments, on its behalf. He ☒ is personally known to me or ☐ produced _____ as identification.



Stacey Ann Gray
Notary Public, State of Florida

[CONTINUED ON FOLLOWING PAGE]

WITNESS

HARRIS KP, LLC

By: Bonnie Palazzo
Name: Bonnie Palazzo

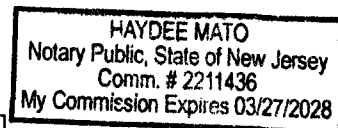
Marvin Strauss
By: Marvin Strauss
Its: Manager

By: Karen Stangle
Name: Karen Stangle

NEW JERSEY
STATE OF ~~FLORIDA~~
COUNTY OF MIDDLESEX

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of AUGUST, 2023, by Marvin Strauss as Manager of Harris KP LLC on its behalf. He ☒ is personally known to me or ☐ produced _____ as identification.

Haydee Mato
Notary Public, State of Florida



[CONTINUED ON FOLLOWING PAGE]

WITNESS

GALVIN-HARRIS LAND SERVICES, LLC

By: Seth Bennett
Name: Seth Bennett

Mike Galvin
By: Mike Galvin
Its: MANAGER

By: Robert Noorstad
Name: ROBERT NOORSTAD

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of July, 2023, by Mike Galvin, as Manager of Galvin-Harris Land Services, LLC, on its behalf. He ☒ is personally known to me or ☐ produced _____ as identification.



Stacey Ann Gray
Notary Public, State of Florida

EXHIBIT A: Legal Description

EXHIBIT A:
Legal Description

ORIGINAL BOUNDARIES OF THE KELLY PARK CDD

That part of Section 11, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

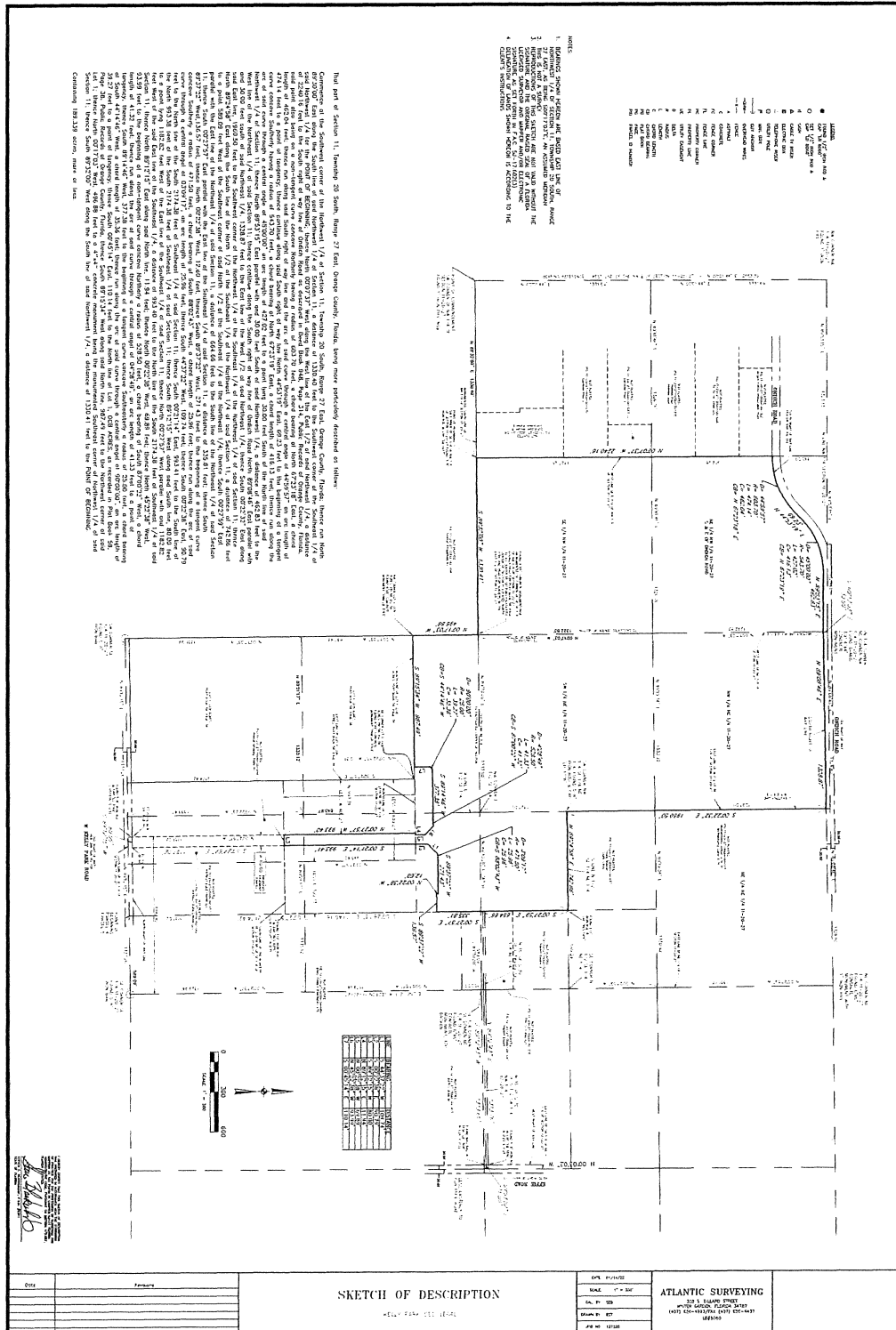
Commence at the Southwest corner of the Northwest 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida; thence run North 89°30'00" East along the South line of said Northwest 1/4 of Section 11, a distance of 1330.40 feet to the Southwest corner of the Southeast 1/4 of said Northwest 1/4 for the POINT OF BEGINNING; thence North 00°07'37" West along the West line of the East 1/2 of said Northwest 1/4, a distance of 2240.16 feet to the South right of way line of Ondich Road as described in Deed Book 948, Page 314, Public Records of Orange County, Florida, said point also being on a non-tangent curve concave Northerly having a radius of 603.70 feet, a chord bearing of North 67°23'18" East, a chord length of 462.04 feet; thence run along said South right of way line and the arc of said curve through a central angle of 44°59'57" an arc length of 474.14 feet to a point of tangency; thence continue along said South right of way line North 44°53'19" East, 69.23 feet to the beginning of a tangent curve concave Southerly having a radius of 543.70 feet, a chord bearing of North 67°23'19" East, a chord length of 416.13 feet; thence run along the arc of said curve through a central angle of 45°00'00" an arc length of 427.02 feet to a point lying 30.00 feet South of the North line of said Northwest 1/4 of Section 11; thence North 89°53'15" East parallel with and 30.00 feet South of said Northwest 1/4, a distance of 462.83 feet to the West line of the Northeast 1/4 of said Section 11; thence continue along the South right of way line of Ondich Road North 89°08'46" East parallel with and 30.00 feet south of said Northeast 1/4, 1328.87 feet to the East line of the West 1/2 of said Northeast 1/4; thence South 00°22'32" East along said East line, 1960.50 feet to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 11; thence North 89°24'58" East along the South line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 11, a distance of 742.86 feet to a point 589.09 feet West of the Southeast corner of said North 1/2 of the Southeast 1/4 of the Northeast 1/4; thence South 00°27'59" East parallel with the East line of the Northeast 1/4 of said Section 11, a distance of 664.66 feet to the South line of the Northeast 1/4 of said Section 11; thence South 00°27'57" East parallel with the East line of the Southeast 1/4 of said Section 11, a distance of 335.81 feet; thence South 89°37'22" West, 136.57 feet; thence North 00°22'38" West, 12.60 feet; thence South 89°37'22" West, 271.43 feet to the beginning of a tangent curve concave Southerly a radius of 471.50 feet, a chord bearing of South 88°02'43" West, a chord length of 25.96 feet; thence run along the arc of said curve through a central angle of 03°09'17", an arc length of 25.96 feet; thence South 44°37'22" West, 109.74 feet; thence South 00°22'38" East, 90.79 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 00°21'14" East, 993.41 feet to the South line of the North 993.38 feet of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 89°12'15" West along said South line, 80.00 feet to a point lying 1182.82 feet West of the East line of the Southeast 1/4 of said Section 11; thence North 00°27'57" West parallel with and 1182.82 feet West of the said East line of the Southeast 1/4, a distance of 993.40 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence North 89°12'15" East along said North line, 11.94 feet; thence North 00°22'38" West, 69.89 feet; thence

CONTINUED ON FOLLOWING PAGE

North 45°22'38" West, 93.99 feet to the beginning of a non-tangent curve concave Northerly a radius of 528.50 feet, a chord bearing of South 87°00'22" West, a chord length of 41.32 feet; thence run along the arc of said curve through a central angel of 04°28'49", an arc length of 41.33 feet to a point of tangency; thence South 89°14'46" West, 377.38 feet to the beginning of a tangent curve concave Southeasterly a radius of 25.00 feet, a chord bearing of South 44°14'46" West, a chord length of 35.36 feet; thence run along the arc of said curve through a central angel of 90°00'00", an arc length of 39.27 feet to a point of tangency; thence South 00°45'14" East, 110.14 feet to the North line of Lot 1, OCB ACRES, as recorded in Plat Book 58, Page 38, Public Records of Orange County, Florida; thence South 89°15'34" West along said North line, 987.49 feet to the Northwest corner of said Lot 1; thence North 00°17'03" West, 496.88 feet to a 4"x4" concrete monument being the monumented Southeast corner of Northwest 1/4 of said Section 11; thence South 89°32'00" West along the South line of said Northwest 1/4, a distance of 1330.41 feet to the POINT OF BEGINNING.

Containing 189.339 acres, more or less.

CONTINUED ON FOLLOWING PAGE



LEGAL DESCRIPTION

(THIS IS NOT A SURVEY)

TOGETHER WITH:

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD (60' WIDE COUNTY RIGHT-OF-WAY); THENCE RUN NORTH 89°12'25" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 00°23'15" WEST, 780.35 FEET; THENCE RUN SOUTH 89°12'25" WEST, 558.59 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1365.46 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°15'33" EAST, 930.37 FEET; THENCE RUN SOUTH 00°44'27" EAST, 553.23 FEET; THENCE RUN SOUTH 89°13'13" WEST, 327.64 FEET; THENCE RUN SOUTH 00°23'15" EAST, 1591.78 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD; THENCE SOUTH 89°12'25" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND, LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 24.070 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING NORTH 00°17'05" WEST.
- (4) THE LEGAL DESCRIPTION, HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.



Digitally signed
by David A
White

Date:
2022.02.09
15:43:52 -05'00'

SHEET 1 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: FEBRUARY 8, 2022

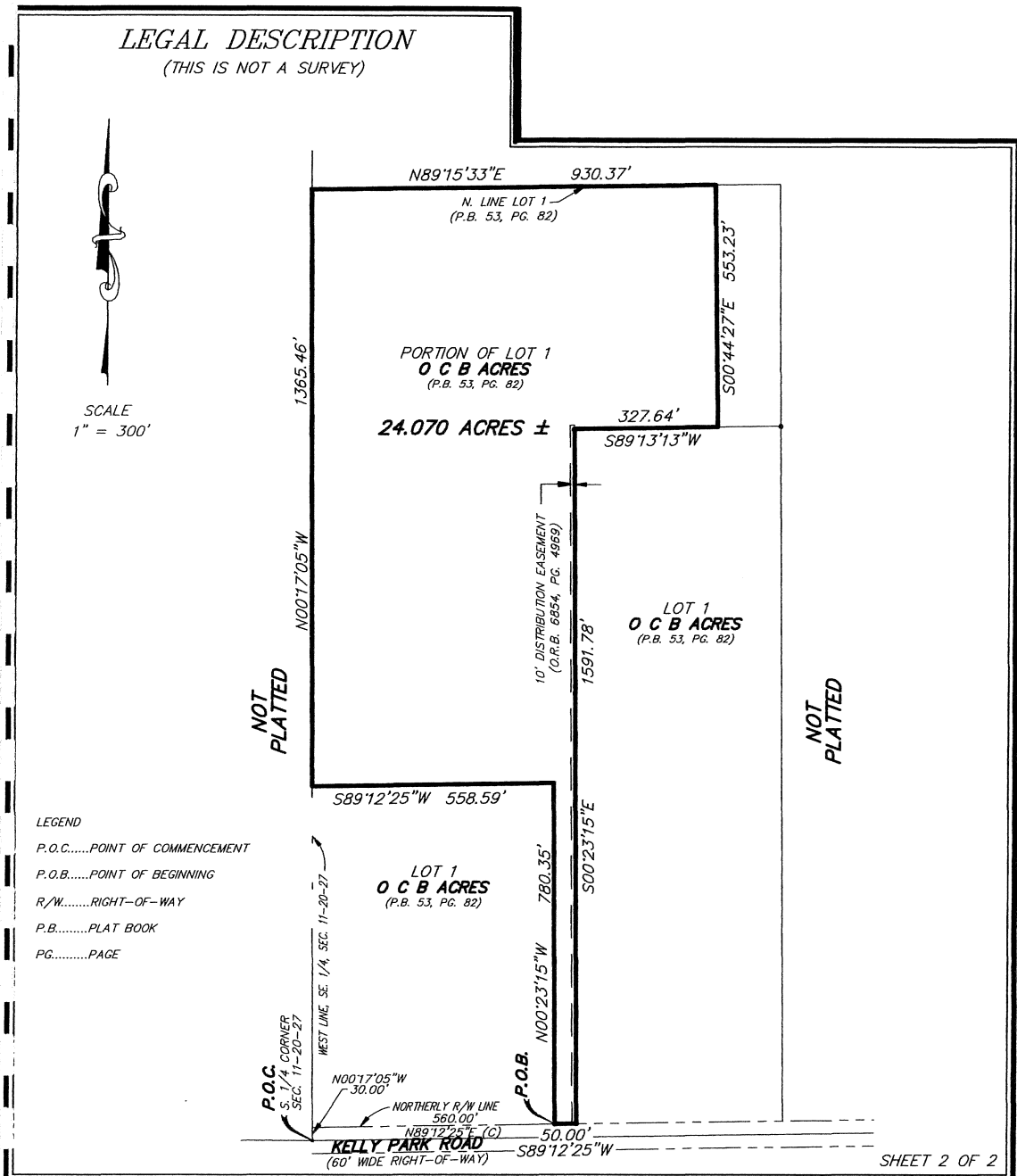
PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-019

CONTINUED ON FOLLOWING PAGE

O: 22-019 Kelly Park Land Description | 22-019 KELLY PARK DESC.dwg Feb 09, 2022 - 3:41pm



PEC

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WWW.PECONLINE.COM

SECTION II, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: FEBRUARY 8, 2022

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-019

CONTINUED ON FOLLOWING PAGE

O: 22-019 Kelly Park Land Description\22-019 KELLY PARK DESC.dwg Feb 09, 2022 - 3:35pm

LESS AND EXCEPT THE AMENDED BOUNDARIES OF THE KELLY PARK CDD:

LEGAL DESCRIPTION CROSSROADS KELLY PARK CDD

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING A PORTION OF LOT 1, OCB ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO A PORTION OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°17'05" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°08'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1328.91 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°22'34" EAST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1960.23 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 89°24'56" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 742.90 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°28'01" EAST, 664.56 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN SOUTH 00°27'50" EAST, 339.32 FEET; THENCE RUN SOUTH 89°31'59" WEST, 139.06 FEET; THENCE RUN NORTH 00°28'01" WEST, 10.59 FEET; THENCE RUN SOUTH 89°31'59" WEST, 296.99 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 470.50 FEET, A CENTRAL ANGLE OF 10°06'03", AN ARC LENGTH OF 82.95 FEET, A CHORD LENGTH OF 82.84 FEET AND A CHORD BEARING OF SOUTH 84°28'58" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 79°25'56" WEST, 76.26 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 529.50 FEET, A CENTRAL ANGLE OF 09°49'36", AN ARC LENGTH OF 90.81 FEET, A CHORD LENGTH OF 90.70 FEET AND A CHORD BEARING OF SOUTH 84°20'44" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°15'33" WEST, 380.87 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 44°15'33" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°44'27" EAST, 663.19 FEET; THENCE SOUTH 89°13'13" WEST, 386.64 FEET; THENCE SOUTH 00°23'15" EAST, 811.43 FEET; THENCE SOUTH 89°12'25" WEST, 608.59 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1863.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89°30'17" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 1330.44 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 00°07'41" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 2239.19 FEET TO A POINT LYING ON AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD, SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 603.70 FEET, A CENTRAL ANGLE OF 44°59'58", AN ARC LENGTH OF 474.14 FEET, A CHORD LENGTH OF 462.05 FEET AND A CHORD BEARING OF NORTH 67°23'06" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 44°53'07" EAST, 69.20 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 543.70 FEET, A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 427.02 FEET, A CHORD LENGTH OF 416.13 FEET AND A CHORD BEARING OF NORTH 67°23'07" EAST TO THE POINT OF TANGENCY; THENCE NORTH 89°53'07" EAST, 462.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 211.081 ACRES MORE OR LESS.

(THIS IS NOT A SURVEY)

SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTION

Digitally signed
by David A
White
Date:
2023.07.10
13:33:02 -04'00'
SHEET 1 OF 4

PEC

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CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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SECTION II, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-118

CONTINUED ON FOLLOWING PAGE

C:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:30pm

**LEGAL DESCRIPTION
CROSSROADS KELLY PARK CDD**

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST. BEING NORTH 89°08'52" EAST
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 2 OF 4

PEC

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SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-118

O: \\22-118 Kelly Park CDD\\22-118 LEGAL.dwg Jul 10, 2023 - 1:30pm

CONTINUED ON FOLLOWING PAGE

P.O.C.

N. 1/4 CORNER
SECTION 11-20-27

ONDICH ROAD
N89°08'52"E

S00°17'05"E
30.00'

N. LINE, NW. 1/4,
SECTION 11-20-27

C-4 L-5 C-5
PT. FC

P.O.B.

S89°08'52"W
SOUTHERLY R/W LINE

1328.91'

NW. COR., E. 1/2, NE. 1/4,
SECTION 11-20-27

SCALE
1" = 600'

NOT PLATTED

2239.19'
W. LINE, E. 1/2, NW. 1/4, SECTION 11-20-27

E. LINE, NW. 1/4, SECTION 11-20-27

W. LINE, NE. 1/4, SECTION 11-20-27

NOT PLATTED

1960.23'
W. LINE, E. 1/2, NE. 1/4, SECTION 11-20-27

NOT PLATTED

NW. COR., SW. 1/4, SE. 1/4,
NE. 1/4 SECTION 11-20-27

N. LINE, SW. 1/4, SE. 1/4,
NE. 1/4, SECTION 11-20-27

N89°24'56"E

742.90'

SW. CORNER, E. 1/2,
NW. 1/4
SECTION 11-20-27

S. LINE, NW. 1/4, SECTION 11-20-27

S89°30'17"W 1330.44'

SE. CORNER NW. 1/4
SECTION 11-20-27

NOT PLATTED

N00°17'05"W
1863.70'

S. LINE, NE. 1/4, SECTION 11-20-27

N. LINE, SE. 1/4, SECTION 11-20-27

C-3 C-2 L-4 L-3
PT. S 380.87' L-1
S89°15'33"W
C-1 L-2

19' 27"

664.56'
S00°28'01"E

S00°27'50"E
339.33'

SEE SHEET 4 OF 4

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

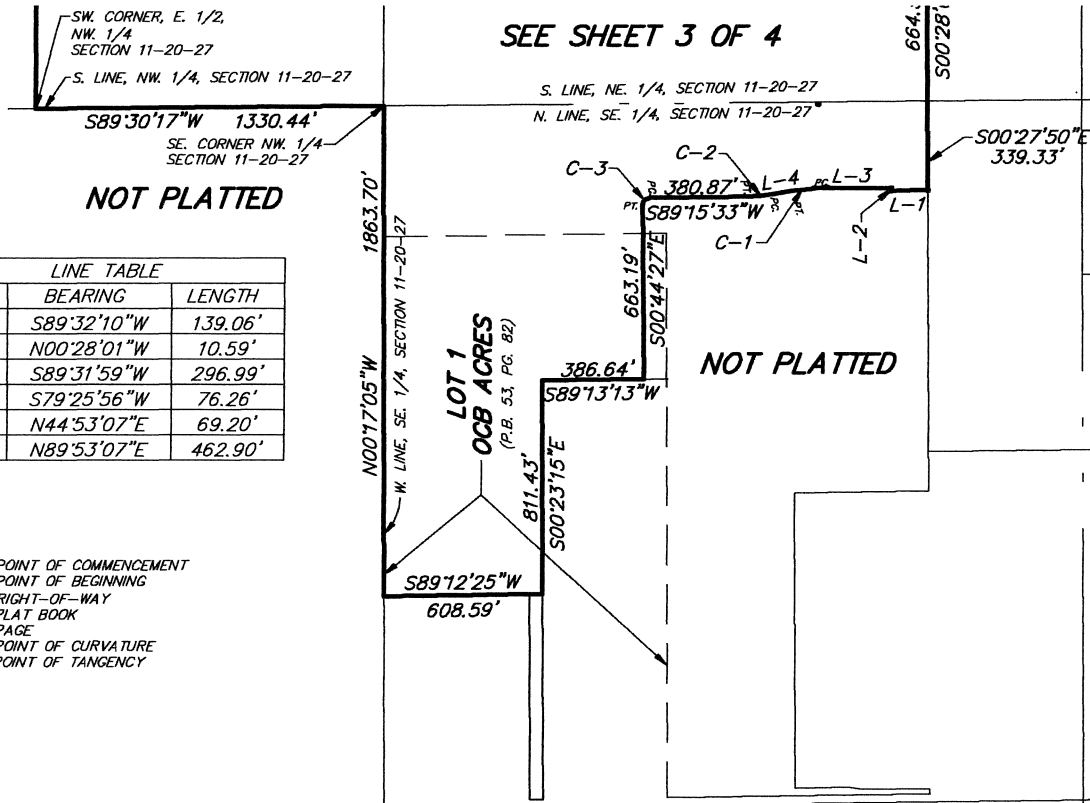
SHEET 3 OF 4

LEGAL DESCRIPTION CROSSROADS KELLY PARK CDD



SCALE
1" = 600'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	470.50'	10°06'03"	82.95'	82.84'	S84°28'58"W
C-2	529.50'	9°49'36"	90.81'	90.70'	S84°20'44"W
C-3	25.00'	90°00'00"	39.27'	35.36'	S44°15'33"W
C-4	603.70'	44°59'58"	474.14'	462.05'	N67°23'06"E
C-5	543.70'	45°00'00"	427.02'	416.13'	N67°23'07"E



LINE TABLE		
LINE	BEARING	LENGTH
L-1	S89°32'10"W	139.06'
L-2	N00°28'01"W	10.59'
L-3	S89°31'59"W	296.99'
L-4	S79°25'56"W	76.26'
L-5	N44°53'07"E	69.20'
L-6	N89°53'07"E	462.90'

LEGEND
P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PG.....PAGE
PC.....POINT OF CURVATURE
PT.....POINT OF TANGENCY

(THIS IS NOT A SURVEY)
SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

KELLY PARK

SHEET 4 OF 4

PEC | **SURVEYING AND MAPPING, LLC**
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SECTION II, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023 PREP BY: J.L.M. DRAWN BY: J.L.M. JOB #: 22-118

O: 22-118 Kelly Park CDD 22-118 LEGAL.dwg Jul 10, 2023 - 1:31pm

**CONSENT AND JOINDER OF LANDOWNER FOR THE
AMENDMENT OF THE BOUNDARIES OF THE
KELLY PARK COMMUNITY DEVELOPMENT DISTRICT
[CONTRACTION PARCEL]**

The undersigned are the owners of a portion of certain lands which are more fully described as the "Contraction Parcels" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges, to the extent of the undersigned's respective interests in the Property, if any, that the Board of Supervisors of the Kelly Park Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owners of lands that are intended to constitute lands to be removed from the District, the undersigned understand and acknowledge that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be removed from the District.

The undersigned hereby request and consent to removal of the Property from the District and agree to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledge that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agree that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represent and warrant that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[signatures on following page]

Executed this 3rd day of August, 2023.

WITNESS

PRM APOPKA/KELLY PARK OWNER LLC, a
Delaware limited liability company

By: [Signature]
Name: Christian Jensen

BY: Panther Residential Investments LLC, a
Massachusetts limited liability company,
its Manager

By: [Signature]
Name: Ashley Stiles

By: [Signature]
Print Name: Louis F. Karger
Its: Manager

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 3rd day of August, 2023, by Louis F. Karger, as Manager
of Panther Residential Investments LLC, a Massachusetts limited liability company, as Manager
of PRM Apopka/Kelly Park Owner LLC, a Delaware limited liability company, on behalf of the
company. He ☒ is personally known to me or ☐ produced
_____ as identification.

[NOTARIAL SEAL]

[Signature]
Notary Public, Commonwealth of Massachusetts
Print or Stamp Name: Ellen E Carpenter
My Commission Expires: 7/13/2029



Ellen E. Carpenter
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
7/13/2029

Attachments:

EXHIBIT A: Legal Description

EXHIBIT A:
Legal Description

ORIGINAL BOUNDARIES OF THE KELLY PARK CDD

That part of Section 11, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida; thence run North 89°30'00" East along the South line of said Northwest 1/4 of Section 11, a distance of 1330.40 feet to the Southwest corner of the Southeast 1/4 of said Northwest 1/4 for the POINT OF BEGINNING; thence North 00°07'37" West along the West line of the East 1/2 of said Northwest 1/4, a distance of 2240.16 feet to the South right of way line of Ondich Road as described in Deed Book 948, Page 314, Public Records of Orange County, Florida, said point also being on a non-tangent curve concave Northerly having a radius of 603.70 feet, a chord bearing of North 67°23'18" East, a chord length of 462.04 feet; thence run along said South right of way line and the arc of said curve through a central angle of 44°59'57" an arc length of 474.14 feet to a point of tangency; thence continue along said South right of way line North 44°53'19" East, 69.23 feet to the beginning of a tangent curve concave Southerly having a radius of 543.70 feet, a chord bearing of North 67°23'19" East, a chord length of 416.13 feet; thence run along the arc of said curve through a central angle of 45°00'00" an arc length of 427.02 feet to a point lying 30.00 feet South of the North line of said Northwest 1/4 of Section 11; thence North 89°53'15" East parallel with and 30.00 feet South of said Northwest 1/4, a distance of 462.83 feet to the West line of the Northeast 1/4 of said Section 11; thence continue along the South right of way line of Ondich Road North 89°08'46" East parallel with and 30.00 feet south of said Northeast 1/4, 1328.87 feet to the East line of the West 1/2 of said Northeast 1/4; thence South 00°22'32" East along said East line, 1960.50 feet to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 11; thence North 89°24'58" East along the South line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 11, a distance of 742.86 feet to a point 589.09 feet West of the Southeast corner of said North 1/2 of the Southeast 1/4 of the Northeast 1/4; thence South 00°27'59" East parallel with the East line of the Northeast 1/4 of said Section 11, a distance of 664.66 feet to the South line of the Northeast 1/4 of said Section 11; thence South 00°27'57" East parallel with the East line of the Southeast 1/4 of said Section 11, a distance of 335.81 feet; thence South 89°37'22" West, 136.57 feet; thence North 00°22'38" West, 12.60 feet; thence South 89°37'22" West, 271.43 feet to the beginning of a tangent curve concave Southerly a radius of 471.50 feet, a chord bearing of South 88°02'43" West, a chord length of 25.96 feet; thence run along the arc of said curve through a central angle of 03°09'17", an arc length of 25.96 feet; thence South 44°37'22" West, 109.74 feet; thence South 00°22'38" East, 90.79 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 00°21'14" East, 993.41 feet to the South line of the North 993.38 feet of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 89°12'15" West along said South line, 80.00 feet to a point lying 1182.82 feet West of the East line of the Southeast 1/4 of said Section 11; thence North 00°27'57" West parallel with and 1182.82 feet West of the said East line of the Southeast 1/4, a distance of 993.40 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence North 89°12'15" East along said North line, 11.94 feet; thence North 00°22'38" West, 69.89 feet; thence

CONTINUED ON FOLLOWING PAGE

North 45°22'38" West, 93.99 feet to the beginning of a non-tangent curve concave Northerly a radius of 528.50 feet, a chord bearing of South 87°00'22" West, a chord length of 41.32 feet; thence run along the arc of said curve through a central angel of 04°28'49", an arc length of 41.33 feet to a point of tangency; thence South 89°14'46" West, 377.38 feet to the beginning of a tangent curve concave Southeasterly a radius of 25.00 feet, a chord bearing of South 44°14'46" West, a chord length of 35.36 feet; thence run along the arc of said curve through a central angel of 90°00'00", an arc length of 39.27 feet to a point of tangency; thence South 00°45'14" East, 110.14 feet to the North line of Lot 1, OCB ACRES, as recorded in Plat Book 58, Page 38, Public Records of Orange County, Florida; thence South 89°15'34" West along said North line, 987.49 feet to the Northwest corner of said Lot 1; thence North 00°17'03" West, 496.88 feet to a 4"x4" concrete monument being the monumented Southeast corner of Northwest 1/4 of said Section 11; thence South 89°32'00" West along the South line of said Northwest 1/4, a distance of 1330.41 feet to the POINT OF BEGINNING.

Containing 189.339 acres, more or less.

CONTINUED ON FOLLOWING PAGE

LEGAL DESCRIPTION

(THIS IS NOT A SURVEY)

TOGETHER WITH:

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD (60' WIDE COUNTY RIGHT-OF-WAY); THENCE RUN NORTH 89°12'25" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 00°23'15" WEST, 780.35 FEET; THENCE RUN SOUTH 89°12'25" WEST, 558.59 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1365.46 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°15'33" EAST, 930.37 FEET; THENCE RUN SOUTH 00°44'27" EAST, 553.23 FEET; THENCE RUN SOUTH 89°13'13" WEST, 327.64 FEET; THENCE RUN SOUTH 00°23'15" EAST, 1591.78 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD; THENCE SOUTH 89°12'25" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND, LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 24.070 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING NORTH 00°17'05" WEST.
- (4) THE LEGAL DESCRIPTION, HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.



Digitally signed
by David A
White

Date:
2022.02.09
15:43:52 -05'00'

SHEET 1 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

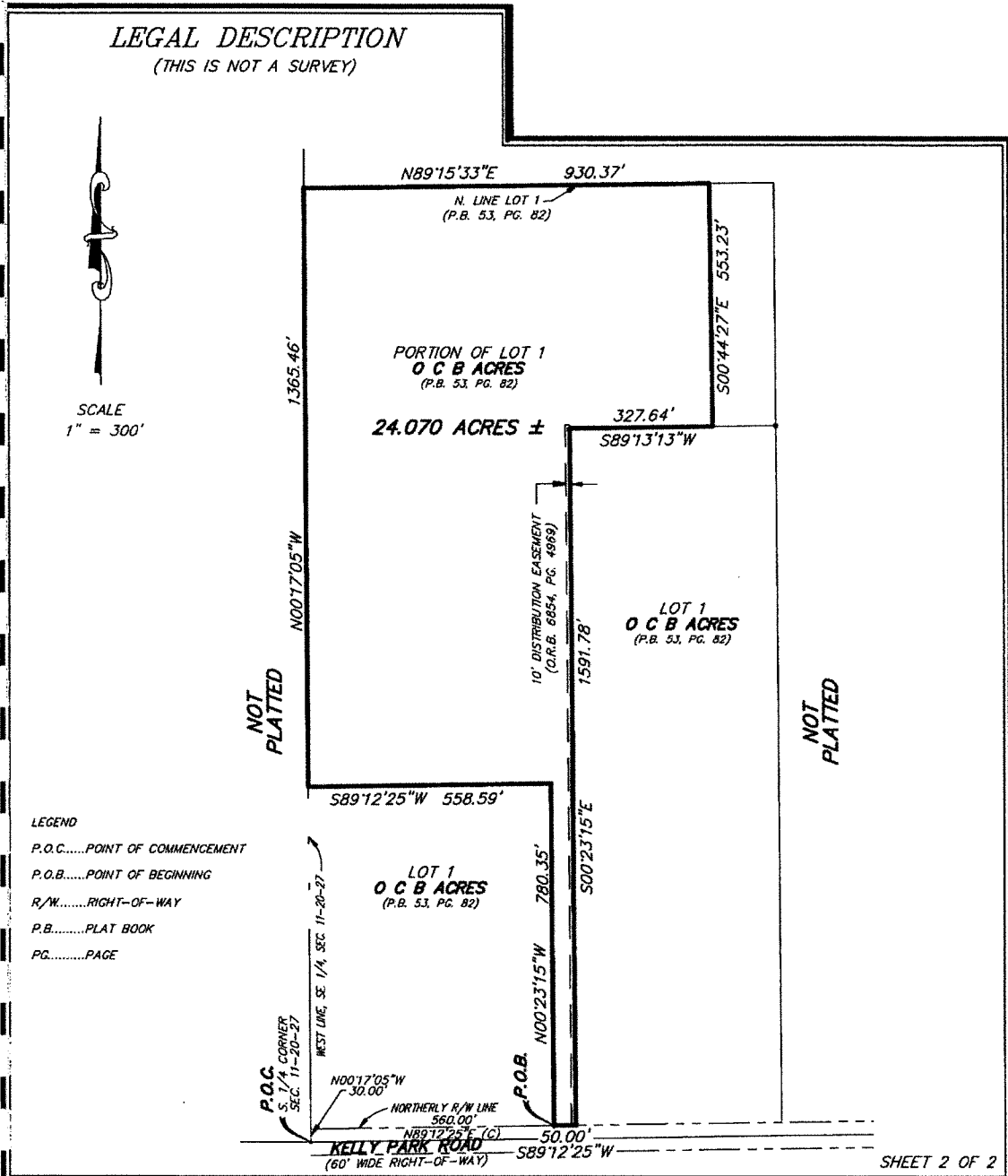
DATE: FEBRUARY 8, 2022

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-019

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SECTION II, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: FEBRUARY 8, 2022

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-019

CONTINUED ON FOLLOWING PAGE

LESS AND EXCEPT THE AMENDED BOUNDARIES OF THE KELLY PARK CDD:

**LEGAL DESCRIPTION
CROSSROADS KELLY PARK CDD**

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING A PORTION OF LOT 1, OCB ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO A PORTION OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°17'05" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°08'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1328.91 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11. THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°22'34" EAST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1960.23 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 89°24'56" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 742.90 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°28'01" EAST, 664.56 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN SOUTH 00°27'50" EAST, 339.32 FEET; THENCE RUN SOUTH 89°31'59" WEST, 139.06 FEET; THENCE RUN NORTH 00°28'01" WEST, 10.59 FEET; THENCE RUN SOUTH 89°31'59" WEST, 296.99 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 470.50 FEET, A CENTRAL ANGLE OF 10°06'03", AN ARC LENGTH OF 82.95 FEET, A CHORD LENGTH OF 82.84 FEET AND A CHORD BEARING OF SOUTH 84°28'58" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 79°25'56" WEST, 76.26 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 529.50 FEET, A CENTRAL ANGLE OF 09°49'36", AN ARC LENGTH OF 90.81 FEET, A CHORD LENGTH OF 90.70 FEET AND A CHORD BEARING OF SOUTH 84°20'44" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°15'33" WEST, 380.87 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 44°15'33" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°44'27" EAST, 663.19 FEET; THENCE SOUTH 89°13'13" WEST, 386.64 FEET; THENCE SOUTH 00°23'15" EAST, 811.43 FEET; THENCE SOUTH 89°12'25" WEST, 608.59 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1863.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89°30'17" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 1330.44 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 00°07'41" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 2239.19 FEET TO A POINT LYING ON AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD. SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 603.70 FEET, A CENTRAL ANGLE OF 44°59'58", AN ARC LENGTH OF 474.14 FEET, A CHORD LENGTH OF 462.05 FEET AND A CHORD BEARING OF NORTH 67°23'06" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 44°53'07" EAST, 69.20 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 543.70 FEET, A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 427.02 FEET, A CHORD LENGTH OF 416.13 FEET AND A CHORD BEARING OF NORTH 67°23'07" EAST TO THE POINT OF TANGENCY; THENCE NORTH 89°53'07" EAST, 462.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 211.081 ACRES MORE OR LESS.

(THIS IS NOT A SURVEY)

SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTION



Digitally signed
by David A
White
Date:
2023.07.10
13:33:02 -04'00'
SHEET 1 OF 4

PEC

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SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-118

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**LEGAL DESCRIPTION
CROSSROADS KELLY PARK CDD**

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING NORTH 89°08'52" EAST
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 2 OF 4

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SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-118

O:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:30pm

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CROSSROADS KELLY PARK CDD

LEGAL DESCRIPTION

ONDICH ROAD

P.O.C.

N. 1/4 CORNER
SECTION 11-20-27

N89°08'52"E
1328.91'

S89°08'52"W
SOUTHERLY R/W LINE

NW. COR., E. 1/2, NE. 1/4,
SECTION 11-20-27

N. LINE, NW. 1/4,
SECTION 11-20-27

N. LINE, NE. 1/4,
SECTION 11-20-27

W. LINE, E. 1/2, NE. 1/4,
SECTION 11-20-27

SW. CORNER, E. 1/2,
NW. 1/4
SECTION 11-20-27

S. LINE, NW. 1/4, SECTION 11-20-27

SE. CORNER NW. 1/4,
SECTION 11-20-27

E. LINE, NW. 1/4, SECTION 11-20-27

W. LINE, NE. 1/4, SECTION 11-20-27

S. LINE, NE. 1/4, SECTION 11-20-27

N. LINE, SE. 1/4, SECTION 11-20-27

NW. COR., SW. 1/4, SE. 1/4,
NE. 1/4 SECTION 11-20-27

N. LINE, SW. 1/4, SE. 1/4,
NE. 1/4, SECTION 11-20-27

N89°24'56"E
742.90'

S89°30'17"W 1330.44'

S89°15'33"W 380.87'

S89°15'33"W 339.33'

C-1, L-1, L-2, L-3, C-2, C-3

NOT PLATTED

NOT PLATTED

NOT PLATTED

NOT PLATTED

SCALE
1" = 600'

SEE SHEET 4 OF 4

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 3 OF 4

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SECTION II, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-118

O:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:31pm

10

LEGAL DESCRIPTION CROSSROADS KELLY PARK CDD



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	470.50'	10°06'03"	82.95'	82.84'	S84°28'58"W
C-2	529.50'	9°49'36"	90.81'	90.70'	S84°20'44"W
C-3	25.00'	90°00'00"	39.27'	35.36'	S44°15'33"W
C-4	603.70'	44°59'58"	474.14'	462.05'	N67°23'06"E
C-5	543.70'	45°00'00"	427.02'	416.13'	N67°23'07"E

SCALE
1" = 600'

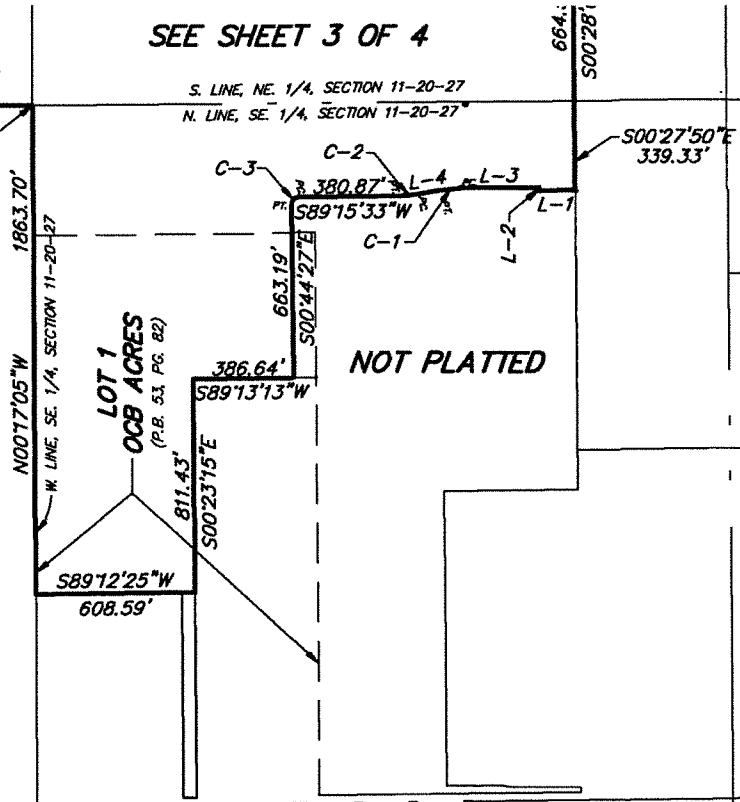
SW. CORNER, E. 1/2,
NW. 1/4
SECTION 11-20-27
S. LINE, NW. 1/4, SECTION 11-20-27
S89°30'17"W 1330.44'
SE. CORNER NW. 1/4
SECTION 11-20-27

NOT PLATTED

LINE TABLE		
LINE	BEARING	LENGTH
L-1	S89°32'10"W	139.06'
L-2	N00°28'01"W	10.59'
L-3	S89°31'59"W	296.99'
L-4	S79°25'56"W	76.26'
L-5	N44°53'07"E	69.20'
L-6	N89°53'07"E	462.90'

LEGEND

P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PG.....PAGE
PC.....POINT OF CURVATURE
PT.....POINT OF TANGENCY



KELLY PARK

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 4 OF 4

PEC

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SECTION II, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-118

C:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:31pm

EXHIBIT 5

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Kelly Park Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"), and City of Apopka Ordinance 2924 ("**Ordinance**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 213.409 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries, as described in the attached **Exhibit A**, resulting in an amended boundary ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal,

engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT:

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation with the City of Apopka, Florida, as necessary to seek the amendment of the District's boundaries and to remove those lands depicted in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to the City of Apopka, Florida, to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

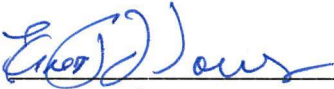
4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 23rd day of May, 2023.

ATTEST:

**KELLY PARK COMMUNITY DEVELOPMENT
DISTRICT**



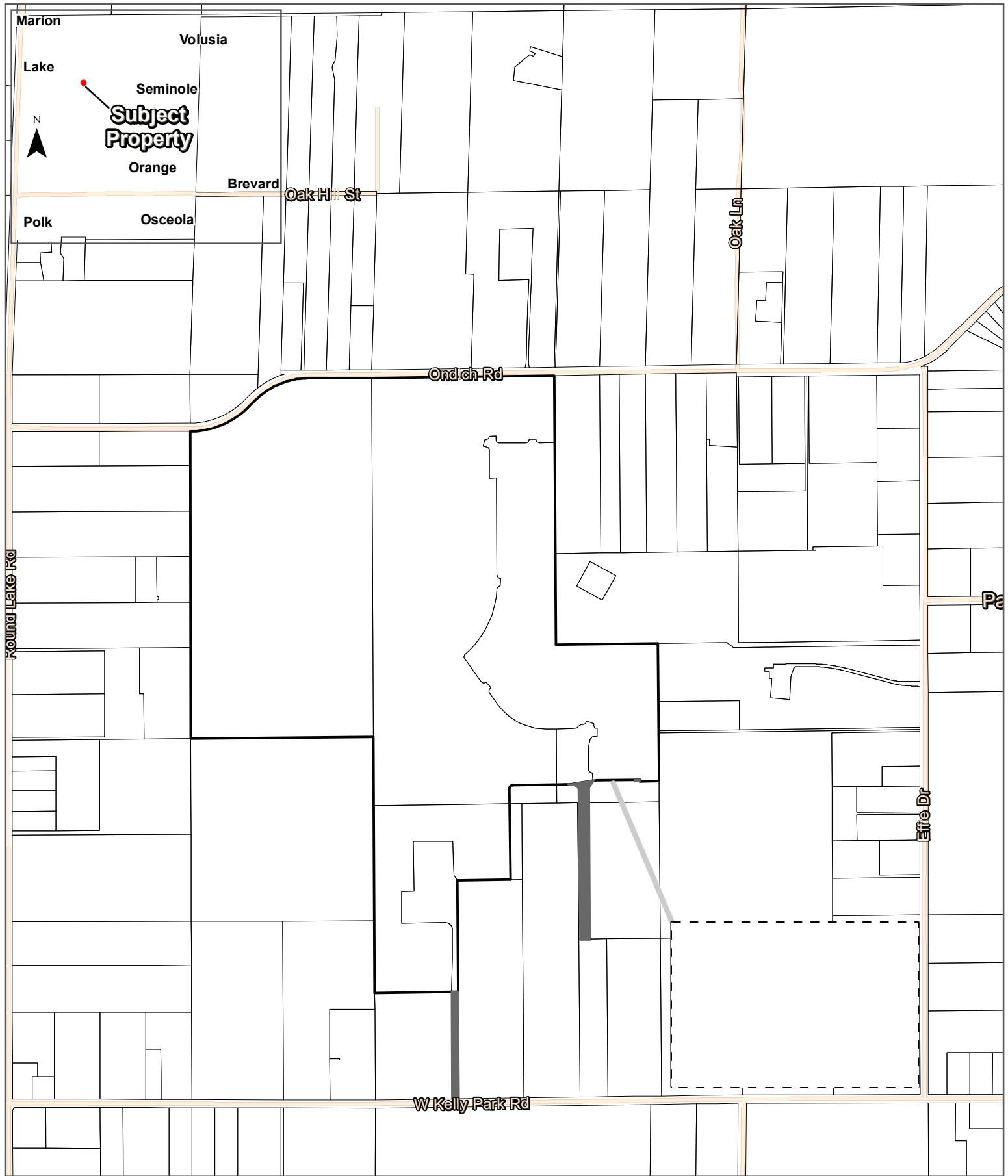
Secretary/Assistant Secretary



Chair/Vice-Chair, Board of Supervisors

Exhibit A: Legal Description of Boundary Amendment Parcel

Exhibit A:
Legal Description of Boundary Amendment



Map Source: Esri, Orange County

-  Proposed Subject Property
-  Contraction Parcel Property
-  Parcels
-  Inset

Location Map

Kelly Park Property

POULOS & BENNETT

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

www.poulosandbennett.com
Certificate of Authorization No. 28567

0 150 300 600 900 1,200
FEET



LEGAL DESCRIPTION CROSSROADS KELLY PARK CDD

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING A PORTION OF LOT 1, OCB ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO A PORTION OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°17'05" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°08'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1328.91 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11. THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°22'34" EAST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1960.23 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 89°24'56" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 742.90 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°28'01" EAST, 664.56 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN SOUTH 00°27'50" EAST, 339.32 FEET; THENCE RUN SOUTH 89°31'59" WEST, 139.06 FEET; THENCE RUN NORTH 00°28'01" WEST, 10.59 FEET; THENCE RUN SOUTH 89°31'59" WEST, 296.99 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 470.50 FEET, A CENTRAL ANGLE OF 10°06'03", AN ARC LENGTH OF 82.95 FEET, A CHORD LENGTH OF 82.84 FEET AND A CHORD BEARING OF SOUTH 84°28'58" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 79°25'56" WEST, 76.26 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 529.50 FEET, A CENTRAL ANGLE OF 09°49'36", AN ARC LENGTH OF 90.81 FEET, A CHORD LENGTH OF 90.70 FEET AND A CHORD BEARING OF SOUTH 84°20'44" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°15'33" WEST, 380.87 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 44°15'33" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 00°44'27" EAST, 663.19 FEET; THENCE RUN SOUTH 89°13'13" WEST, 386.64 FEET; THENCE RUN SOUTH 00°23'15" EAST, 811.43 FEET; THENCE RUN SOUTH 89°12'25" WEST, 608.59 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1863.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE RUN SOUTH 89°30'17" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 1330.44 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 00°07'41" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 2239.19 FEET TO A POINT LYING ON AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD, SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 603.70 FEET, A CENTRAL ANGLE OF 44°59'58", AN ARC LENGTH OF 474.14 FEET, A CHORD LENGTH OF 462.05 FEET AND A CHORD BEARING OF NORTH 67°23'06" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 44°53'07" EAST, 69.20 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 543.70 FEET, A CENTRAL ANGLE OF 45°00'00", AN ARC LENGTH OF 427.02 FEET, A CHORD LENGTH OF 416.13 FEET AND A CHORD BEARING OF NORTH 67°23'07" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°53'07" EAST, 462.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 211.081 ACRES MORE OR LESS.

(THIS IS NOT A SURVEY)

SEE SHEETS 1 AND 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES
SEE SHEETS 3 AND 4 FOR SKETCH OF DESCRIPTION



Digitally signed
by David A
White
Date:
2023.07.10
13:33:02 -04'00'
SHEET 1 OF 4

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-118

*LEGAL DESCRIPTION
CROSSROADS KELLY PARK CDD*

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST. BEING NORTH 89°08'52" EAST
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 2 OF 4

PEC

SURVEYING AND MAPPING, LLC

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2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

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SECTION II, TOWNSHIP 20 SOUTH, RANGE 27 EAST

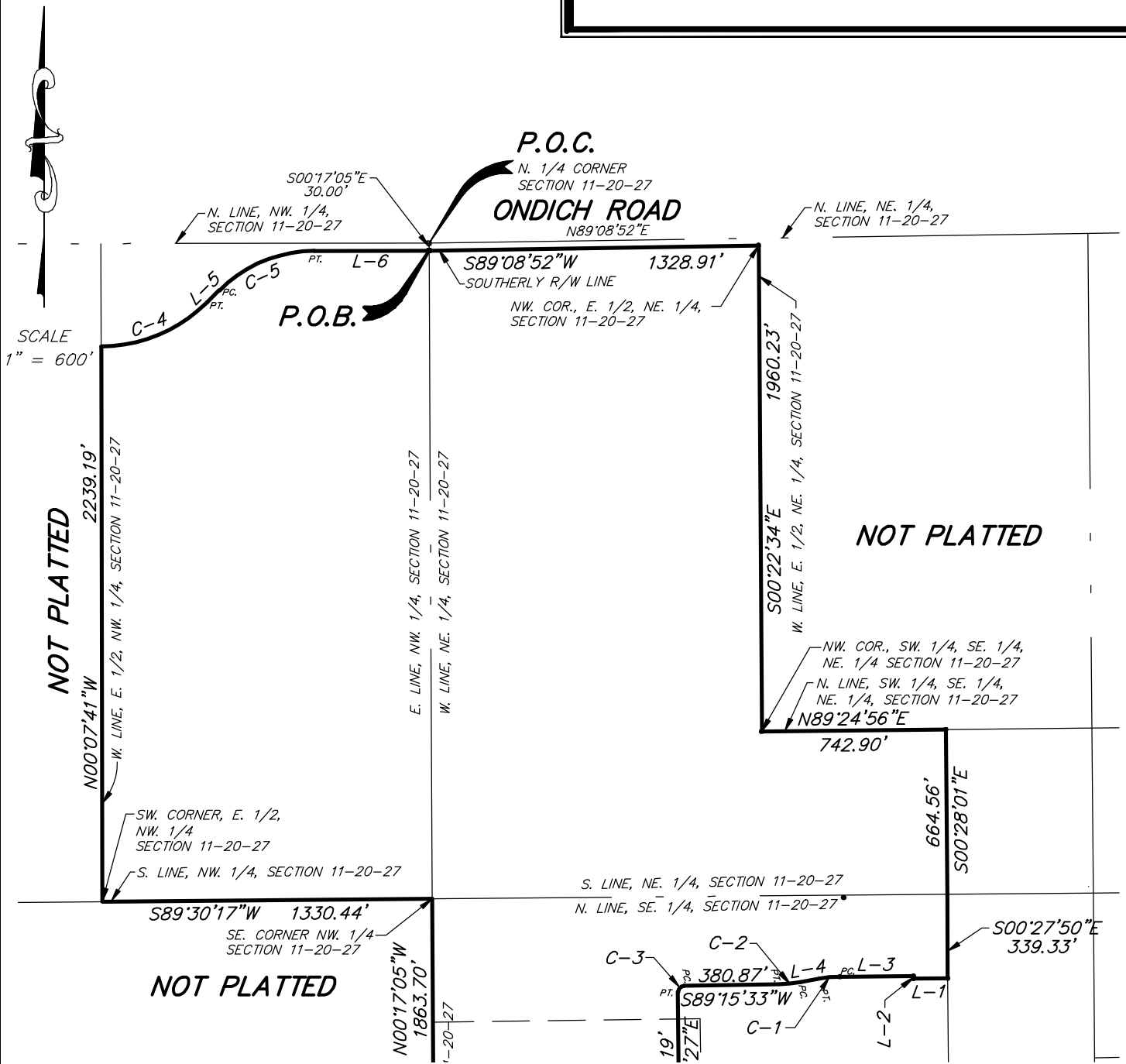
DATE: JULY 10, 2023

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-118

LEGAL DESCRIPTION CROSSROADS KELLY PARK CDD



SEE SHEET 4 OF 4

(THIS IS NOT A SURVEY)
SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES
SHEET 3 OF 4

PEC

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SECTION II, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 22-118
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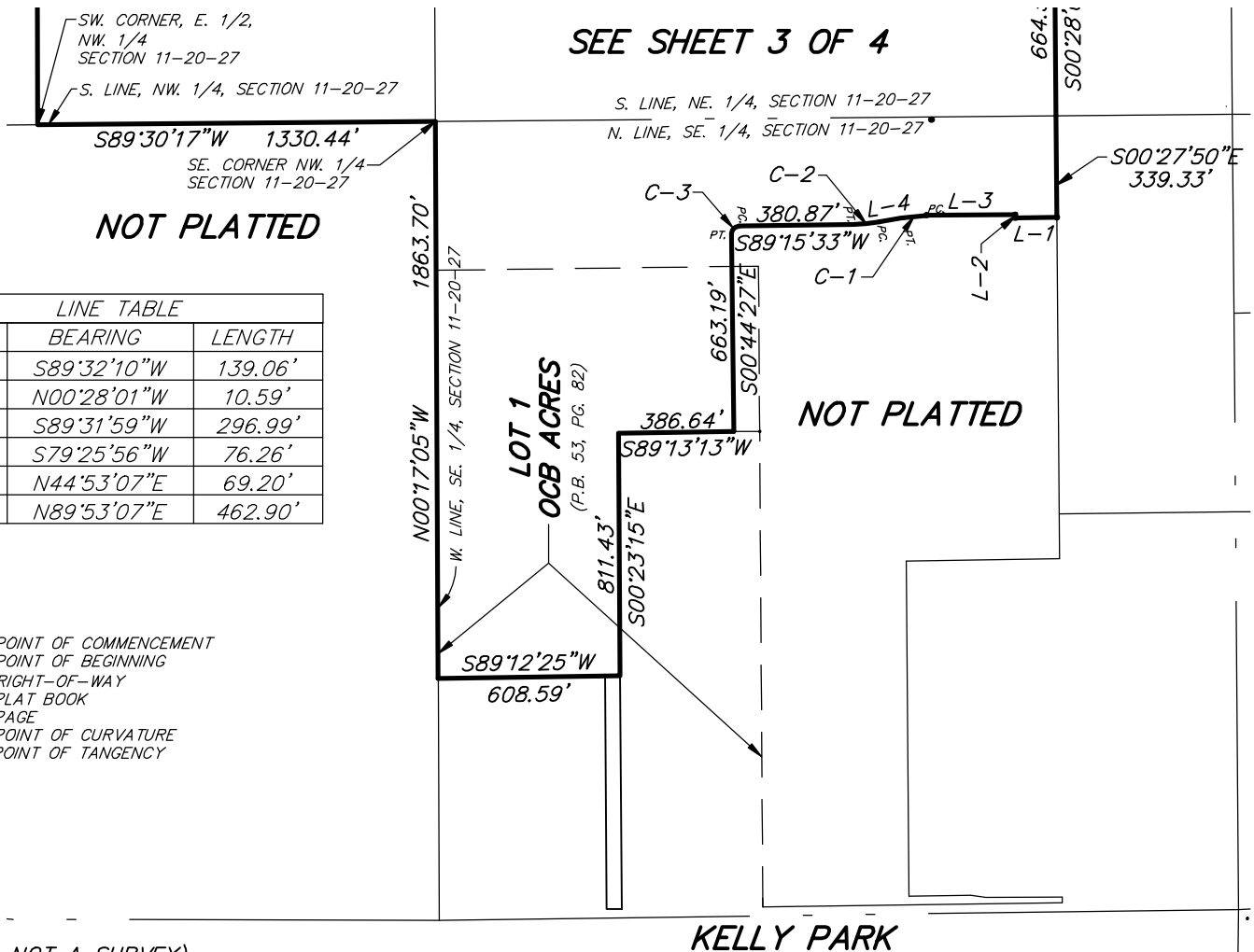
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LEGAL DESCRIPTION CROSSROADS KELLY PARK CDD



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	470.50'	10°06'03"	82.95'	82.84'	S84°28'58"W
C-2	529.50'	9°49'36"	90.81'	90.70'	S84°20'44"W
C-3	25.00'	90°00'00"	39.27'	35.36'	S44°15'33"W
C-4	603.70'	44°59'58"	474.14'	462.05'	N67°23'06"E
C-5	543.70'	45°00'00"	427.02'	416.13'	N67°23'07"E

SCALE
1" = 600'



LINE TABLE		
LINE	BEARING	LENGTH
L-1	S89°32'10"W	139.06'
L-2	N00°28'01"W	10.59'
L-3	S89°31'59"W	296.99'
L-4	S79°25'56"W	76.26'
L-5	N44°53'07"E	69.20'
L-6	N89°53'07"E	462.90'

LEGEND

P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PG.....PAGE
PC.....POINT OF CURVATURE
PT.....POINT OF TANGENCY

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 4 OF 4

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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WWW.PECONLINE.COM

SECTION II, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: JULY 10, 2023

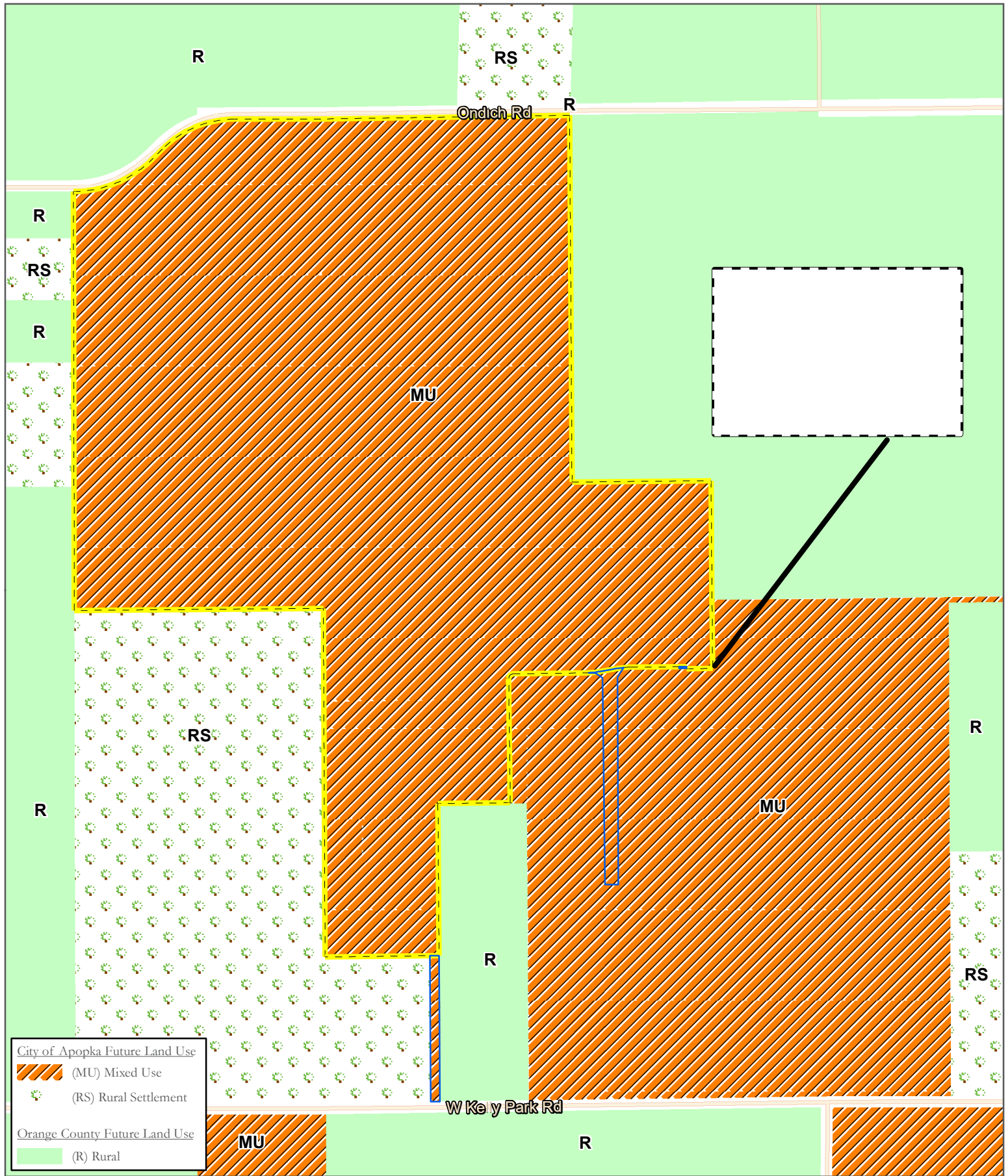
PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-118

O:\22-118 Kelly Park CDD\22-118 LEGAL.dwg Jul 10, 2023 - 1:31pm

EXHIBIT 6



Map Source: Esri, Orange County, City of Apopka, FL

- Proposed Subject Property
- Contraction Parcel Property
- Inset

Future Land Use Map

Kelly Park Property

POULOS & BENNETT

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

www.poulosandbennett.com
Certificate of Authorization No. 28567



EXHIBIT 7

KELLY PARK COMMUNITY DEVELOPMENT DISTRICT

Proposed Facilities & Estimated Costs

Infrastructure Costs	Total Cost	Construction Entity	Final Owner	Maintenance Entity
Offsite Utility Extensions (Potable Water, Reclaim Water and Forcemain) extension from Golden Gem	\$275,000.00	CDD	City	City
Master Earthwork related to roads/public improvements	\$1,305,000.00	CDD	CDD/City	CDD/City
Intersection Improvements				
Kelly Park Rd Signal	\$500,000.00	CDD	City	City
Kelly Park Rd turn lanes	\$250,000.00	CDD	City	City
Onich Rd turn lanes	\$250,000.00	CDD	City/County	City/County
6' Wall Along Ondich Road	\$207,750.00	CDD/Developer	CDD/HOA	CDD/HOA
Enhanced Landscaping Along Ondich Road	\$207,750.00	CDD/Developer	CDD/HOA	CDD/HOA
Enhanced Landscaping (Spine Rd)	\$675,000.00	CDD/Developer	CDD/HOA	CDD/HOA
Onsite Lift Station	\$400,000.00	CDD	City	City
Entry Monuments	\$500,000.00	CDD/Developer	CDD/HOA	CDD/HOA
Main Amenity*	\$2,000,000.00	CDD/Developer	CDD/HOA	CDD/HOA
Parks	\$450,846.40	CDD/Developer	CDD/HOA	CDD/HOA
Onsite Roads (Spine Road and Neighborhood Roads)	\$15,679,450.00	CDD	CDD/City	CDD/City
Onsite Utilities	\$7,951,477.50	CDD	CDD/City	CDD/City
Soft Costs	\$3,065,227.39			
Contingency (15%)	\$5,057,625.19			
Master Infrastructure Costs	\$38,775,126.48			

- 1 This Order of Magnitude Cost Opinion has been put together using the Kelly Park master plan dated December 2021
- 2 Cost to include contractor mobilization, layout, survey, asbuilts and associated costs with starting, progressing and finalizing the project. Nominal wetland mitigation costs are included. No remediation costs are included. No bridges are anticipated or included.
- 3 *Development costs to include Storm Water Collection System, Ponds, Road Construction (Sub-base, Base & Asphalt) and Multi-Use Paths / Sidewalks, gravity sewer, potable water and reclaimed water
- 4 Cost opinion based on pricing from projects of similar size and configuration.
- 5 The Spine Road has been priced using a 70' ROW (10' Multi Purpose Path / 7' Green Space / 2' Curb / 7.5' Parallel Parking / 22' Travel Lanes / 2' Curb / 14.5' Green Space / 5' Sidewalk)
- 6 No retaining walls or stems walls have been added to this cost opinion. It is assumed stem walls and retaining walls will be needed, Engineering will need to be completed to determine this scope of work and extents.
- 7 This Cost Opinion does not include any relocation or mitigation of any species
- 8 This Cost Opinion does not include any impacts fees or similar
- 9 Any item not specifically labeled has been excluded, please contact Poulos & Bennett for any further clarifications and / or exclusions
- 10 The Onsite Roads cost includes pavement, curbs, sidewalks, curb inlets and drainage pipes. It does not include utility lines.
- 11 Onsite Utilities includes: potable water, reclaimed water and sanitary sewer.
- 12 Landscaping Budget includes Irrigation.

EXHIBIT 8

Kelly Park

COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

July 18, 2023



Provided by

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Kelly Park Community Development District ("District"). The District was established by Ordinance No. 2924, passed by the City Council of the City of Apopka, Florida on May 18, 2022. The current size of the District is approximately 213.409 +/- acres and the District is located entirely within the City of Apopka, Florida (the "City"). The petition to amend the boundaries of the District seeks to subtract approximately 2.328 +/- acres located in the City from the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 211.081 +/- acres and is planned to be developed with a total of 675 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Kelly Park Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 675 residential dwelling units following the amendment of the District's boundaries.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Kelly Park.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (City of Apopka, according to Census 2020, has a population of 54,873; therefore, it is not defined as a small City for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;**
- 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or**
- 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1**

million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance amending the boundaries of the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District on the Amended Area will be the direct result of facilities and services provided by the District to the landowners within the Amendment Area. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The sole reason for the amending of the District's boundaries is to provide public facilities and services to support the development of a new, master planned residential development. The development of the smaller, approximately 211.081 +/- acres, parcel will promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree likely similar to that of a slightly larger, pre-amendment, approximately 213.409 +/- acre, parcel contained within the existing District boundaries.

Amending the boundaries of the District will allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and smaller District, various public facilities and services for a smaller-sized development. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and smaller District. The private developer of the land in the amended and smaller District will use its private funds to conduct the private land development and construction of an anticipated approximately 675 residential dwelling units the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is initiated by the private developer means that the private developer considers the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and smaller District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets,

productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the amending of the boundaries of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the amended District boundaries in the development. When the question is phrased in this manner, it can be surmised that the amendment of the District's boundaries is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the amended and smaller District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the amendment of the District's boundaries for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was a slightly larger District. The amended and smaller District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The amendment of the District's boundaries will not increase any regulatory costs of the State or the City by virtue that the District has already been established and amending its size does not change the regulatory requirements that the District will be subject to after the initial review of the petition to amend its boundaries by the City and approval of such petition by the City. As described in more detail in Section 4, the District will pay a one-time filing fee to the City to offset any expenses that the City may incur in the processing of this petition to amend the District's boundaries.

The amending of the District's boundaries will, however, directly increase regulatory costs to the landowners within the Amendment Area. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amendment Area. However, as property ownership in the District is completely voluntary, all current property owners within the Amendment Area must consent to the amendment of the District's boundaries and the likelihood of additional transaction costs, and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated to not exceed \$5,000,000.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The proposed amended District will serve land that comprises an approximately 211.081 +/- acre master planned residential development currently anticipated to contain a total of approximately 675 residential

dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 2,363 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The City and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance amending the District's boundaries on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the amendment of the boundaries of an existing independent local special purpose government, there will be no additional enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

Amending the boundaries of an already existing independent local special purpose government will result in no costs to any State governmental entities to implement and enforce the proposed amended and enlarged District.

City of Apopka, Florida

The proposed land for the District is located within City of Apopka, Florida and consists of less than 2,500 acres. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the City, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Please note that there is no additional facilities infrastructure resulted from the proposed contraction. Therefore, the proposed facilities and services and the estimated costs of construction in the entire CDD after contraction will remain the same as the original CDD.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

City of Apopka has a population of 54,873 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" City according to Section 120.52, F.S.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the Kelly Park Community Development District with amended boundaries is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the City could establish a dependent Special District for the Amendment Area or establish an MSBU or MSTU.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to Kelly Park. First, an existing District that was established specifically to serve as the Kelly Park development. It would be inefficient to have the existing Kelly Park development provided with improvements and services by a dependent Special District, MSBU or MSTU.

Second, unlike a CDD, this alternative would require the City to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Kelly Park development is a significant and expensive undertaking.

Third, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent Special District, MSBU or MSTU for the Amendment Area, then some of the residents and landowners of the Kelly Park development would take their grievances and desires to the City Council meetings, and some others to the CDD Board, leading to confusion as to the which party is responsible for what area.

Fourth, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a City-established, dependent Special District is not strictly the City's responsibility, any financial problems that a dependent Special District may have may reflect on the City. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services for that portion of the Kelly Park development that would not be within the CDD. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital markets. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability. Finally, it would be inefficient to have the Kelly Park development to change from getting the improvements and services by a CDD to a POA.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to amend the boundaries of the Kelly Park Community Development District.

EXHIBIT 9

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of Kutak Rock, LLP, to act as agent for Petitioner, Kelly Park Community Development District, with regard to any and all matters pertaining to the Petition to the City Council of the City of Apopka, Florida, to Amend the Boundaries of the Kelly Park Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

WITNESSES:

KELLY PARK COMMUNITY DEVELOPMENT DISTRICT

Marlee Timmes
Name: Marlee Timmes

Seth Bennett
By: Seth Bennett
Chairman, Board of Supervisors

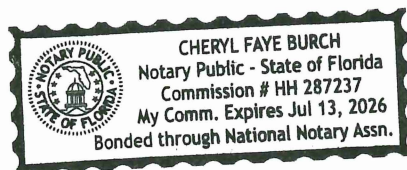
Crystal Garcia
Name: Crystal Garcia

Date: 6/8/23

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 8th day of June, 2023, by Seth Bennett, as Chairman of Board of Supervisors, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Cheryl Burch
NOTARY PUBLIC, STATE OF FLORIDA

Name: Cheryl Burch
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

ORDINANCE NO. 2924

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, GRANTING THE PETITION OF G & B DEVELOPMENT SERVICES, LLC, ESTABLISHING AND NAMING THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES, THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development;

WHEREAS, G & B Development, LLC ("Petitioner"), petitioned the City Council of the City of Apopka, Florida ("City") to enact an ordinance establishing the Kelly Park Community Development District ("District") pursuant to Chapter 190, Florida Statutes, over the real property described in Exhibit 2 of the Petition to Establish a Community Development District, attached hereto and incorporated herein as Exhibit A;

WHEREAS, Petitioner currently owns all of the property located within the boundaries of the proposed District and has provided written consent to the establishment of the District as the entity owning one hundred (100%) percent of the real property to be included in the District;

WHEREAS, public hearings have been conducted by the City on April 6, 2022 and May 4, 2022, in accordance with the requirements and procedures of Section 190.005(2)(b), Florida Statutes, and the applicable requirements of the City's Charter and Code of Ordinances; all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at said duly noticed public hearing;

WHEREAS, upon consideration of the record established at that hearing, the City Council determined that the statements within the Petition were true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the City's comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area served by the District, that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area to be served by the District is amenable to separate special-district governance; and

WHEREAS, the establishment of the District will constitute a timely, efficient, effective, responsive, and economic way to deliver community development services in the area described, thereby providing a solution to the City's planning, management, and financing needs for delivery of capital infrastructure therein without overburdening the city and its taxpayers.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AS FOLLOWS:

1
2 **SECTION I. AUTHORITY.** This Ordinance is enacted in compliance with and pursuant to the
3 Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended from
4 time to time.

5
6 **SECTION II. FINDINGS.** The foregoing recitals and findings are true and correct and are
7 incorporated herein, adopted, and made a part hereof.
8

9 **SECTION III. GRANT OF PETITION.** The Petition, which was filed with the Community
10 Development Department of the City on February 16, 2022, and a copy of which is attached hereto as
11 Exhibit A and incorporated herein, is hereby granted.
12

13 **SECTION IV. DISTRICT NAME.** There is hereby created a community development district
14 situated within the incorporated boundaries of the City of Apopka, Florida named “Kelly Park Community
15 Development District.”
16

17 **SECTION V. EXTERNAL BOUNDARIES OF THE DISTRICT.** The external boundaries of the
18 District are described in Exhibit 2 of the Petition, attached hereto and incorporated herein as Exhibit A.
19 The District, overall, contains 213.409 acres, more or less.
20

21 **SECTION VI. FUNCTIONS AND POWERS.** The powers and functions of the District are
22 described in Sections 190.011, 190.012(1), 190.012(2)(a), 190.012(2)(d), 190.012(2)(f), and 190.012(3),
23 Florida Statutes.
24

25 **SECTION VII. BOARD OF SUPERVISORS.** The five persons designed to serve as initial
26 members of the District’s Board of Supervisors are as follows:
27

<u>Name</u>	<u>Address</u>
Seth Bennett	13639 Tortona Lane, Apt. 2323 Windermere, Florida 34786
Quint Noordstar	735 Arlington Avenue, Suite 211 Saint Petersburg, Florida 33701
Taryn Galvin	121 Snell Isle Boulevard, Northeast Saint Petersburg, Florida 33704
Lou Avelli	10192 Dowden Road Orlando, Florida 32832
Dan Edwards	8529 Southpark Circle, Suite 130 Orlando, Florida 32819

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45 All of the above-listed persons are residents of the State of Florida and citizens of the United States
46 of America.
47

48 **SECTION VIII. OBLIGATIONS OF THE DISTRICT.** No bond, debt, or other obligation of the
49 District, nor any default thereon, shall constitute a debt or obligation or burden of the City.
50

51 **SECTION IX. SEVERABILITY.** Should any word, phrase, sentence, subsection or section be held

1 by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word,
2 phrase, sentence, subsection or section so held shall be severed from this ordinance and all other words, phrases,
3 sentences, subsections, or sections shall remain in full force and effect.
4

5 **SECTION X. CONFLICTING ORDINANCES.** All ordinances or part thereof, in conflict
6 herewith are, to the extent of such conflict, repealed.
7

8 **SECTION XI: EFFECTIVE DATE.** That this ordinance and the rules, regulations, provisions,
9 requirements, orders and matters established and adopted hereby shall take effect and be in full force and
10 effect immediately upon its passage and adoption.
11

12 **PASSED UPON** at the first reading of the City Council, this 6th day of April, 2022.
13

14 **PASSED UPON** at the second and final reading of the City Council, this 18th day of May, 2022.
15

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20 **ATTEST:**

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24 SUSAN M. BONE
25 City Clerk
26

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28 
29 BRYAN NELSON
30 Mayor
31

32 **APPROVED** as to legal sufficiency and form:
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36 MICHAEL A. RODRÍGUEZ
37 City Attorney
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DULY ADVERTISED FOR PUBLIC HEARING: April 6, April 13, April 20, and April 27, 2022 as per
Section 190.005, F.S.

PETITION TO ESTABLISH KELLY PARK COMMUNITY DEVELOPMENT DISTRICT

Submitted by:

Jere Earlywine
Florida Bar No.155527
jere@kelawgroup.com
KE LAW GROUP, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
(850) 528-6152 (telephone)

BEFORE THE CITY COUNCIL FOR THE CITY OF APOPKA, FLORIDA
PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, G & B Development Services, LLC ("Petitioner"), hereby petitions, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (2021), to establish a Community Development District ("District") with respect to the land described herein.

Background Statement

By way of background, the Petitioners seek to establish a community development district in connection with the development of The Kelly Park project, which is a project planned for an approximately 213.409 +/- acre parcel of land located south of Ondich Road, east of Round Lake Road, north of West Kelly Park Road, and west of Effie Drive. A location map is shown in the attached draft petition. The development is planned for up to 675 residential dwelling units. Consistent with the Florida Legislature's intent expressed in Section 190.002, *Florida Statutes*, the District would be the most timely, efficient, effective, responsive and economic way to deliver basic community development services for the development without overburdening other governments and taxpayers.

The future District would have numerous benefits to the City and District landowners:

- The District will assist with the financing for a portion of the \$38,775,126.48 in public infrastructure that is necessary for the development of the property. The use of the District will result in a higher quality development.
- The District will be constructing a trail system that runs along the main spine/loop road and connects Kelly Park Road to Ondich Road. Ultimately, it will connect to Effie Drive in the future development. The trail system will be similar to that of Baldwin Park. The total proposed trail system is approximately 2 miles, with the potential for future expansion, and will have benches, shade trees, lighting, etc. The District will also have 32 acres of preserve comprised of open space and stormwater areas with approximately a 0.84 mile walking trail through it.
- The District will provide enhanced landscaping along the spine road and around the loop round along the trail. Petitioners have budgeted \$675,000 for enhancing the landscape and \$500,000 for entry monuments for the entrances.
- The District will provide roughly 1.75 mile main spine and loop road connecting Kelly Park Road to Ondich Road, serving the community. The District will provide amenity improvements throughout the community including a clubhouse, large pool, splash pad, fitness center, event lawn, dog park and walking areas with benches and enhanced landscape/planting beds.
- The District will also provide enhanced entry monumentation improvements that will include a water feature.
- The District will construct the intersection improvements which include turn lanes on both Ondich Road and West Kelly Park Road and future signalization, if

required, at the West Kelly Park Road intersection.

- Because the District will fund the infrastructure, the project will not overburden the City, County of other taxpayers, and instead will allow growth to pay for itself.
- The District's bond issuances will result in construction dollars being held in a qualified, trustee bank, where the proceeds can only be accessed through a strict requisition process. As such, there will be monies on hand to develop the project, and in the unlikely event of an economic downturn and default, such monies may be used to continue construction, pay foreclosure fees, and/or maintain the property until it can be placed back into productive use.
- As compared to a traditional property owner's association or homeowner's association, the District is a superior long-term maintenance entity, and the District:
 - Will save landowners money, both when the project is first built as well as when the infrastructure is later refurbished or replaced after years of use;
 - Will be a more accountable and transparent entity, due to the fact that the District is subject to Florida's sunshine Laws and Public Records laws, and due to the District's numerous disclosure and reporting requirements;
 - Will enjoy sovereign immunity protection against frivolous lawsuits'
 - Will have a more stable revenue stream, due to its ability to collect assessments on the tax roll;
 - Will have a relatively faster turnover to control by end-users due to its statutorily-required time-frames for elections;
 - Is more likely to have access to FEMA and other emergency funding;
 - Will serve as a superior long-term maintenance entity, resulting in higher, and more stable, property values.
- As stated in Chapter 190, Florida Statutes, no debt or obligation of the District will be a burden on the City, or any other local general-purpose government.

Petition Elements

Not only will the District provide numerous benefits for the City and District landowners, but also this Petition includes all of the information necessary for the City Council to determine that the statutory requirements for establishment have been met under Chapter 190 of the Florida Statutes. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Apopka, Florida, and covers approximately 213.409 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located south of Ondich Road, east of Round Lake Road, north of West Kelly Park Road, and west of Effie Drive. The metes and bounds description of the external boundary of the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consents. Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes (2021). Consent to the establishment of a community development district is contained in **Exhibit 3**.

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Seth Bennett
13639 Tortona Lane, Apt. 2323
Windermere, FL 34786

Quint Noordstar
735 Arlington Ave., Suite 211
St. Petersburg, FL 33701

Taryn Galvin
121 Snell Isle Blvd. NE
St. Petersburg, FL 33704

Lou Aveli
10192 Dowden Road
Orlando, FL 32832

Dan Edwards
8529 Southpark Circle, Suite 130
Orlando, FL 32819

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is the Kelly Park Community Development District.

6. Major Water and Wastewater Facilities. The existing major trunk water mains and wastewater interceptors within the proposed lands to be included within the District, if any, are reflected in **Exhibit 4**.

7. District Facilities and Services. **Exhibit 5** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install. The estimated costs of construction are also shown in **Exhibit 5**. At present, these improvements are estimated to be made, acquired, constructed and installed in two phases from 2022 to 2023. Actual construction timetables and expenditures will likely vary, due in part to the effects of

future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions. **Exhibit 5** also lists the entities anticipated to be responsible for the ownership, operation and maintenance of the facilities that the Petitioner expects the District to fund and/or construct.

8. Existing and Future Land Uses. The existing land use is agricultural. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 6**. These proposed land uses are consistent with the City of Apopka Comprehensive Plan.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes (2021). The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in Florida. **Exhibit 8** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should also be sent to:

Jere Earlywine
jere@kelawgroup.com
KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314
(850) 528-6152 (telephone)

11. Future Boundary Amendments. Pursuant to Section 190.046(1)(h), Florida Statutes, the Petitioner is identifying the parcels described in **Exhibit 9** and below as parcels that will be included in the District's boundaries through one or more future boundary amendments:

<u>Parcel Identification Number</u>	<u>Owner</u>	<u>Acreage</u>	<u>Current Zoning</u>
11-20-27-0000-00-037	Nathan Stark Cindy Stark	20.44	Agricultural/Grazing
12-20-27-0000-00-001	PM S-1 Reo, LLC	18.83	Agricultural/Grazing
27-20-12-0000-00-048	PM S-1 Reo, LLC	7.34	Manufactured Homes
12-20-27-0000-00-046	PM S-1 Reo, LLC	7.22	Vacant Residential

At least 14 days prior to the hearing required under Section 190.005(2)(b), the Petitioner will give the current owner notice of filing the petition to establish the district, the date and time of the public hearing on the petition, and the name and address of the petitioner. The boundary amendment parcels will not be added into the District's boundaries without the landowner's consent.

12. This petition to establish the Kelly Park Community Development District should be granted for the following reasons:

- a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the City of Apopka Comprehensive Plan.
- b. The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.
- c. The establishment of the proposed District will prevent the general body of taxpayers in the City of Apopka and Orange County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.
- d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.
- e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests that the City Council for the City of Apopka, Florida to:

- a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;
- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;
- c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol

- cars, both as authorized and described by Section 190.012(2), Florida Statutes; and
- d. grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 16th day of February, 2022.

KE LAW GROUP, PLLC



Jere Earlywine

Florida Bar No.155527

jere@kelawgroup.com

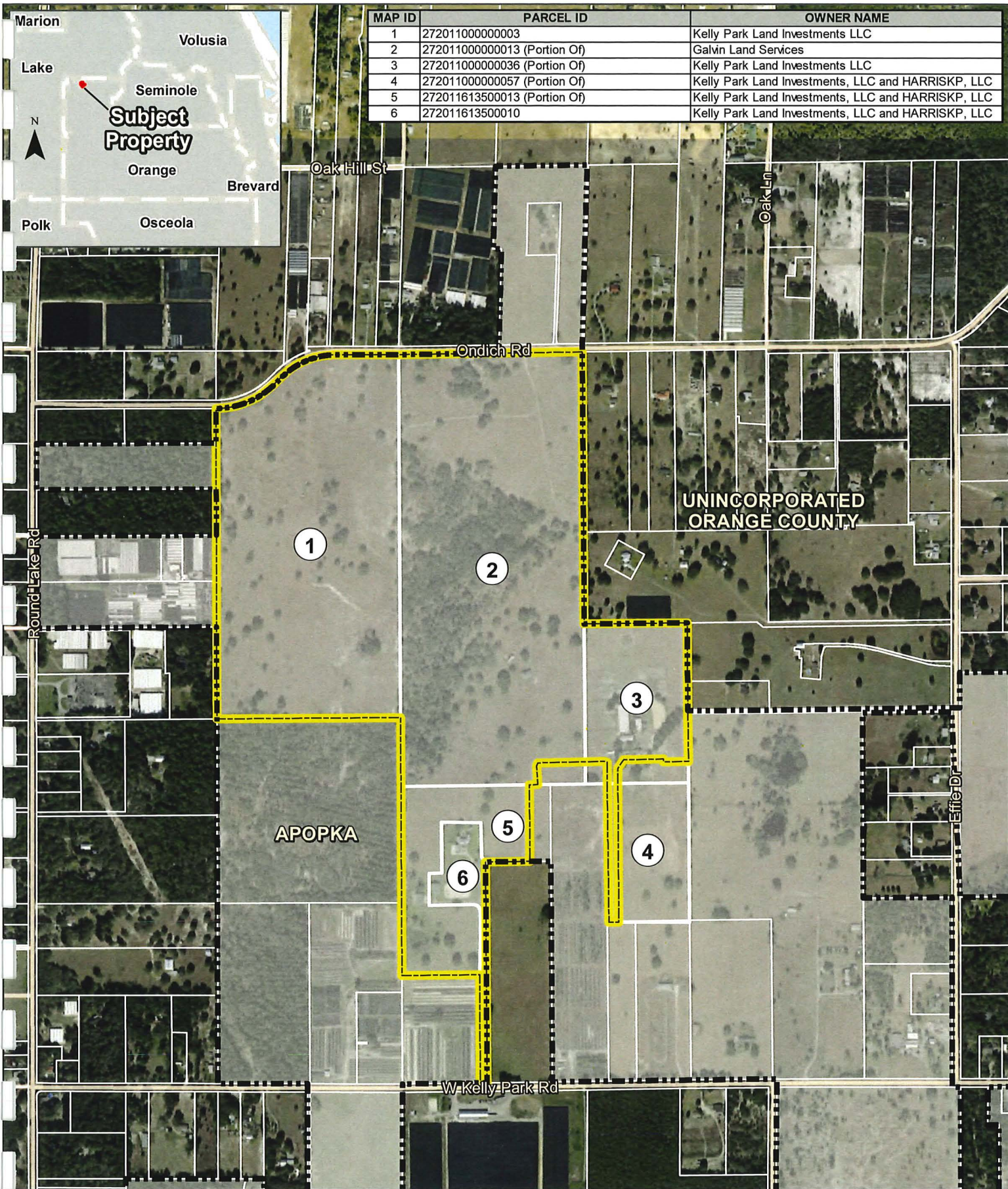
KE LAW GROUP, PLLC

P.O. Box 6386

Tallahassee, Florida 32314

(850) 528-6152 (telephone)

EXHIBIT 1



Map Source: Esri, Orange County

 Subject Property
 Municipal Boundary

Location Map
KELLY PARK PROPERTY

2602 E. Livingston Street
 Orlando, FL 32803 Ph. 407-487-2594

POULOS & BENNETT

www.poulosandbennett.com
 Certificate of Authorization No. 28567

0 150 300 600 900 1,200
 FEET



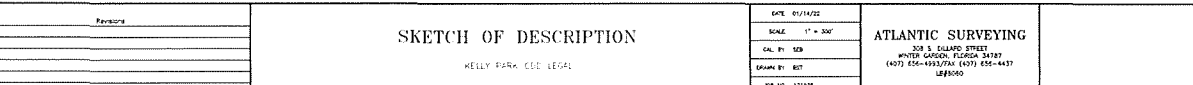
EXHIBIT 2

That part of Section 11, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida; thence run North 89°30'00" East along the South line of said Northwest 1/4 of Section 11, a distance of 1330.40 feet to the Southwest corner of the Southeast 1/4 of said Northwest 1/4 for the POINT OF BEGINNING; thence North 00°07'37" West along the West line of the East 1/2 of said Northwest 1/4, a distance of 2240.16 feet to the South right of way line of Ondich Road as described in Deed Book 948, Page 314, Public Records of Orange County, Florida, said point also being on a non-tangent curve concave Northerly having a radius of 603.70 feet, a chord bearing of North 67°23'18" East, a chord length of 462.04 feet; thence run along said South right of way line and the arc of said curve through a central angle of 44°59'57" an arc length of 474.14 feet to a point of tangency; thence continue along said South right of way line North 44°53'19" East, 69.23 feet to the beginning of a tangent curve concave Southerly having a radius of 543.70 feet, a chord bearing of North 67°23'19" East, a chord length of 416.13 feet; thence run along the arc of said curve through a central angle of 45°00'00" an arc length of 427.02 feet to a point lying 30.00 feet South of the North line of said Northwest 1/4 of Section 11; thence North 89°53'15" East parallel with and 30.00 feet South of said Northwest 1/4, a distance of 462.83 feet to the West line of the Northeast 1/4 of said Section 11; thence continue along the South right of way line of Ondich Road North 89°08'46" East parallel with and 30.00 feet south of said Northeast 1/4, 1328.87 feet to the East line of the West 1/2 of said Northeast 1/4; thence South 00°22'32" East along said East line, 1960.50 feet to the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 11; thence North 89°24'58" East along the South line of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 11, a distance of 742.86 feet to a point 589.09 feet West of the Southeast corner of said North 1/2 of the Southeast 1/4 of the Northeast 1/4; thence South 00°27'59" East parallel with the East line of the Northeast 1/4 of said Section 11, a distance of 664.66 feet to the South line of the Northeast 1/4 of said Section 11; thence South 00°27'57" East parallel with the East line of the Southeast 1/4 of said Section 11, a distance of 335.81 feet; thence South 89°37'22" West, 136.57 feet; thence North 00°22'38" West, 12.60 feet; thence South 89°37'22" West, 271.43 feet to the beginning of a tangent curve concave Southerly a radius of 471.50 feet, a chord bearing of South 88°02'43" West, a chord length of 25.96 feet; thence run along the arc of said curve through a central angel of 03°09'17", an arc length of 25.96 feet; thence South 44°37'22" West, 109.74 feet; thence South 00°22'38" East, 90.79 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 00°21'14" East, 993.41 feet to the South line of the North 993.38 feet of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence South 89°12'15" West along said South line, 80.00 feet to a point lying 1182.82 feet West of the East line of the Southeast 1/4 of said Section 11; thence North 00°27'57" West parallel with and 1182.82 feet West of the said East line of the Southeast 1/4, a distance of 993.40 feet to the North line of the South 2174.38 feet of Southeast 1/4 of said Section 11; thence North 89°12'15" East along said North line, 11.94 feet; thence North 00°22'38" West, 69.89 feet; thence

North 45°22'38" West, 93.99 feet to the beginning of a non-tangent curve concave Northerly a radius of 528.50 feet, a chord bearing of South 87°00'22" West, a chord length of 41.32 feet; thence run along the arc of said curve through a central angel of 04°28'49", an arc length of 41.33 feet to a point of tangency; thence South 89°14'46" West, 377.38 feet to the beginning of a tangent curve concave Southeasterly a radius of 25.00 feet, a chord bearing of South 44°14'46" West, a chord length of 35.36 feet; thence run along the arc of said curve through a central angel of 90°00'00", an arc length of 39.27 feet to a point of tangency; thence South 00°45'14" East, 110.14 feet to the North line of Lot 1, OCB ACRES, as recorded in Plat Book 58, Page 38, Public Records of Orange County, Florida; thence South 89°15'34" West along said North line, 987.49 feet to the Northwest corner of said Lot 1; thence North 00°17'03" West, 496.88 feet to a 4"x4" concrete monument being the monumented Southeast corner of Northwest 1/4 of said Section 11; thence South 89°32'00" West along the South line of said Northwest 1/4, a distance of 1330.41 feet to the POINT OF BEGINNING.

Containing 189.339 acres, more or less.



LEGAL DESCRIPTION

(THIS IS NOT A SURVEY)

TOGETHER WITH:

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD (60' WIDE COUNTY RIGHT-OF-WAY); THENCE RUN NORTH 89°12'25" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 00°23'15" WEST, 780.35 FEET; THENCE RUN SOUTH 89°12'25" WEST, 558.59 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 00°17'05" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1365.46 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°15'33" EAST, 930.37 FEET; THENCE RUN SOUTH 00°44'27" EAST, 553.23 FEET; THENCE RUN SOUTH 89°13'13" WEST, 327.64 FEET; THENCE RUN SOUTH 00°23'15" EAST, 1591.78 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF KELLY PARK ROAD; THENCE SOUTH 89°12'25" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND, LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 24.070 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING NORTH 00°17'05" WEST.
- (4) THE LEGAL DESCRIPTION, HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.



Digitally signed
by David A
White
Date:
2022.02.09
15:43:52 -05'00'

SHEET 1 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: FEBRUARY 8, 2022

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-019

(THIS IS NOT A SURVEY)



NOT PLATTED

NOT PLATTED

P.O.C.
S. 1/4 CORNER
SEC. 11-20-27

WEST LINE, SE. 1/4, SEC. 11-20-27

**LOT 1
O C B ACRES**
(P.B. 53, PG. 82)

**LOT 1
O C B ACRES**
(P.B. 53, PG. 82)

**LOT 1
O C B ACRES**
(P.B. 53, PG. 82)

**PORTION OF LOT 1
O C B ACRES**
(P.B. 53, PG. 82)

24.070 ACRES ±

N. LINE LOT 1
(P.B. 53, PG. 82)

10' DISTRIBUTION EASEMENT
(O.R.B. 6854, PG. 4969)

P.O.B.

KELLY PARK ROAD
(60' WIDE RIGHT-OF-WAY)

50.00'

589°12'25"W 558.59'

589°12'25"E 560.00'

589°12'25"E 560.00'

589°13'13"W 327.64'

589°15'33"E 930.37'

500°23'15"W 780.35'

500°23'15"E 1591.78'

500°44'27"E 553.23'

1365.46'

100°17'05"W

100°17'05"W 30.00'

100°23'15"W

100°17'05"W

P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
R/W.....RIGHT-OF-WAY
P.B.....PLAT BOOK
PG.....PAGE

SHEET 2 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST

DATE: FEBRUARY 8, 2022

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 22-019

O: \22-019 Kelly Park Land Description\22-019 KELLY PARK DESC.dwg Feb 09, 2022 - 3:35pm

EXHIBIT 3

This instrument was prepared by and
upon recording should be returned to:

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

**Consent and Joinder of Landowner
to the Establishment of a Community Development District**

The undersigned is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("Property").

As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that this consent shall be deemed to run with the Property and be binding upon the owner and its successors and assigns as to the Property or portions thereof.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[SIGNATURE PAGE TO FOLLOW]

Executed this 24 day of September, 2021.

Witnessed:

GALVIN LAND SERVICES, LLC

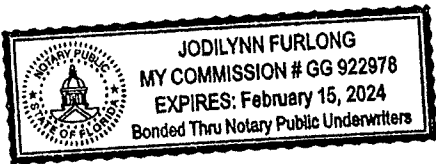
Print Name: Christopher S. Furlong

BY: Mike Galvin
ITS: MANAGER

Print Name: Jodilynn Furlong

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of Sept, 2021, by Mike Galvin as the manager of Galvin Land Services, LLC, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



NOTARY PUBLIC, STATE OF _____

Name: _____

(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Legal Description

EXHIBIT A

A portion of the West half of the East half of Section 11, Township 20 South, Range 27 East, lying in Orange County, Florida, being more particularly described as follows:

Commence at the North quarter corner of said Section 11, being a 6"x6" concrete monument; thence go South 00°12'00" East along the Westerly line of said West half of the East half of said Section 11 a distance of 30.00 feet to a round concrete monument bearing the license number 1916 and being the point of beginning; thence North 89°11'16" East along the Southerly right-of-way line of Ondich Road, a 60 foot right-of-way a distance of 1328.54 feet, thence South 00°18'17" East along the Easterly line of the aforementioned West half of the East half of said Section 11 a distance of 2626.42 feet to an iron rod monument with license 3763 said rod being on the Southerly line of the Northeast quarter of said Section 11; thence South 00°24'28" East a distance of 490.38 feet to a concrete monument; thence South 89°19'44" West a distance of 1333.50 feet to a concrete monument with license 3763 said monument being on the aforementioned Westerly line of the West half of the East half of said Section 11; thence North 00°12'32" West a distance of 496.88 feet to a 4"x4" concrete monument said point being on the South line of the Northeast quarter of said Section 11; thence North 00°12'00" West along the Westerly line of said West half of the East half of said Section 11 a distance of 2617.03 feet to the point of beginning.

This instrument was prepared by and
upon recording should be returned to:

KE LAW GROUP, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

**Consent and Joinder of Landowner
to the Establishment of a Community Development District**

The undersigned is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("Property").

As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that this consent shall be deemed to run with the Property and be binding upon the owner and its successors and assigns as to the Property or portions thereof.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[SIGNATURE PAGE TO FOLLOW]

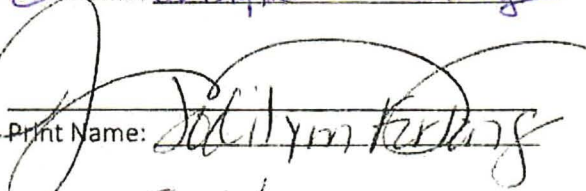
Executed this 28 day of September 2021.

Witnessed:

KELLY PARK LAND INVESTMENTS, LLC, a
Florida limited liability company


Print Name: Christopher S. Furlong


BY: Mike GALVIN
ITS: MANAGER


Print Name: Jodylynn Furlong

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of Sept 2021, by Mike Galvin who is the manager of Kelly Park Land Investments, LLC, a Florida limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



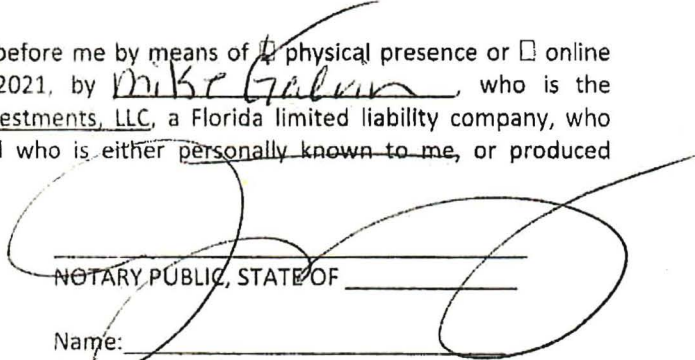

NOTARY PUBLIC, STATE OF _____
Name: _____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Legal Description

EXHIBIT A

PARCEL 1:

That part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida, lying South and East of Ondich Road.

AND

The Southeast Quarter of the Northwest Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida.

PARCEL 2:

From the East 1/4 corner of Section 11, Township 20 South, Range 27 East, Orange County, Florida, run thence South 00°22'00" East, 150.00 feet along the East line of the Southeast Quarter of said Section 11, thence South 89°36'26" West, 589.09 feet parallel to the North line of the Southeast Quarter for a point of beginning; run thence South 00°22'00" East, 338.52 feet to a point 2174.38 feet North of the South line of said Southeast Quarter; thence South 89°18'07" West, 744.89 feet parallel to the South line of said Southeast Quarter to the West line of the East Half of said Southeast Quarter; run thence North 00°06'47" West, 492.48 feet to the Northwest corner of said East Half of the Southeast Quarter; run thence North 00°16'44" West, 663.59 feet, more or less to the Southwest corner of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of said Section 11, thence East along the South line of the North Half of the Southeast Quarter of the Northeast Quarter of Section 11 to a point 589.09 feet West of the Southeast corner thereof; run thence South to the point of beginning.

AND

The North 15 feet of the South 30 feet of the East 589.09 feet of the Southeast Quarter of the Northeast Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida.

AND

The North 15 feet of the South 30 feet of the South Half of the Southwest Quarter of the Northwest Quarter of Section 12, Township 20 South, Range 27 East, Orange County, Florida (less the Easterly 30 feet thereof for Effie Road).

This instrument was prepared by and
upon recording should be returned to:

KE LAW GROUP, PLLC
PO Box 6386
Tallahassee, Florida 32314

**Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed Kelly Park Community Development District]**

The undersigned is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("Property").

As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that this consent shall be deemed to run with the Property and be binding upon the owner and its successors and assigns as to the Property or portions thereof.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[SIGNATURE PAGE TO FOLLOW]

Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed _____ Community Development District]

Executed this 2nd day of February, 2022.

Witnessed:

KELLY PARK LAND INVESTMENTS, LLC
LANDOWNER

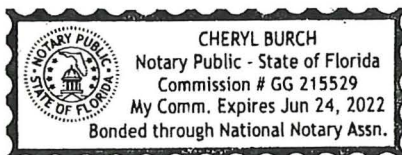
Serh Bennett
Print Name: Serh Bennett

Mike Galvin
BY: Mike Galvin
ITS: MANAGER

Lane Bennett
Print Name: Lane Bennett

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of February, 2022, by Mike Galvin, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Cheryl Burch
NOTARY PUBLIC, STATE OF Florida

Name: Cheryl Burch
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed _____ Community Development District]

Witnessed:

HARRIS KP, LLC
LANDOWNER

Print Name: Jennifer Rodriguez

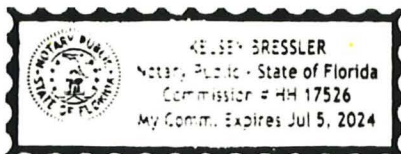
BY: Thomas Harris

ITS: Manager

Print Name: Nicolas Rincon

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 7th day of Feb, 2022, by Thomas Harris, who appeared before
me this day in person, and who is either personally known to me, or produced
DL as identification.



NOTARY PUBLIC, STATE OF FL

Name: Kelsey Bressler
(Name of Notary Public, Printed, Stamped or Typed
as Commissioned)

Exhibit A: Legal Description

Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed _____ Community Development District]

Exhibit A:
Legal Description

A parcel of land in the Southeast 1/4 of Section 11, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the South 1/4 corner of said Section 11; thence go N 00 degrees 12'53" W, along the west line of the Southeast 1/4 of said Section 11, a distance of 30.00 feet to the Northerly right of way line of Kelly Park Road (60' wide county maintained right of way); thence go N 89 degrees 16'55" E, along the said Northerly right of way line a distance of 560.00 feet to the Point of Beginning of the herein described parcel; thence go N 00 degrees 18'45" W, a distance of 780.35 feet; thence S 89 degrees 16'55" W, a distance of 558.67 feet to the West line of the Southeast 1/4 of said Section 11; thence N 00 degrees 12'53" W, along the West line of the Southeast 1/4 of said Section 11 a distance of 1365.45 feet; thence N 89 degrees 19'44" E, a distance of 1078.81 feet; thence S 00 degrees 18'45" E, a distance of 553.14 feet; thence S 89 degrees 16'55" W, a distance of 472.47 feet; thence S 00 degrees 18'45" E, a distance of 1591.77 feet to the aforesaid Northerly right of way line of Kelly Park Road; thence S 89 degrees 16'55" W, along said right of way line a distance of 50.00 feet to the Point of Beginning.

Tax Parcel ID Nos. 11-20-27-6135-00-010 and 11-20-27-6135-00-013

AND

PARCEL 1:

The North 993.38 feet of:

Go to a point 589.09 feet West of the Southeast corner of the Southeast Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida for a Point of Beginning. Then proceed North 2174.38 feet, thence West 1000 feet, thence South 2174.38 feet to Section line, thence East 1000 feet to Point of Beginning.

LESS the West 406.27 feet thereof; LESS the East 390.73 feet thereof; AND LESS Road Right-of-Way on South.

PARCEL 2:

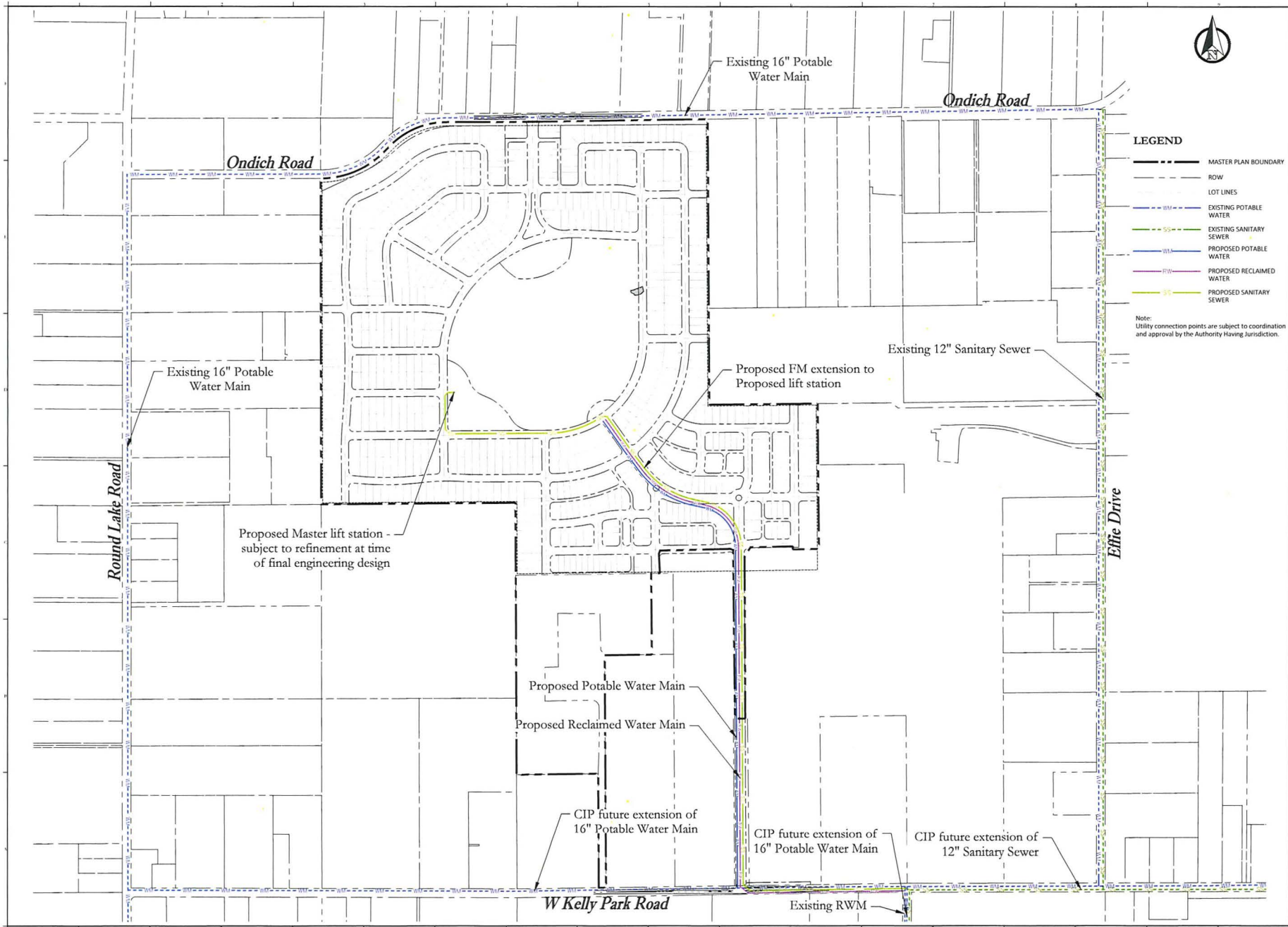
The North 993.38 feet of:

Go to a point 589.09 feet West of the Southeast corner of the Southeast Quarter of Section 11, Township 20 South, Range 27 East, Orange County, Florida for a Point of Beginning. Then proceed North 2174.38 feet, thence West 1000 feet, thence South 2174.38 feet to Section line, thence East 1000 feet to Point of Beginning.

LESS the West 609.27 feet thereof; AND LESS Road Right-of-Way on South.

Tax Parcel ID No. 11-20-27-0000-00-070

EXHIBIT 4



LEGEND

- MASTER PLAN BOUNDARY
- - - ROW
- - - LOT LINES
- WM --- EXISTING POTABLE WATER
- SS --- EXISTING SANITARY SEWER
- WM --- PROPOSED POTABLE WATER
- RW --- PROPOSED RECLAIMED WATER
- SS --- PROPOSED SANITARY SEWER

Note:
Utility connection points are subject to coordination and approval by the Authority Having Jurisdiction.

Consultant:

07	01/21/22	Schema to City of Apopka
08	01/21/22	Schema to City of Apopka
09	01/21/22	Schema to City of Apopka
10	01/21/22	Schema to City of Apopka
11	01/21/22	Schema to City of Apopka
12	01/21/22	Schema to City of Apopka
13	01/21/22	Schema to City of Apopka
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97	01/21/22	Schema to City of Apopka
98	01/21/22	Schema to City of Apopka
99	01/21/22	Schema to City of Apopka
100	01/21/22	Schema to City of Apopka

NO. DATE DESCRIPTION SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 21-027

DESIGNED BY: DG

DRAWN BY: DG

CHECKED BY: KH

APPROVED BY: KH

SCALE: IN FEET As Shown

Kelly Park Property Master Plan

Submitted To:
City of Apopka, FL

Sheet Title:
Utility Plan

Sheet No.:
C7.00

DATE: January 31, 2022



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel: 407.487.2591 www.poulosandbennett.com
Eng. Reg. No. 28567

EXHIBIT 5

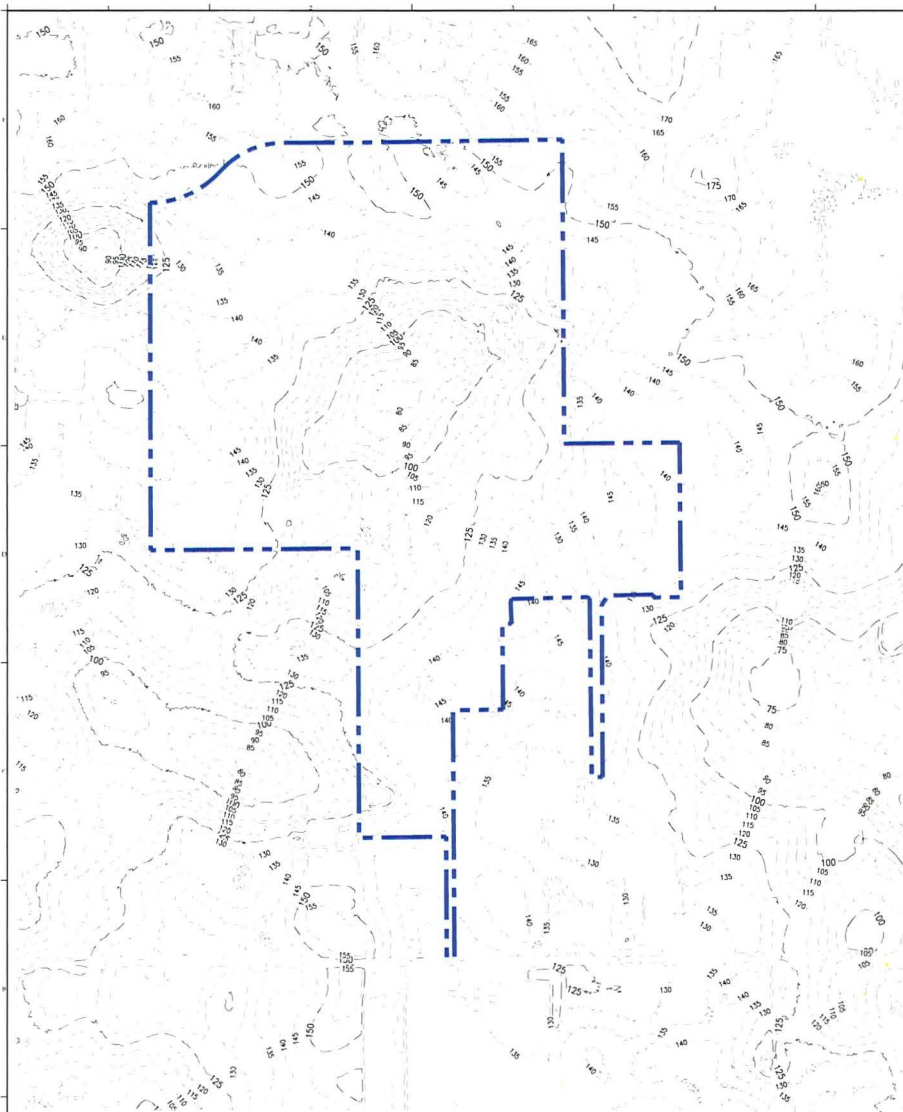
KELLY PARK COMMUNITY DEVELOPMENT DISTRICT

Proposed Facilities & Estimated Costs

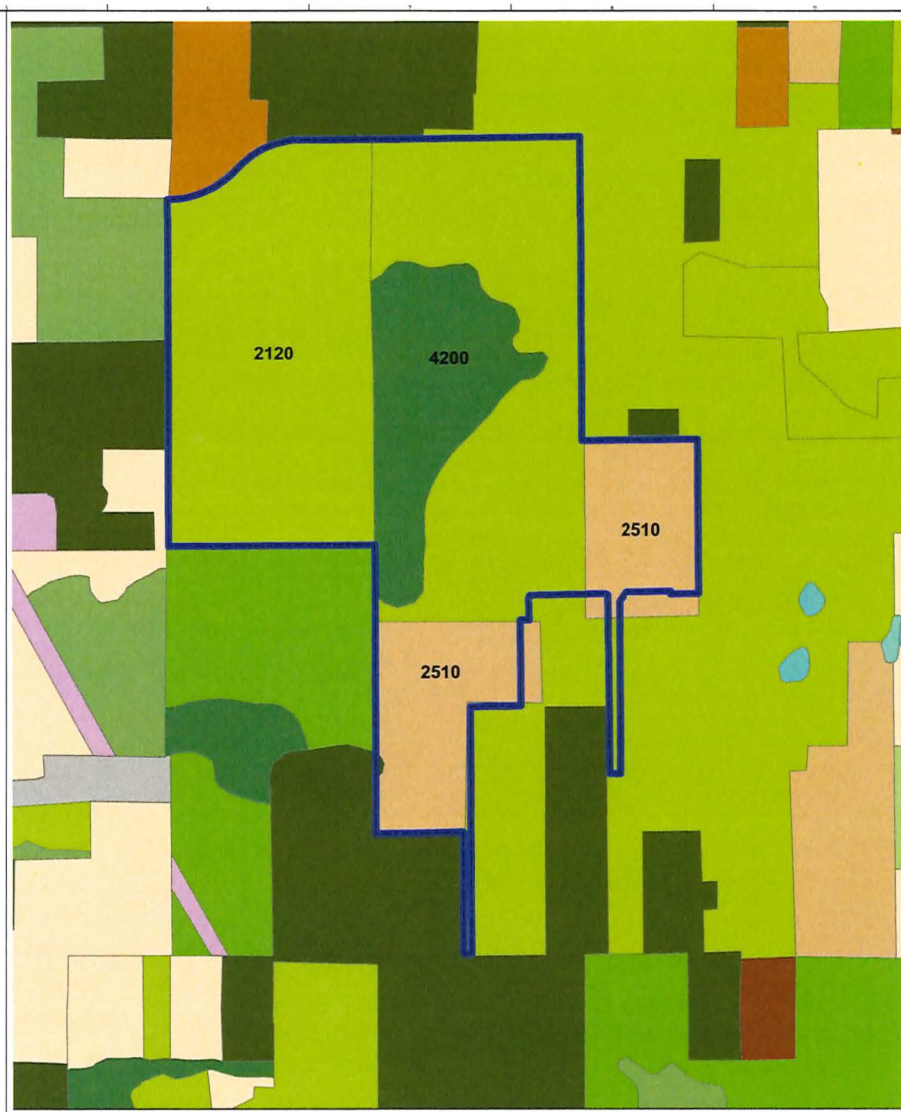
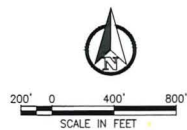
Infrastructure Costs	Total Cost	Construction Entity	Final Owner	Maintenance Entity
Offsite Utility Extensions (Potable Water, Reclaim Water and Forcemain) extension from Golden Gem	\$275,000.00	CDD	City	City
Master Earthwork related to roads/public improvements	\$1,305,000.00	CDD	CDD/City	CDD/City
Intersection Improvements				
Kelly Park Rd Signal	\$500,000.00	CDD	City	City
Kelly Park Rd turn lanes	\$250,000.00	CDD	City	City
Onich Rd turn lanes	\$250,000.00	CDD	City/County	City/County
6' Wall Along Ondich Road	\$207,750.00	CDD/Developer	CDD/HOA	CDD/HOA
Enhanced Landscaping Along Ondich Road	\$207,750.00	CDD/Developer	CDD/HOA	CDD/HOA
Enhanced Landscaping (Spine Rd)	\$675,000.00	CDD/Developer	CDD/HOA	CDD/HOA
Onsite Lift Station	\$400,000.00	CDD	City	City
Entry Monuments	\$500,000.00	CDD/Developer	CDD/HOA	CDD/HOA
Main Amenity*	\$2,000,000.00	CDD/Developer	CDD/HOA	CDD/HOA
Parks	\$450,846.40	CDD/Developer	CDD/HOA	CDD/HOA
Onsite Roads (Spine Road and Neighborhood Roads)	\$15,679,450.00	CDD	CDD/City	CDD/City
Onsite Utilities	\$7,951,477.50	CDD	CDD/City	CDD/City
Soft Costs	\$3,065,227.39			
Contingency (15%)	\$5,057,625.19			
Master Infrastructure Costs	\$38,775,126.48			

- 1 This Order of Magnitude Cost Opinion has been put together using the Kelly Park master plan dated December 2021
- 2 Cost to include contractor mobilization, layout, survey, asbuilts and associated costs with starting, progressing and finalizing the project. Nominal wetland mitigation costs are included. No remediation costs are included. No bridges are anticipated or included.
- 3 *Development costs to include Storm Water Collection System, Ponds, Road Construction (Sub-base, Base & Asphalt) and Multi-Use Paths / Sidewalks, gravity sewer, potable water and reclaimed water
- 4 Cost opinion based on pricing from projects of similar size and configuration.
- 5 The Spine Road has been priced using a 70' ROW (10' Multi Purpose Path / 7' Green Space / 2' Curb / 7.5' Parallel Parking / 22' Travel Lanes / 2' Curb / 14.5' Green Space / 5' Sidewalk)
- 6 No retaining walls or stems walls have been added to this cost opinion. It is assumed stem walls and retaining walls will be needed, Engineering will need to be completed to determine this scope of work and extents.
- 7 This Cost Opinion does not include any relocation or mitigation of any species
- 8 This Cost Opinion does not include any impacts fees or similar
- 9 Any item not specifically labeled has been excluded, please contact Poulos & Bennett for any further clarifications and / or exclusions
- 10 The Onsite Roads cost includes pavement, curbs, sidewalks, curb inlets and drainage pipes. It does not include utility lines.
- 11 Onsite Utilities includes: potable water, reclaimed water and sanitary sewer.
- 12 Landscaping Budget includes Irrigation.

EXHIBIT 6

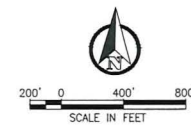


TOPOGRAPHY MAP (1"=400')
TOPOGRAPHY SOURCE: USGS Topo Quad



FLUCCS Classification	
FLUCCS #	FLUCCS Name
1180	Residential Rural
2110	Improved Pastures
2120	Unimproved Pastures
2510	Horse Farms
4200	Upland Hardwood Forests

Source: SFWMD 2011 - FLUCCS-DOT 1999



Consultant:

07/01/2022	Submit to City of Apopka
06/01/2022	Submit to City of Apopka
05/01/2022	Submit to City of Apopka
04/12/2022	Submit to City of Apopka
03/10/2022	Revised Second Submittal to the City of Apopka
02/10/2022	Submit to City of Apopka
01/07/2022	Submit to City of Apopka

NO.	DATE	DESCRIPTION
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 83	
JOB NO:	21-027	
DESIGNED BY:	DG	
DRAWN BY:	DG	
CHECKED BY:	KH	
APPROVED BY:	KH	
SCALE IN FEET:	AS SHOWN	

Project Name:
**Kelly Park Property
Master Plan**

Submittal To:
City of Apopka, FL
Sheet Title:
Existing Conditions

Sheet No.:
C1.00

DATE: January 31, 2022

POULOS & BENNETT

Poulos & Bennett, LLC
2042 E. Livingston St., Orlando, FL 32803
Tel: 407.447.2574 www.poulosandbennett.com
Exp. Bus. No. 2850

EXHIBIT 7

KELLY PARK COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

February 10, 2022



Provided by

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Kelly Park Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 213.409 +/- acres of land located within the City of Apopka, Florida (the "City") and is projected to contain approximately 675 residential dwelling units, which will make up the Kelly Park development. The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Kelly Park Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 675 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Kelly Park.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:
 - 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the

implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (City of Apopka, according to Census 2020, has a population of 54,873; therefore, it is not defined as a small City for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of

\$1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 213.409 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 675 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the establishment of the District is likely to directly or

indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State or the City by virtue that the District will be one of many already existing similar districts within the State and also one of a many already existing similar districts in the City. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the City to offset any expenses that the City may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the City and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. City of Apopka

The City and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the City. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 213.409+/- acre master planned residential development currently anticipated to contain a total of approximately 675 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 2,363 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The City, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

The City is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the City. Therefore, the City (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

City of Apopka, Florida

The proposed land for the District is located within City of Apopka, Florida and consists of less than 2,500 acres. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the City, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$38,775,126.48. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

**KELLY PARK COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Offsite Utility Extensions (Potable Water, Reclaim Water and Forcemain) extension from Golden Gem	CDD	City	City
Master Earthwork related to roads/public improvements	CDD	CDD/City	CDD/City
Intersection Improvements			
Kelly Park Rd Signal	CDD	City	City
Kelly Park Rd turn lanes	CDD	City	City
Onich Rd turn lanes	CDD	City/County	City/County
6' Wall Along Ondich Road	CDD/ Developer	CDD/HOA	CDD/HOA
Enhanced Landscaping Along Ondich Road	CDD/ Developer	CDD/HOA	CDD/HOA
Enhanced Landscaping (Spine Rd)	CDD/ Developer	CDD/HOA	CDD/HOA
Onsite Lift Station	CDD	City	City
Entry Monuments	CDD/ Developer	CDD/HOA	CDD/HOA
Main Amenity	CDD/ Developer	CDD/HOA	CDD/HOA
Parks	CDD/ Developer	CDD/HOA	CDD/HOA
Onsite Roads (Spine Road and Neighborhood Roads)	CDD	CDD/City	CDD/City
Onsite Utilities	CDD	CDD/City	CDD/City

Table 2

**KELLY PARK COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Offsite Utility Extensions (Potable Water, Reclaim Water and Forcemain) extension from Golden Gem	\$275,000.00
Master Earthwork related to roads/public improvements	\$1,305,000.00
Intersection Improvements	
Kelly Park Rd Signal	\$500,000.00
Kelly Park Rd turn lanes	\$250,000.00
Onich Rd turn lanes	\$250,000.00
6' Wall Along Ondich Road	\$207,750.00
Enhanced Landscaping Along Ondich Road	\$207,750.00
Enhanced Landscaping (Spine Rd)	\$675,000.00
Onsite Lift Station	\$400,000.00
Entry Monuments	\$500,000.00
Main Amenity	\$2,000,000.00
Parks	\$450,846.40
Onsite Roads (Spine Road and Neighborhood Roads)	\$15,679,450.00
Onsite Utilities	\$7,951,477.50
Soft Costs	\$3,065,227.39
Contingency (15%)	\$5,057,625.19
Total Estimated Project Costs	\$38,775,126.48

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, City or its dependent districts, or City management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-

exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

City of Apopka has a population of 54,873 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" City according to Section 120.52, F.S.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Kelly Park Community Development District is the best possible alternative to provide public facilities and services to the project, there are several

additional factors which bear importance. As an alternative to an independent district, the City could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Kelly Park development. First, unlike a CDD, this alternative would require the City to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Kelly Park development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent Special District, then the residents and landowners of the Kelly Park development would take their grievances and desires to the City Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a City-established, dependent Special District is not strictly the City's responsibility, any financial problems that a dependent Special District may have may reflect on the City. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Kelly Park Community Development District.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the City after financing

EXHIBIT 8

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of KE Law Group, PLLC to act as agent for Petitioner, G & B Development Services, LLC, with regard to any and all matters pertaining to the Petition to the City Council of the City of Apopka, Florida, to Establish the Kelly Park Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

Witnessed:

Print Name: Christopher S. Furlong

Print Name: Jodilyn Furlong

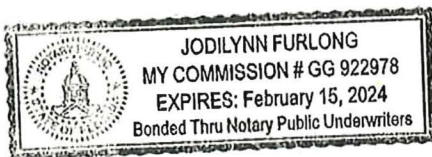
G & B DEVELOPMENT SERVICES, LLC
PETITIONER

By: Mike Galvin

Its: MANAGER

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of January, 2022, by Mike Galvin, as manager of G & B Development Services, LLC, on its behalf. He ☒ is personally known to me or ☐ produced _____ as identification.



Notary Public, State of Florida

EXHIBIT 9

KELLY PARK COMMUNITY DEVELOPMENT DISTRICT

Future Expansion Parcels

3744 Ondich Rd 12-20-27-0000-00-046

Name(s): Pm S-1 Reo LLC	Physical Street Address: 3744 Ondich Rd	Property Use: 0001 - Vacant Residential
Mailing Address On File: 400 N Ashley Dr Ste 700 Tampa, FL 33602-4331	Postal City and Zip: Apopka, FL 32712	Municipality: Un-incorporated

From the Northwest corner of the Northwest 1/4 of Section 12, Township 20 South, Range 27 East, Orange County, Florida, run South 00 Degrees 00 Minutes 35 Seconds East along the West line of said Northwest 1/4 a distance of 60.00 feet to a point on the South right of way line of Ondich Road; thence run North 89 Degrees 46 Minutes 42 Seconds East along said right of way line 525.91 feet to the Point of Beginning; thence continue North 89 Degrees 46 Minutes 42 Seconds East along said right of way 495.91 feet to a point on the East line of the West 3/4 of the Northwest 1/4 of the Northwest 1/4 of Section 12, thence run South 00 Degrees 18 Minutes 05 Seconds West along said East line 635.13 feet; thence South 89 Degrees 44 Minutes 57 Seconds West 494.10 feet; thence North 00 Degrees 08 Minutes 45 Seconds East 635.37 feet to the Point of Beginning.

3800 Ondich Rd 12-20-27-0000-00-048

Name(s): Pm S-1 Reo LLC	Physical Street Address: 3800 Ondich Rd	Property Use: 0200 - Manufactured Home
Mailing Address On File: 3314 Jean Cir Tampa, FL 33629-5224 Incorrect Mailing Address?	Postal City and Zip: Apopka, FL 32712	Municipality: Un-incorporated

From the Northwest corner of the Northwest quarter of Section 12, Township 20 South, Range 27 East, Orange County, Florida, run South 00°00'25" East along the west line of said Northwest quarter, a distance of 60.00 feet to a point on the South right of way line of Ondich Road; thence run North 89°46'42" East along said right of way line 510.91 feet to the point of beginning; thence continue North 89°46'42" East along said right of way line 15.00 feet; thence run south 00°08'45" West 635.37 feet; thence North 89°44'57" East 494.19 feet to a point on the East line of the West three quarters of the Northwest quarter of the Northwest quarter of Section 12; thence run South 00°18'05" West along said East line 610.18 feet to the Northeast corner of the South 24.96 feet of the East 468.32 feet of aforesaid West three quarters of the Northwest quarter of the Northwest quarter of Section 12; thence run South 89°43'13" West 468.32 feet; thence run South 00°18'05" West 24.96 feet to a point on the South line of aforesaid Northwest quarter of the Northwest quarter of Section 12; thence run South 89°43'13" West along said line 39.14 feet; thence run North 00°08'45" East 1270.75 feet to the point of beginning.

[CONTINUED ON FOLLOWING PAGE]

5600 Effie Dr 11-20-27-0000-00-037

Name(s):

Stark Nathan
Stark Cindy

Physical Street Address:

5600 Effie Dr

Property Use:

6100 - Ag Grazing Im Pastur

Mailing Address On File:

5580 Effie Dr
Apopka, FL 32712-5114

Postal City and Zip:

Apopka, FL 32712

Municipality:

Un-incorporated

Parcel I. D. No. 11-20-27-0000-00-037

A parcel of land lying in Section 11, Township 20 South, Range 27 East, being more particularly described as follows:

Commence at the SE corner of the NE 1/4 of Section 11, Township 20 South, Range 27 East; thence along the East line of said NE 1/4 North 00 degrees 27 minutes 57 seconds West, for a distance of 629.57 feet; thence run South 89 degrees 27 minutes 21 seconds West, for a distance of 38.26 feet; thence run North 52 degrees 38 minutes 21 seconds West, for a distance of 56.97 feet to the POINT OF BEGINNING, said point being on the South line of Parcel 1, as described in O.R. Book 3168, Page 1277; thence along said South line South 89 degrees 27 minutes 21 seconds West, for a distance of 1248.73 feet to a point on the Westerly line of the North 1/2 of the SE 1/4 of the NE 1/4 of said Section 11; thence North 00 degrees 22 minutes 31 seconds West, along said West line for a distance of 663.44 feet to a point on the North line of Parcel 1 as described in O. R. Book 3168, Page 1277, thence along said North line North 89 degrees 19 minutes 23 seconds East, for a distance of 440.00 feet; thence leaving said line South 00 degrees 22 minutes 31 seconds East for a distance of 454.00 feet; thence run North 89 degrees 27 minutes 21 seconds East, for a distance of 210.00 feet; thence run South 00 degrees 22 minutes 31 seconds East for a distance of 190.46 feet; thence run North 89 degrees 27 minutes 21 seconds East, for distance of 616.96 feet ; thence run South 45 degrees 30 minutes 16 seconds East, for a

distance of 28.26 feet; thence run South 89 degrees 27 minutes 21 seconds West for a distance of 38.26 feet to the POINT OF BEGINNING.

AND

All of first party's right, title and interest in a non-exclusive, contiguous 18 foot easement for ingress and egress to Ondich Road, lying 9 feet on either side of a center line described as follows: From the SW corner of the North 1/2 of the SW 1/4 of the NE 1/4 of Section 11, Township 20 South, Range 28 East, run West on the South line of the North 1/2 of the SW 1/4 of the NE 1/4, 9 feet to the Point of Beginning, and run thence North 0 degrees 16 minutes 44 seconds West 1991.41 feet more or less to the North section line of Section 11, Township 20 South, Range 27 East, all in Orange County, Florida. This is identified as Parcel One on that certain Warranty Deed recorded in O.R. Book 3168 page 1277, public records of Orange County, Florida.

[CONTINUED ON FOLLOWING PAGE]

5712 Effie Dr 12-20-27-0000-00-001

Name(s):

Pm S-1 Reo LLC

Physical Street Address:

5712 Effie Dr

Property Use:

6100 - Ag Grazing Im Pastur

Mailing Address On File:

400 N Ashley Dr Ste 700
Tampa, FL 33602-4331

Postal City and Zip:

Apopka, FL 32712

Municipality:

Un-incorporated

PARCEL NO. 1: Beginning at a point 14.15 Chains North of Quarter Section Post on West boundary of Section 12, Township 20 South, Range 27 East, running East 16.49 Chains, North 6.38 Chains, West 16.49 Chains, South 6.38 Chains, Less 568.00 feet on the West End, Orange County, Florida.

Less that portion as described in O.R. Book 8006, Page 757, of the public records of Orange County, Florida.

and

Less that portion of Parcel 3 and that portion of Parcel 5 as described in O.R. Book 5075, Page 1578, of the public records of Orange County, Florida

PARCEL NO 2: Beginning 26.16 chains South of Northwest corner, run South 4.15 chains, East 15.35 chains, North 4.15 chains, West 15.35 chains, Section 12, Township 20 South, Range 27 East, Orange County, Florida.

Together with an easement for the purposes of ingress and egress and transporting groove care equipment and machinery, over the North 8.00 feet of land conveyed to Bill J. Osborne by Warranty Deed from Nancy E. New, recorded January 5, 1971 in Official Records Book 2019, Page 478, of the Public Records of Orange County, Florida, said easement beginning on the East at Effie Road and running Westerly to the Section Line, in accordance with the Final Judgment dated October 10, 1975 and filed October 13, 1975 in Official Records Book 2652, Page 235, of the Public Records of Orange County, Florida, in Civil Action No. CI 754645, in the Circuit Court of the Ninth Judicial Court in and for Orange County, Florida, wherein Garrett I. Gilliam and Annie D. Gilliam, his wife, were plaintiffs and Billy J. Osborne and Harry Smith, et al, were defendants.

PARCEL NO. 3: From the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 20 South, Range 27 East, Orange County, Florida, run South 00° 24' 20" West, along the East line of said Northwest 1/4 of the Northwest 1/4 of Section 12, a distance of 1220.95 feet; thence South 89° 43' 17" West, 30.00 feet to a point on the West Right of Way line of Effie Road; thence run South 00° 24' 20" West, along said Right of Way line 371.99 feet to the Point of Beginning; thence continue South 00° 24' 20" West, along said Right of Way line 30.00 feet; thence run South 89° 42' 28" West, 307.80 feet more or less, to a point on the West line of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 12; thence run North 00° 18' 05" East, along said West line 30.00 feet; thence North 89° 42' 28" East, 307.80 feet more or less to the Point of Beginning, LESS the Westerly 40.00 feet thereof.

PARCEL NO. 4: From the quarter corner post on the West side of Section 12, Township 20 South, Range 27 East, run North along Section line 933.90 feet for a Point of Beginning; thence run East 568.00 feet, thence run North 396.10 feet, more or less to the North line of Southwest 1/4 of the Northwest 1/4 of said Section; thence run West along said forty line 568.00 feet to the Northwest corner of said Southwest 1/4 of the Northwest 1/4; thence run South along Section line 396.10 feet for the Point of Beginning.

PARCEL NO. 5: From the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 20 South, Range 27 East, Orange County, Florida, run South 00° 24' 20" West, along the East line of said Northwest 1/4 of the Northwest 1/4 of Section 12, a distance of 1220.95 feet; thence South 89° 43' 17" West, 30.00 feet to a point on the West Right of Way line of Effie Road; thence run South 00° 24' 20" West, along said Right of Way line 401.99 feet to the Point of Beginning; thence continue South 00° 24' 20" West, along said Right of Way line 371.99 feet to a point on the South line of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Northwest 1/4 of Section 12; thence run South 89° 41' 26" West, along said South line 307.10 feet to the Southwest corner of aforesaid East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 12; thence run North 00° 18' 05" East, along the West line of said East 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 12, a distance of 372.08 feet; thence North 89° 42' 28" East, 307.80 feet, more or less, to the Point of Beginning.

LESS portion of Parcel 3 as described in Official Records Book 5075, Page 1578, if any, of the Public Records of Orange County, Florida.



City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 5.

Meeting Date: January 3, 2024

Department: Community Development

SUBJECT:

Ordinance Number 3033 - First Reading - Change of Zoning - 100 Hermit Smith Road

REQUEST:

Accept the first reading of Ordinance Number 3033 and hold it over for the second reading and adoption on January 17, 2024.

SUMMARY:

Owner(s): 100 Hermit Smith, LLC

Applicant: Lowndes c/o Logan Opsahl, Esq

Parcel Identification Number(s): 2201-21-27-0000-00-080

Location: 100 Hermit Smith Road

Existing Future Land Use: Industrial (0.60 Floor Area Ratio (FAR) Maximum)

Proposed Future Land Use: N/A

Existing Use(s): Outdoor Mulch Manufacturing, Outdoor Storage of Raw Materials

Existing Zoning: PD (Planned Development) Zoning District

Tract Size: 4.15 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	Industrial	RSF-1A / T	Vacant Lot / Warehouse
East	Industrial	I-L	Vacant Industrial
South	Industrial	PD	Vacant / Retention Pond (Mid-Florida)
West	Industrial	PD	Vacant Industrial

PROJECT SUMMARY:

The subject property, which is approximately 4.15 acres in size, is located at 100 Hermit Smith Road and is currently used for outdoor mulch manufacturing and outdoor storage of raw materials. The applicant is requesting the rezoning of the property to develop outdoor storage (as a principal use) and improve existing facilities for industrial equipment rental and repair service. A contractor's proposed use of outdoor storage for industrial equipment rental and repair services is permitted use in the I-L zoning district with special exception per Land Development Code Table 4.2.2.C. Land Development Code Section 10.3.1.G.4 defines a contractor's outdoor storage (as a principal use) as follows:

"Outdoor storage as a principal use is the keeping, in an unroofed area, of any goods, material, merchandise, or vehicles in the same place for more than 24 hours, where such storage is the principal use of a lot. This use does not include a junkyard or salvage yard or the display and storage of vehicles as part of an automobile, recreational vehicle, trailer, or truck sales or rental use."

The proposed I-L zoning district is compatible with the surrounding areas, as the property to the east has zoning designations of Industrial, and the property to the west has a zoning designation of PD that is currently used as vacant industrial. The applicant has indicated to staff that they plan to apply for a Special Exception for outdoor storage for their industrial equipment to be stored on-site. Per Land Development Code Section 2.5.1.G, Special Exceptions require Planning Commission approval.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

- a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: The subject Property is currently zoned within an approved Planned Unit Development (PUD / I-2) as established by Ordinance No. 2471 ("Existing PUD"). A copy is attached. It is approved for industrial uses with certain outdoor storage rights. The applicant is requesting that the Property be assigned to the I-L (Light Industrial) zoning district with a Future Land Use ("FLU") designation of Industrial to provide lands that accommodate a broad range of industrial uses including the outdoor storage of equipment and materials permitted accessory to the primary use. The Light Industrial zoning district is intended to provide lands that accommodate light industrial operations and support development.
 - Staff response: Staff has no objection.
- b. Is in conflict with any provisions of the LDC;
 - Applicant's response: The existing properties in their current condition do not meet site development standards of the land development code or the PD requirements under the existing PUD. In accordance with Ordinance 2471 Section I(A)(4) any use of the Property other than the permitted use shall require an amendment to the PUD through the rezoning process. The Existing PUD encumbers properties with different ownership and existing/planned uses. The proposed rezoning would therefore remove the Property from the Existing PUD to allow redevelopment of Property in compliance with the I-L zoning district as defined in Land Development Code Section 3.5.3.
 - Staff response: Staff has no objection.
- c. Addresses a demonstrated community need;
 - Applicant's response: The proposed rezoning will allow use of the Property compliant with City code, including for the existing warehouse building and storage yard for outdoor storage of equipment, such as front end loaders and scissor lifts, allow for maintenance of the equipment onsite, and permit outdoor storage of materials related to the equipment rental business as an accessory use. This use is compatible with existing and proposed uses surrounding the Property and is the appropriate zoning district for the land.
 - Staff response: Staff has no objection.
- d. Is required by changed conditions;
 - Applicant's response: The current condition of the Property does not comply with Code requirements. Ordinance 2471 – which governs the existing PUD affecting the Property – provides that any uses of the Property that is not permitted under the Ordinance, shall require an amendment to the PUD through the City's rezoning process. As the condition and use of the Property is not permitted under the PUD Ordinance, the Property must now go through the rezoning process to allow for the Property to be in compliance with the I-L zoning district pursuant to Sec. 3.5.3 of the Code.
 - Staff response: Staff has no objection.
- e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - Applicant's response: The surrounding area of the property has various industrial uses and includes Light Industrial zoning on the adjoining parcels to the north and east of the Property. City Code provides that Light Industrial zoning is intended to provide lands that accommodate light industrial operations and support development. The rezoning of the Property will allow use of the Property in accordance with the Light Industrial zoning district while providing for a compatible use with existing and proposed uses surrounding the Property. This use is compatible with existing and proposed uses surrounding the Property and is the appropriate zoning district for the land.
 - Staff response: Staff has no objection.
- f. Would result in a logical and orderly development pattern;

- Applicant's response: The Property is currently zoned PUD / I-2 with existing industrial uses. The proposed change from an outdoor mulching operation and outdoor storage of raw materials to an equipment rental operation, which will be a cleaner use of the Property. The area is developed with similar industrial operations, and this request is in keeping with such uses.
- Staff response: Staff has no objection.

g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

- Applicant's response: The proposed use will not cause adverse impacts on the natural environment, including, but not limited to, water and air resources, stormwater management, wildlife, vegetation, wetlands, and natural functioning of the environment. In fact, the proposed equipment, vehicles and building materials will reduce the amount of debris and contamination than the existing mulch operation and outdoor raw materials that currently exist at the Property.
- Staff response: Staff has no objection.

h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

- Applicant's response: The proposed use will not cause any additional burden on existing public facilities and services including streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management and police and fire protection facilities. The proposed rezoning would allow the use of the existing buildings and improvements will be made to the infrastructure at the Property. No additional intensity of use is proposed from the historic uses of the Property.
- Staff response: Staff has no objection.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on September 27, 2023.

PUBLIC HEARING SCHEDULE:

December 12, 2023 – Planning Commission (5:30 P.M.)
 January 3, 2024 – City Council (1:30 P.M.), First Reading
 January 17, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

November 24, 2023 – Apopka Chief
 November 17, 2023 – Mailed notices to adjacent property owners; Posters placed on property

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Change of Zoning from PD (Planned Development) to I-L (Light Industrial), finding the proposed change consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

Planning Commission:

As its meeting on December 12, 2023, the Planning Commission found the proposed Change of Zoning from PD (Planned Development) to I-L (Light Industrial), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and unanimously recommended approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits.

Recommended Motion – City Council:

Accept the first reading of Ordinance Number 3033 and hold it over for the second reading and adoption on January 17, 2024.

Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

ATTACHMENTS:

1. Maps
2. Ordinance Number 3033 Rezoning



Hermit Lake

Hermit Smith Rd

Hermit Smith Rd

Legend



100 Hermit Smith Rd



Parcel

.03 0.05 0.1 Miles

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OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc,
METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Hermit Lake

Hermit Smith Rd

Hermit Smith Rd

Legend



100 Hermit Smith Rd



Parcel

0.03 0.05 0.1 Miles

Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
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METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Florida, Maxar,
Microsoft



Hermit Lake

Hermit Smith Rd

Hermit Smith Rd

Legend

100 Hermit Smith Rd

Parcel

Apopka Zoning



AG



AIR



C-C



C-COR



C-N



C-R



I-H



I-L



INST



MHP



MU-D



MU-ES-GT



MU-INT



MU-MED



MU-N



MU-T

MU-VC



O



PD



PR



RCE



RMF



RSF-1A

RSF-1B

RTF

T

0 0.03 0.05 0.1 Miles

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METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Hermit Lake

Hermit Smith Rd

Hermit Smith Rd

Legend

100 Hermit Smith Rd

Parcel

Apopka Zoning



AG



AIR



C-C



C-COR



C-N



C-R



I-H



I-L



INST



MHP



MU-D



MU-ES-GT



MU-INT



MU-MED



MU-N



MU-T



MU-VC



O



PD



PR



RCE



RMF



RSF-1A



RSF-1B



RTF



T

0 0.03 0.05 0.1 Miles

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MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Florida, Maxar,
Microsoft



Hermit Lake

Hermit Smith Rd

Hermit Smith Rd

Legend

-  100 Hermit Smith Rd
-  Parcel

Apopka Future Land Use

-  AG
-  AG-E
-  AG-HOME
-  COMM
-  CONSV
-  FLU-IP
-  HDR-25
-  IND
-  INST_PU
-  MU
-  OFF
-  PR
-  RE
-  RH
-  RL
-  RLS
-  RM
-  RML
-  RS
-  RVLS

0.03 0.05 0.1 Miles

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METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Hermit
Lake

Hermit Smith Rd

Hermit Smith Rd

Legend

 100 Hermit Smith Rd

 Parcel

Apopka Future Land Use

-  AG
-  AG-E
-  AG-HOME
-  COMM
-  CONSV
-  FLU-IP
-  HDR-25
-  IND
-  INST_PU
-  MU
-  OFF
-  PR
-  RE
-  RH
-  RL
-  RLS
-  RM
-  RML
-  RS
-  RVLS

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METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Florida, Maxar,
Microsoft

0.03 0.05 0.1 Miles

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM PD (PLANNED DEVELOPMENT) TO I-L (LIGHT INDUSTRIAL), FOR CERTAIN REAL PROPERTY GENERALLY LOCATED AT 100 HERMIT SMITH ROAD; OWNED BY 100 HERMIT SMITH, LLC COMPRISING 4.15 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, Lowndes c/o Logan Opsahl, Esq. has requested a change in zoning on said property as identified in Section I of this ordinance; and

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

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida. The applicant shall obtain all approvals as required, if any, per the Orange County Charter and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Section IV. 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 this Ordinance shall take effect upon the date of adoption.

ORDINANCE NO. 3033

PAGE 2

49 ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
50 ____ day of _____, 2024.
51

READ FIRST TIME: January 3, 2024

READ SECOND TIME AND
ADOPTED: January 17, 2024

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

Cliff Sheppard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: November 24, 2023

EXHIBIT "A"

Parcel Identification Number(s): 01-21-27-0000-00-080





City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 6.

Meeting Date: January 3, 2024

Department: Community Development

SUBJECT:

Ordinance Number 3034 - First Reading - Small-Scale Future Land Use Amendment, 1700 W. Keene Road

REQUEST:

Accept First Reading of Ordinance No. 3034 and hold it over for Second Reading and Adoption on January 17, 2024.

SUMMARY:

Zoning Report:

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	PD (Planned Development)	Currently vacant – proposed grocery store with commercial outparcels and multifamily development
East	"County" Institutional	"County" A-1	Orange County Northwest Water Reclamation Facility
South	Mixed-Use	MU-ES-GT (Mixed-Use East Shore-Gateway)	Ascend Oakpointe apartments
West	Industrial	I-L (Light Industrial)	Industrial warehouse buildings

PROJECT SUMMARY:

The applicant has submitted a Small-Scale Future Land Use Amendment from Office to Commercial for an 18.8 acre parcel located at 1700 W. Keene Road. The parcel is currently vacant. The applicant is requesting the Small-Scale Future Land Use Amendment to potentially develop retail, medical office and fast food restaurant uses on the property. A companion rezoning from O (Office) to C-C (Community Commercial) is proposed to allow the proposed uses to be permitted uses on the subject property. A Commercial future land use designation is compatible with the proposed C-C zoning, thus the request for the future land use amendment. The proposed Commercial future land use designation is compatible with the area as property to the north and south have a future land use designation of Mixed-Use.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;

- Applicant's response: We believe the proposed project serves the goals, objectives and policies of the City.
 - Staff response: Staff has no objection.
2. Is in conflict with any provisions of the LDC;
 - Applicant's response: The proposed Development is not in conflict with the LDC.
 - Staff response: Staff has no objection.
 3. Addresses a demonstrated community need;
 - Applicant's response: The project will provide retail and medical office to serve the hospital and local community.
 - Staff response: Staff has no objection.
 4. Is required by changed conditions;
 - Applicant's response: The change is to allow drive thru restaurant which isn't allowed in Office. Mixed use future land use is currently already located on the north side of Keene Road.
 - Staff response: Staff has no objection.
 5. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - Applicant's response: The proposed Development fits in with the surrounding development. There is a Publix Plaza to the north, Industrial to the west, Orange County treatment facility to the east and a Lake to the South.
 - Staff response: Staff has no objection.
 6. Would result in a logical and orderly development pattern;
 - Applicant's response: The project would fill the last corner of this intersection with Retail/Commercial.
 - Staff response: Staff has no objection.
 7. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
 - Applicant's response: The project will be served with Potable and wastewater, as well as Ocoee-Apopka Road and Keene Road.
 - Staff response: Staff has no objection.
 8. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
 - Applicant's response: The Parcel is essentially an infill piece surrounded on all sides by development or roads. It will not negatively impact the environment.
 - Staff response: Staff has no objection.

SCHOOL CAPACITY REPORT:

As the subject property is used for non-residential purposes, school capacity is not applicable.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on September 18, 2023.

PUBLIC HEARING SCHEDULE:

December 12, 2023 – Planning Commission (5:30 P.M.)
January 3, 2024 – City Council (1:30 P.M.), First Reading
January 17, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

November 22, 2023 – Poster Placed on Property
November 27, 2023 – Mailed Notices to Adjacent Property Owners
December 1, 2023 – Advertised in the Apopka Chief

LAND USE REPORT

RELATIONSHIP TO ADJACENT PROPERTIES

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	PD (Planned Development)	Currently vacant – proposed grocery store with commercial outparcels and multifamily development
East	“County” Institutional	“County” A-1	Orange County Northwest Water Reclamation Facility
South	Mixed-Use	MU-ES-GT (Mixed-Use East Shore-Gateway)	Ascend Oakpointe apartments
West	Industrial	I-L (Light Industrial)	Industrial warehouse buildings

LAND USE ANALYSIS

Commercial uses exist in this area of the City, and are located to the north and south of the subject property. Development must comply with the Commercial future land use designation and be consistent with the Comprehensive Plan policies, Development Design Guidelines, and Land Development Code. The property is currently undeveloped and is approximately 18.8 acres in size. This future land use amendment is being requested to allow for the potential development of retail, medical office and fast food restaurant uses on the subject property. The parcel is not located in the following areas:
Wekiva Parkway Interchange Vision Plan Area: No
Wekiva River Protection Area: No
Area of Critical State Concern: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The proposed FLUM Amendment request for a change from Office to Mixed-Use is consistent with the terms of the JPA (Second Amendment).

City of Apopka Comprehensive Plan Policies:

Future Land Use Element: Policy 3.1.i states that the primary uses shall be for business, commerce, and convenience shopping which may be neighborhood or community oriented. The maximum floor area ratio shall be .25 gross floor area. Institutional land uses of less than five acres; and public facilities or utilities of less than five acres. The expansion of strip commercial areas shall be prohibited except in infill areas. .

Transportation Element:

Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area. The property may be accessed from the northeast via an access easement.

Infrastructure Element:

Policies 1.1.1, 2.1.1 and 5.1.2 state the minimum levels of service for the City's wastewater and water systems as well as the City's solid waste collection service. The property currently has access to City water. City wastewater and reclaimed water are available for future connection. Additional demand can be provided by the City.

Conservation Element:

Policy 4.1 states that a habitat study is required for developments ten (10) acres or more in size. Therefore, a habitat study will be required for any proposed development on this parcel.

Land Use Calculations:

CURRENT: Office (0.3 floor area ratio)
 $0.3 \times 18.8 \text{ Acres (818,928) square feet} = 245,678 \text{ square feet of non-residential area maximum building area.}$

PROPOSED: Commercial (0.25 FAR maximum)
 $0.25 \times 18.8 \text{ acres (818,928) square feet} = 204,732 \text{ square feet of non-residential maximum building area}$

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

Note: This item is considered legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

DEVELOPMENT REVIEW COMMITTEE:

Recommends approval of the change in Future Land Use from Office to Commercial and finds the proposed amendment consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits.

PLANNING COMMISSION:

At the December 12, 2023 meeting, the Planning Commission unanimously recommended approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits.

CITY COUNCIL:

Accept First Reading of Ordinance No. 3034 and hold it over for Second Reading and Adoption on January 17, 2024.

ATTACHMENTS:

1. Supporting documentation

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 OFFICE TO COMMERCIAL FOR CERTAIN REAL PROPERTY LOCATED AT 1700 WEST KEENE ROAD, OWNED BY M.L. CARTER SERVICES, INC., TRUSTEE OF THE CARTER-KEENE ROAD LAND TRUST, COMPRISING 18.8 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

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.

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 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.

Section VI. Effective Date. This Ordinance shall become effective thirty-one (31) days after adoption. If challenged within thirty (30) days after adoption, the Ordinance shall become

ORDINANCE NO. 3034

PAGE 2

1 effective after the state land planning agency or the Administration Commission, respectively,
2 issues a final order determining that the adopted small-scale development amendment is in
3 compliance.

4
5 ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
6 _____ day of _____, 2024.

READ FIRST TIME:

READ SECOND TIME AND
ADOPTED:

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

Cliff Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: December 1, 2023

1

EXHIBIT "A"

Parcel Identification Number(s): 29-21-28-0000-00-003

Location Map

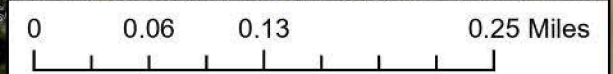


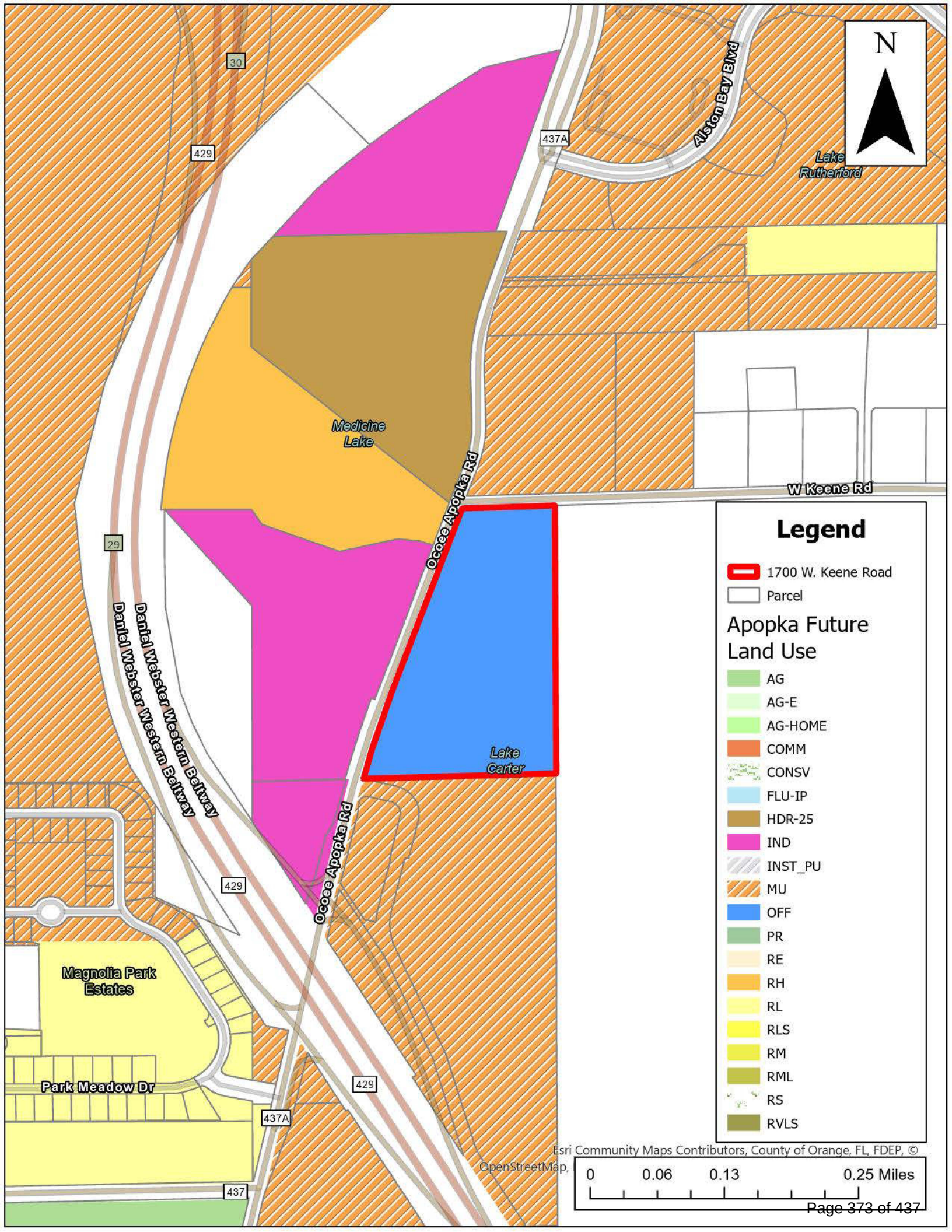


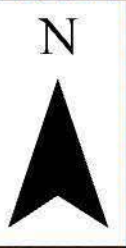
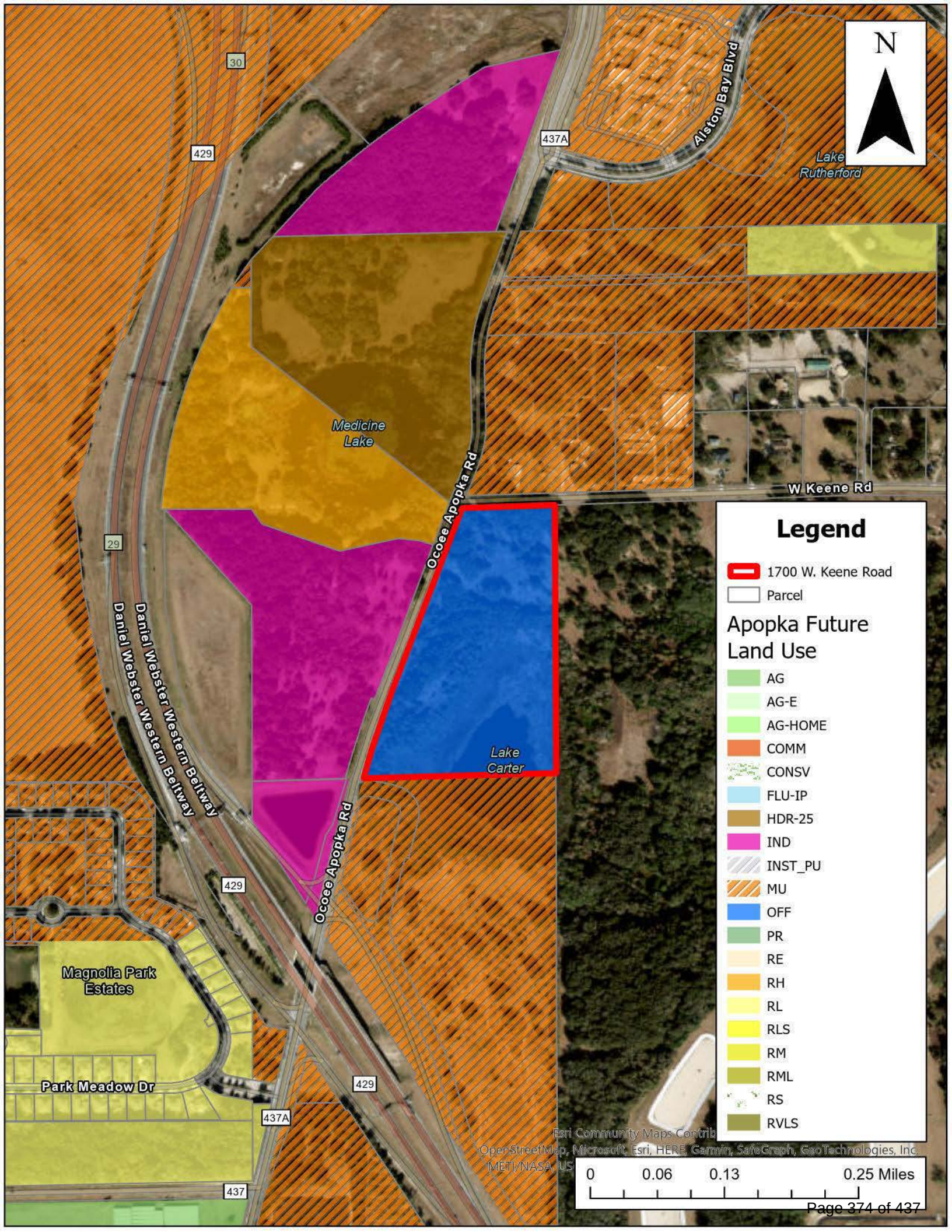
Legend

 1700 W. Keene Road

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Lake Rutherford

W Keene Rd

Legend

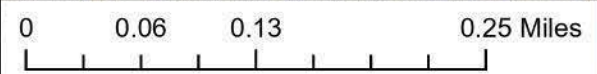
 1700 W. Keene Road

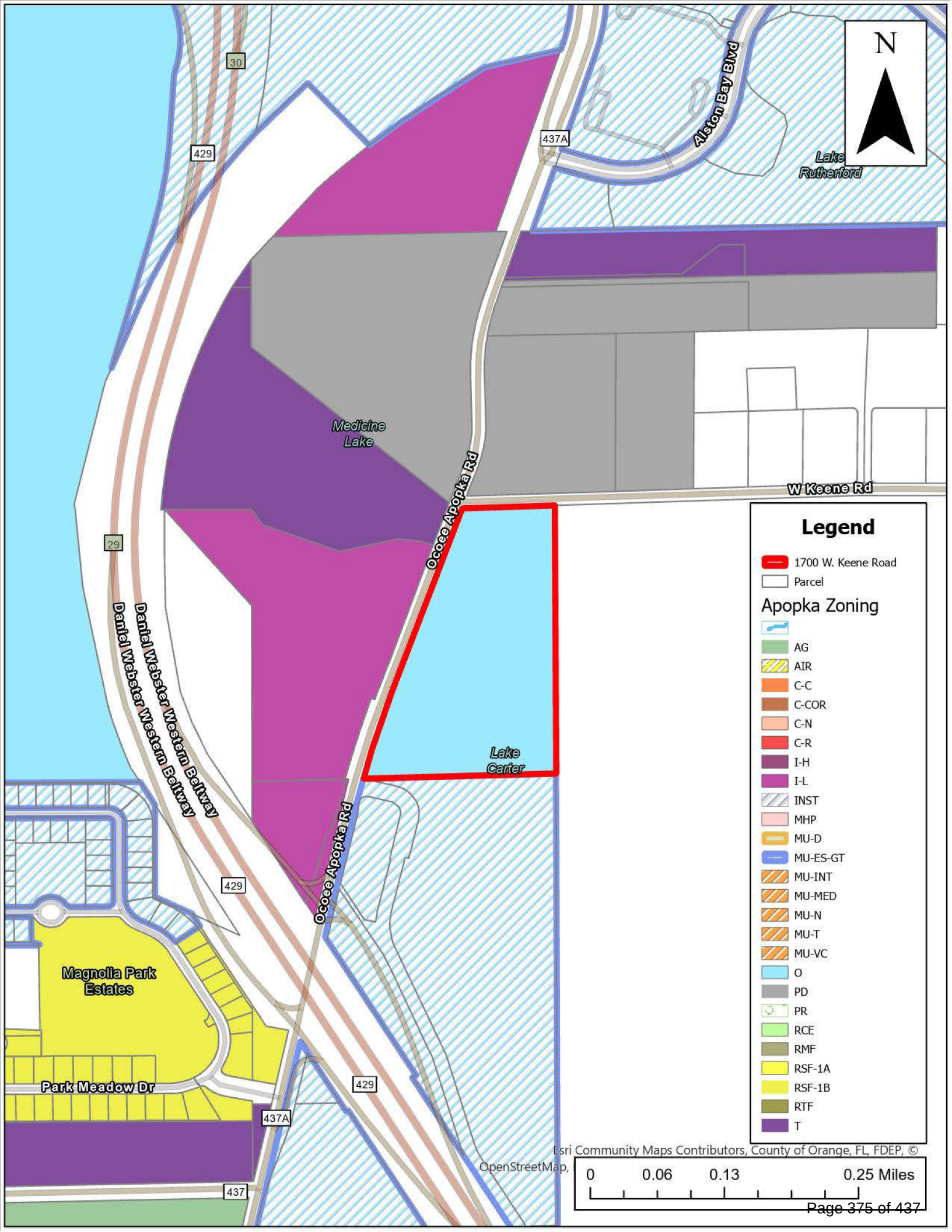
 Parcel

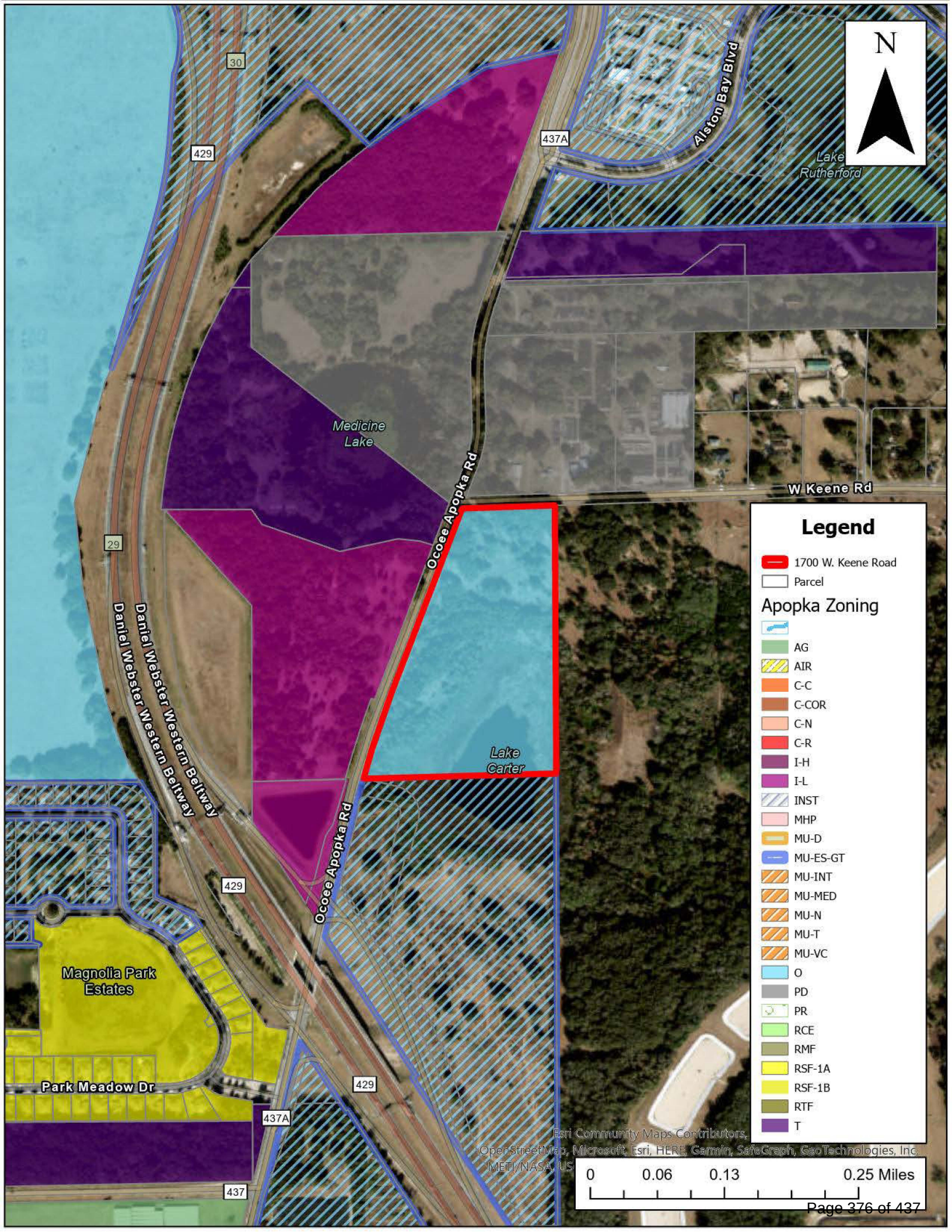
Apopka Future Land Use

-  AG
-  AG-E
-  AG-HOME
-  COMM
-  CONSV
-  FLU-IP
-  HDR-25
-  IND
-  INST_PU
-  MU
-  OFF
-  PR
-  RE
-  RH
-  RL
-  RLS
-  RM
-  RML
-  RS
-  RVLS

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METI/NASA, US







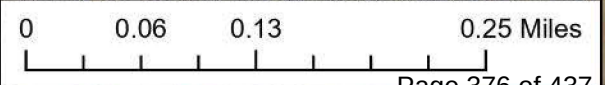
Lake Rutherford

W Keene Rd

Legend

- 1700 W. Keene Road
- Parcel
- Apopka Zoning**
- AG
- AIR
- C-C
- C-COR
- C-N
- C-R
- I-H
- I-L
- INST
- MHP
- MU-D
- MU-ES-GT
- MU-INT
- MU-MED
- MU-N
- MU-T
- MU-VC
- O
- PD
- PR
- RCE
- RMF
- RSF-1A
- RSF-1B
- RTF
- T

Esri Community Maps Contributors, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, US





City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 7.

Meeting Date: January 3, 2024

Department: Community Development

SUBJECT:

Ordinance Number 3035 - First Reading - Rezoning, 1700 W. Keene Road

REQUEST:

Accept First Reading of Ordinance No. 3035 and hold it over for Second Reading and Adoption on January 17, 2024.

SUMMARY:

ZONING REPORT:

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	PD(Planned Development)	Currently vacant - proposed grocery store with commercial outparcels and multifamily development
East	"County" Industrial	"County" A-1	Orange County Northwest Water Reclamation Facility
South	Mixed-Use	MU-ES-GT (Mixed-Use East Shore-Gateway)	Ascend Oakpointe apartments
West	Industrial	I-L (Light Industrial)	Industrial warehouse buildings

PROJECT SUMMARY:

The subject property is approximately 18.8 acres in size and is located at 1700 W. Keene Road, and is currently vacant. This application is being processed simultaneously with an application to amend the Future Land Use designation from Office to Commercial. The parcel is currently vacant. The applicant is requesting the Rezoning for the potential development of retail, medical office and fast food restaurant uses on the property. Per Land Development Code Table 4.2.2.C, Retail sales and services (with the exception of bank and other financial institution and drug store and pharmacy), and fast food restaurants are not permitted uses in the O (Office) zoning district, thus the request for the rezoning. The proposed C-C zoning district is compatible with the area as the property to the north, located on the north side of Keene Road has a zoning of PD (Planned Development), which permits MU-ES-GT uses including fast food restaurants.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: We believe the proposed project serves the goals, objectives and policies of the City.
 - Staff response: Staff has no objection.
2. Is in conflict with any provisions of the LDC;
 - Applicant's response: The proposed Development is not in conflict with the LDC.
 - Staff response: Staff has no objection.
3. Addresses a demonstrated community need;
 - Applicant's response: The project will provide retail and medical office to serve the hospital and local community.
 - Staff response: Staff has no objection.
4. Is required by changed conditions;
 - Applicant's response: The change is to allow drive thru restaurant which isn't allowed in Office. Mixed use future land use is currently already located on the north side of Keene Road.
 - Staff response: Staff has no objection.
5. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - Applicant's response: The proposed Development fits in with the surrounding development. There is a Publix Plaza to the north, Industrial to the west, Orange County treatment facility to the east and a Lake to the South.
 - Staff response: Staff has no objection.
6. Would result in a logical and orderly development pattern;
 - Applicant's response: The project would fill the last corner of this intersection with Retail/Commercial.
 - Staff response: Staff has no objection.
7. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
 - Applicant's response: The project will be served with Potable and wastewater, as well as Ocoee-Apopka Road and Keene Road.
 - Staff response: Staff has no objection.
8. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
 - Applicant's response: The Parcel is essentially an infill piece surrounded on all sides by development or roads. It will not negatively impact the environment.
 - Staff response: Staff has no objection.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on September 18, 2023.

PUBLIC HEARING SCHEDULE:

December 12, 2023 – Planning Commission (5:30 P.M.)

January 3, 2024 – City Council (1:30 P.M.), First Reading

January 17, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

November 22, 2023 – Poster Placed on Property

November 27, 2023 – Mailed Notices to Adjacent Property Owners

December 1, 2023 – Advertised in the Apopka Chief

Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

DEVELOPMENT REVIEW COMMITTEE (DRC):

Recommends approval of the Change of Zoning from O (Office) to C-C (Community Commercial), finding the proposed change consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

PLANNING COMMISSION:

At the December 12, 2023 meeting, the Planning Commission unanimously recommended approval of the change of zoning, based on the findings and facts presented in the staff report and exhibits.

CITY COUNCIL:

Accept First Reading of Ordinance No. 3035 and hold it over for Second Reading and Adoption on January 17, 2024.

ATTACHMENTS:

1. Rezoning supporting documentation

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM O (OFFICE) TO C-C (COMMUNITY COMMERCIAL DISTRICT), FOR CERTAIN REAL PROPERTY LOCATED AT 1700 WEST KEENE ROAD; OWNED BY M.L. CARTER SERVICES, INC., TRUSTEE OF THE CARTER-KEENE ROAD LAND TRUST COMPRISING 18.8 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, Bryan Potts, P.E. has requested a change in zoning on said property as identified in Section I of this ordinance; and

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

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida. The applicant shall obtain all approvals as required, if any, per the Orange County Charter and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Section IV. 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 this Ordinance shall take effect upon the date of adoption.

ORDINANCE NO. 3035

PAGE 2

49
50
51
52

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
____ day of _____, 2024.

READ FIRST TIME:

READ SECOND TIME AND
ADOPTED:

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

Cliff Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: December 1, 2023

EXHIBIT "A"

Parcel Identification Number(s): 29-21-28-0000-00-003

Location Map



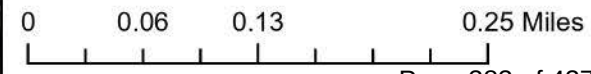


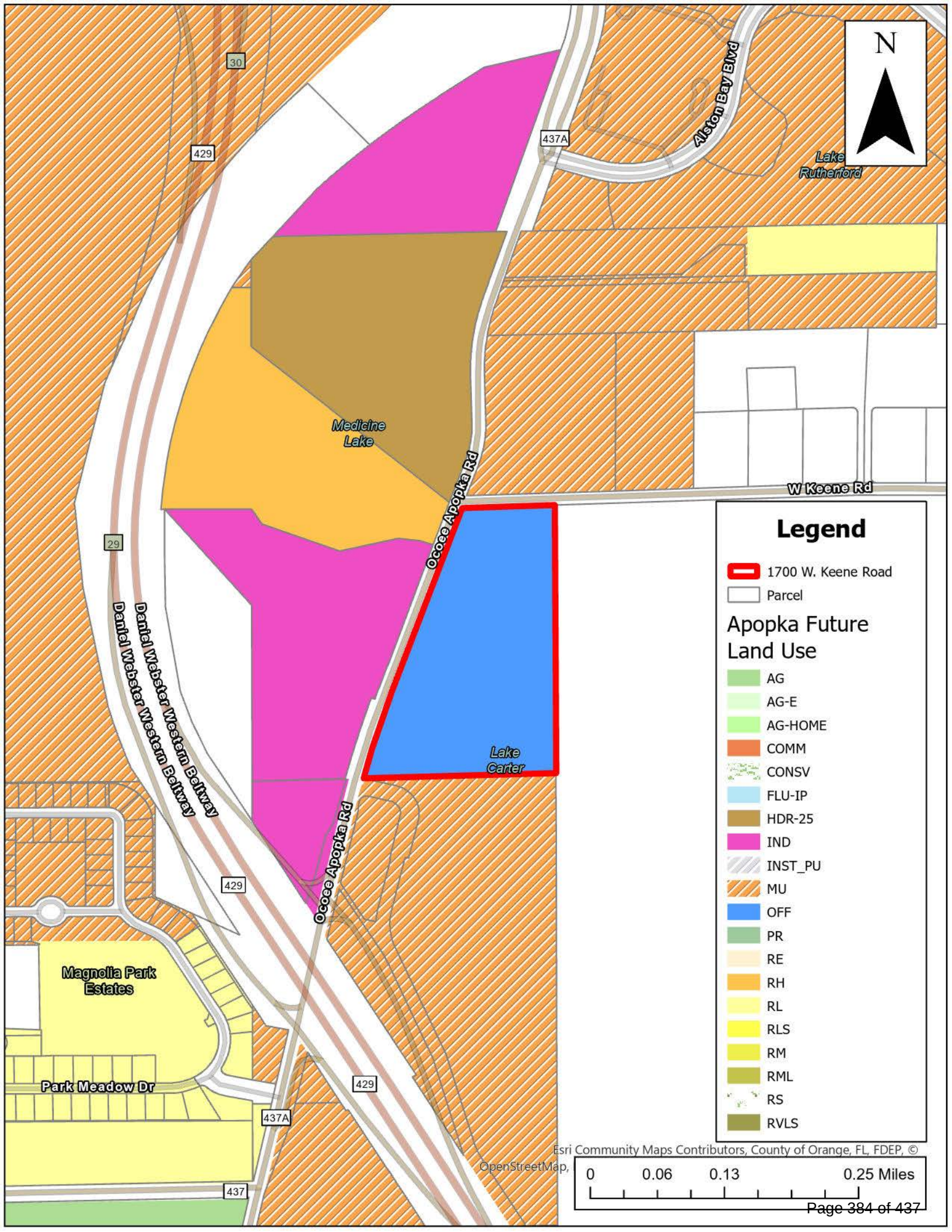
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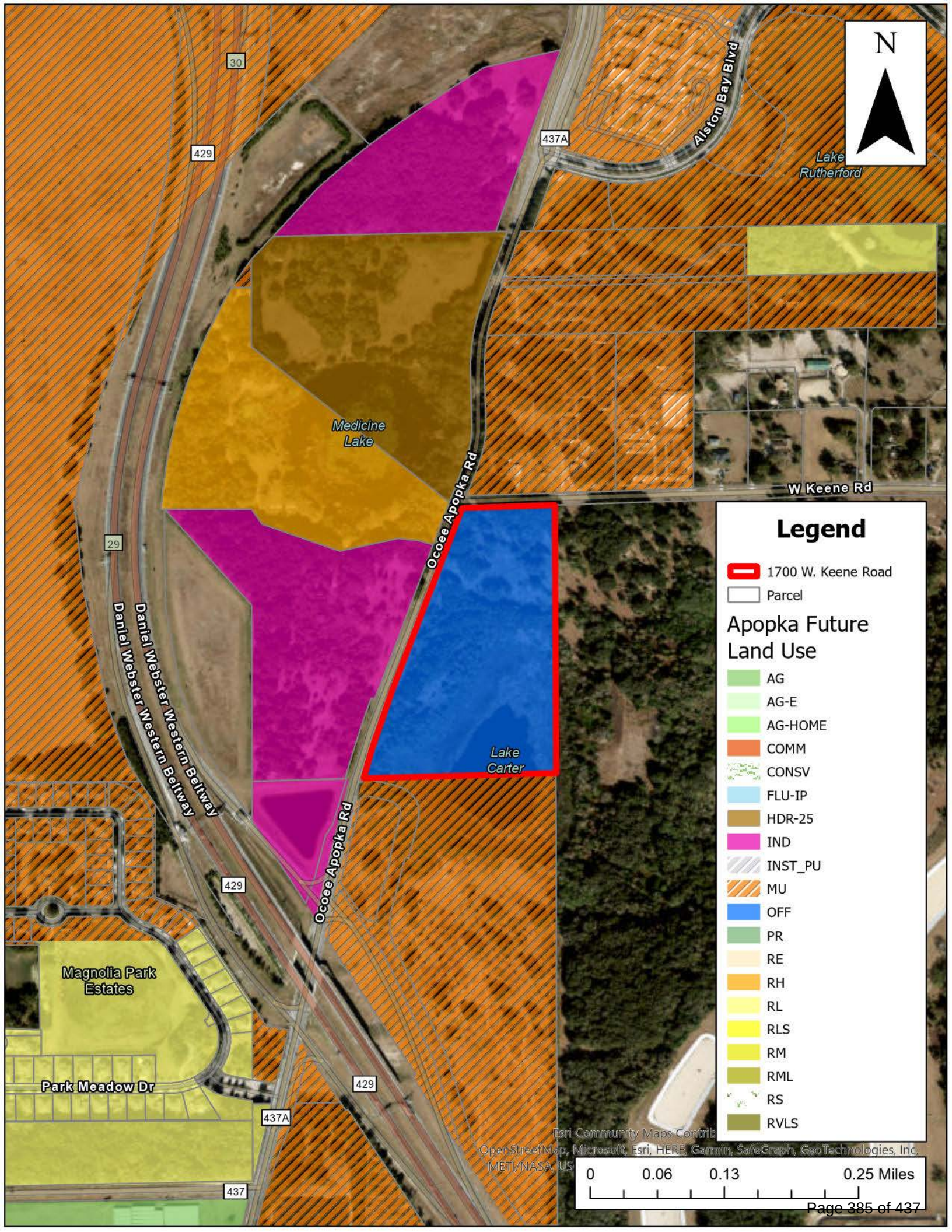


1700 W. Keene Road

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METI/NASA, US







Lake Rutherford

W Keene Rd

Legend

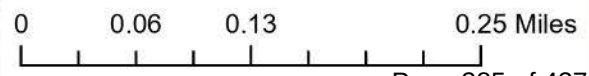
 1700 W. Keene Road

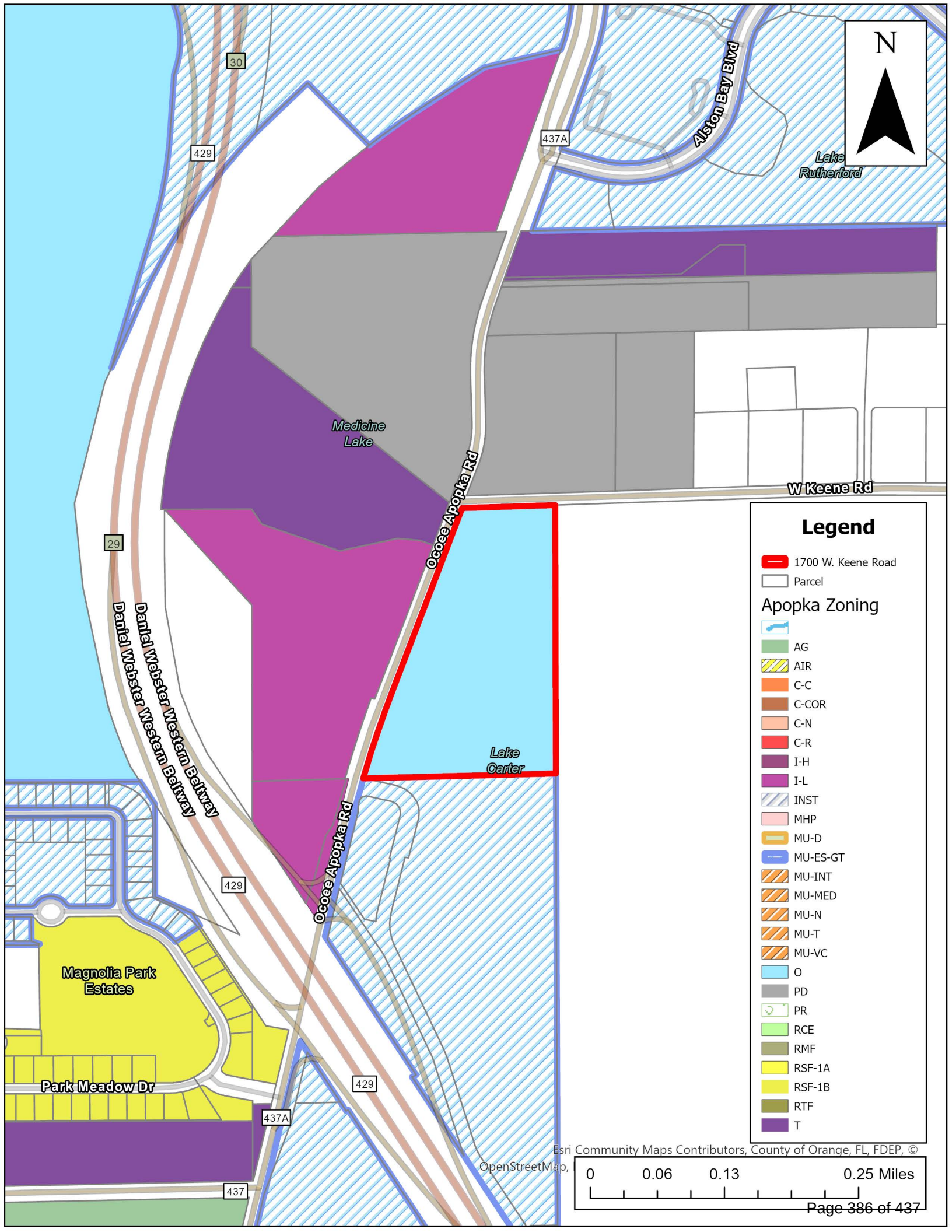
 Parcel

Apopka Future Land Use

-  AG
-  AG-E
-  AG-HOME
-  COMM
-  CONSV
-  FLU-IP
-  HDR-25
-  IND
-  INST_PU
-  MU
-  OFF
-  PR
-  RE
-  RH
-  RL
-  RLS
-  RM
-  RML
-  RS
-  RVLS

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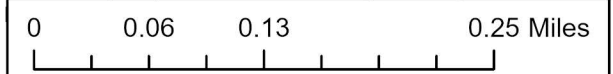
Lake Rutherford

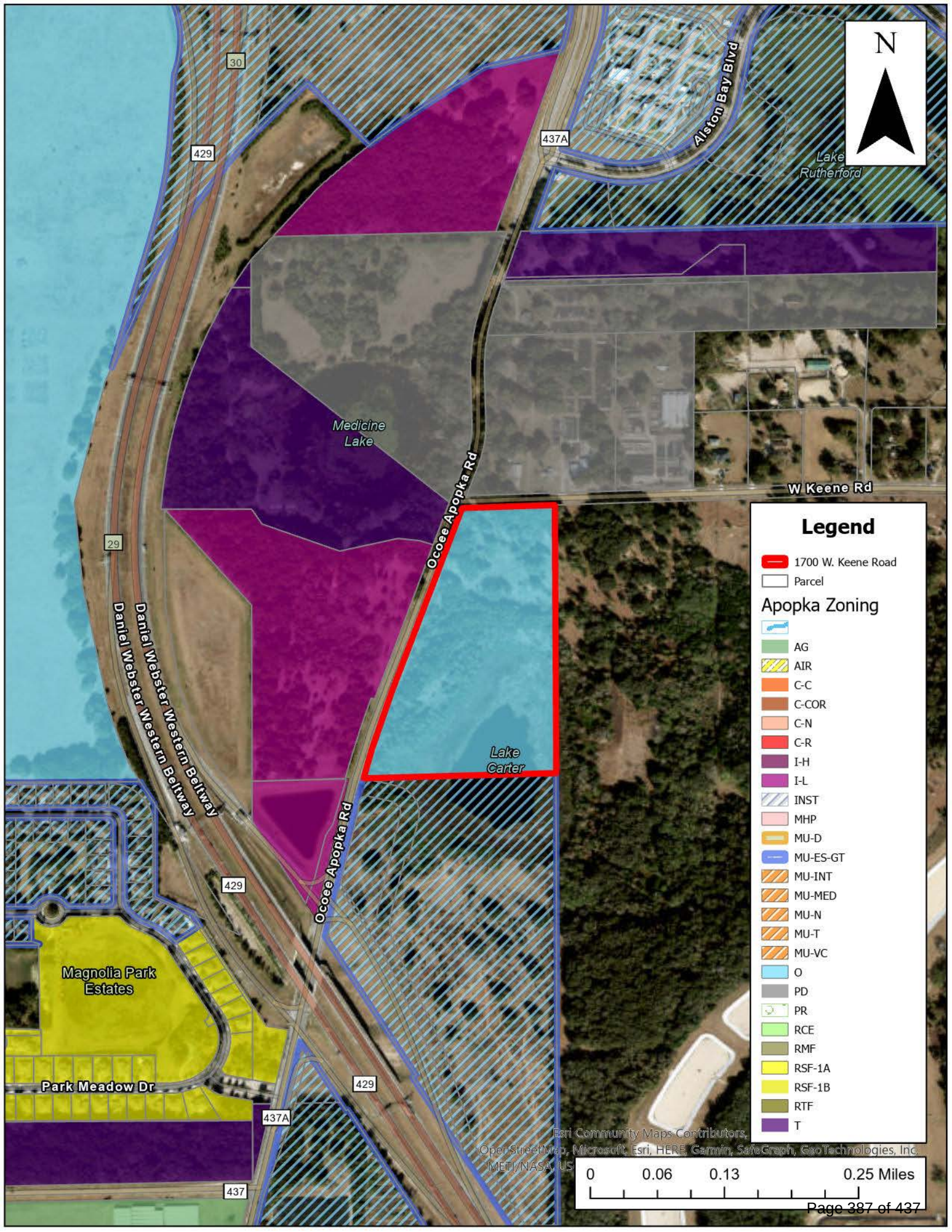
W Keene Rd

Legend

- 1700 W. Keene Road
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 - I-L
 - INST
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 - MU-D
 - MU-ES-GT
 - MU-INT
 - MU-MED
 - MU-N
 - MU-T
 - MU-VC
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 - PR
 - RCE
 - RMF
 - RSF-1A
 - RSF-1B
 - RTF
 - T

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Lake Rutherford

Medicine Lake

Ocoee Apopka Rd

W Keene Rd

29

Daniel Webster Western Beltway

429

Ocoee Apopka Rd

429

437A

437

437A

Esri Community Maps Contributors, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, US

Legend

1700 W. Keene Road

Parcel

Apopka Zoning



AG



AIR



C-C



C-COR



C-N



C-R



I-H



I-L



INST



MHP



MU-D



MU-ES-GT



MU-INT



MU-MED



MU-N



MU-T



MU-VC



O



PD



PR



RCE



RMF



RSF-1A



RSF-1B



RTF



T

0 0.06 0.13 0.25 Miles



City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 8.

Meeting Date: January 3, 2024

Department: Community Development

SUBJECT:

Ordinance Number 3036 - First Reading - Small Scale Future Land Use Amendment - 1240 Ustler Road

REQUEST:

Approve First Reading of Ordinance No. 3036 and hold it over for Second Reading and Adoption on January 17, 2024.

SUMMARY:

Owner(s): Mark Gilman and Kamoltip Norrasing

Applicant: Andrew Hamilton

Parcel Identification Number(s): 34-20-28-9550-00-200

Location: 1240 Ustler Road

Existing Future Land Use: In Progress

Proposed Future Land Use: Residential Very Low Suburban (Maximum Density 2 du/ac)

Existing Use(s): Single Family Residence

Existing Zoning: T (Transitional)

Tract Size: 5.068 +/- Acres

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Residential Low Suburban, In Progress	T, RCE, RSF-1A (Transitional/Residential County Estate, Residential Single-Family Estate)	Single family residences, and vacant parcels
East	N/A	N/A	Ustler Road Right of Way
South	Residential Low Suburban	RCE (Residential Country Estate)	Vacant
West	Commercial	C-C (Community Commercial)	Vacant

PROJECT SUMMARY:

The applicant has submitted a Small-Scale Future Land Use Amendment from In Progress to Residential Very Low Suburban for a 5.068 acre parcel located at 1240 Ustler Road. The parcel currently has one single family residence that is vacant. The applicant is requesting the Small-Scale Future Land Use Amendment to potentially develop one single family residence on the property, and to demolish the existing single-family residence. A companion rezoning from T (Transitional) to RCE (Residential County Estate) is proposed to allow the proposed uses to be permitted uses on the subject property. The Residential Very Low Suburban future land use designation is compatible with the proposed RCE zoning, thus the request for the future land

use amendment. The proposed Residential Very Low Suburban future land use designation is compatible with the surrounding area as properties to the north and south have a future land use designations of Residential Low Suburban and In Progress. Per Objective 10 Future Land Use Element of the Apopka Comprehensive Plan, all new development within the Wekiva River Protection Area shall be Very Low Suburban Residential, and have a density of two units per acre or less in nature, unless a proposed development would have less impact on natural resources.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: The proposed zoning amendment matches the goals of the comprehensive plans and all other applicable city-adopted plans.
 - Staff response: Staff is in agreement as the property has not had a proper future land use designation and zoning since it was annexed into the City.
2. Is in conflict with any portion of the LDC;
 - Applicant's response: The proposed amendment is not in conflict with the LDC.
 - Staff response: Staff is in agreement as the property will receive a proper future land use designation and all future development will be required to be in compliance with all applicable requirements of the Residential Very Low Suburban future land use category if the small-scale future land use amendment is approved.
3. Addresses a demonstrated community need;
 - Applicant's response: The proposed zoning of the property for residential use matches a need for additional residential development.
 - Staff response: Staff does not object.
4. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - Applicant's response: The proposed use would result in a logical and orderly development pattern.
 - Staff response: Staff does not object.
5. Would result in a logical and orderly development pattern;
 - Applicant's response: The proposed use would result in a logical and orderly development pattern.
 - Staff response: Staff does not object, the property will receive a proper future land use designation if the small-scale future land use amendment is approved.
6. Would not adversely affect the property values of the area;
 - Applicant's response: The proposed use would positively affect the property values of the area and not adversely affect them.
 - Staff response: Staff does not object. The applicant has indicated they plan on the future construction of a single-family residence on the property.
7. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);
 - Applicant's response: The proposed use would be adequately served by existing public facilities.

- Staff response: Staff does not object.

8. Would not result in significant adverse impacts on the natural environment including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;

- Applicant's response: The proposed use would not result in significantly adverse impacts of the environment.
- Staff response: Staff does not object. The property is located within the Wekiva Protection Area. Per Objective 10 of the Future Land Use Element of the Comprehensive Plan, development is limited to no more than 2 units per acre.

SCHOOL CAPACITY REPORT:

Orange County Public Schools (OCPS) has indicated that capacity for the proposed development on this property is not available at the high school level, and is deficient by 0.399 seats. The project, based on its location, is served by the following schools: Rock Springs Elementary, Apopka Middle, and Apopka High School.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on September 12, 2023.

PUBLIC HEARING SCHEDULE:

December 12, 2023 – Planning Commission (5:30 P.M.)

January 3, 2024 – City Council (1:30 P.M.), First Reading

January 17, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

November 21, 2023 – Poster Placed on Property

November 27, 2023 – Mailed Notices to Adjacent Property Owners

December 1, 2023 – Advertised in the Apopka Chief

LAND USE REPORT

1. RELATIONSHIP TO ADJACENT PROPERTIES

Direction	Future Land Use	Zoning	Present Use
North	Residential Low Suburban, In Progress	T, RCE, RSF-1A (Transitional/Residential County Estate, Residential Single-Family Estate)	Single family residences, and vacant parcels
East	N/A	N/A	Ustler Road Right of Way
South	Residential Low Suburban	RCE (Residential Country Estate)	Vacant
West	Commercial	C-C (Community Commercial)	Vacant

LAND USE ANALYSIS

The subject property is located in the northeast portion of the Joint Planning Area in the Wekiva River Protection Area. Residential Very Low Suburban parcels exist in the northeast area of the City, and Residential Low Suburban parcels are located to the north and south of the subject property. Development must comply with the Residential Very Low Suburban future land use designation and be consistent with the Comprehensive Plan policies, Development Design Guidelines, and Land Development Code. The property currently has an existing single-family residence that is vacant and is approximately 5.068 acres in size. This future land use

amendment is being requested to allow for the potential development of one single family residence with a detached garage on the subject property. The parcel is not located in the following areas:

Wekiva Parkway Interchange Vision Plan Area: No

Area of Critical State Concern: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The proposed Small-Scale Future Land Use Amendment request for a change from In Progress to Residential Very Low Suburban is consistent with the terms of the JPA (Second Amendment).

City of Apopka Comprehensive Plan Policies:

Future Land Use Element:

Policy 3.1.c

Very Low Density Suburban Residential

The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include:

- 1) Institutional uses of five acres or less
- 2) High schools
- 3) Supporting infrastructure and public facilities of two acres or more
- 4) Horticultural nurseries as a primary use;

Planned Development uses may include:

- (1) All primary uses
- (2) All special exception uses
- (3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
- (4) Other uses deemed compatible with and complementary to the other proposed master-planned uses and the surrounding neighborhoods

Objective 10, Policy 10.1, 10.2, and 10.3 of the Comprehensive Plan states that “all new development within the Wekiva River Protection Area shall be very low suburban residential density of two units per acre or less in nature, unless a proposed development would have less impact on natural resources. The subdivisions of land which interfere with the required setbacks of protection zones pursuant to s. 373.415 F.S. shall be prohibited. The density/intensity of any development on parcels of property adjacent to the waterways or wetlands of the Wekiva River System shall be concentrated on those parcels farthest from waterways, wetlands or public lands. Upon annexation, the Future Land Use designations of properties within the Wekiva River Protection Area shall be consistent with the established Orange County intensity or density and allowable use shall be consistent with those allowed by the Orange County Comprehensive Plan. City Land Use amendments shall not exceed the intensity or density upon annexation.”

Transportation Element:

Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area. The property already has existing access from Ustler Road.

Infrastructure Element:

Policies 1.1.1, 2.1.1 and 5.1.2 state the minimum levels of service for the City's wastewater and water systems as well as the City's solid waste collection service.

Conservation Element:

A habitat study will not be required as the development is less than ten (10) acres.

Land Use Calculations:

CURRENT: Future Land Use – in Progress (no density)
0 DU X 5.068 ac = 0 dwelling units

PROPOSED: Residential Very Low Suburban (2 dwelling Units Per Acre)
2 DU X 5.068 ac = 10 dwelling units

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

Note: This item is considered legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

DEVELOPMENT REVIEW COMMITTEE:

Recommends approval of the change in Future Land Use from In Progress to Residential Very Low Suburban and finds the proposed amendment consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits.

PLANNING COMMISSION:

At the December 12, 2023 meeting, the Planning Commission unanimously recommended approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits.

CITY COUNCIL:

Accept First Reading of Ordinance No. 3036 and hold it over for Second Reading and Adoption on January 17, 2024.

ATTACHMENTS:

1. Supporting Documents - 1240 Ustler Road Small Scale Future Land Use

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 IN PROGRESS TO RESIDENTIAL VERY LOW SUBURBAN FOR CERTAIN REAL PROPERTY LOCATED AT 1240 USTLER ROAD; OWNED BY MARK GILMAN AND KAMOLTIP NORRASING, COMPRISING 5.068 ACRES MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

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.

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 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.

Section VI. Effective Date. This Ordinance shall become effective thirty-one (31) days after adoption. If challenged within thirty (30) days after adoption, the Ordinance shall become

ORDINANCE NO. 3036

PAGE 2

1 effective after the state land planning agency or the Administration Commission, respectively,
2 issues a final order determining that the adopted small-scale development amendment is in
3 compliance.

4
5 ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
6 _____ day of _____, 2024.

READ FIRST TIME:

READ SECOND TIME AND
ADOPTED:

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

Cliff Sheppard, City Attorney

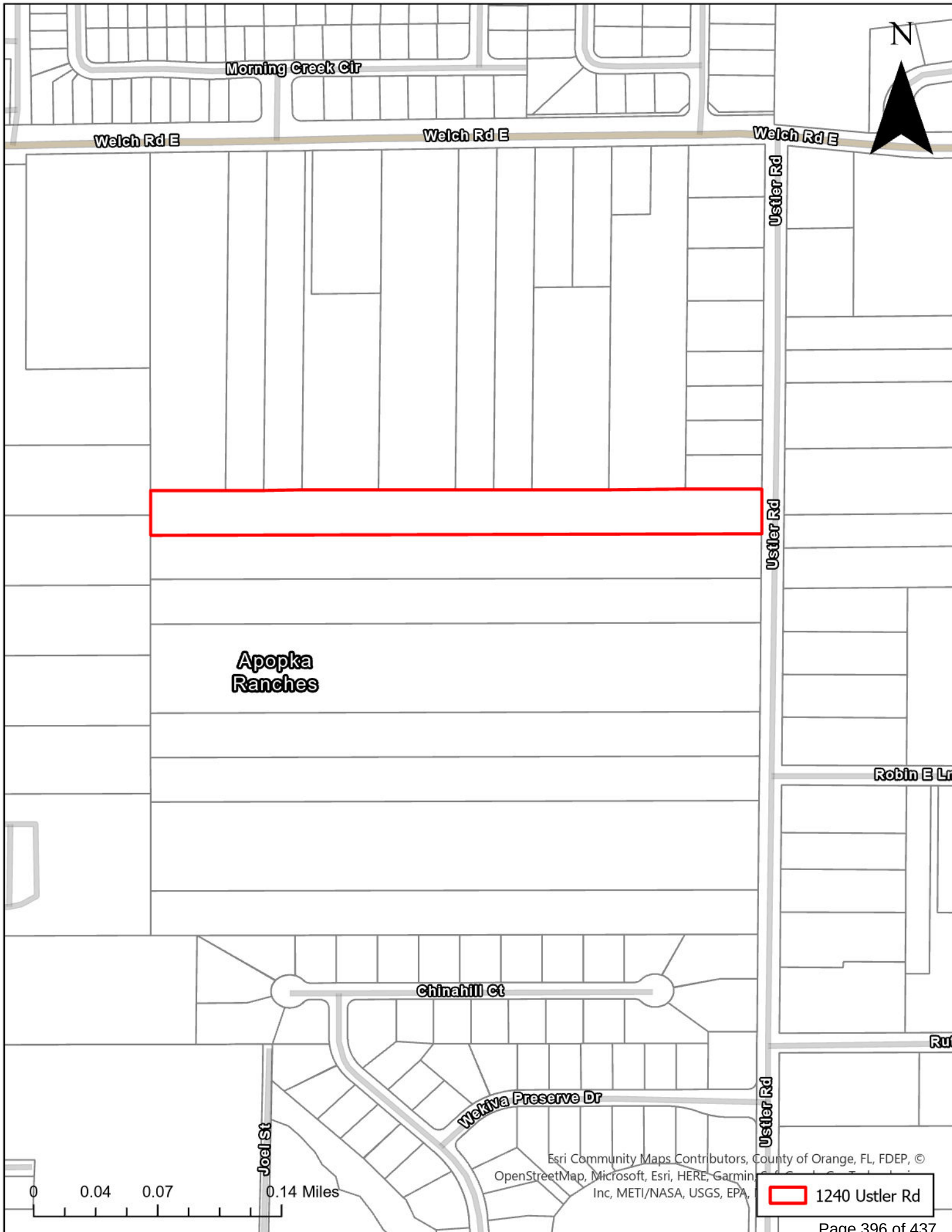
DULY ADVERTISED FOR PUBLIC HEARING: December 1, 2023

1

EXHIBIT "A"
Parcel Identification Number(s): 34-20-28-9550-00-200

Location Map





N

Morning Creek Cir

Welch Rd E

Welch Rd E

Welch Rd E

Ustler Rd

Ustler Rd

Apopka
Ranches

Robin E Ln

Chinahill Ct

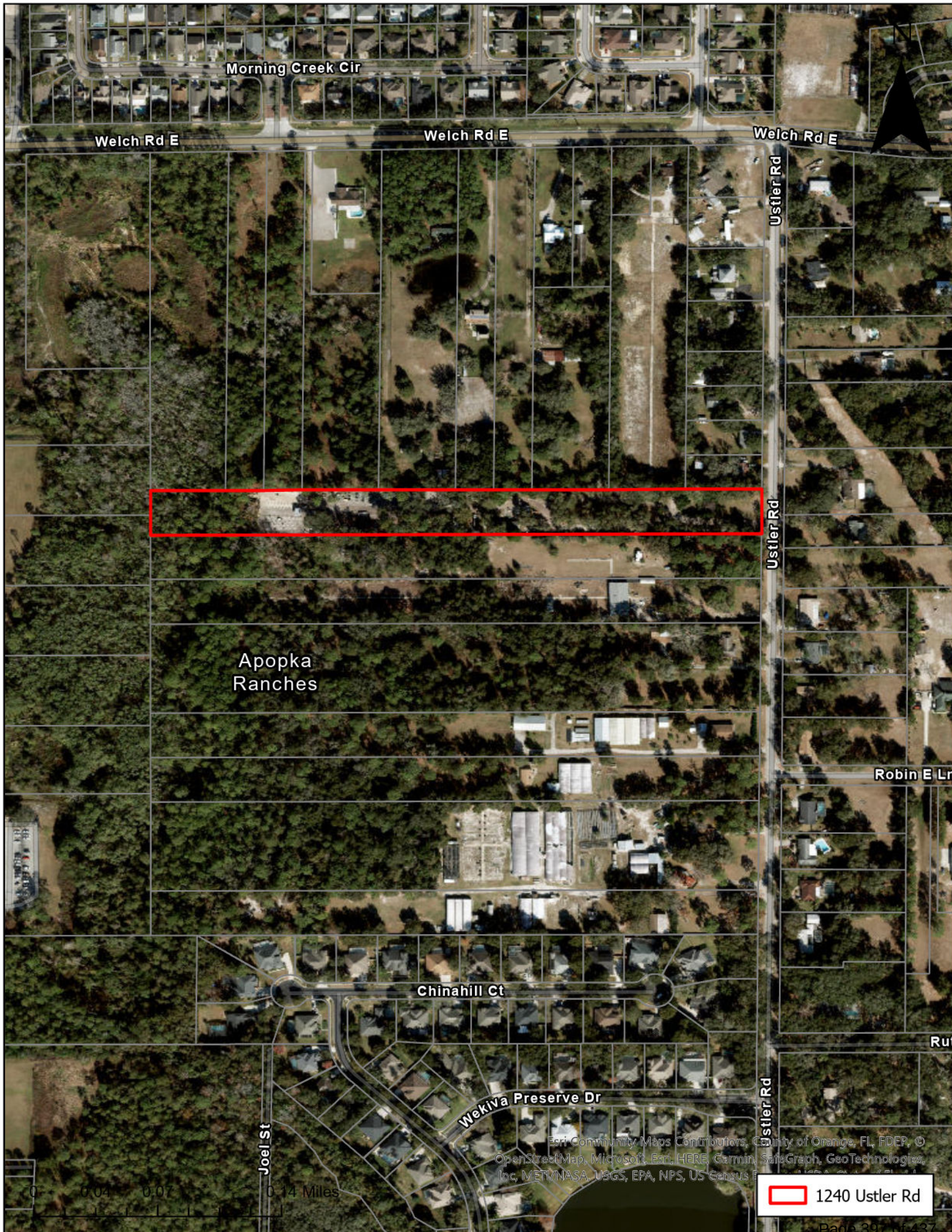
Wekiva Preserve Dr

Joel St

Ustler Rd

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OpenStreetMap, Microsoft, Esri, HERE, Garmin, Inc, METI/NASA, USGS, EPA,
1240 Ustler Rd



Morning Creek Cir

Welch Rd E

Welch Rd E

Welch Rd E

Ustler Rd

Ustler Rd

Apopka
Ranches

Robin E Ln

Chinahill Ct

Wekiva Preserve Dr

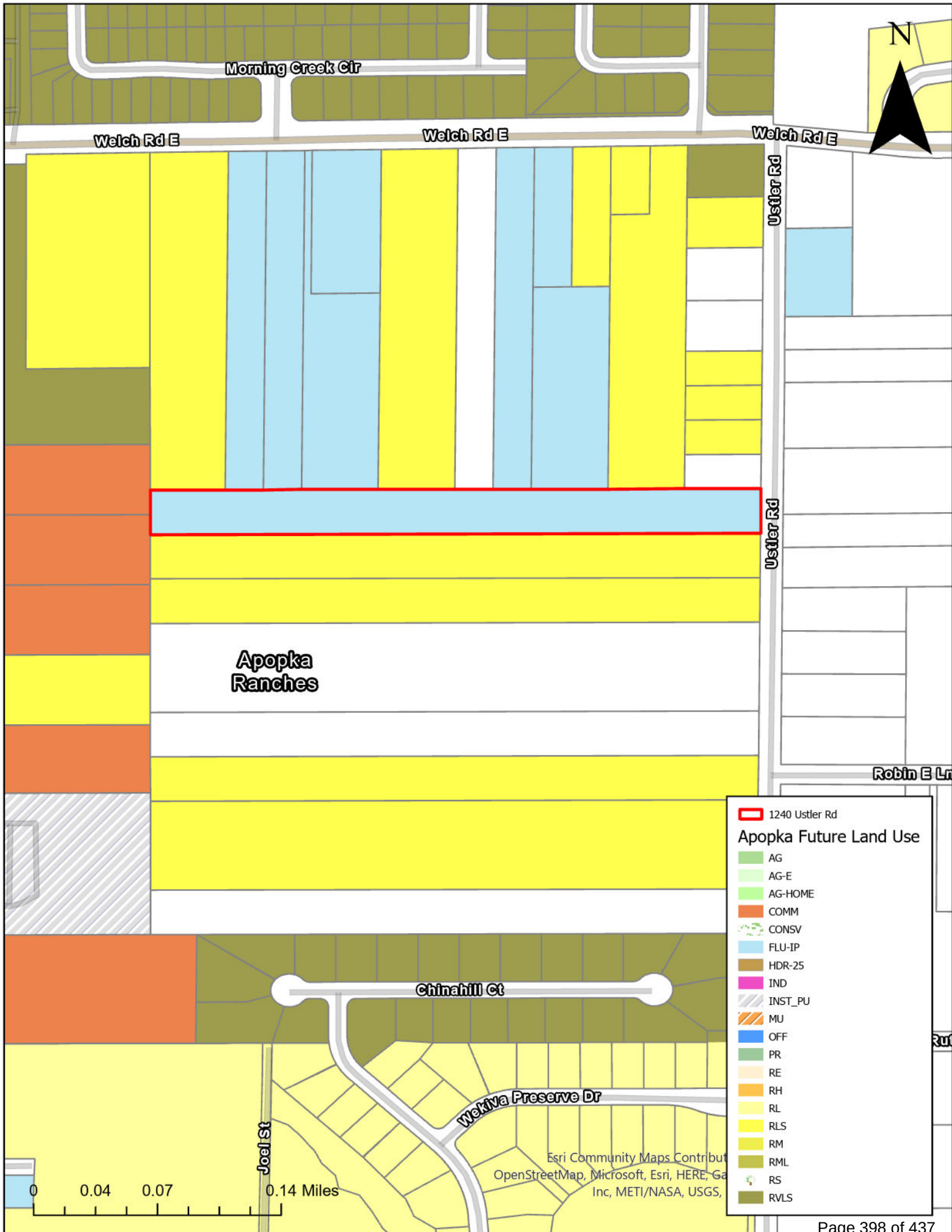
Joel St

Ustler Rd

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Inc, METI/NASA, USGS, EPA, NPS, US Census B

1240 Ustler Rd

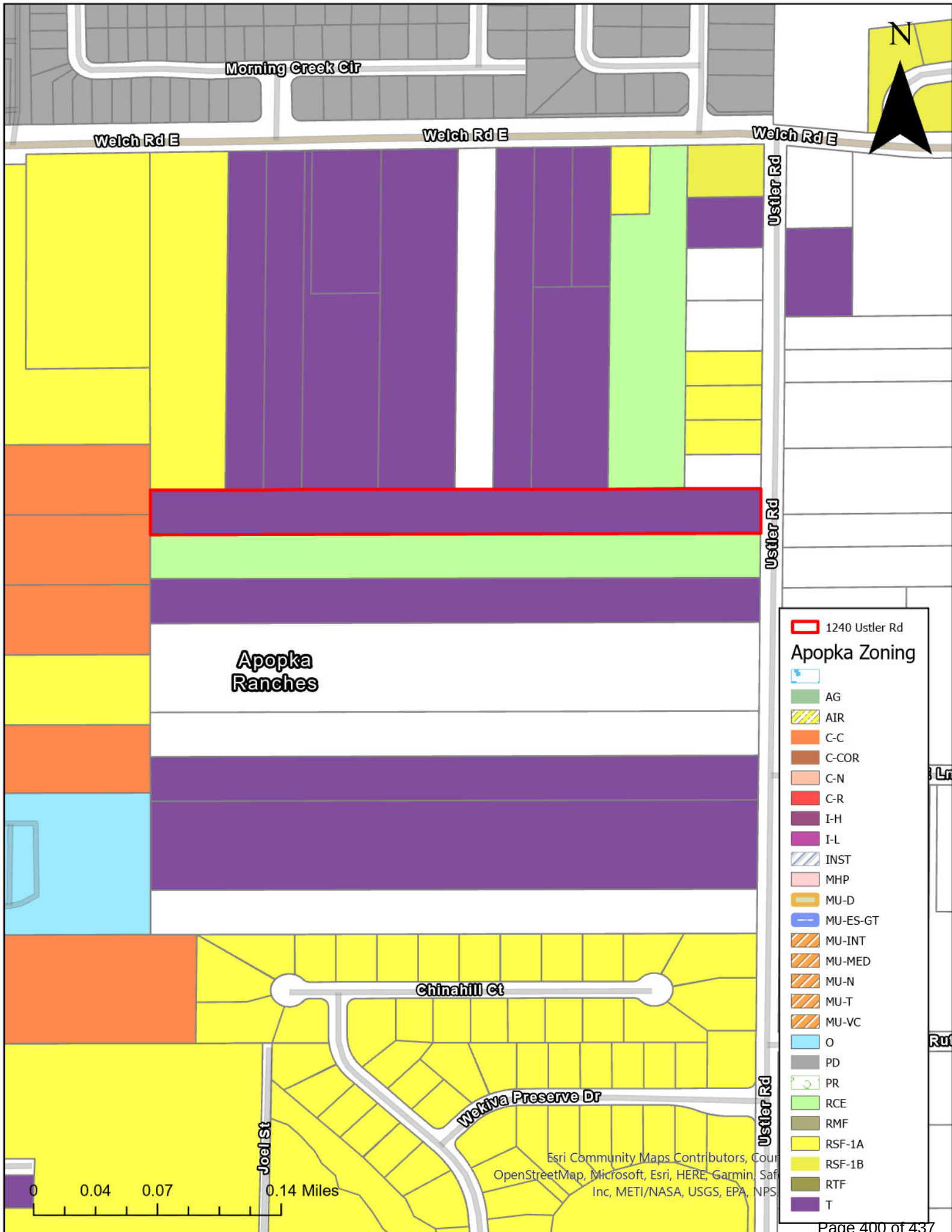


1240 Ustler Rd

Apopka Future Land Use

- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
- IND
- INST_PU
- MU
- OFF
- PR
- RE
- RH
- RL
- RLS
- RM
- RML
- RS
- RVLS





1240 Ustler Rd

Apopka Zoning

- AG
- AIR
- C-C
- C-COR
- C-N
- C-R
- I-H
- I-L
- INST
- MHP
- MU-D
- MU-ES-GT
- MU-INT
- MU-MED
- MU-N
- MU-T
- MU-VC
- O
- PD
- PR
- RCE
- RMF
- RSF-1A
- RSF-1B
- RTF
- T





City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 9.

Meeting Date: January 3, 2024

Department: Community Development

SUBJECT:

Ordinance Number 3037 - First Reading - Change of Zoning - 1240 Ustler Road

REQUEST:

Accept First Reading of Ordinance No. 3037 and hold it over for Second Reading and Adoption on January 17, 2024.

SUMMARY:

Owner(s): Mark Gilman and Kamoltip Norrasing

Applicant: Andrew Hamilton

Parcel Identification Number(s): 34-20-28-9550-00-200

Location: 1240 Ustler Road

Existing Future Land Use: Transitional (Maximum 0.4 du/acre)

Proposed Future Land Use: Residential Very Low Suburban (Maximum 2 du/ac)

Existing Use(s): Single Family Residence

Existing Zoning: T (Transitional)

Tract Size: 5.068 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	Residential Low Suburban, In Progress	T, RCE, RSF-1A (Transitional/Residential County Estate, Residential Single-Family Estate)	Single family residences, and vacant parcels
East	N/A	N/A	Ustler Road Right of Way
South	Residential Low Suburban	RCE (Residential Country Estate)	Vacant
West	Commercial	C-C (Community Commercial)	Vacant

PROJECT SUMMARY:

The subject property is approximately 5.068 acres in size and is located at 1240 Ustler Road. The subject property is currently the location of a single-family residence that is vacant. This application is being processed simultaneously with an application to amend the Future Land Use designation from Transitional to Residential Very Low Suburban. The applicant is requesting the Rezoning for the approval of developing one single family residence with a detached garage in addition to one future modular or single-family home on the

property. According to the applicant, the existing single-family residence will be demolished. The proposed RCE zoning is compatible with the area as the property to the south adjacent properties to the north have a zoning designation of RCE.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: The proposed zoning amendment matches the goals of the comprehensive plans and all other applicable city-adopted plans.
 - Staff response: Staff is in agreement as the property has not had a proper future land use designation and zoning since it was annexed into the City.
2. Is in conflict with any portion of the LDC;
 - Applicant's response: The proposed amendment is not in conflict with the LDC.
 - Staff response: Staff is in agreement as the property will receive a proper zoning designation and all future development will be required to be in compliance with all applicable requirements of the RCE zoning district if the rezoning amendment is approved.
3. Addresses a demonstrated community need;
 - Applicant's response: The proposed zoning of the property for residential use matches a need for additional residential development.
 - Staff response: Staff does not object.
4. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - Applicant's response: The proposed use would result in a logical and orderly development pattern.
 - Staff response: Staff does not object.
5. Would result in a logical and orderly development pattern;
 - Applicant's response: The proposed use would result in a logical and orderly development pattern.
 - Staff response: Staff does not object, the property will receive a proper zoning designation if the rezoning amendment is approved.
6. Would not adversely affect the property values of the area;
 - Applicant's response: The proposed use would positively affect the property values of the area and not adversely affect them.
 - Staff response: Staff does not object. The applicant has indicated they plan on the future construction of a single-family residence on the property.
7. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);
 - Applicant's response: The proposed use would be adequately served by existing public facilities.
 - Staff response: Staff does not object.

8. Would not result in significant adverse impacts on the natural environment including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;

- Applicant's response: The proposed use would not result in significantly adverse impacts of the environment.
- Staff response: Staff does not object. The property is located within the Wekiva Protection Area. Per Objective 10 of the Future Land Use Element of the Comprehensive Plan, development is limited to no more than 2 units per acre.

SCHOOL CAPACITY REPORT:

Orange County Public Schools (OCPS) has indicated that capacity for the proposed development on this property is not available at the high school level and is deficient by 0.399. The project, based on its location, is served by the following schools: Rock Springs Elementary, Apopka Middle, and Apopka High School.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on September 12, 2023.

PUBLIC HEARING SCHEDULE:

December 12, 2023 – Planning Commission (5:30 P.M.)

January 3, 2024 – City Council (1:30 P.M.), First Reading

January 17, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

Apopka Chief – December 1, 2023

Mailed notices to adjacent property owners; Posters placed on property – November 27, 2023

Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

DEVELOPMENT REVIEW COMMITTEE (DRC):

Recommends approval of the Change of Zoning from T (Transitional) to RCE (Residential County Estate), finding the proposed change consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

PLANNING COMMISSION:

At the December 12, 2023 meeting, the Planning Commission unanimously recommended approval of the change of zoning, based on the findings and facts presented in the staff report and exhibits.

CITY COUNCIL:

Accept First Reading of Ordinance No. 3037 and hold it over for Second Reading and Adoption on January 17, 2024.

ATTACHMENTS:

1. Supporting Documents - 1240 Ustler Road Rezoning

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO RCE (RESIDENTIAL COUNTRY ESTATE), FOR CERTAIN REAL PROPERTY LOCATED AT 1240 USTLER ROAD; OWNED BY MARK GILMAN AND KAMOLTIP NORRASING, COMPRISING 5.068 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, Andrew Hamilton, has requested a change in zoning on said property as identified in Section I of this ordinance; and

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

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida. The applicant shall obtain all approvals as required, if any, per the Orange County Charter and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Section IV. 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 this Ordinance shall take effect upon the date of adoption.

ORDINANCE NO. 3037

PAGE 2

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ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
____ day of _____, 2024.

READ FIRST TIME:

READ SECOND TIME AND
ADOPTED:

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

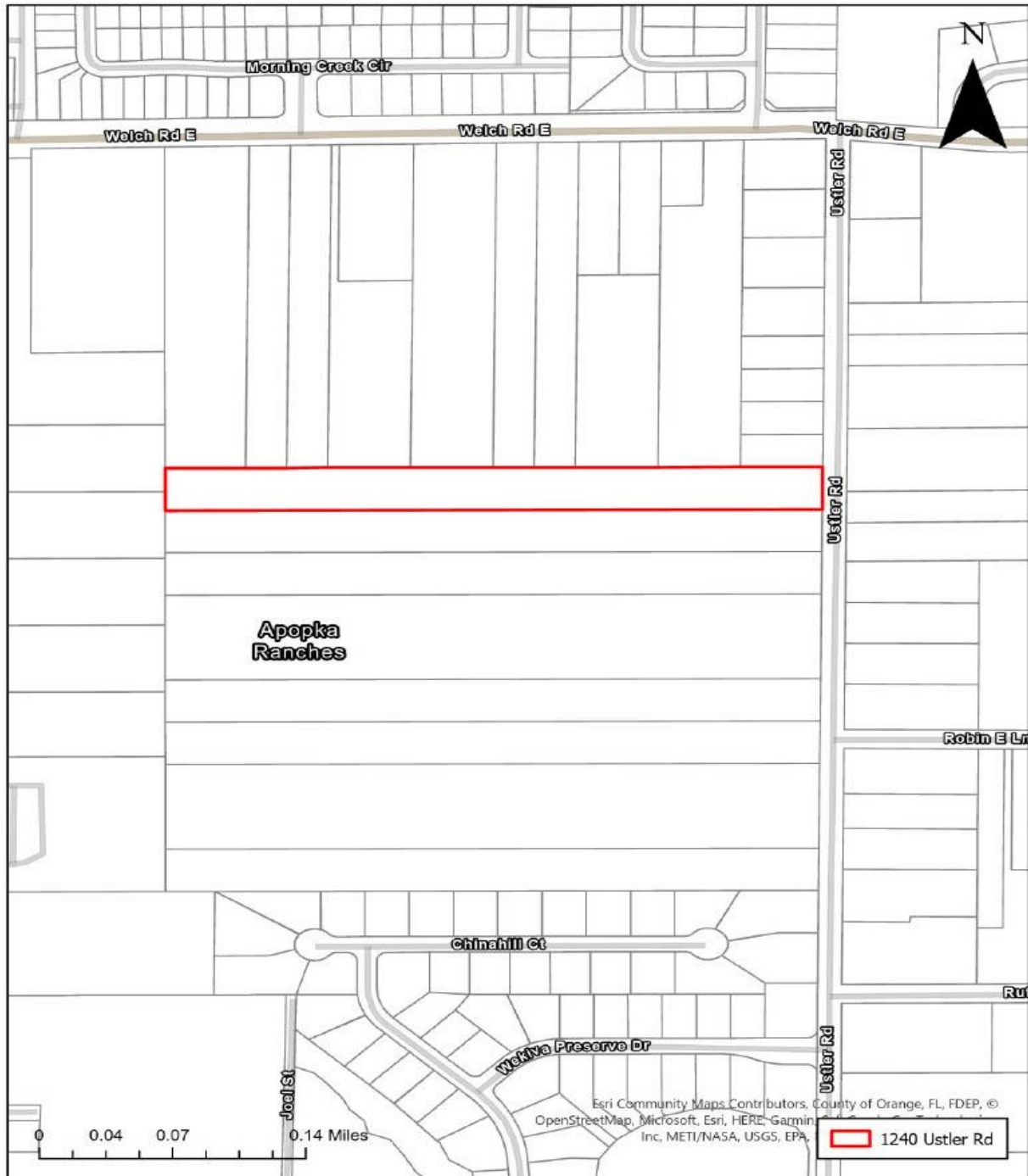
Cliff Sheppard, City Attorney

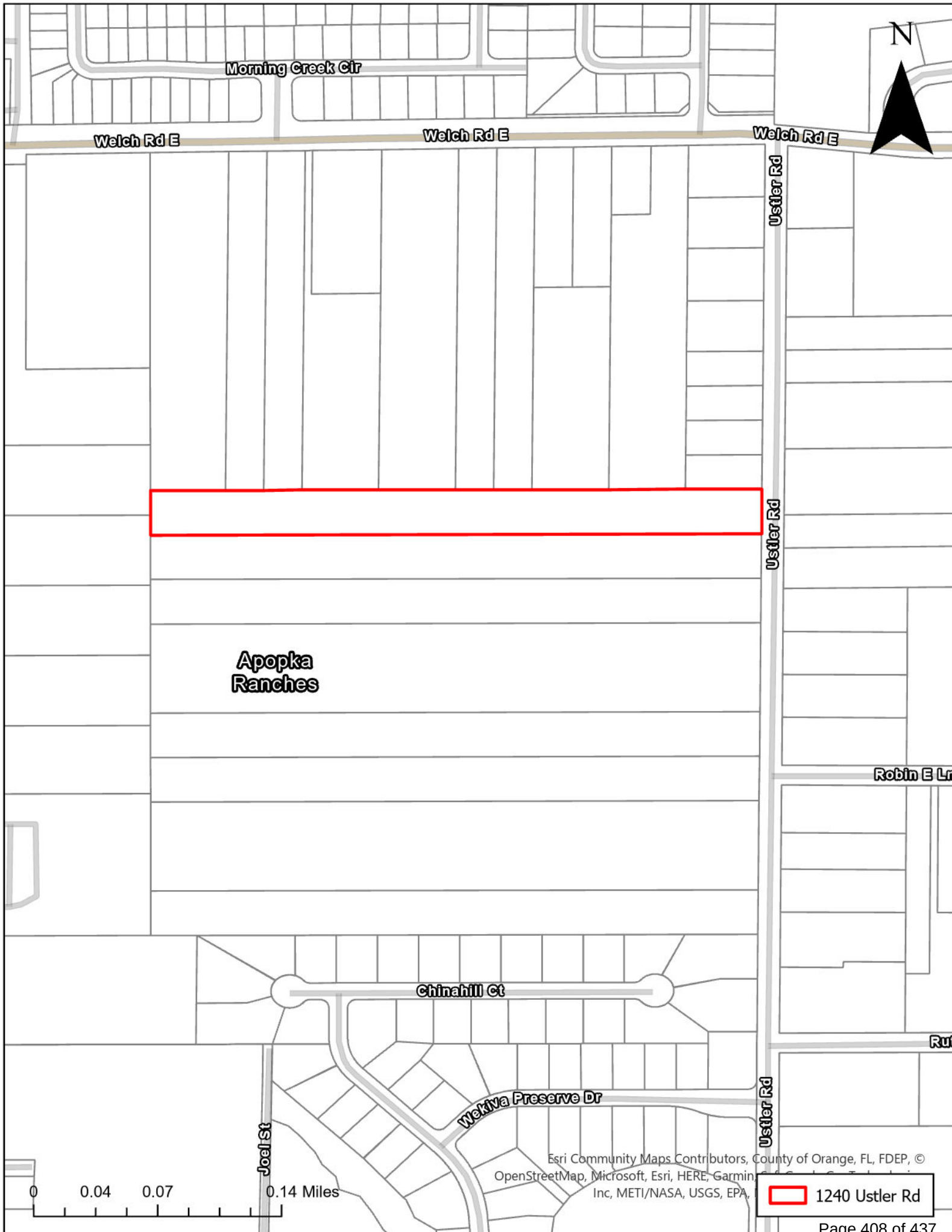
DULY ADVERTISED FOR PUBLIC HEARING: December 1, 2023

EXHIBIT "A"

Parcel Identification Number(s): 34-20-28-9550-00-200

Location Map





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Morning Creek Cir

Welch Rd E

Welch Rd E

Welch Rd E

Ustler Rd

Ustler Rd

Apopka
Ranches

Robin E Ln

Chinahill Ct

Wekiva Preserve Dr

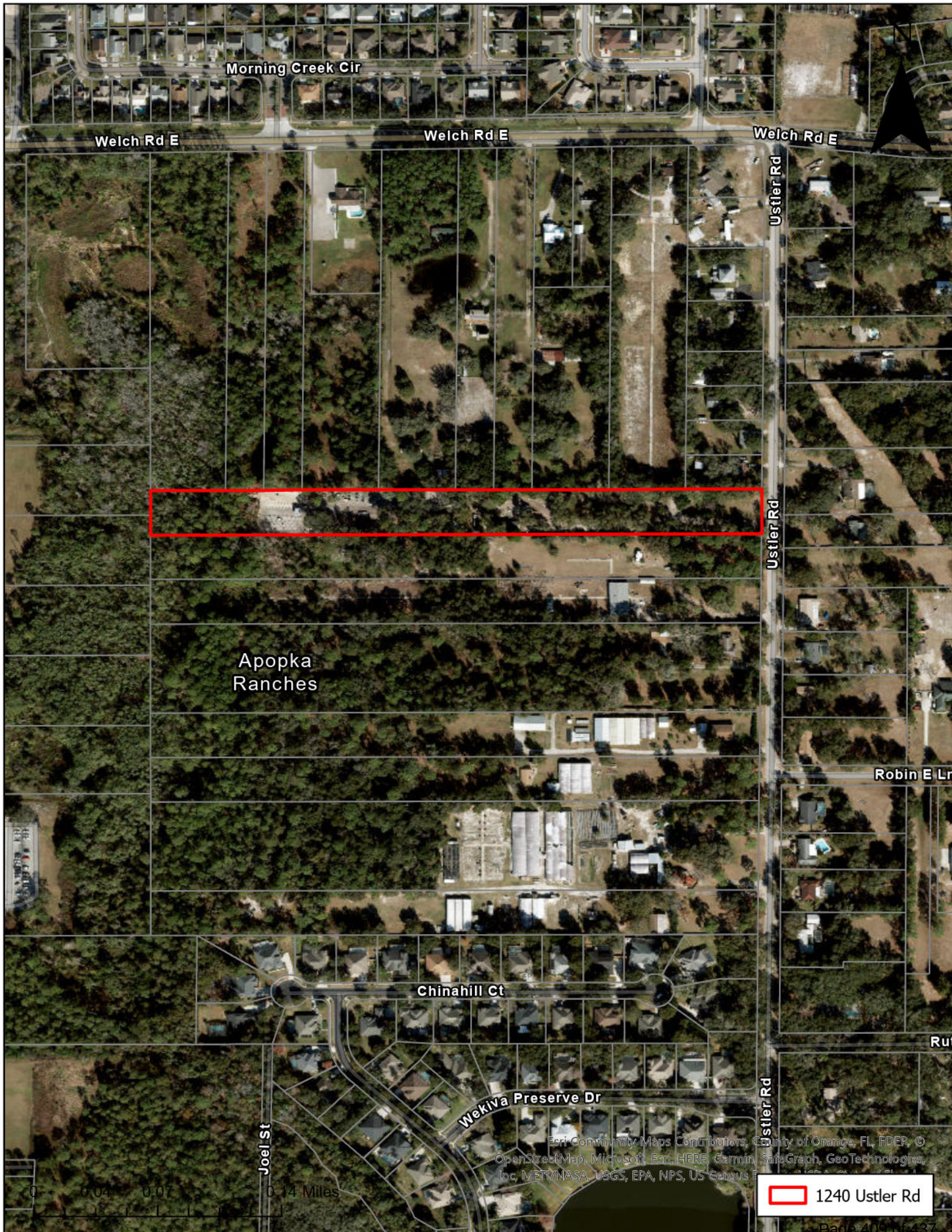
Joel St

Ustler Rd

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0 0.04 0.07 0.14 Miles

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1240 Ustler Rd



Morning Creek Cir

Welch Rd E

Welch Rd E

Welch Rd E

Ustler Rd

Ustler Rd

Apopka
Ranches

Robin E Ln

Chinahill Ct

Wekiva Preserve Dr

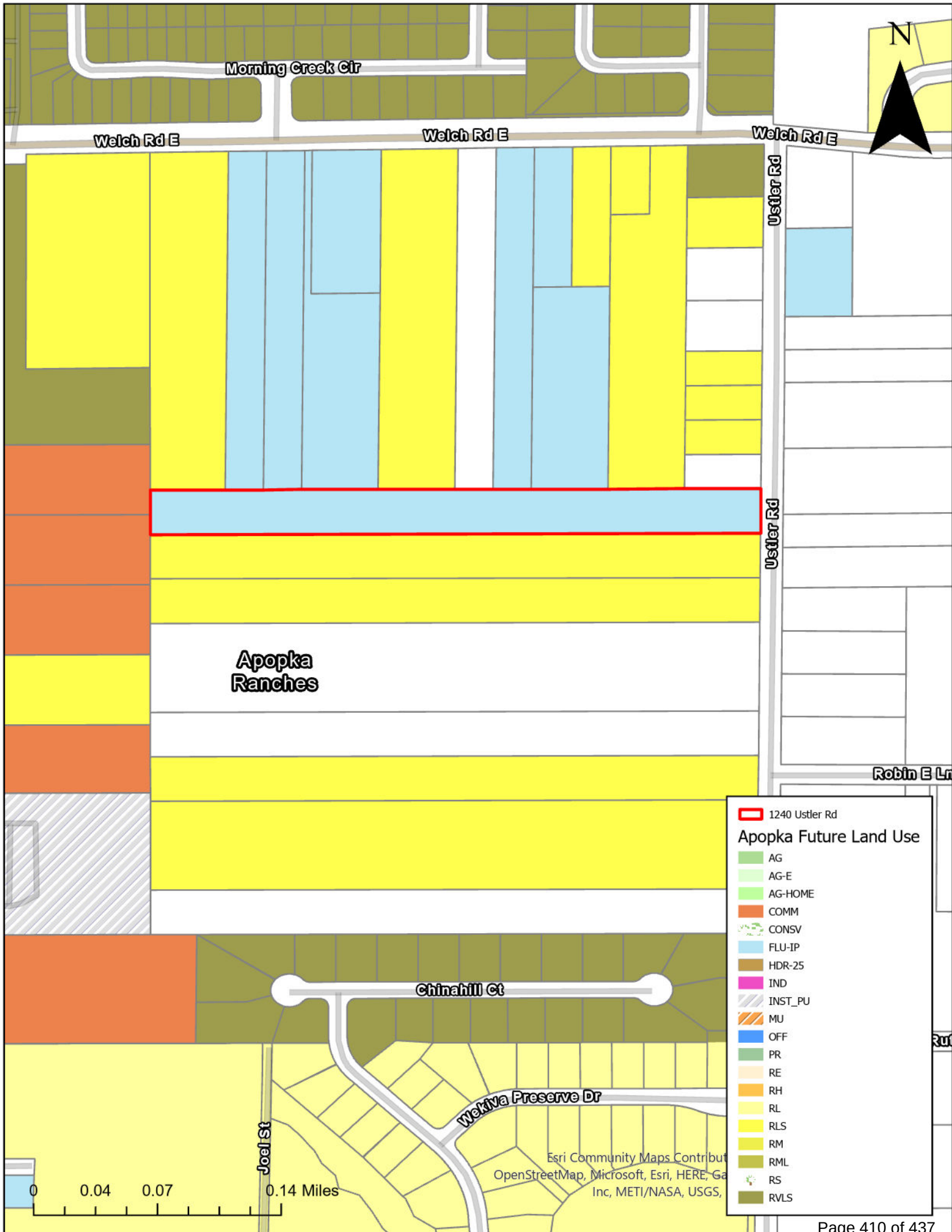
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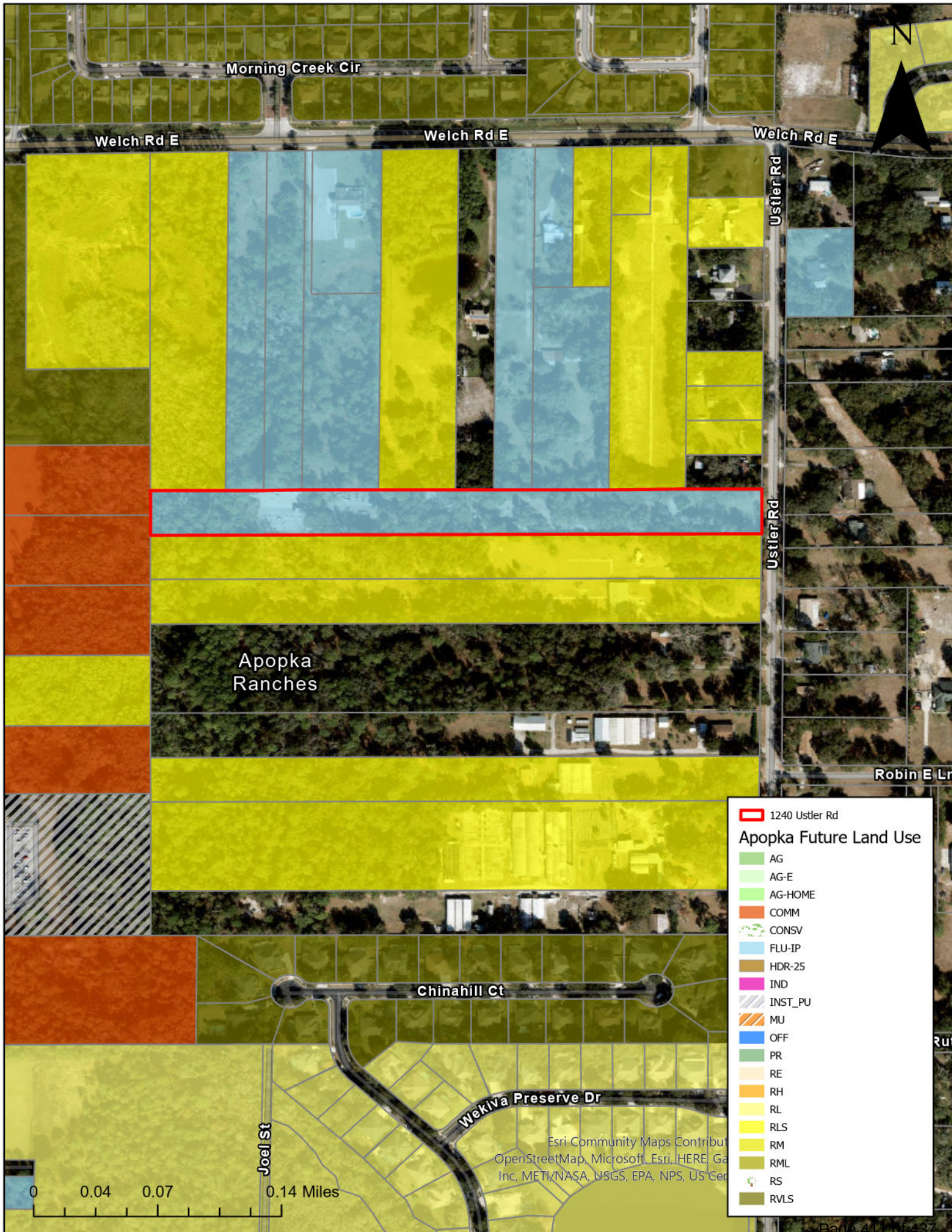
Ustler Rd

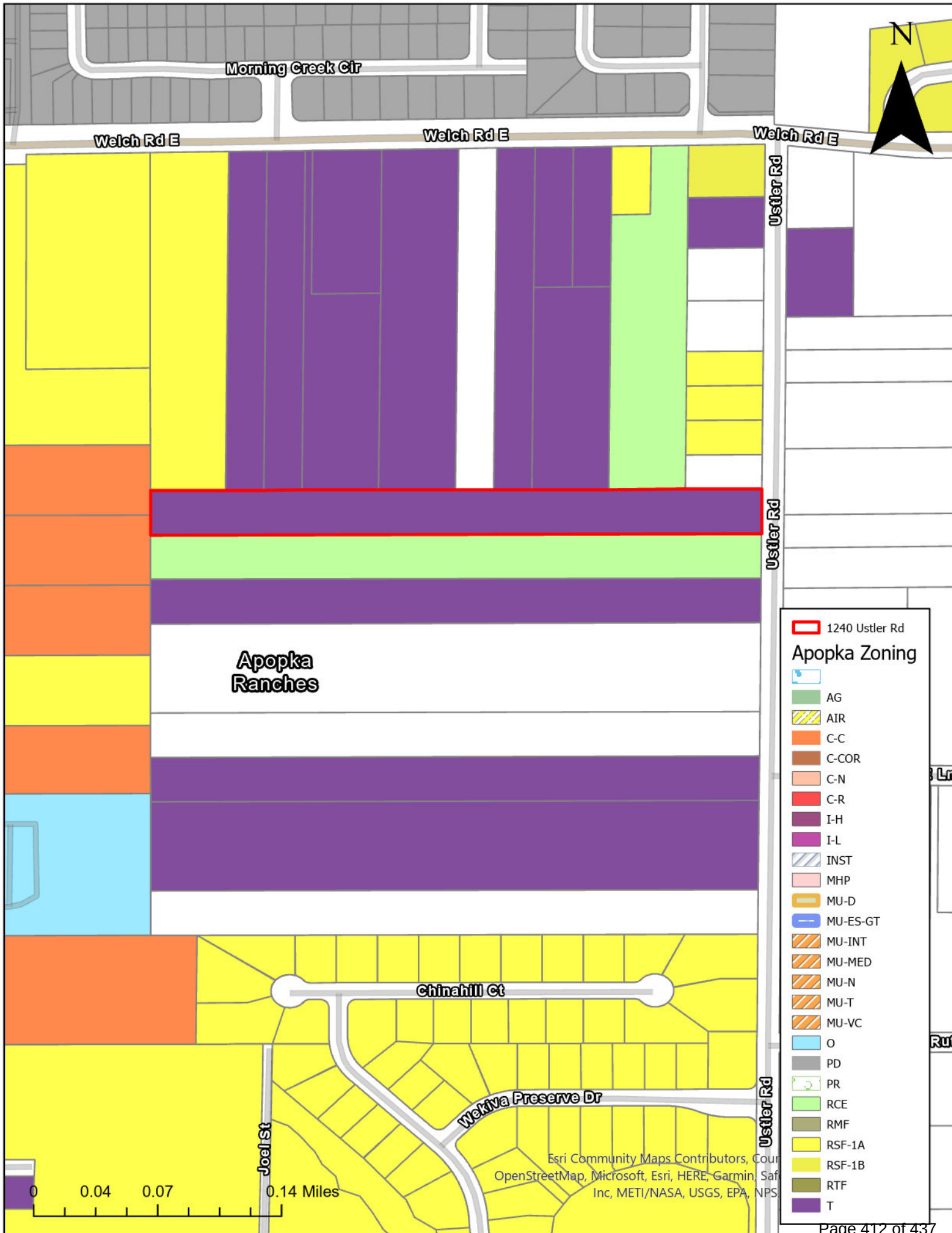
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Inc, METI/NASA, USGS, EPA, NPS, US Census B

1240 Ustler Rd











City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 10.

Meeting Date: January 3, 2024

Department: Finance Department

SUBJECT:

Second Reading, Ordinance No. 3030 - Surplus Real Property Disposal Ordinance

REQUEST:

Acceptance of the Second Reading of Ordinance Number 3030.

SUMMARY:

On December 6, 2023, City Attorney Clifford Shepard presented the first reading of ordinance number 3030 for Council review, discussion, and comment. Mr. Shepard has updated Ordinance Number 3030 to include the various comments and requested revisions provided and discussed during the December 6, 2023, Council Meeting. As such, the attached Ordinance Number 3030 creates a procedure for the disposition of surplus real property in the City, outside the Community Redevelopment Agency (CRA). This is the official second reading of Ordinance Number 3030. As previously discussed, real property in the CRA can only be disposed of in accordance with Florida Statute 163.380.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Accept the second reading of Ordinance Number 3030, the policy for disposal of surplus real property in the Apopka City limits, but outside the CRA and hold over for a second reading and adoption.

ATTACHMENTS:

1. Ord no. 3030 - surplus property disposal (Clean)

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ORDINANCE NO. 3030

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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF APOPKA, CHAPTER 2 – ADMINISTRATION; CREATING THEREIN ARTICLE IV, DIVISION 3 – SURPLUS REAL PROPERTY, FOR THE PURPOSE OF ESTABLISHING GUIDELINES FOR THE DISPOSAL OF SURPLUS REAL PROPERTY LYING WITHIN THE APOPKA CITY LIMITS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, the City of Apopka is empowered to sell, transfer, lease, convey, or otherwise dispose of any real property, improved or unimproved, now owned or hereafter acquired by or owned by the City, as provided herein; and

WHEREAS, in accordance with Chapter 274, Florida Statutes, the City of Apopka shall have the discretion to classify as surplus any of its property that is obsolete, or the continued use of which is uneconomical or inefficient, or which serves no useful function; and

WHEREAS, the City Council desires to establish guidelines to govern the disposition of the City’s surplus real property, pursuant to Chapter 274, Florida Statutes; and

WHEREAS, the City Council finds the adoption of this Ordinance to be in the best interest of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AS FOLLOWS:

(Words in ~~strike-through~~ type are deletions; words in underscore type are additions; asterisks (* * * *) indicate an omission from the existing text which is intended to remain unchanged.)

SECTION I: Chapter 2, Article IV of the Code of Ordinances of the City of Apopka is hereby amended to incorporate “Division 3. – Disposal of Surplus Real Property” of the Code of Ordinances of the City of Apopka is hereby created as follows:

CHAPTER 2. – ADMINISTRATION

* * * *

ARTICLE IV. – FINANCE

* * * *

DIVISION 3. – DISPOSAL OF SURPLUS REAL PROPERTY

Sec. 2-128 – Generally.

The Power to Dispose. The City of Apopka is empowered to sell, transfer, lease, convey, or otherwise dispose of any real property, improved or unimproved, now owned or hereafter acquired by or owned by the City, as provided herein. These procedures supplement any other procedures that may now or in the future be applicable as provided by law or regulation. NOTE: These procedures do not apply to the disposition of real property located in a Community Redevelopment Area as defined by Florida Statutes.

Sec. 2-129 – Definitions.

Real property includes, but is not limited to, any lands with or without a structure, buildings, parks, or other lands now owned or subsequently acquired by the City of Apopka and not located in a Community Redevelopment Area as defined by Florida Statutes.

Surplus property means real property that is determined to be obsolete, or the continued use of which is uneconomical or inefficient, or which serves no useful function by the City.

Sec. 2-130 – Determination and legislative declaration of surplus.

(a) Any real property owned by the City may be declared as surplus upon:

(1) Request by the Community Development Director, or designee; or

(2) Request by an interested party. Such request shall be made to the Community Development Director, or designee, who shall provide a recommendation to the Council as to whether the property should be declared surplus; or

(3) The City Council's own request to initiate proceedings.

(b) To commence the sale, transfer, lease, conveyance, or other disposal proceedings, the City Council shall make a legislative finding that the real property is not needed for City purposes and declare the property surplus by resolution, which particularly describes, at a minimum, the land by metes and bounds or by reference to a recorded plat or government survey; the property address by street number, if any; a description of all improvements located upon the land, if any; how said land has been used since same has belonged to the City; why said land is no longer needed for public purposes; and any other relevant property history.

(c) Fair market value required; exceptions. Except as provided in this section, the City Council shall not approve the sale, lease, or other disposition of real property owned by the City for a price or rental below the City's estimate of fair market value or fair market rental value thereof. Any requirement of this section, however, may be waived by majority vote of the City Council.

(1) If the property is estimated by the Finance Director to have a value that exceeds \$250,000, the land must be appraised by two (2) independent appraisers, who are designated members of the Appraisal Institute.

94 (2) If the property is estimated by the Finance Director to have a value between \$100,000
95 and \$249,999, the land must be appraised by one (1) independent appraiser, who is a
96 designated member of the Appraisal Institute.
97

98 (3) Unless the City Council shall determine to the contrary during the declaration of surplus
99 proceeding, appraisals are not required for the following:
100

101 a. A sale or lease to another government agency;
102

103 b. A sale or lease to a bona fide not-for-profit 501(c)(3) or 501(c)(6) corporation;
104 or
105

106 c. A sale or lease of a property which is assessed by the county property appraiser
107 for less than \$99,999.
108

109 (d) Procedure for Disposal
110

111 (1) Sealed bids. Within thirty (30) calendar days after adoption of the resolution declaring
112 the City-owned land surplus, the City shall notify the public of the intent to sell the
113 property by publishing a request for proposals on the City's website not less than ten (10)
114 days before sealed bids are due. The City shall also send notice of its intended sale to
115 owners of adjacent properties by certified mail.
116

117 a. The notice shall state, at a minimum, the date when sealed bids are due and that
118 the minimum acceptable bid price shall be no less than 90 percent of the appraised
119 value.
120

121 b. Sealed bids shall be accompanied by cashier's checks or certified checks payable
122 to the City in an amount equal to at least ten percent of the disposition price. In the
123 case of a sale, the bid of the bidder offering the most preferred terms and conditions
124 set forth in such notice shall be accepted, unless the City Council rejects all bids
125 because they are too low or because the Council determines that the property
126 should be sold pursuant to a different provision of this section.
127

128 c. The bid security will be returned to all except the three highest qualified bidders
129 offering the most preferred terms and conditions as determined by the Finance
130 Director within ten (10) days after the opening of the bids. The remaining checks
131 will be returned within ten (10) days after the City has entered into a sale and
132 purchase contract with the bidder offering the most preferred terms.
133

134 d. After the three highest qualified bidders have been determined by the Finance
135 Director, the Finance Director, or designee, will submit a recommendation to the
136 City Council for its consideration. If the recommended bid is approved by the City
137 Council, the successful bidder will be notified of the award and a contract for sale
138 and purchase will be executed.
139

- 140 e. In the event of a default on the part of any purchaser under contract for the sale of
141 City-owned real property in making full payment or otherwise failing in the
142 performance of the purchaser's obligations under the contract to purchase, as a
143 minimum contractual remedy, the amount of the deposit shall be forfeited. Should
144 a valid bid be rejected by the City, the initiating party shall be reimbursed the
145 deposit fee.
- 146
- 147 f. Failure of the successful bidder to close the sale within forty-five (45) calendar
148 days after receiving the notice of award (or before the expiration of any City
149 approved extension of the forty-five (45) day period) shall be just cause for the
150 annulment of the award and the forfeiture of the bid security to the City, which
151 forfeiture shall not be considered as a penalty but as liquidated damages. Upon
152 failure to close, the City may: 1) offer the land to the other bidders in the order of
153 their bid rank on the same terms as the bidder offering the most preferred terms or
154 such other terms as City Council deems appropriate; 2) schedule another round of
155 bidding; 3) sell the property at public auction on terms and conditions as
156 determined by the Finance Director and approved by City Council; or 4) decide to
157 keep the property.
- 158
- 159 (2) Private sale for small or irregularly shaped parcels. The City may affect a private sale
160 of a parcel of surplus property upon finding that due to the size, shape, location, or value
161 of the parcel, the parcel is of use only to one or more adjacent property owners, and:
- 162
- 163 a. A parcel is of insufficient size and shape to be issued a building permit for any
164 productive improvements or development be constructed on the surplus property
165 as determined by the Community Development Director; or
- 166
- 167 b. The value of the parcel is \$15,000.00 or less as determined by the Finance
168 Director.
- 169
- 170 c. Notice of intended action shall be sent to the adjacent property owner(s) by
171 certified mail and no bids or public notice shall be required. If, however, within
172 ten (10) business days after receiving such mailed notice, two or more owners of
173 adjacent property notify the City of their desire to purchase the parcel, the City
174 shall accept sealed bids for the parcel from those property owners and may convey
175 the land to the highest bidder offering the most preferred terms and conditions as
176 determined by the Finance Director or reject all bids. If the adjacent property
177 owner(s) do not respond within ten (10) business days after receiving mailed
178 notice or if the City rejects all bids, the City shall follow the competitive bid
179 process established in Section (d)(1) above.
- 180
- 181 (3) Transfer to charitable or other governmental entities.
- 182
- 183 a. Within the reasonable exercise of its discretion and having consideration for the
184 best interests of the City, the value and condition of the property, and the
185 probability of such property being desired by a private party, the City Council may

186 sell, transfer, lease, or otherwise convey the surplus property to a private nonprofit
187 agency or to another government entity. Such sale or donation shall be under such
188 terms and conditions as City Council deems appropriate but may only be made
189 after a minimum of thirty (30) days public notice of same is provided in the same
190 manner as and frequency as notice is provided for a regular meeting of the City
191 Council.

192
193 b. A resolution duly adopted by the City Council shall set forth the following:

- 194
195 1. The facts of the application;
196
197 2. The purpose for which the property is to be used;
198
199 3. The rent and term of the lease or the purchase price and terms; and
200
201 4. A provision to be incorporated into the lease or deed which states that in the
202 event the property is no longer used or ceases to be used for the stated
203 purpose, the lease term shall immediately cease, or in the case of a purchase,
204 the property shall revert to the City which shall thereafter have the right to
205 re-enter and repossess the property. Any improvements made to or on the
206 real property shall also become property of the City with no compensation
207 due to the other party.

208
209 * * * *

210
211 **SECTION II: CODIFICATION.** The provisions of this Ordinance shall be included and
212 incorporated into the Code of Ordinances of the City of Apopka, as additions or amendments
213 thereto.
214

215 **SECTION III: SEVERABILITY.** Should any word, phrase, sentence, subsection, or
216 section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or
217 unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from
218 this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full
219 force and effect.
220

221 **SECTION IV: CONFLICTING ORDINANCES.** All ordinances or part thereof, in
222 conflict herewith are, to the extent of such conflict, repealed.
223

224 **SECTION V: EFFECTIVE DATE.** This Ordinance and the rules, regulations,
225 provisions, requirements, orders, and matters established and adopted hereby shall take effect and
226 be in full force and effect immediately upon its passage and adoption.
227

228 **PASSED UPON** the first reading of the City Council, this __ day of _____ 2024.
229

230 **PASSED UPON** the second and final reading of the City Council, this __ day of _____ 2024.
231
232

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ATTEST

SUSAN M. BONE

City Clerk

BRYAN NELSON

Mayor

DULY ADVERTISED FOR PUBLIC HEARING:

Month Day, 2024

Month Day, 2024



City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 11.

Meeting Date: January 3, 2024

Department: Finance Department

SUBJECT:

Resolution No. 2024-01: Amending the budget for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

REQUEST:

Council adoption of Resolution Number 2024-01

Budget Amendment #: 01

Fiscal Year (FY): 2024

Total Amendment: \$50,319,388 * Dollar amounts may be rounded up.

SUMMARY:

On September 20, 2023 and December 6, 2023, by Resolution Number 2023-31 and 2023-39, the City Council adopted the final budgets for fiscal year (FY) 2023-2024. The City committed to expenditures and has experienced unanticipated revenues/expenditures through the current fiscal year that need to be reflected in the budget. Florida Statutes, Section 166.241 (4) requires the governing body amend the budget in the same manner as the original budget is adopted. Below are the following proposed amendments:

1. Amendment: Carryforward

Funding Source: FY2023 Budget rollover amounts to FY2024 Budget

Description: Appropriations for fiscal year 2023 rollover amounts into fiscal year 2024. The purchase orders (PO's) and ongoing capital expenditures are related to contractual obligations, grants, and capital projects.

Account Number	Journal Entry Description	Debit	Credit
See Exhibit A	FY2023 Budget PO Carryforwards	\$ 10,619,691	
See Exhibit B	FY2023 Budget Capital Projects, Grants, other contractual obligations Carry forwards	\$ 37,417,117	
See Exhibit A & B	FY2023 Budget P.O., Capital Projects, Grants, other contractual obligations Carry forwards		\$48,036,808

2. Amendment: Fire Station #6

Funding Source: Funding from Reserves

Description: Fire Station #6 design work is completed and staff negotiated with Miller Construction Management, Inc. team to perform the Construction Manager at Risk (CMAR) services at a Guaranteed Maximum Price (GMP) in the amount of \$3,677,800, plus other fees, contingency, and furnishings in the amount of \$632,780, totaling \$4,310,580. The original project budget was estimated to be \$2,028,000 (Fire Impact Fees and State Fire Marshal Grant Funds). The additional funding needed to support the shortfall is \$2,282,580. Also, please note that the non-grant funding for Fire Station is included in Reimbursement Resolution Number 2024-02 project amounts.

Account Number	Journal Entry Description	Debit	Credit
001-389-0009	Funding from Reserves		\$2,282,580
001-9011-581-9110	Transfer to Fire Impact Fee Fund	\$2,282,580	
110-2110-522-6200	Buildings	\$2,282,580	
110-381-0010	Transfer from General Fund		\$2,282,580

FUNDING SOURCE:

FY 2023 - 2024 Budget

RECOMMENDED MOTION:

Adopt Resolution Number 2024-01

ATTACHMENTS:

1. Exhibit A P.O. Carryforwards
2. Exhibit B Capital Projects, Grant Funded Projects, and other Obligations Carryforwards
3. Resolution Number 2024-01

"EXHIBIT A"

P. O CARRYFORWARDS

PO #	Vendor Name	Description	Amount	Carry-Over Appropriations	Expense Account	Acct Descript
23-05711	RSC INSURANCE BROKERAGE, INC	Salary Study FY23	\$ 45,000.00	001-389-0009	001-1020-512-3100	PROFESSIONAL SERVICES
22-04825	RAFTELIS	Street Lighting Study	\$ 17,880.00	001-389-0009	001-1020-512-3400	OTHER CONTRACTUAL SERVICES
23-05177	RAFTELIS	Per piggy back contract	\$ 38,535.00	001-389-0009	001-1020-512-3400	OTHER CONTRACTUAL SERVICES
23-05770	RAFTELIS	Consulting Services	\$ 41,677.76	001-389-0009	001-1020-512-3400	OTHER CONTRACTUAL SERVICES
23-05771	RAFTELIS	Consulting Services	\$ 47,529.00	001-389-0009	001-1020-512-3400	OTHER CONTRACTUAL SERVICES
22-05790	CPH CONSULTING, LLC	Public Serv Site Masterplan	\$ 968.10	001-389-0009	001-1022-519-3100	PROFESSIONAL SERVICES
21-03543	DYNAFIRE, INC	Quarterly & Annual Sprinkler	\$ 8,916.69	001-389-0009	001-1022-519-3400	OTHER CONTRACTUAL SERVICES
22-00552	DYNAFIRE, INC	Quarterly & Annual Sprinkler	\$ 11,915.00	001-389-0009	001-1022-519-3400	OTHER CONTRACTUAL SERVICES
22-00552	DYNAFIRE, INC	CO#1: Additional Services	\$ 10,000.00	001-389-0009	001-1022-519-3400	OTHER CONTRACTUAL SERVICES
23-04745	RANDALL MECHANICAL, INC.	Fire Protection - BDC/ACC	\$ 11,004.46	001-389-0009	001-1022-519-4600	REPAIR & MAINT.-BLDG & EQUIP
23-01173	ADA Access Citywide as needed	ADA Access for citywide loca.	\$ 3,957.38	001-389-0009	001-1022-519-6200	BUILDINGS
22-05813	CPH CONSULTING, LLC	Fleet Service Building Design	\$ 495.00	001-389-0009	001-1022-519-6200	BUILDINGS
22-05969	CPH CONSULTING, LLC	Connelly House Concept Study	\$ 400.00	001-389-0009	001-1022-519-6200	BUILDINGS
23-05179	CPH CONSULTING, LLC	Fleet Building Design Phase 2	\$ 124,033.70	001-389-0009	001-1022-519-6200	BUILDINGS
23-04402	DUVAL FORD	New F150 for Facilities	\$ 38,510.00	001-389-0009	001-1022-519-6400	MACHINERY AND EQUIPMENT
23-04745	RANDALL MECHANICAL, INC.	Fire Protection - City Hall	\$ 22,579.89	001-389-0009	001-1022-519-6400	MACHINERY AND EQUIPMENT
23-05359	ZHA INCORPORATED	Procurement Assistance Svcs.	\$ 15,680.00	001-389-0009	001-1120-513-3100	PROFESSIONAL SERVICES
23-05967	ISOLVED HCM, LLC	Applicant Tracking System (ATS	\$ 9,223.20	001-389-0009	001-1170-513-6800	INTANGIBLE ASSETS
23-06109	J ANGLE GROUP, LLC.	FD Project Manager	\$ 89,794.00	001-389-0009	001-2110-522-3100	PROFESSIONAL SERVICES
23-03289	KRASNOW, YEMANJA	Blanket PO- Clinician Services	\$ 1,520.00	001-389-0009	001-2110-522-3100	PROFESSIONAL SERVICES
23-03289	KRASNOW, YEMANJA	Blanket PO- Clinician Services	\$ 49.00	001-389-0009	001-2110-522-3100	PROFESSIONAL SERVICES
23-03289	KRASNOW, YEMANJA	Blanket PO- Clinician Services	\$ 5,706.00	001-389-0009	001-2110-522-3100	PROFESSIONAL SERVICES
23-05702	TARGET SOLUTIONS LEARNING LLC.	Vector Evaluations + Software	\$ 2,830.50	001-389-0009	001-2110-522-3400	OTHER CONTRACTUAL SERVICES
23-02407	THE LUNZ GROUP	Architectural Services	\$ 14,668.50	001-389-0009	001-2110-522-6200	INFRASTRUCTURE BUILDING
23-02240	FIRE-DEX GW, LLC.	Gear Rental	\$ 2,603.30	001-389-0009	001-2120-522-4400	RENTAL AND LEASES
23-05713	LAMPHIER & COMPANY	Station Renovations	\$ 15,663.26	001-389-0009	001-2120-522-4600	REPAIR & MAINT.-BLDG.& EQUIPMENT
23-00224	FISHER SCIENTIFIC	CO#2 Bunker Gear Replacement	\$ 5,592.00	001-389-0009	001-2120-522-5200	OPERATING SUPPLIES
23-00149	ROSENBAUER SOUTH DAKOTA, LLC	Rosenbauer Pumper	\$ 355,944.04	001-389-0009	001-2120-522-6400	EQUIPMENT AND MACHINERY
23-01414	CHANNEL INNOVATIONS CORP.	SCBA Fill Station & Compressor	\$ 52,445.00	001-389-0009	001-2120-522-6400	EQUIPMENT AND MACHINERY
23-03889	NORTH AMERICA FIRE EQUIPMENT C	CO#2 Additional Equipment	\$ 5,002.07	001-389-0009	001-2120-522-6400	EQUIPMENT AND MACHINERY
23-02855	MUNICIPAL EMERGENCY SERVICES	Lockers for Bunker Gear	\$ 13,697.18	001-389-0009	001-2130-526-5200	OPERATING SUPPLIES
21-05440	REV RTC, INC.	Ambulance	\$ 202,462.00	001-389-0009	001-2130-526-6400	EQUIPMENT AND MACHINERY
21-06537	FIRECOM	Firecom headset	\$ 5,278.75	001-389-0009	001-2130-526-6400	EQUIPMENT AND MACHINERY
22-05967	REV RTC, INC.	Ambulance	\$ 259,895.00	001-389-0009	001-2130-526-6400	EQUIPMENT AND MACHINERY
23-03202	MOTOROLA SOLUTIONS, INC.	APX Portable Radios	\$ 16,816.66	001-389-0009	001-2130-526-6400	EQUIPMENT AND MACHINERY
23-05822	DANA SAFETY SUPPLY, INC.	Add flashlights	\$ 623.49	001-389-0009	001-2210-521-6400	EQUIPMENT AND MACHINERY
23-01348	DUVAL FORD	Purchase of new police vehicle	\$ 43,132.00	001-389-0009	001-2220-521-6400	EQUIPMENT AND MACHINERY
23-05263	DANA SAFETY SUPPLY, INC.	Upfit of marked vehicle	\$ 17,668.37	001-389-0009	001-2220-521-6400	EQUIPMENT AND MACHINERY
23-05264	DANA SAFETY SUPPLY, INC.	Upfit of marked vehicle	\$ 17,668.37	001-389-0009	001-2220-521-6400	EQUIPMENT AND MACHINERY
23-05265	DANA SAFETY SUPPLY, INC.	Upfit of marked vehicle	\$ 17,668.37	001-389-0009	001-2220-521-6400	EQUIPMENT AND MACHINERY
23-05266	DANA SAFETY SUPPLY, INC.	Upfit of marked vehicle	\$ 17,668.37	001-389-0009	001-2220-521-6400	EQUIPMENT AND MACHINERY
23-05267	DANA SAFETY SUPPLY, INC.	Upfit of marked vehicle	\$ 17,668.37	001-389-0009	001-2220-521-6400	EQUIPMENT AND MACHINERY
23-05268	DANA SAFETY SUPPLY, INC.	Upfit of marked vehicle	\$ 17,668.37	001-389-0009	001-2220-521-6400	EQUIPMENT AND MACHINERY
23-05492	DANA SAFETY SUPPLY, INC.	Upfit of marked vehicle	\$ 17,668.37	001-389-0009	001-2220-521-6400	EQUIPMENT AND MACHINERY
23-05493	DANA SAFETY SUPPLY, INC.	Upfit of marked vehicle	\$ 17,668.37	001-389-0009	001-2220-521-6400	EQUIPMENT AND MACHINERY
23-05494	DANA SAFETY SUPPLY, INC.	Upfit of marked vehicle	\$ 17,668.37	001-389-0009	001-2220-521-6400	EQUIPMENT AND MACHINERY
23-05495	DANA SAFETY SUPPLY, INC.	Upfit of marked vehicle	\$ 17,668.37	001-389-0009	001-2220-521-6400	EQUIPMENT AND MACHINERY
23-05496	DANA SAFETY SUPPLY, INC.	Upfit of patrol F150	\$ 14,869.19	001-389-0009	001-2220-521-6400	EQUIPMENT AND MACHINERY
23-05269	DANA SAFETY SUPPLY, INC.	Upfit of CSI Van	\$ 1,392.42	001-389-0009	001-2230-521-6400	EQUIPMENT AND MACHINERY
23-05270	DANA SAFETY SUPPLY, INC.	Upfit of K9 vehicle	\$ 22,146.63	001-389-0009	001-2230-521-6400	EQUIPMENT AND MACHINERY
23-05271	DANA SAFETY SUPPLY, INC.	retrofit code enforcement veh	\$ 2,487.80	001-389-0009	001-2230-521-6400	EQUIPMENT AND MACHINERY
23-05823	DANA SAFETY SUPPLY, INC.	Addition of flashlights	\$ 623.49	001-389-0009	001-2230-521-6400	EQUIPMENT AND MACHINERY
23-01299	PRIORITY DISPATCH	Quality Assurance Services	\$ 17,784.00	001-389-0009	001-2250-519-3400	OTHER CONTRACTUAL SERVICES
23-05225	BORRELLI + PARTNERS, INC	Cemetery(FCC) Stor/Maint Bldg	\$ 84,958.51	001-389-0009	001-3512-539-6200	BUILDINGS
23-04753	DUVAL FORD	F150 Truck	\$ 37,389.00	001-389-0009	001-3514-572-6400	EQUIPMENT & MACHINERY
23-05580	BOS OF FLORIDA, INC.	Office Furniture - FCC	\$ 33,057.66	001-389-0009	001-3612-572-6400	EQUIPMENT & MACHINERY
23-03228	CPH CONSULTING, LLC	ADA Restroom Design Services	\$ 7,023.19	001-389-0009	001-3614-572-3400	OTHER CONTRACTUAL SERVICES
23-04745	RANDALL MECHANICAL, INC.	Fire Alarm - Wewa	\$ 117,971.19	001-389-0009	001-3614-572-6400	EQUIPMENT & MACHINERY
23-01297	KIMLEY-HORN & ASSOCIATES INC	Professional Services In House	\$ 10,647.12	001-389-0009	001-4020-515-3400	OTHER CONTRACTUAL SERVICES
23-02825	SHEPARD, SMITH, KOHLMYER & HAND	Impact Fee Agreement Assistance	\$ 11,275.50	001-389-0009	001-4020-515-3400	OTHER CONTRACTUAL SERVICES
23-03822	DMA CIVIL ENGINEERS, LLC.	Professional Services In House	\$ 10,400.00	001-389-0009	001-4020-515-3400	OTHER CONTRACTUAL SERVICES
23-04005	SOUTHEASTERN SURVEYING	Plat service - 8th & Highland	\$ 3,947.00	001-389-0009	001-4020-515-3400	OTHER CONTRACTUAL SERVICES
23-04699	THE GROSSHANS GROUP, LLC.	Engagement Serv-Jacob Schumer	\$ 22,098.50	001-389-0009	001-4020-515-3400	OTHER CONTRACTUAL SERVICES
20-02669	RAFTELIS	School Impact Fee CAA Analysis	\$ 2,634.25	001-389-0009	001-4020-515-3400	OTHER CONTRACTUAL SERVICES
22-01052	EAST CENTRAL FLORIDA REGIONAL	Comp Plan Re-write by ECFRPC	\$ 45,000.00	001-389-0009	001-4020-515-3400	OTHER CONTRACTUAL SERVICES
23-00859	CATALIS COURT & LAND RECORDS	Document Scanning - P&Z	\$ 3,531.84	001-389-0009	001-4020-515-3400	OTHER CONTRACTUAL SERVICES

"EXHIBIT A"						
P. O CARRYFORWARDS						
PO #	Vendor Name	Description	Amount	Carry-Over Appropriations	Expense Account	Acct Descript
23-00860	CATALIS COURT & LAND RECORDS	Doc Scanning - P&Z Large files	\$ 15,000.00	001-389-0009	001-4020-515-3400	OTHER CONTRACTUAL SERVICES
23-04622	MOTOROLA SOLUTIONS, INC.	Public Services Security Cams	\$ 16,900.00	001-389-0009	001-5110-519-5200	OPERATING SUPPLIES
23-04622	MOTOROLA SOLUTIONS, INC.	City Hall & FD St1 Cameras	\$ 19,000.00	001-389-0009	001-5110-519-5200	OPERATING SUPPLIES
23-00999	AVI-SPL LLC	Council Chambers Change Order	\$ 17,370.94	001-389-0009	001-5110-519-6300	INFRASTRUCTURE
23-05201	AVI-SPL LLC	Community Center AV Upgrade	\$ 74,794.96	001-389-0009	001-5110-519-6300	INFRASTRUCTURE
22-01628	BOZARD FORD CO	Puchase new Ford Transit	\$ 27,196.00	001-389-0009	001-5110-519-6400	MACHINERY AND EQUIPMENT
23-02873	MOTOROLA SOLUTIONS, INC.	Intercity Replacement Radio	\$ 564.00	001-389-0009	001-5110-519-6400	MACHINERY AND EQUIPMENT
23-01295	ASPHALT PAVING SYSTEMS, INC	Road Resurfacing FY 22-23	\$ 2,455.09	101-389-0009	101-205-0003	RETAINAGE PAYABLE
23-03818	CONTROL SPECIALISTS	Maint. At FDOT Signal 441/Midland	\$ 11,030.00	101-389-0009	101-3412-541-3400	OTHER CONTRACTUAL SERVICES
22-03923	TEMPLE, INC.	Errol & Old Dixie Cabinet	\$ 14,636.00	101-389-0009	101-3412-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-03598	ASPHALT PAVING SYSTEMS, INC	FY 22 Milling & Resurfacing	\$ 62,364.39	101-389-0009	101-3412-541-6303	ROADWAY RESURFACING
22-04331	FAUSNIGHT STRIPE & LINE INC.	CO#1 2022 Milling & Overlay	\$ 6,413.87	101-389-0009	101-3412-541-6303	ROADWAY RESURFACING
22-04413	ASPHALT PAVING SYSTEMS, INC	Piedmont Park Resurfacing	\$ 6,461.23	101-389-0009	101-3412-541-6303	ROADWAY RESURFACING
23-01295	ASPHALT PAVING SYSTEMS, INC	Road Resurfacing FY 22-23	\$ 1,658.91	101-389-0009	101-3412-541-6303	ROADWAY RESURFACING
23-01295	ASPHALT PAVING SYSTEMS, INC	Road Resurfacing FY 22-23	\$ 28,163.60	101-389-0009	101-3412-541-6303	ROADWAY RESURFACING
22-01797	NEWKIRK ENGINEERING INC	US 441/Error Signal	\$ 660.00	102-389-0009	102-3413-541-3100	PROFESSIONAL SERVICES
22-01798	NEWKIRK ENGINEERING INC	US 441/Bradshaw Design Review	\$ 660.00	102-389-0009	102-3413-541-3100	PROFESSIONAL SERVICES
23-05370	NEWKIRK ENGINEERING INC	The Ridge Parcels Appraisal	\$ 8,250.00	102-389-0009	102-3413-541-3100	PROFESSIONAL SERVICES
23-02603	NEWKIRK ENGINEERING INC	2023 Traffic Count Program	\$ 999.85	102-389-0009	102-3413-541-3112	TRAFFIC COUNTS
23-06112	SOUTHLAND CONSTRUCTION, INC.	Errol Signal Road Construction	\$ 258,875.38	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
21-01344	NEWKIRK ENGINEERING INC	Harmon Road Extension	\$ 7,569.93	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
21-01344	NEWKIRK ENGINEERING INC	CO#1 Analysis FS#6	\$ 32.72	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
21-01344	NEWKIRK ENGINEERING INC	CO#2 Harmon Road Extension	\$ 2,751.24	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
21-01347	METRIC ENGINEERING INC	US 441 & Errol Pkwy Signal Des	\$ 60.00	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
21-01492	METRIC ENGINEERING INC	Vick & Lester Signal Design	\$ 135.00	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-02271	METRIC ENGINEERING INC	US 441/Bradshaw Intersection	\$ 10,800.60	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
21-05395	KIMLEY-HORN & ASSOCIATES INC	Kelly Park Road Signal	\$ 23,171.00	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
21-05395	KIMLEY-HORN & ASSOCIATES INC	Kelly Park Road Signal	\$ 16,161.65	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-03606	METRIC ENGINEERING INC	CEI-Vick/Lester Signal Constr	\$ 650.00	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-03942	NEWKIRK ENGINEERING INC	CEI for Harmon Road Constructi	\$ 50.76	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-03973	NEWKIRK ENGINEERING INC	Sandpiper Realign & Signal Des	\$ 70,330.68	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-04017	SOUTHLAND CONSTRUCTION, INC.	Vick/Lester Signal Road Work	\$ 3,200.00	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-05408	METRIC ENGINEERING INC	CEI US 441/Error Signal Constr	\$ 63,165.90	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-06222	CHINCHOR ELECTRIC, INC	US 441/Error Signal Constr	\$ 456,982.74	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-02591	ARROWROCK III GE - APOKA, LLC	King/Peterson Widening Project	\$ 277,518.58	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-02761	METRIC ENGINEERING INC	Design Signal Park/5th St	\$ 14,926.31	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-04099	DUKE ENERGY	Traffic Signal for Harmon	\$ 8,104.44	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-05369	KIMLEY-HORN & ASSOCIATES INC	Golden Gem Road Design	\$ 458,225.22	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-05488	NEWKIRK ENGINEERING INC	Binion Road Trail	\$ 246,475.00	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-05628	GALVIN-HARRIS LAND SERVICES	Kelly Park Rd Widening Design	\$ 69,690.96	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-05628	GALVIN-HARRIS LAND SERVICES	Kelly Park Rd Widening Design	\$ 1,042,057.49	102-389-0009	102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-02077	NEWKIRK ENGINEERING INC	Relief Driveway NWRC	\$ 37,862.50	104-389-0009	104-3614-572-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-02077	NEWKIRK ENGINEERING INC	Relief Driveway NWRC	\$ 28,062.50	104-389-0009	104-3614-572-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-05931	TRIPLE CROWN CONSTRUCTION, LLC.	AWP Expansion (PARKING/TRAIL)	\$ 30,093.00	104-389-0009	104-3614-572-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-05931	TRIPLE CROWN CONSTRUCTION, LLC.	AWP Expansion (PARKING/TRAIL)	\$ 12,951.50	104-389-0009	104-3614-572-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-05931	TRIPLE CROWN CONSTRUCTION, LLC.	AWP Expansion (PARKING/TRAIL)	\$ 10,988.50	104-389-0009	104-3614-572-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-05931	TRIPLE CROWN CONSTRUCTION, LLC.	AWP Expansion (PARKING/TRAIL)	\$ 63,070.00	104-389-0009	104-3614-572-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-06103	ZHA INCORPORATED	Public Safety Bld - TA#2	\$ 440.00	110-389-0009	110-2110-522-6200	INFRASTRUCTURE BUILDING
23-06103	ZHA INCORPORATED	Public Safety Bld - TA#2	\$ 2,135.00	110-389-0009	110-2110-522-6200	INFRASTRUCTURE BUILDING
23-06103	ZHA INCORPORATED	Public Safety Bld - TA#2	\$ 19,512.15	110-389-0009	110-2110-522-6200	INFRASTRUCTURE BUILDING
23-06103	ZHA INCORPORATED	Public Safety Bld - TA#2	\$ 440.00	115-389-0009	115-2210-521-6200	INFRASTRUCTURE - BUILDING
23-06103	ZHA INCORPORATED	Public Safety Bld - TA#2	\$ 2,135.00	115-389-0009	115-2210-521-6200	INFRASTRUCTURE - BUILDING
23-06103	ZHA INCORPORATED	Public Safety Bld - TA#2	\$ 19,512.14	115-389-0009	115-2210-521-6200	INFRASTRUCTURE - BUILDING
20-02611	RAFTELIS	Stormwater Rate Analysis	\$ 245.00	120-389-0009	120-3151-538-3100	PROFESSIONAL SERVICES
20-02611	RAFTELIS	Stormwater Rate Analysis	\$ 12,417.75	120-389-0009	120-3151-538-3100	PROFESSIONAL SERVICES
21-01522	VANASSE HANGEN BRUSTLIN, INC	Sheeler Oaks Stormwater Study	\$ 6,969.40	120-389-0009	120-3151-538-3100	PROFESSIONAL SERVICES
23-04654	MERCON CONSTRUCTION COMPANY	Storm Inlet top replacement	\$ 5,500.00	120-389-0009	120-3151-538-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-04230	LAMPHIER & COMPANY	Painting and sealing Fran Carl	\$ 4,652.36	150-389-0009	150-1022-519-6301	CORONA SLRF: FRAN CARLTON RESTORATION
23-02602	CHA CONSULTING, INC.	Grounding & Lightening Assess.	\$ 6,864.70	150-389-0009	150-1022-519-6302	CORONA SLRF: CITY HALL GROUNDING AND LIGH
22-02225	FRED FOX ENTERPRISES	Fred Fox - CDBG Services	\$ 43,285.00	150-389-0009	150-1120513-3400	OTHER CONTRACTUAL SERVICES
23-05280	GARCIA CIVIL CONTRACTORS, LLC.	CRA Sidewalk Project: Phase I	\$ 5,988.44	150-389-0009	150-205-0002	GRANTS - RETAINAGE PAYABLE
23-05280	GARCIA CIVIL CONTRACTORS, LLC.	CRA Sidewalk Project: Phase I	\$ 4,224.92	150-389-0009	150-205-0002	GRANTS - RETAINAGE PAYABLE
23-05931	TRIPLE CROWN CONSTRUCTION, LLC.	AWP Expansion (PARKING/TRAIL)	\$ 1,735.88	150-389-0009	150-205-0002	IMPROVEMENTS OTHER THAN BLDGS.
23-05931	TRIPLE CROWN CONSTRUCTION, LLC.	AWP Expansion (PARKING/TRAIL)	\$ 5,207.57	150-389-0009	150-205-0002	IMPROVEMENTS OTHER THAN BLDGS.
23-02283	STAGE DOOR II, INC.	8th Street Piping & Playground	\$ 186,525.00	150-389-0009	150-3151-538-6301	CORONA SLRF: 8TH ST. STORMWATER P &P
22-05673	STAGE DOOR II, INC.	CO#3 Sheeler Oaks Drainage Imp	\$ 4,800.00	150-389-0009	150-3151-572-6300	CORONAVIRUS STATE-LOC RECOV SHYEELER OAK

"EXHIBIT A"

P. O CARRYFORWARDS

PO #	Vendor Name	Description	Amount	Carry-Over Appropriations	Expense Account	Acct Descript
22-05673	STAGE DOOR II, INC.	CO#4 Sheeler Oaks Drainage Imp	\$ 11,555.00	150-389-0009	150-3151-572-6300	CORONAVIRUS STATE-LOC RECOV SHYEELER OAK
22-05673	STAGE DOOR II, INC.	Sheeler Oaks Drainage Improv.	\$ 45,335.00	150-389-0009	150-3151-572-6300	CORONAVIRUS STATE-LOC RECOV SHYEELER OAK
22-05673	STAGE DOOR II, INC.	CO#6 Sheeler Oaks Drainage Imp	\$ 7,618.00	150-389-0009	150-3151-572-6300	CORONAVIRUS STATE-LOC RECOV SHYEELER OAK
23-04367	SOUTHEASTERN SURVEYING	Surveys 80 & 531 E. Cleveland	\$ 8,744.00	150-389-0009	150-3410-554-3400	OTHER CONTRACTUAL SERVICES
23-05280	GARCIA CIVIL CONTRACTORS, LLC.	CRA Sidewalk Project: Phase I	\$ 16,645.45	150-389-0009	150-3412-541-6306	STREET RESURFACING
23-05280	GARCIA CIVIL CONTRACTORS, LLC.	CRA Sidewalk Project: Phase I	\$ 1,644.86	150-389-0009	150-3412-541-6306	STREET RESURFACING
23-05280	GARCIA CIVIL CONTRACTORS, LLC.	CRA Sidewalk Project: Phase I	\$ 29,029.89	150-389-0009	150-3412-541-6306	STREET RESURFACING
23-04200	QUALITY VAULTS, INC.	Columbariums	\$ 49,600.00	150-389-0009	150-3512-572-6300	CORONAVIRUS STATE-LOC RECOV CEMETERY PAV
23-05931	TRIPLE CROWN CONSTRUCTION, LLC.	AWP Expansion (PARKING/TRAIL)	\$ 47,631.00	150-389-0009	150-3613-572-6305	IMPROVEMENTS OTHER THAN BLDGS.
23-04473	REP SERVICES, INC.	AWP Pavillion Project	\$ 46,669.28	150-389-0009	150-3613-572-6305	LAND AND WATER CONSERVATION GRANT
22-06209	TETRA TECH INC.	CO#1 Camp Wewa - PWS/WWWS Ext.	\$ 16,983.85	150-389-0009	150-3614-572-6300	CORONAVIRUS STATE-LOCAL RECOVERY FUNDS
22-05962	PROVIDENCE CONSTRUCTION & DEVE	Apopka WRF Borrow Pit	\$ 5,730.00	401-389-0009	401-205-0003	RETAINAGE PAYABLE
20-02610	RAFTELIS	Indirect Cost Allocation Analy	\$ 16,676.75	401-389-0009	401-3010-539-3100	PROFESSIONAL SERVICES
22-05844	CHA CONSULTING, INC.	Grossenbacher Well # 1 Replace	\$ 138,574.43	401-389-0009	401-3111-533-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-05874	CHA CONSULTING, INC.	Plymouth Regional WTP - Well 3	\$ 142,047.00	401-389-0009	401-3111-533-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-05735	AVANTI COMPANY, THE	Water Plant Flowmeters	\$ 45,542.00	401-389-0009	401-3111-533-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-04139	WATER TREATMENT AND CONTROLS	Chlorine Analyzers	\$ 32,537.00	401-389-0009	401-3111-533-6400	EQUIPMENT AND MACHINERY
22-05757	TETRA TECH INC.	WRF WWTP Secondary Bar Screen	\$ 68,893.00	401-389-0009	401-3121-535-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-05962	PROVIDENCE CONSTRUCTION & DEVE	Apopka WRF Borrow Pit	\$ 94,165.50	401-389-0009	401-3121-535-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-04201	DUVAL FORD	Replacement Vehicle	\$ 37,358.00	401-389-0009	401-3121-535-6400	EQUIPMENT AND MACHINERY
23-04202	DUVAL FORD	New vehicle for FOG program	\$ 33,840.00	401-389-0009	401-3121-535-6400	EQUIPMENT AND MACHINERY
22-05753	CHA CONSULTING, INC.	Grossenbacher WTP - GST	\$ 16,013.24	401-389-0009	401-3141-533-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-05754	CHA CONSULTING, INC.	Northwest WTP - GST	\$ 8,392.75	401-389-0009	401-3141-533-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-05754	CHA CONSULTING, INC.	Northwest WTP - GST	\$ 24,905.50	401-389-0009	401-3141-533-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-06209	TETRA TECH INC.	CO#2 Camp Wewa - PWS/WWWS Ext.	\$ 3,733.85	401-389-0009	401-3141-533-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-06209	TETRA TECH INC.	Camp Wewa - PWS/WWWS Ext.	\$ 24,228.68	401-389-0009	401-3141-533-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-06209	TETRA TECH INC.	CO#1 Camp Wewa - PWS/WWWS Ext.	\$ 12,480.25	401-389-0009	401-3141-533-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-06209	TETRA TECH INC.	CO#2 Camp Wewa - PWS/WWWS Ext.	\$ 118,447.15	401-389-0009	401-3141-533-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-02756	TETRA TECH INC.	PWS Asbestos Cement Pipe Repl.	\$ 42,969.30	401-389-0009	401-3141-533-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-05731	CHA CONSULTING, INC.	NorthwestWTP-Fed Env Assessmnt	\$ 16,800.00	401-389-0009	401-3141-533-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-05731	CHA CONSULTING, INC.	CO#1 Match task order amount	\$ 39,330.00	401-389-0009	401-3141-533-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-05694	DUVAL FORD	Purchase F-250 truck	\$ 53,536.40	401-389-0009	401-3141-533-6400	EQUIPMENT AND MACHINERY
22-05943	CHA CONSULTING, INC.	LS Eval, Rehab & Replace Plan	\$ 5,385.90	401-389-0009	401-3171-535-3100	PROFESSIONAL SERVICES
22-05943	CHA CONSULTING, INC.	LS Eval, Rehab & Replace Plan	\$ 97,455.75	401-389-0009	401-3171-535-3100	PROFESSIONAL SERVICES
23-01850	EVOQUA WATER TECHNOLOGIES LLC.	Odor control scubber leases	\$ 11,022.96	401-389-0009	401-3171-535-4400	RENTAL AND LEASES
23-06061	STA CON, LLC	Contraol panels,LS 082,051	\$ 39,320.00	401-389-0009	401-3171-535-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-06063	INLINER SOLUTIONS, LLC	Gravity main lining	\$ 438,537.50	401-389-0009	401-3171-535-6300	IMPROVEMENTS OTHER THAN BLDGS.
23-06069	THOMPSON PUMP & MFG. CO.INC.	Purchase By pass pump	\$ 92,841.00	401-389-0009	401-3171-535-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-05750	INLINER SOLUTIONS, LLC	CIPP 8" gravity line	\$ 16,741.00	401-389-0009	401-3171-535-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-05751	INLINER SOLUTIONS, LLC	CIPP 8" gravity line	\$ 13,082.00	401-389-0009	401-3171-535-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-05752	INLINER SOLUTIONS, LLC	CIPP 8" gravity line	\$ 16,094.00	401-389-0009	401-3171-535-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-05755	CHA CONSULTING, INC.	LS # 17 Replacement	\$ 333,450.69	401-389-0009	401-3171-535-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-05756	CHA CONSULTING, INC.	LS # 77 Replacement Survey	\$ 173,274.32	401-389-0009	401-3171-535-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-05756	CHA CONSULTING, INC.	LS # 77 Replacement Design	\$ 7,438.88	401-389-0009	401-3171-535-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-05783	TETRA TECH INC.	CO#1 NWRC Transf Pump Station	\$ 3,251.50	401-389-0009	401-3171-535-6300	IMPROVEMENTS OTHER THAN BLDGS.
22-05783	TETRA TECH INC.	CO#1 NWRC Transf Pump Station	\$ 77,887.50	401-389-0009	401-3171-535-6300	IMPROVEMENTS OTHER THAN BLDGS.
21-06380	THOMPSON PUMP & MFG. CO.INC.	Portable Bypass pump	\$ 41,036.00	401-389-0009	401-3171-535-6400	EQUIPMENT AND MACHINERY
22-02952	XYLEM WATER SOLUTIONS USA, INC	CO#1 Additional pump LS077	\$ 78,930.00	401-389-0009	401-3171-535-6400	EQUIPMENT AND MACHINERY
22-05709	XYLEM WATER SOLUTIONS USA, INC	Purchase 11 HP pump	\$ 15,280.00	401-389-0009	401-3171-535-6400	EQUIPMENT AND MACHINERY
19-05860	CENTRAL FLORIDA LIFTSTATIONS,	LS #067 Bypass Pump Install	\$ 24,130.00	401-389-0009	401-3191-535-6400	EQUIPMENT AND MACHINERY
22-05733	TECHNICAL EQUIPMENT DISTRIBUTO	SCADA RTU Cabinet Materials	\$ 468.20	401-389-0009	401-3191-535-6400	EQUIPMENT AND MACHINERY
22-05733	TECHNICAL EQUIPMENT DISTRIBUTO	SCADA RTU Cabinet Materials	\$ 468.20	401-389-0009	401-3191-535-6400	EQUIPMENT AND MACHINERY
22-05733	TECHNICAL EQUIPMENT DISTRIBUTO	SCADA RTU Cabinet Materials	\$ 468.20	401-389-0009	401-3191-535-6400	EQUIPMENT AND MACHINERY
22-05733	TECHNICAL EQUIPMENT DISTRIBUTO	SCADA RTU Cabinet Materials	\$ 468.20	401-389-0009	401-3191-535-6400	EQUIPMENT AND MACHINERY
22-05733	TECHNICAL EQUIPMENT DISTRIBUTO	SCADA RTU Cabinet Materials	\$ 468.20	401-389-0009	401-3191-535-6400	EQUIPMENT AND MACHINERY
23-05973	TAW ORLANDO SERVICE CENTER INC	MPL WTP HSP #1 Pump	\$ 18,925.00	401-389-0009	401-3191-535-6400	EQUIPMENT AND MACHINERY
23-01301	WRIGHT-PIERCE	Hydraulic Modeling Services	\$ 4,950.00	401-389-0009	401-3410-539-3100	PROFESSIONAL SERVICES
23-03155	TETRA TECH INC.	Misc PE Services	\$ 16,237.65	401-389-0009	401-3410-539-3100	PROFESSIONAL SERVICES
23-04623	CHA CONSULTING, INC.	Design Eng Support Service	\$ 1,875.36	401-389-0009	401-3410-539-3100	PROFESSIONAL SERVICES
23-01846	RDK TRUCK SALES & SERVICE, INC.	Emergency Garb REL rental	\$ 110,080.00	402-389-0009	402-3210-534-4400	RENTAL AND LEASES
23-01862	DELAND TRUCK CENTER, INC	Rearload 8yd Pup Garb Truck	\$ 139,552.60	402-389-0009	402-3210-534-6400	EQUIPMENT AND MACHINERY
23-02075	NEXTRAN TRUCK CENTER - ORLANDO	Front load CNG Garb truck	\$ 405,573.77	402-389-0009	402-3210-534-6400	EQUIPMENT AND MACHINERY
23-02078	NEXTRAN TRUCK CENTER - ORLANDO	Front load CNG Garb truck	\$ 405,573.77	402-389-0009	402-3210-534-6400	EQUIPMENT AND MACHINERY
22-05962	PROVIDENCE CONSTRUCTION & DEVE	Apopka WRF Borrow Pit	\$ 3,671.85	403-389-0009	403-205-0003	RETAINAGE PAYABLE
20-02647	RAFTELIS	Water/Wastewater Imp.Fee Study	\$ 2,018.49	403-389-0009	403-3113-533-3100	PROFESSIONAL SERVICES
22-02329	CORE & MAIN LP	PWS Materials	\$ 61,068.56	403-389-0009	403-3113-533-6300	IMPROVE OTHER THAN BLDGS

"EXHIBIT A"

P. O CARRYFORWARDS

PO #	Vendor Name	Description	Amount	Carry-Over Appropriations	Expense Account	Acct Descript
22-02329	CORE & MAIN LP	PWS Materials	\$ 21,823.20	403-389-0009	403-3113-533-6300	IMPROVE OTHER THAN BLDGS
23-02607	CHA CONSULTING, INC.	Grossenbacher WTP Master Plan	\$ 51,063.94	403-389-0009	403-3113-533-6300	IMPROVE OTHER THAN BLDGS
20-02647	RAFTELIS	Water/Wastewater Imp.Fee Study	\$ 2,018.25	403-389-0009	403-3115-535-3100	PROFESSIONAL SERVICES
22-05944	TETRA TECH INC.	RWS Operating Model Analysis	\$ 30,607.36	403-389-0009	403-3115-535-3100	PROFESSIONAL SERVICES
20-05250	UNIVERSAL ENGINEERING SCIENCES	Golden Gem RW Storage	\$ 17,038.00	403-389-0009	403-3115-535-6300	IMPROVE OTHER THAN BLD.
21-02079	CORE & MAIN LP	Pipe Material (Golden Gem RWP)	\$ 141,660.00	403-389-0009	403-3115-535-6300	IMPROVE OTHER THAN BLD.
21-02079	CORE & MAIN LP	CO#1 Pipe Mat (Golden Gem RWP)	\$ 5,767.92	403-389-0009	403-3115-535-6300	IMPROVE OTHER THAN BLD.
21-03687	CORE & MAIN LP	CO#1 Add Pipe Material	\$ 7,721.51	403-389-0009	403-3115-535-6300	IMPROVE OTHER THAN BLD.
21-03687	CORE & MAIN LP	Pipe Material	\$ 1,005.46	403-389-0009	403-3115-535-6300	IMPROVE OTHER THAN BLD.
21-03687	CORE & MAIN LP	CO#3 Add Pipe Material	\$ 43,772.91	403-389-0009	403-3115-535-6300	IMPROVE OTHER THAN BLD.
21-03687	CORE & MAIN LP	CO#2 Add Pipe Material	\$ 19,365.22	403-389-0009	403-3115-535-6300	IMPROVE OTHER THAN BLD.
22-02329	CORE & MAIN LP	CO#1: Add Reclaim Materials	\$ 262.73	403-389-0009	403-3115-535-6300	IMPROVE OTHER THAN BLD.
22-04688	EMI CONSULTING SPECIALTIES,INC	Electrical Design Services	\$ 5,062.00	403-389-0009	403-3115-535-6300	IMPROVE OTHER THAN BLD.
22-05841	TETRA TECH INC.	CO#2 Ply-Sor Rd - RWS Ext.	\$ 94,840.10	403-389-0009	403-3115-535-6300	IMPROVE OTHER THAN BLD.
22-05841	TETRA TECH INC.	CO#1 Ply-Sor Rd - RWS Ext.	\$ 68,417.35	403-389-0009	403-3115-535-6300	IMPROVE OTHER THAN BLD.
23-04744	CHA CONSULTING, INC.	Golden Gem - Constr. Cost Est.	\$ 1,130.32	403-389-0009	403-3115-535-6300	IMPROVE OTHER THAN BLD.
20-02647	RAFTELIS	Water/Wastewater Imp.Fee Study	\$ 2,018.51	403-389-0009	403-3123-535-3100	PROFESSIONAL SERVICES
23-05181	TETRA TECH INC.	Conceptual Proj Feasibility	\$ 69,521.35	403-389-0009	403-3123-535-3100	PROFESSIONAL SERVICES
22-02329	CORE & MAIN LP	SW Materials	\$ 11,765.74	403-389-0009	403-3123-535-6300	IMPROVE OTHER THAN BLDGS
23-06065	TECHNICAL EQUIPMENT DISTRIBUTION	Lift Station RTU Materials	\$ 4,026.00	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
22-02808	SCHNEIDER ELECTRIC SYSTEMS USA	RTU Cabinet Materials	\$ 37.50	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
22-02808	SCHNEIDER ELECTRIC SYSTEMS USA	RTU Cabinet Materials	\$ 37.50	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
22-02808	SCHNEIDER ELECTRIC SYSTEMS USA	RTU Cabinet Materials	\$ 37.50	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
22-02808	SCHNEIDER ELECTRIC SYSTEMS USA	RTU Cabinet Materials	\$ 37.50	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05778	GRAYBAR	Lift Station RTU Materials	\$ 13,141.48	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05779	AUTOMATIONDIRECT.COM	Lift Station RTU Materials	\$ 630.00	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05780	FASTENAL COMPANY	Lift Station RTU Materials	\$ 171.06	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05782	BCI TECHNOLOGIES	Lift Station RTU Materials	\$ 2,273.56	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05782	BCI TECHNOLOGIES	Lift Station RTU Materials	\$ 2,273.56	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05782	BCI TECHNOLOGIES	Lift Station RTU Materials	\$ 2,273.56	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05782	BCI TECHNOLOGIES	Lift Station RTU Materials	\$ 2,273.56	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05782	BCI TECHNOLOGIES	Lift Station RTU Materials	\$ 2,273.56	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05782	BCI TECHNOLOGIES	Lift Station RTU Materials	\$ 2,273.56	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05782	BCI TECHNOLOGIES	Lift Station RTU Materials	\$ 2,273.56	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05782	BCI TECHNOLOGIES	Lift Station RTU Materials	\$ 2,273.54	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05783	SCHNEIDER ELECTRIC USA, INC.	Lift Station RTU materials	\$ 14.29	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05783	SCHNEIDER ELECTRIC USA, INC.	Lift Station RTU materials	\$ 14.29	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05783	SCHNEIDER ELECTRIC USA, INC.	Lift Station RTU materials	\$ 14.29	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05783	SCHNEIDER ELECTRIC USA, INC.	Lift Station RTU materials	\$ 14.29	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05783	SCHNEIDER ELECTRIC USA, INC.	Lift Station RTU materials	\$ 14.29	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05783	SCHNEIDER ELECTRIC USA, INC.	Lift Station RTU materials	\$ 14.29	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
23-05783	SCHNEIDER ELECTRIC USA, INC.	Lift Station RTU materials	\$ 14.26	403-389-0009	403-8019-536-6400	EQUIPMENT & MACHINERY
21-02071	NEWKIRK ENGINEERING INC	CO#1: 6th St:Forest to McGee	\$ 27,717.86	610-389-0009	610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS.
21-02071	NEWKIRK ENGINEERING INC	APOPKA DOWNTOWN TRAIL DESIGN	\$ 19,211.70	610-389-0009	610-9950-515-6300	IMPROVEMENTS OTHER THAN BLDGS.

Totals by fund:

General Fund 001 Total	\$ 2,338,774.82
Streets Fund 101 Total	\$ 133,183.09
Transportation Fund 102 Total	\$ 3,041,505.45
Recreation Impact Fund 104 Total	\$ 183,028.00
Fire Impact Fund 110 Total	\$ 22,087.15
Fire Impact Fund 115 Total	\$ 22,087.14
Stormwater Fund 120 Total	\$ 25,132.15
Grants Fund 150 Total	\$ 544,740.20
Utility Operating Fund 401 Total	\$ 2,505,688.81
Sanitation Fund 402 Total	\$ 1,060,780.14
Utility Impact Fund 403 Total	\$ 695,754.21
CRA Fund 610 Total	\$ 46,929.56

Total Carryforward Amount: \$ 10,619,690.72

Exhibit B Carryforward (Capital Projects, Grants, and other contractual obligations)

Expense Account	Revenue Account	Account Description	Project Description	Rollover Amount
001-2110-522-6800	001-389-0009	INTANGIBLE ASSETS	Replacement of Existing CAD System	\$ 258,438.50
				\$ 258,438.50
001-1170-513-6400	001-389-0009	EQUIPMENT & MACHINERY	Purchase copy machine.	\$ 8,000.00
				\$ 8,000.00
001-2130-526-6400	001-389-0009	EQUIPMENT & MACHINERY	Ambulance #6 Fire COMM headset system with APX Hardware & Mobile Radio for New Ambulance - Paramedics communicate with each other and area hospitals through a radio headset system installed in each ambulance. This also offers the crew hearing protection from the sirens.	\$ 6,120.00
001-2130-526-6400	001-389-0009	EQUIPMENT & MACHINERY	Ambulance #6 No Smoke Exhaust System - New Ambulance	\$ 10,000.00
001-2130-526-6400	001-389-0009	EQUIPMENT & MACHINERY	Replacement Ambulance - No Smoke Exhaust System	\$ 10,000.00
001-2130-526-6400	001-389-0009	EQUIPMENT & MACHINERY	Ambulance #6 LUCAS Chest Compression System, designed to help improve the outcome of sudden cardiac arrest victims and improve operations for medical responders. - Performing 102 compressions per minute with a depth of 2.1", LUCAS can be deployed quickly with minimal interruption to patient care. Apopka Fire Department currently has every front run ambulance responding with a LUCAS device to use in a cardiac arrest emergency. The implementation of the LUCAS device has increased survival chances of our residents by 38% in cardiac arrest.	\$ 5,936.28
001-2130-526-6400	001-389-0009	EQUIPMENT & MACHINERY	Ambulance #6 Physio Life Pak 15 - Cardiac Monitor Defibrillator required to operate an ALS ambulance	\$ 16,000.00
001-2130-526-6400	001-389-0009	EQUIPMENT & MACHINERY	Ambulance #6 Stryker Power Load System with Stretcher, Stair Stretcher and a seven year service plan - All newly constructed ambulances must comply with new DOT standards for patient and crew restraint systems including stretcher systems. The system in the old ambulance will not meet current safety specifications.	\$ 15,650.00
001-2130-526-6400	001-389-0009	EQUIPMENT & MACHINERY	Replacement Ambulance - The replacement of an ambulance will decrease the cost of maintenance and repairs to the aging ambulance fleet and allow for a rotation of ambulances relieving the increased wear and tear by strategically cycling units.	\$ 294,000.00
001-2130-526-6400	001-389-0009	EQUIPMENT & MACHINERY	Ambulance #6	\$ 294,000.00
001-2130-526-6400	001-389-0009	EQUIPMENT & MACHINERY	Rollover FY22 - P.O. 21-05440 - Ambulance	\$ 202,462.00
001-2130-526-6400	001-389-0009	EQUIPMENT & MACHINERY	Rollover FY22 - P.O. 21-06537 - Firecom Headset	\$ 5,278.75
001-2130-526-6400	001-389-0009	EQUIPMENT & MACHINERY	Rollover FY22 - P.O. 22-05967 - Ambulance	\$ 259,895.00
				\$ 1,119,342.03
001-2230-521-6400	001-389-0009	EQUIPMENT & MACHINERY	BA #7 FY22 Rollover - Purchase of New Code Enforcement Vehicle	\$ 26,903.66
001-2230-521-6400	001-389-0009	EQUIPMENT & MACHINERY	Budget Amendment #7 Rollover POs from FY22 to FY23 (PD Vehicle Upfits)	\$ 22,161.51
				\$ 49,065.17
001-3512-539-6200	001-389-0009	BUILDINGS	Mausoleum	\$ 30,000.00
001-3512-539-6200	001-389-0009	BUILDINGS	Fran Carlton Storage	\$ 209,382.00
				\$ 239,382.00
001-3512-539-6300	001-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Extend Cemetery Fencing	\$ 50,000.00

Exhibit B Carryforward (Capital Projects, Grants, and other contractual obligations)

Expense Account	Revenue Account	Account Description	Project Description	Rollover Amount
				\$ 50,000.00
001-3514-572-6200	001-389-0009	BUILDINGS	Budget Amendment #7 Rollover POs from FY22 to FY23, PO 22-01381 City of Apopka Amphitheater \$247,282.97,	\$ 247,282.97
001-3514-572-6200	001-389-0009	BUILDINGS	Budget Amendment #7 Rollover POs from FY22 to FY23, PO 22-01381 City of Apopka Birding Park \$150,000	\$ 150,000.00
				\$ 397,282.97
001-3514-572-6300	001-389-0009	IMPROVEMENTS OTHER THAN BLDGS	ADA Amphitheatre Parking	\$ 20,000.00
001-3514-572-6300	001-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Hickerson Property Fence/Gate	\$ 2,706.84
			Budget Amendment #7 Rollover POs from FY22 to FY23, PO 22-01381 City of Apopka Hickerson Property Fence/Gate \$15,000, PO 22-01381 City of Apopka Williams Park Fencing \$19,550, PO 22-01381 City of Apopka ADA Amphitheater Parking \$10,000	\$ 25,653.14
001-3514-572-6300	001-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Budget Transfer from 001-5110-519-5200 - Additional funds needed to complete the ADA sidewalks at Camp Wewa.	\$ 3,000.00
001-3514-572-6300	001-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Budget Transfer - Cover construction of new sidewalks	\$ 56,000.00
001-3514-572-6300	001-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Budget Transfer - Additional funds needed to complete the ADA sidewalks at Camp Wewa.	\$ 24.00
				\$ 107,383.98
001-3612-572-6300	001-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Rebuild gazebo @ KLPN (Replace/rebuild old one)	\$ 80,000.00
001-3612-572-6300	001-389-0009	IMPROVEMENTS OTHER THAN BLDGS	13/14 lights (Pop Warner football, field accessibility)	\$ 209,152.00
001-3612-572-6300	001-389-0009	IMPROVEMENTS OTHER THAN BLDGS	ADA playground (community enhancement)	\$ 350,000.00
001-3612-572-6300	001-389-0009	IMPROVEMENTS OTHER THAN BLDGS	BT from 001-3612-572-5201 and 001-3612-572-5202 - Purchase new banquet and furniture for the Fran Carlton Center renovation project	\$ 495.08
001-3612-572-6300	001-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Budget Transfer from 001-3612-572-5203 New office furniture	\$ 363.98
				\$ 640,011.06
001-3614-572-6400	001-389-0009	EQUIPMENT & MACHINERY	Rollover FY22	\$ 16,510.00
001-3614-572-6400	001-389-0009	EQUIPMENT & MACHINERY	New pool pump for Camp Wewa	\$ 15,000.00
				\$ 31,510.00
001-4021-524-6400	001-389-0009	EQUIPMENT & MACHINERY	Rollover FY22	\$ 74,695.00
001-4021-524-6400	001-389-0009	EQUIPMENT & MACHINERY	Replace 2 vehicles due to mileage	\$ 27,062.00
				\$ 101,757.00
101-3412-541-6307	101-389-0009	SPEED HUMPS PROGRAM	Adopted Budget	\$ 46,500.00
				\$ 46,500.00
102-3413-541-3100	102-389-0009	PROFESSIONAL SERVICES		\$ 35,570.00
				\$ 35,570.00
102-3413-541-6100	102-389-0009	LAND	Budget Amendment #5, Resolution 2022-54 (December 7)	\$ 16,170.00
102-3413-541-6100	102-389-0009	LAND	Budget Amendment #6, Resolution 2022-55 (December 21)	\$ 59,400.00
				\$ 75,570.00
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Park Avenue and 5th Street Intersection Improvements Design	\$ 30,151.08
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Vick Road and Lester Road New Signal Construction and CEI	\$ 68,006.15
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Harmon Road Extension - Ocoee-Apopka Road to Existing Harmon Road - New 2 - Lane Road Construction, Signal Installation and CEI	\$ 409,346.81
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	New Sidewalks Design and Construction	\$ 551,738.28

Exhibit B Carryforward (Capital Projects, Grants, and other contractual obligations)

Expense Account	Revenue Account	Account Description	Project Description	Rollover Amount
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Ocoee Apopka Road Widening Keene Road to Alston Bay Boulevard	\$ 917,966.00
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Ocoee Apopka Road Widening Harmon Road to Bradshaw Road	\$ 960,163.40
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	W Kelly Park Road Widening and New Signals from west of Golden Gem Road to Plymouth Sorrento Road	\$ 520,328.20
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	US 441 and Bradshaw Road Signal Improvements Construction and CEI	\$ 984,888.34
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	New Trails Design and Construction	\$ 753,525.00
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Sandpiper Road Realignment and Sandpiper Road at Park Avenue	\$ 1,600,000.00
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	New Signal Construction	\$ 1,600,000.00
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Budget Amendment #5, Resolution 2022-54 (December 7) - New Roadway Construction on Mt. Stirling Avenue.	\$ 55,000.00
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Rebuild of King Street and Peterson Road	\$ 324,637.11
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Budget Amendment #7 Rollover POs from FY22 to FY23	\$ 520,514.48
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	PO 22-01677 City of Apopka Harmon Road Extension \$228,361.79	
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	PO 22-01677 City of Apopka US 441 & Bradshaw Rd Signal \$154,050.19	
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	PO 22-01677 City of Apopka Sandpiper Rd Realignment \$17,000	
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	PO 22-01677 City of Apopka New Sidewalks \$138,293.50	
102-3413-541-6300	102-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Budget Amendment #15, Resolution 2023-18 (July 19, 2023)	\$ 189.00
				\$ 7,696,453.85
104-3614-572-6300	104-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Architectural Design - Dream Lake, Connelly Building, Rotary Facility.	\$ 50,000.00
104-3614-572-6300	104-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Northwest Recreation Complex (Design of NW Recreation Complex Relief Driveway)	\$ 205,818.80
104-3614-572-6300	104-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Transfer from 150-3613-572-6305 - New pavilion at Alonzo Williams Park as part of the FDEP Land and Water Conservation grant	\$ 17,920.00
104-3614-572-6300	104-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Budget Amendment #7 Rollover POs FY22 to FY23, PO 22-01379 City of Apopka South Rd Jason Dwellley	\$ 483,522.00
				\$ 757,260.80
105-2290-521-6400	105-389-0009	EQUIPMENT & MACHINERY	Law Enforcement Trust	\$ 50,000.00
				\$ 50,000.00
106-2220-521-6400	106-389-0009	EQUIPMENT & MACHINERY	BUILDING - TOWING CID	\$ 20,000.00
				\$ 20,000.00
110-2110-522-6200	110-389-0009	BUILDINGS	Architectural Design for Public Safety Administration Complex - St. #6	\$ 1,832,177.40
110-2110-522-6200	110-389-3000	BUILDINGS	Budget Amendment #7 Rollovers FY22 to FY23, PO 22-06309 City of Apopka Fire Station #6	\$ 1,014,000.00
110-2110-522-6200	110-389-0009	BUILDINGS	Budget Amendment #7 Rollovers FY22 to FY23, PO 22-06309 City of Apopka Fire Station #6	\$ 1,014,000.00
				\$ 3,860,177.40
115-2210-521-6200	115-389-0009	BUILDINGS	Architectural Design for Public Safety Administration Complex - Public Safety Building - TA #1	\$ 1,923,354.79
				\$ 1,923,354.79
120-3151-538-3100	120-389-0009	PROFESSIONAL SERVICES	Stormwater Master Plan - Comprehensive Plan Required	\$ 150,000.00

Exhibit B Carryforward (Capital Projects, Grants, and other contractual obligations)

Expense Account	Revenue Account	Account Description	Project Description	Rollover Amount
				\$ 150,000.00
120-3151-538-6300	120-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Drainage Repair Citywide	\$ 34,500.00
			Budget Transfer from 120-1200, 120-3400, 120-4100, 120-4400, 120-5200, 120-5250 - Pipe lining and new drainage system construction	\$ 4,278.00
120-3151-538-6300	120-389-0009	IMPROVEMENTS OTHER THAN BLDGS		\$ 38,778.00
150-1022-519-6300	150-389-0009	CORONA SLRF: CITYWIDE LED LIGHTING CONVER	Budget RES 2022-55	\$ 431,751.00
				\$ 431,751.00
150-1022-519-6301	150-389-0009	CORONA SLRF: FRAN CARLTON RESTORATION	FY23 BUDGET AMENDMENT #6	\$ 27,378.97
				\$ 27,378.97
150-1022-519-6302	150-389-0009	CORONA SLRF: CITY HALL GROUNDING AND LIGHT	FY23 BUDGET AMENDMENT #6	\$ 237,083.00
				\$ 237,083.00
150-1120-513-3400	150-389-0009	CONTRACTUAL SERVICES	RES23-01#4 FY22 PO'S - CDBG - FY19 (Housing Rehabilitation)	\$ 710,676.81
				\$ 710,676.81
			Grant #22PLN2216 (Flood Study Resilient Vulnerability Assessment Grant) Resolution 2023-10	\$ 100,000.00
				\$ 100,000.00
150-3151-538-6301	150-389-0009	CORONA SLRF: 8TH ST. STORMWATER P & P	FY23 BUDGET AMENDMENT #6	\$ 13,475.00
			Budget Amendment #7 Rollover POs FY22 to FY23, PO 22-06314 City of Apopka Coronavirus Grant Sheeler Oaks	\$ 5,217.00
150-3151-572-6300	150-389-0009	Coronavirus Grant: Sheeler Oaks		\$ 18,692.00
				\$ 18,692.00
150-3412-541-6306	150-389-0009	CDBG-Sidewalks Phase I & Curb New Construction	FY23 BUDGET AMENDMENT #9	\$ 798,362.69
				\$ 798,362.69
150-3512-572-6300	150-389-0009	CORONAVIRUS STATE-LOC RECOV CEMETERY PAV	RES23-01 #4 FY22 PO'S - Coronavirus Grant: Cemetery	\$ 92,565.36
				\$ 92,565.36
150-3514-572-6200	150-389-0009	RECREATION ATHL PARKS AND RECRE	RES23-01 #4 FY22 PO'S - FRDAP Grant Blanket PO	\$ 2,401.85
150-3514-572-6200	150-389-0009	RECREATION ATHL PARKS AND RECRE	RES23-01 #4 FY22 PO'S - FRDAP: NW Playground	\$ 868.00
150-3614-572-3400	150-389-0009	CORONAVIRUS STATE - LOCAL RECOVERY FUNDS	Land Development Grant (CDBG)	\$ 252.00
150-3614-572-6300	150-389-0009	CORONAVIRUS STATE - LOCAL RECOVERY FUNDS	Camp Wewa Septic to Sewer Conversion	\$ 382,200.40
150-3614-572-6300	150-389-0009	CORONAVIRUS STATE - LOCAL RECOVERY FUNDS	RES2023-18 BA#15 - Camp Wewa (City Water Conversion)	\$ 552,200.00
150-3512-572-6300	150-389-0009	Corona SLRF: Cemetery Paving and Fencing Project	FY22 PO ROLLOVER PO#22-06315 - City of Apopka	\$ 92,565.36
150-3412-541-6306	150-389-0009	CDBG-Sidewalks Phase II & Curb New Construction	FY23 BUDGET AMENDMENT #9	\$ 800,000.00
150-3613-572-6305	150-389-0009	Budget transfer from 001-1120-513-4900 Additional funds for Alonzo Williams Park, Land and Water Grant Project		\$ 89,580.72
				\$ 1,920,068.33
			Budget Amendment Rollover POs FY22 to FY23, PO 22-06252 City of Apopka Admin Renovation Transfer	\$ 13,520.00
401-3010-539-6200	401-389-0009	ADMIN RENOVATION TRANSFER		\$ 4,458.00
401-3111-533-6300	401-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Misc. WTP - Distribution Flow Meter Replacements	\$ 533,000.00
401-3111-533-6300	401-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Grossenbacher WTP - Well #1 Replacement	\$ 1,300,000.00
401-3111-533-6300	401-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Grossenbacher WTP - 1.5 (MG) GST Addition	\$ 144,392.00
401-3111-533-6300	401-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Misc. WTP - Distribution Flow Meters Replacement	\$ 445,466.87
401-3111-533-6300	401-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Grossenbacher WTP - Well #1 Replacement	\$ 50,000.00
401-3111-533-6300	401-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Grossenbacher WTP - GST #2 rehabilitation	
401-3121-535-6100	401-389-0009	WASTEWATER PLANT - LAND	BUDGET AMENDMENT # 6 RESOLUTION 2023-01 (DECEMBER 21)	\$ 344,300.00

Exhibit B Carryforward (Capital Projects, Grants, and other contractual obligations)

Expense Account	Revenue Account	Account Description	Project Description	Rollover Amount
401-3121-535-6300	401-389-0009	IMPROVEMENTS OTHER THAN BLDGS	NWRC Reclaim Water Storage West Pond Transfer Pump Station - Transfer Reclaim Water from NWRD NW Pond to the Northwest Reclaim Water Plant for Public Access distribution.	\$ 200,000.00
401-3121-535-6300	401-389-0009	IMPROVEMENTS OTHER THAN BLDGS	NWRC Reclaim Water Storage NW Pond Transfer Pump Station - Transfer Reclaim Water from NWRD NW Pond to the Northwest Reclaim Water Plant for Public Access distribution.	\$ 750,000.00
401-3121-535-6300	401-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Budget Amendment #7 Rollover POs FY22 to FY23, PO 22-05963 City of Apopka Apopka WRF Borrow Pit Contingency	\$ 22,393.82
401-3121-535-6400	401-389-0009	EQUIPMENT AND MACHINERY	BUDGET AMENDMENT # 6 RESOLUTION 2023-01 (DECEMBER 21)	\$ 55,000.00
401-3141-533-6300	401-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Misc. watermain and watermain upgrades. (Replacement of failed water mains.)	\$ 59,311.00
401-3141-533-6300	401-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Water Main Renewal & Replacement Program. (Annual replacement of 1.25 miles of asbestos and cast iron water mains.)	\$ 136,985.00
401-3171-535-6300	401-389-0009	IMPROVEMENTS OTHER THAN BLDGS	LS 9 Stationary By-pass Pump. (Install a permanent by-pass pump at lift station to handle emergency power outages and control panel failures.)	\$ 107,159.00
401-3171-535-6300	401-389-0009	IMPROVEMENTS OTHER THAN BLDGS	LS 82,51,60 Electrical panel and electrical components upgrade. (47 HP panel replacement due to heavy corrosion caused by H2S gases. Installation performed by contractor, 75k per station.)	\$ 31,877.02
401-3171-535-6300	401-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Lift Stations Renewal and replacement program. (Strategic renewal and replacement of older lift stations.) Lift station 17 and lift station 77.	\$ 908,848.00
401-3171-535-6300	401-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Vick Road Wastewater System Force Main Upgrade Project	\$ 605,732.00
401-3171-535-6300	401-389-0009	IMPROVEMENTS OTHER THAN BLDGS	Budget Amendment #7 Project Rollover FY22 to FY23, PO 22-06250 City of Apopka Vick Rd Force main Upgrade	\$ 270,000.00
401-3171-535-6400	401-389-0009	EQUIPMENT & MACHINERY	10 HP LS Pump Replacement-2. (Replace pumps with 10 HP Flynt pumps due to age and the need to increase station capacity.)	\$ 20,000.00
401-3171-535-6400	401-389-0009	EQUIPMENT & MACHINERY	F150 Replacement. (Replace 2008 F150 that was totaled after a crash accident, truck 19-1283. Replacement cost includes safety strobes, bedliner, back up camera and utility boxes.)	\$ 1,851.45
401-3171-535-6400	401-389-0009	EQUIPMENT & MACHINERY	47 HP LS pump Replacements-2. (Replace 47 HP pumps at LS 085 and LS 093 causing vibration issues on residents that live next door to the lift station Xylem has inspected the pumps and said the pump is running normal and only repair is to replace with different pump.)	\$ 150,000.00
401-3171-535-6400	401-389-0009	EQUIPMENT & MACHINERY	Ballenger Irrigation - design, permitting, construction, and one year of routine maintenance for the Alternative Water Supply irrigation pump station for Clear Lake Estates and Clear Lake Landings.	\$ 600,000.00

Exhibit B Carryforward (Capital Projects, Grants, and other contractual obligations)

Expense Account	Revenue Account	Account Description	Project Description	Rollover Amount
401-3171-535-6400	401-389-0009	EQUIPMENT & MACHINERY	Stage Door II - to purchase and emergency pump to assist Clear Lake Estates and Clear Lake Landings with reducing the current water level of Clear Lake.	\$ 5,850.00
401-3191-535-6400	401-389-0009	EQUIPMENT & MACHINERY	NEW Portable Welder - Purchase of portable welder to utilize in maintenance & repair of equipment & materials in the field.	\$ 685.00
401-3191-535-6400	401-389-0009	EQUIPMENT & MACHINERY	WTP MPL HSP #1 Replacement - Replacement of obsolete pump that required repairs in FY2022. Cost to repair pump exceeded replacement cost.	\$ 1,075.00
401-3191-535-6400	401-389-0009	EQUIPMENT & MACHINERY	WRF SCADA RTU Upgrades - Replacement of aging SCADA RTU cabinets at the City's utility plants and lift stations. Replace cabinets at a pace of ten per year.	\$ 955.47
401-3191-535-6400	401-389-0009	EQUIPMENT & MACHINERY	LS #067 Bypass Pump Install	\$ 675.09
401-3191-535-6400	401-389-0009	EQUIPMENT & MACHINERY	Purchase new F-150 Plant Maintenance	\$ 8,403.94
401-3191-535-6400	401-389-0009	EQUIPMENT & MACHINERY	SCADA RTU Cabinet Materials	\$ 2,151.00
401-3191-535-6400	401-389-0009	EQUIPMENT & MACHINERY	SCADA RTU Cabinet Materials	\$ 4,813.97
401-3410-539-3100	401-389-0009	PROFESSIONAL SERVICES	Budget Amendment #7 Rollover POs FY22 to FY23, PO 22-06249 City of Apopka Utilities Hydraulic Model Upd	\$ 19,000.00
				\$ 6,797,903.63
402-3210-534-3100	402-389-0009	PROFESSIONAL SERVICES	Budget transfer from 402-3210-534-3400 and 402-3210-534-4600 - cost study	\$ 49,773.00
402-3210-534-6400	402-389-0009	EQUIPMENT & MACHINERY	F-250 to replace 19-1454 (11yrs) with a heavier chassis for pulling cart delivery truck and safer braking.	\$ 41,000.00
402-3210-534-6400	402-389-0009	EQUIPMENT & MACHINERY	8yd Pup truck	\$ 20,447.40
402-3210-534-6400	402-389-0009	EQUIPMENT & MACHINERY	Claw truck to replace 20-1019 (18 yrs.)	\$ 286,000.00
402-3210-534-6400	402-389-0009	EQUIPMENT & MACHINERY	Budget Amendment #3, Resolution 2022-50 (November 2). Coronavirus-State and Local Fiscal Recovery Funds (SLFRF). Purchase of three Mack Trucks. Tracking ID 20220045	\$ 188,852.46
				\$ 586,072.86
403-3113-533-6300	403-389-0009	IMPROVEMENTS OTHER THAN BLDG	Grossenbacher WTP - 1.5 (MG) GST addition	\$ 500,180.00
403-3113-533-6300	403-389-0009	IMPROVEMENTS OTHER THAN BLDG	Northwest WTP - High Service Pump Addition	\$ -
403-3113-533-6300	403-389-0009	IMPROVEMENTS OTHER THAN BLDG	Grossenbacher WTP - Well #1 Replacement rebudget	\$ 1,166,786.86
403-3113-533-6300	403-389-0009	IMPROVEMENTS OTHER THAN BLDG	Northwest WTP - 1.0 (MG) GST Addition	\$ 1,500,000.00
403-3115-535-6300	403-389-0009	IMPROVEMENTS OTHER THAN BLDG	Plymouth Sorrento Rd (W. Lester Rd. - W. Ponkan Rd.) 24 inch	\$ -
403-3115-535-6300	403-389-3000	IMPROVEMENTS OTHER THAN BLDG	Golden Gem RWTP - 13.8 (MGD) RWTP New Construction	\$ 1,369,190.00
403-3115-535-6300	403-389-5000	IMPROVEMENTS OTHER THAN BLDG	Golden Gem RWTP - 13.8 (MGD) RWTP New Construction	\$ 1,500,000.00
403-3115-535-6300	403-389-0009	IMPROVEMENTS OTHER THAN BLDG	Golden Gem RWTP - 13.8 (MGD) RWTP New Construction	\$ 1,123,040.00
403-3115-535-6300	403-389-0009	IMPROVEMENTS OTHER THAN BLDG	Budget transfer from 403-3123-535-6300 Reimburse water impact fees.	\$ 1,948.32
403-3123-535-6300	403-389-0009	IMPROVEMENTS OTHER THAN BLDG	W. Kelly Park Rd. (Jason Dwelley Pkwy - Ply-Sor Rd.) 12 inch	\$ 430,000.00
403-3123-535-6300	403-389-0009	IMPROVEMENTS OTHER THAN BLDG	WWS New Pipelines Upsizing Agreements	\$ 426,737.32
403-8019-536-6400	403-389-0009	EQUIPMENT & MACHINERY	RTU Cabinet Materials	\$ 6,711.00
403-8019-536-6400	403-389-0009	EQUIPMENT & MACHINERY	RESO 2023-10 SCADA	\$ 16,130.65
				\$ 8,040,724.15

Exhibit B Carryforward (Capital Projects, Grants, and other contractual obligations)

Expense Account	Revenue Account	Account Description	Project Description	Rollover Amount
		Totals by fund:		
		General Fund 001 Total	\$ 3,002,172.71	
		Streets Fund 101 Total	\$ 46,500.00	
		Transportation Fund 102 Total	\$ 7,807,593.85	
		Recreation Impact Fund 104 Total	\$ 757,260.80	
		Law Enforcement Trust Fund 105 Total	\$ 50,000.00	
		Police Discretionary Fund 106 Total	\$ 20,000.00	
		Fire Impact Fund 110 Total	\$ 3,860,177.40	
		Fire Impact Fund 115 Total	\$ 1,923,354.79	
		Stormwater Fund 120 Total	\$ 188,778.00	
		Grants Fund 150 Total	\$ 4,336,578.16	
		Utility Operating Fund 401 Total	\$ 6,797,903.63	
		Sanitation Fund 402 Total	\$ 586,072.86	
		Utility Impact Fund 403 Total	\$ 8,040,724.15	
		Total Carryforward Amount:	\$ 37,417,116.35	

RESOLUTION NO. 2024-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024, PROVIDING FOR A BUDGET AMENDMENT

WHEREAS, the City Council of the City of Apopka, Florida, has determined that the Budget for Fiscal Year 2023/2024 should be amended; and

WHEREAS, Florida Statutes, Section 166.241(4) requires the governing body amend the budgets in the same manner as the original budget is adopted; and

WHEREAS, the City Council adopted the final budgets for fiscal year 2023/2024 through resolution on September 20, 2023 and re-adopted December 6, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AS FOLLOWS:

SECTION 1: That the Budget for the City of Apopka, Florida, and Fiscal Year 2023/2024 is hereby amended for an amount totaling **\$50,319,388** as indicated in the staff report which is attached hereto and made part of this Resolution by reference.

SECTION 2: Effective Date. This Resolution shall take effect upon final passage and adoption.

ADOPTED THIS 3rd DAY OF JANUARY 2024

CITY OF APOPKA, FLORIDA

BRYAN NELSON, MAYOR

ATTEST:

SUSAN BONE, CITY CLERK



City of Apopka CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

Item #: 12.

Meeting Date: January 3, 2024

Department: Finance Department

SUBJECT:

Resolution 2024-02 Reimbursement Resolution

REQUEST:

Council Adoption of Resolution Number 2024-02 Reimbursement Resolution

SUMMARY:

The City intends to be reimbursed from proceeds of one or more future tax-exempt financing(s) for capital expenditures to be paid by the Issuer in connection with certain Projects. It is reasonably expected that the total amount of debt to be incurred by the City with respect to (i) the Public Safety Project will not exceed \$100,000,000, (ii) the Public Works Project will not exceed \$10,000,000, (iii) the Recreation Project will not exceed \$28,000,000 and (iv) the Fire Station Projects will not exceed \$15,000,000. This Resolution is intended to constitute a "declaration of official intent" within the meaning of Section 1.150-2 of the Income Tax Regulations which were promulgated pursuant to the Internal Revenue Code of 1986, as amended, with respect to the debt incurred to finance the costs of all or a portion of the Project.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Adopt Resolution Number 2024-02

ATTACHMENTS:

1. Reimbursement Resolution (Apopka) (02393855-2) (002)_Final

RESOLUTION NO. 2024-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA ESTABLISHING ITS INTENT TO REIMBURSE CERTAIN CAPITAL EXPENDITURES INCURRED IN CONNECTION WITH VARIOUS CAPITAL IMPROVEMENT PROJECTS WITH PROCEEDS OF ONE OR MORE FUTURE TAX-EXEMPT FINANCINGS; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA:

Section 1. Authority for this Resolution. This Resolution is adopted pursuant to Section 1.150-2 of the Income Tax Regulations which were promulgated pursuant to the Internal Revenue Code of 1986, as amended, the municipal charter of the City of Apopka, Florida (the "Issuer") and other applicable provisions of law.

Section 2. Findings. It is hereby ascertained, determined and declared that:

The Issuer has determined that the need exists to incur debt to finance the costs of all or a portion of various capital projects, including, but not limited to, the construction and equipping of a public safety building and emergency operations command center (the "Public Safety Project"), a public works facility (the "Public Works Project"), improvements and expansion of recreational facilities (the "Recreation Project") and construction of fire stations and renovations (the "Fire Station Project" and, collectively with the Public Safety Project, the Public Works Project, and the Recreation Project, the "Projects").

Section 3. Declaration of Intent. The Issuer hereby expresses its intent to be reimbursed from proceeds of one or more future tax-exempt financing(s) for capital expenditures to be paid by the Issuer in connection with the Projects. Pending reimbursement, the Issuer expects to use funds on deposit in appropriate funds or accounts to pay costs associated with the Projects. It is reasonably expected that the total amount of debt to be incurred by the Issuer with respect to (i) the Public Safety Project will not exceed \$100,000,000, (ii) the Public Works Project will not exceed \$10,000,000, (iii) the Recreation Project will not exceed \$28,000,000 and (iv) the Fire Station Project will not exceed \$15,000,000. This Resolution is intended to constitute a "declaration of official intent" within the meaning of Section 1.150-2 of the Income Tax Regulations which were promulgated pursuant to the Internal Revenue Code of 1986, as amended, with respect to the debt incurred to finance the costs of all or a portion of the Project.

Section 4. Severability. If any one or more of the covenants, agreements or provisions of this Resolution should be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited or against public policy, or shall for any reason

whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separate from the remaining covenants, agreements or provisions of this Resolution.

Section 5. Repeal of Inconsistent Resolutions. All resolutions or parts thereof in conflict herewith are hereby superseded and repealed to the extent of such conflict.

Section 6. Effective Date. This Resolution shall become effective immediately upon its adoption.

ADOPTED this ____ day of _____, 2024.

CITY OF APOPKA, FLORIDA

Bryan Nelson, Mayor

ATTEST:

City Clerk, Susan M. Bone

APPROVED AS TO FORM:

Clifford B. Shepard, City Attorney